

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 1, 2021**

Ø **AGENDA ITEM – 21-0076 (Andrea Trane)**

Application of City of La Crosse Fire Department for a Conditional Use Permit at 1533 Charles Street allowing demolition of property for green space until redeveloped for fire station.

Ø **ROUTING:** J&A 2.2.2021

Ø **BACKGROUND INFORMATION:**

For the past several years the Fire Department has been exploring options around the existing building for opportunities for a new location of Fire Station #4, the oldest of the city's 4 fire stations. This station is noted to be inadequate and substandard in functionality in the Five Bugles Design report. The Fire Station Task Force also recommended demolishing the current fire station and rebuilding at a location determined by the Fire Department.

The Fire Department recently acquired this parcel for the redevelopment of the fire station which is currently on the northwest corner of this block. They plan to demolish the existing home and combine the parcel with the current existing parcel. The Northside Policing Station will be relocated to this new development, providing a redevelopment opportunity for that existing building.

2020 Assessed Values:

1533 Charles St – Land: \$13,000, Improvement: \$127,8000 = \$140,800

Ø **GENERAL LOCATION:**

Parcel is on the block north of Sill St, east of Liberty St, south of Gillette St, west of Charles St. Common Council district 1, Logan Northside Neighborhood Association.

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

- In 2017, the now abolished Fire Station Task Force recommended that station #4, due to poor and inefficient design, be demolished and rebuilt.
- The report by Five Bugles Design indicated station #4 needed to be replaced rather than added on to the existing building.
- The La Crosse Fire Department Strategic Plan (2019-2023) identifies rebuilding the facilities to support operations and culture as an initiative.

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**













The Future Land Use map indicates this as Single Family Housing. The Single Family Housing category provides for areas dominated by single family housing. It also allows for neighborhood public and institutional uses such as churches, schools and parks. A fire station could be a consistent and compatible use in this Plan.

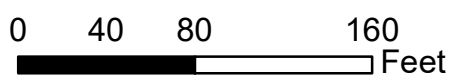
Ø **PLANNING RECOMMENDATION:**

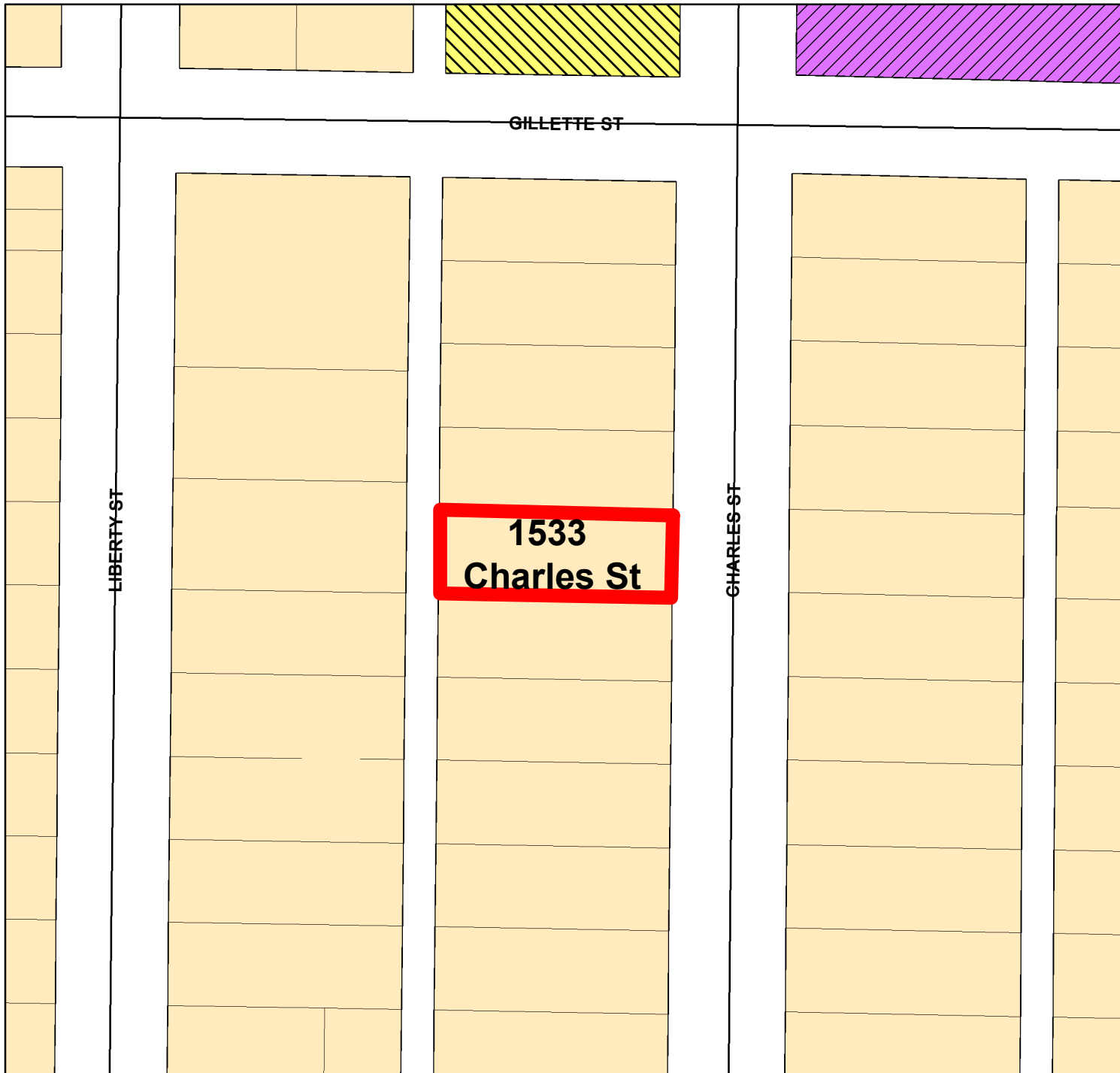
Planning staff recommend approval. This application meets the requirements of the Conditional Use Permit application.



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
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