

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 30, 2020**

➤ **AGENDA ITEM – 20-1575 (Andrea Trane)**

Application of City of La Crosse Fire Department for a Conditional Use Permit at 1532-34 and 1540 Liberty St. and 1539, 1543, 1547 and 1553 Charles Street allowing demolition of properties for green space until redeveloped for fire station.

➤ **ROUTING:** J&A 12.1.2020

➤ **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 these parcels for the redevelopment of the fire station which is currently on the northwest corner of this block. They plan to demolish the existing homes and combine the parcels 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:

1532-34 Liberty St. – Land: \$16,400, Improvement: \$99,400 = \$115,800

1540 Liberty St. – Land: \$16,400, Improvement: \$72,400 = \$88,800

1539 Charles St. – Land: \$13,000 Improvement: \$140,400 = \$153,500

1543 Charles St. – Land: \$13,000 Improvement: \$69,500 = \$82,500

1547 Charles St. – Land: \$13,000 Improvement: \$117,700 = \$130,700

1553 Charles St. – Land: \$13,000 Improvement: \$85,800 = \$98,800

➤ **GENERAL LOCATION:**

Parcels are 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.

➤ **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.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The Future Land Use map indicates these 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.

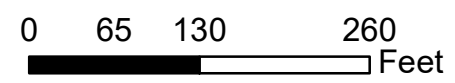
➤ **PLANNING RECOMMENDATION:**

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



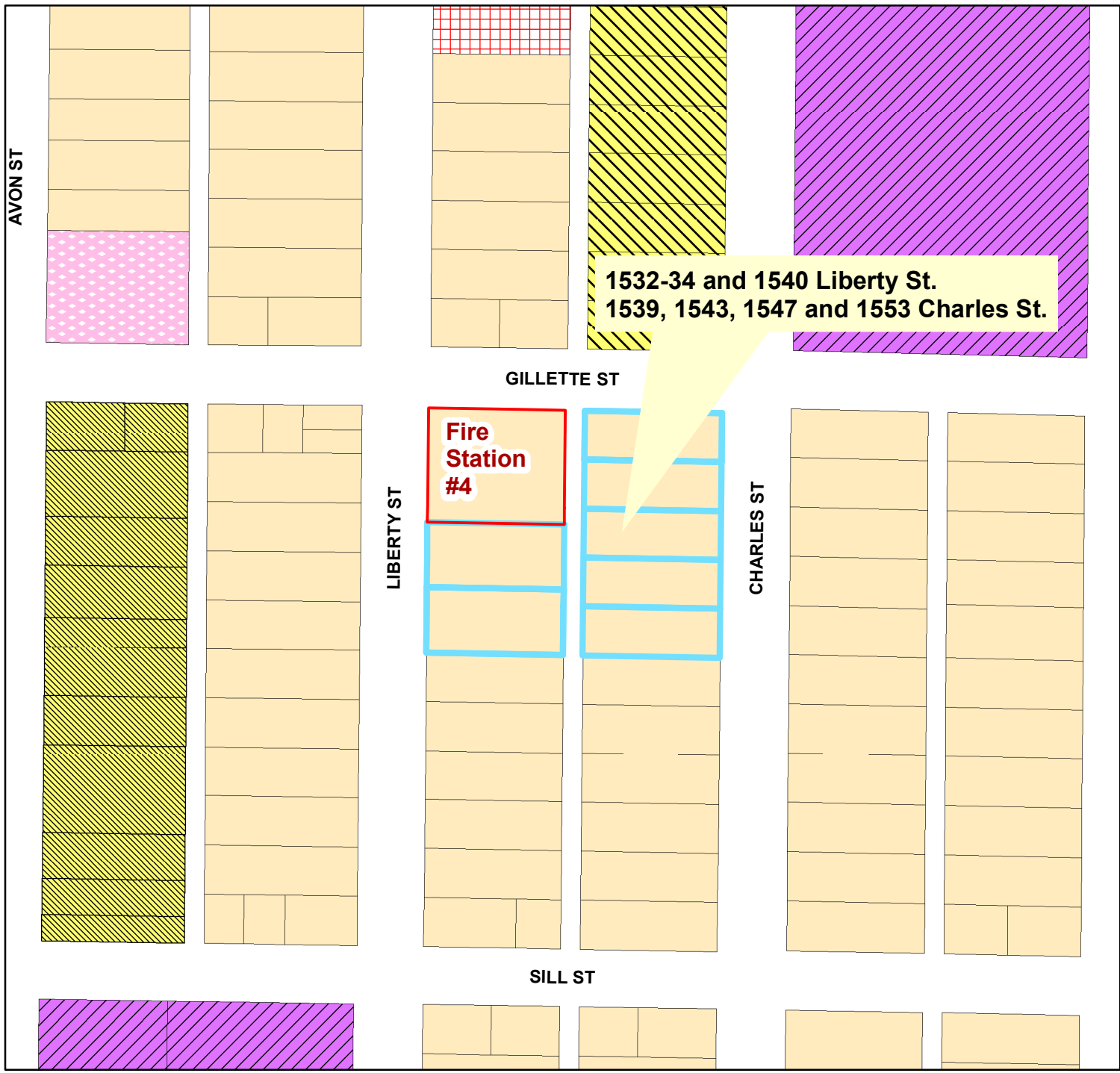
# BASIC ZONING DISTRICTS

-  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
-  SUBJECT PROPERTY



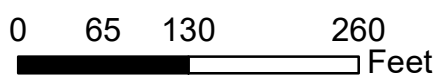
**PC20-1575 &  
PC20-1576**





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## PC20-1575 & PC20-1576