

Old #5 Development, LLC

1609 Mississippi Street
La Crosse, WI 54601

February 7, 2020

City of La Crosse
c/o Ms. Dawn Reinhart – Neighborhood Housing Development Associate
400 La Crosse Street
La Crosse, WI 54601

Re: Rehabilitation of the former Southside Senior Center at 1222 Denton St. Parcel 17-30046-10

Dear Ms. Reinhart:

We at Old #5 Development, LLC propose to purchase the property at 1222 Denton Street from the City of La Crosse, WI. Our goal is to rehabilitate the structure for a new use. There are two possible development paths depending on whether or not the structure can be listed on the National Register of Historic Places in order to pursue historic tax credits. All members of this group are local and care about the quality of the built environment in La Crosse. We see this building as a focal point to the neighborhood and want it to be a source of community pride.

Our concept for the exterior is the same no matter what approach is chosen. We will restore the exterior back to it's circa 1895 appearance. Original windows will be restored, brick repairs including paint removal and tuckpointing will be done, the engine bay doors will be recreated as well as the watch tower.

Our preference is to get the building historically designated and then pursue historic tax credits to offset some of the construction costs. With this option we propose to create two (2) market-rate residential apartments on the second floor and have a mix of office and commercial space on the first floor. It is currently planned to have the office of Zettler Design Studio, LLC occupy one of the office suites at the back of the building. There would be a white box commercial space in the front portion of first floor. This space is wide open and can accommodate a number of occupants including, but not limited to, a coffee shop or other restaurant, retail, or additional office space. The other office suite can be another occupant, or the space can be shifted into one of the other two first floor tenants. The basement will become a shop space for Artisan Preservation Company. There will be a new stair added directly to the exterior for moving materials in and out.

If the building is not able to become eligible for historic tax credits, our construction budget must be significantly less in order to make the building economically viable. The alternate plan is to eliminate all dwelling units and have the entire building as a mix of commercial space, primarily offices on the first and second floor. Zettler Design Studio, LLC and Artisan Preservation Company would still have space in the building.

We will continue to use the back lot area for parking. It currently looks like the site can accommodate up to 4-5 parking spaces. One requirement for our purchase is that the city allows our occupancy of the building without complying with the minimum number of parking spaces required per local zoning.

On the next pages we have provided responses to questions sent by Tim Acklin, Senior Planner.

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Specific comprehensive development plan. Within 18 months of the date of approval by the Common Council of a general development plan, a specific comprehensive development plan must be submitted for review and approval by the appropriate City officials and committees including the City Plan Commission and Common Council which shall include all information required in subsection (e)(2)a of this section, as well as the following detailed construction and engineering plans and related detailed documents and schedules:

1. A plat plan including all information required for a preliminary plat and applicable provision of Wis. Stat. ch. 236, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements.

-Certified documents prepared by a professional surveyor/civil engineer will be provided with the architectural drawings submitted for a building permit.

2. A legal description of the boundaries of lands included in the proposed Planned Development District.

-Tax Parcel No: 17-30046-10 ~ Lot 17 in Block 8 of Southside Addition to the City of La Crosse, La Crosse County, Wisconsin.

3. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.

-The property will be a mixed use development as described above. The property directly to the west is a commercial structure (funeral home), to the east is a single family home. The neighborhood in general is a mix of commercial properties as well as residential rental units and single family homes.

4. The location of public and private roads, driveways and parking facilities.

-The property fronts on Denton Street to the north. There are public alleys on the west and south sides of the property. The back (south portion of the lot is a paved parking area. There is also street parking on Denton.

5. The size, arrangement and location of any individual building sites and proposed building groups on each individual lot (not applicable to single-family attached or detached residential projects).

-There is a single historic structure on the lot. The structure is two stories with a basement approximately 34'x82'.

6. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways.

-Not Applicable

7. The type, size and location of all temporary advertising signs and permanent entrance features or signs.

-Signage will be developed once architectural construction drawings are created.

8. Detailed landscaping plans including plant listings.

-The landscape plan will be part of the construction documents submitted for a building permit.

9. Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single-family attached or detached residential projects).

-A stamped set of architectural plans will be submitted for a building permit.

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10. The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans.

-These will be included as part of the Civil Engineering drawings submitted for a permit.

11. The existing and proposed location of all private utilities or other easements.

-These will be included as part of the Civil Engineering drawings submitted for a permit.

12. Characteristics of soils related to contemplated specific uses.

-Not Applicable

13. Existing topography on-site with contours at no greater than two-foot intervals City Datum.

-These will be included as part of the Civil Engineering drawings submitted for a permit.

14. Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses.

-Other than rehabilitating the building and adding some landscaping very little with change on this site.

15. If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property.

-If the option with residential dwelling units is selected, the apartments and the exterior will be the primary focus. Office and other commercial spaces will be completed to a white-box level until a tenant is secured and a build-out can be started. There is a potential for a gap between completion of the project and build-outs for full occupancy depending on when commercial tenants commit.

16. All restrictive covenants.

-None are known at this time.

17. Proposed erosion control plan and final grading plan in conformance with article II of chapter 105.

-These will be included as part of the Civil Engineering drawings submitted for a permit.

18. All conditions agreed to by the applicant which are not included in the written documentation required under subsection (2)c.1 through 12 of this section shall be part of the development plan

Additional material. Additional material and information shall be provided for specific types of uses when petitioning for a change in zoning under a general development plan as follows, with the exception that the standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development shall only be required to be submitted as part of a specific comprehensive development plan:

1. Wherever residential development is proposed within a Planned Development District, the general development plan shall contain at least the following information:

(i) The approximate number of dwelling units proposed by type of dwelling and the density (i.e., the number of dwelling units proposed per gross and net acre for each type of use).

-The tax credit option has (2) two-bedroom apartment units. This would be approximately 0.070 acres per dwelling unit according to City records for lot size. The non-tax credit option has zero dwelling units.

(ii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

-See the attached concept site plan.

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2. For Planned Development Districts or portions thereof for which a commercial development plan is proposed, the general development plan shall contain at least the following information:

(i) The approximate retail sales floor area and total area proposed for commercial development.
-The first floor has a gross square footage of approximately 2,500 square feet. The front portion is designed to be general commercial tenant space which could be retail, restaurant such as a coffee shop or catering, or office. The non-tax credit option would have office space on the second floor which is approximately the same size. The basement is being proposed to be a contractor's shop and is approximately 1,500 gross square feet.

(ii) The types of uses proposed to be included in the development, which uses shall be consistent with the commercial zoning district.

-Basement: Contractor's shop, primarily woodworking.

-First Floor: Commercial tenant space, possibly retail or restaurant. Architecture office and general office.

-Second Floor: Tax credit option, no commercial space, non-tax credit option, office space.

(iii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

-See the attached concept site plan.

We at Old #5 Development, LLC are excited for the opportunity to revive a local landmark in the City of La Crosse.

Thank you for your consideration,



Marcus J. Zettler – Member
Old #5 Development, LLC