

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 1, 2019**

➤ **AGENDA ITEM – 19-0834 (Caroline Gregerson)**

Resolution declaring certain property located at 1222 Denton Street (tax parcel 17-30046-10) as surplus property.

➤ **ROUTING:** F&P 7/3/19

➤ **BACKGROUND INFORMATION:**

This property was originally a City of La Crosse fire station and was converted to serve as a Senior Center in 1967. The City leases out this building to the La Crosse Senior Citizens Multiple Services, Inc (“Southside Senior Center”) for \$1 per year. The City of La Crosse has not performed any upgrades or maintenance on this facility since 2010. As a result, the building has continued to deteriorate- particularly the exterior which 2012 estimates placed at a \$100,000-\$135,000 repair. According to Dan Trussoni, who oversees the City’s buildings, this property currently costs the City of La Crosse approximately \$10,000 per year to operate. This department has received several complaints about the poor condition of this building by neighbors adjacent to the property. Jay Odegaard and City Parks and Recreation Staff has successfully negotiated with the La Crosse Senior Center to move to the Southside Neighborhood Center and hold their activities there.

Given the shortage of new quality housing in La Crosse and the historical character of this building, it is the opinion of Planning Staff that the best use is to sell this property for private re-development, taxable housing or commercial space. The property is currently zoned R-1 Residential. Staff is also working to make this property eligible for historical tax credits which would offer additional equity for redevelopment available. Staff also would intend to sell this building for \$300 for a developer or individual committed to making the required repairs on this building. A physical inspection of the building and an Architectural and Engineering Analysis have revealed that the building is still structurally sound but requires extensive repairs. Before the land sale would be completed, City staff would request a zoning change for this building.

➤ **GENERAL LOCATION:** Near the intersection of Denton and West Avenue, adjacent to the Blaschke and Schneider Funeral home.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

N/A

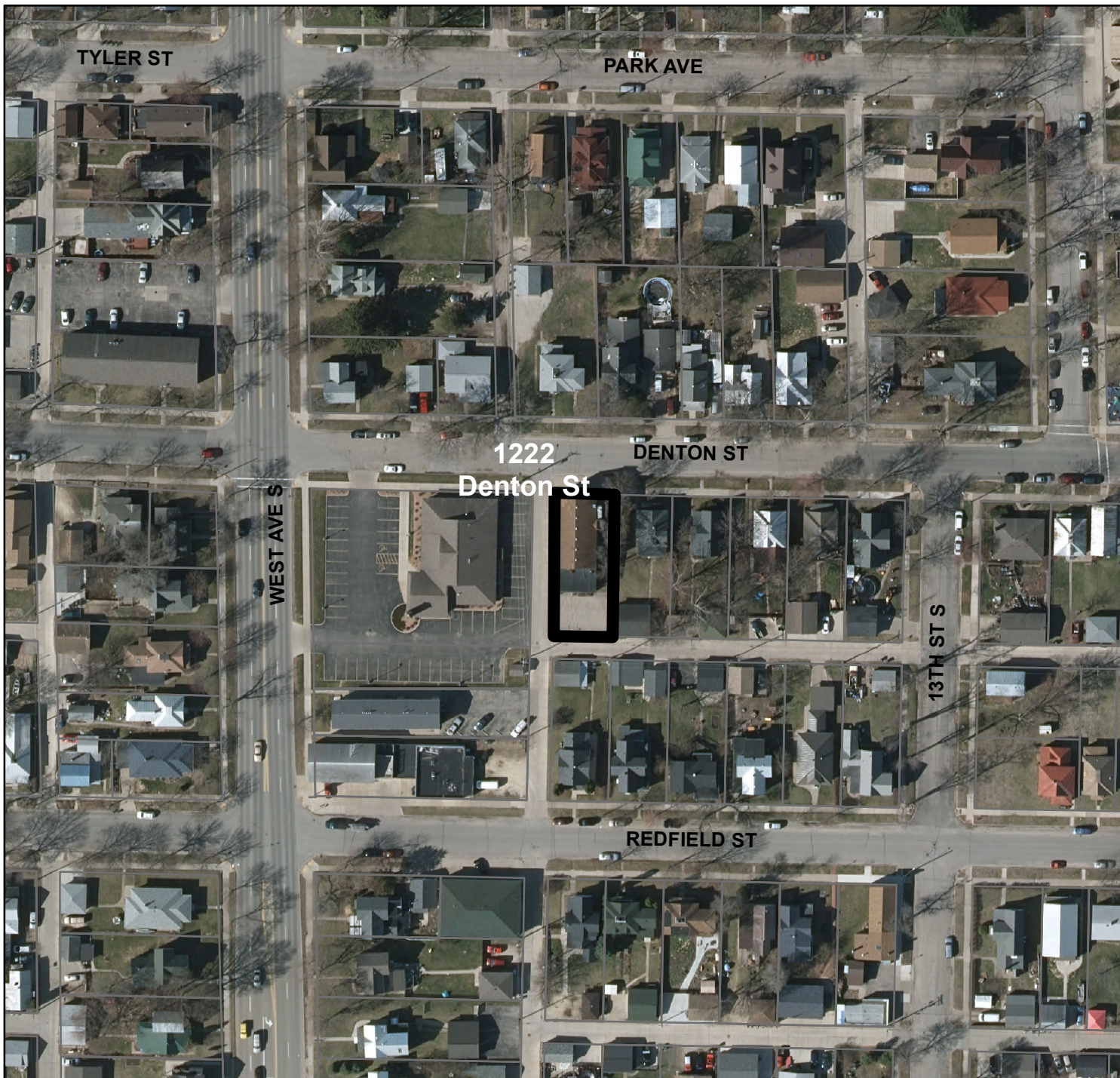
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The 2002 Future Land Use Map identifies this parcel as R-1 Zoning (its current use). However, given its adjacency to a large parking lot and commercial use, as well as the layout of the current building, this use would be compatible. In addition, other sections of the Comprehensive Plan address the issues that would be compatible with the development:

- Tab 5 of the Plan Elements (Land Use) generally but specifically these objectives:
- Objective 2: **Targeted Redevelopment** on page 5-6- redevelopment and reinvestment priority in distressed neighborhoods and key activity centers
This property is located in a target area for revitalization.
- Objective 7: **Improve land use compatibility.** Minimize or eliminate land use conflicts in established neighborhoods through redevelopment of blighted, vacant, or under utilized properties.
This property is currently in a blighted condition but has historical character that, if property redeveloped, could add and preserve the character of this area.
- Objective 8: **Maintain traditional urban character.** Support and foster public and private efforts to maintain the traditional character in traditional neighborhoods through sensitive design and rehabilitation of building, the provision of mixed use areas.
This project would help maintain the character of this area and also introduce a mixed use area (apartments on the edge of commercial and R-1).
- Objective 10: **Stem property deterioration**
This type of use would help ensure private investment in this building.

➤ **PLANNING RECOMMENDATION:**

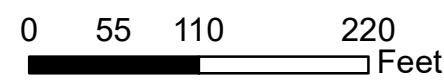
Planning staff recommend approval.

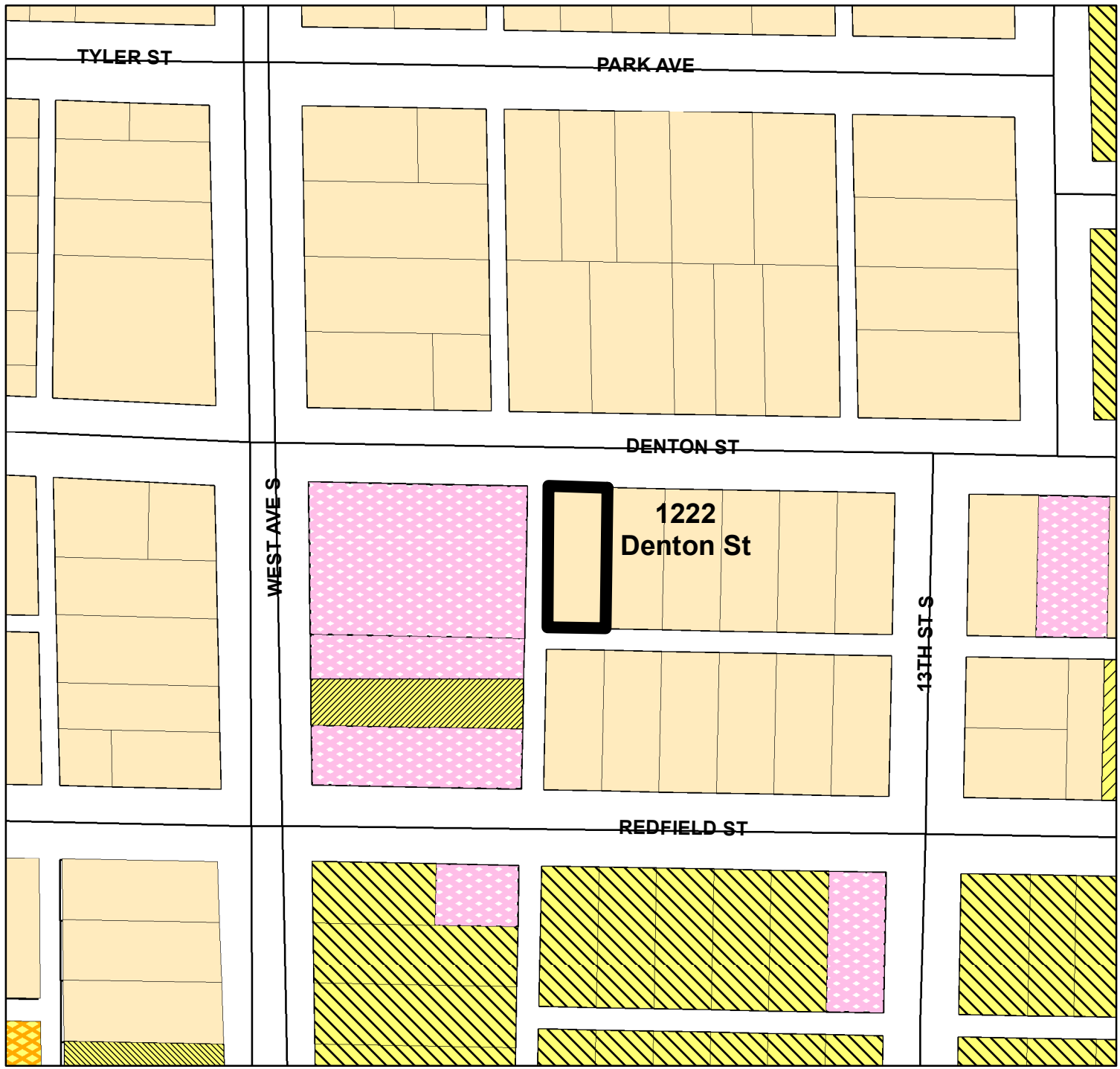


BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY







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