

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse - Dawn Reinhardt, Planning + Development
400 La Crosse St, La Crosse, WI 54601

Owner of site (name and address):

Same as above

Address of subject premises:

1222 Denton St

Tax Parcel No.: 17-30046-10

Legal Description: Lot 17 in Block 8 of Southside Addition to the
City of La Crosse, La Crosse County, Wisconsin

Zoning District Classification: R-1 Single Family

Proposed Zoning Classification: TND - General

Is the property located in a floodway/floodplain zoning district? Yes No

Is the property/structure listed on the local register of historic places? Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No

Is the Rezoning consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Southside Senior Center

Property is Proposed to be Used For:

Mix-use or multifamily

Proposed Rezoning is Necessary Because (Detailed Answer):

The best use of the property would be mix-use or multifamily, due
to the renovation costs. Renovating the structure will help
preserve a historical structure.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

Currently the structure is being used as a commercial/office space,
there are other commercial structures adjacent to the property and
single family rental properties.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

While this rezoning is not consistent with the future Land Use map it will offer more flexibility in its future use that will ensure protection and adaptive reuse of a historic building which is a primary objective in the comp plan.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the _____ day of _____, _____.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Timothy Kabat
(signature) Timothy Kabat, Mayor

608-789-7360
(telephone)

08/02/2019
(date)

reinhardt@cityoflacrosse.org
(email)

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 2nd day of August, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Mark M. Eden
Notary Public
My Commission Expires: 6/21/22

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 31st day of July, 2019.

Signed: [Signature], Senior Planner.
Director of Planning & Development



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PLANNING AND DEVELOPMENT
400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512



Memorandum

From: Dawn Reinhart – Planning & Development

Date: July 29, 2019

Re: Petition to change zoning on 1222 Denton St

Tax Parcel: 17-30046-10

Property Dimensions: 50' x 122' or 0.140 Acres

Parcel Legal Description: Lot 17 in Block 8 of Southside Addition to the City of La Crosse, La Crosse County, Wisconsin.

Existing Conditions: The building known as the Southside Senior Center was built in 1895 to serve the city fire department as the Eighth Ward Engine House until 1967. At that time the former fire station was converted into the Southside Senior Center which will be relocated to the Southside Neighborhood Center in September. Staff is in the process of determining if the building can be added to the National Register of Historic Places.

An A&E Analysis performed on the structure in 2012 revealed that the roof structure is in good condition. The 2nd floor is supported by 4 main steel bar hangers that appear to be in good condition. The main floor structure is cast in place concrete slab, beam and concrete column that appear to be in good condition. The elevator, exit stair and storage structure addition on the east side of the building are constructed of masonry bearing walls and are in good condition however the stucco on the exterior of this area is in poor condition. The exterior wall walls of the original building are built up brick bearing that are currently in poor condition. The analysis recommended to tuck point and repair the exterior building envelope and to further inspect the condition of the limestone foundation to determine if exterior repairs are required.

Proposed Property Improvements: Staff will issue a request for letters of interest for mix-use or multifamily housing units. Staff will require respondents to submit details of the use of the property along with the proposed property improvements. Staff will negotiate any desired or required improvements as part of the sale. The responder will also be required to execute a developer's agreement as part of the sale.

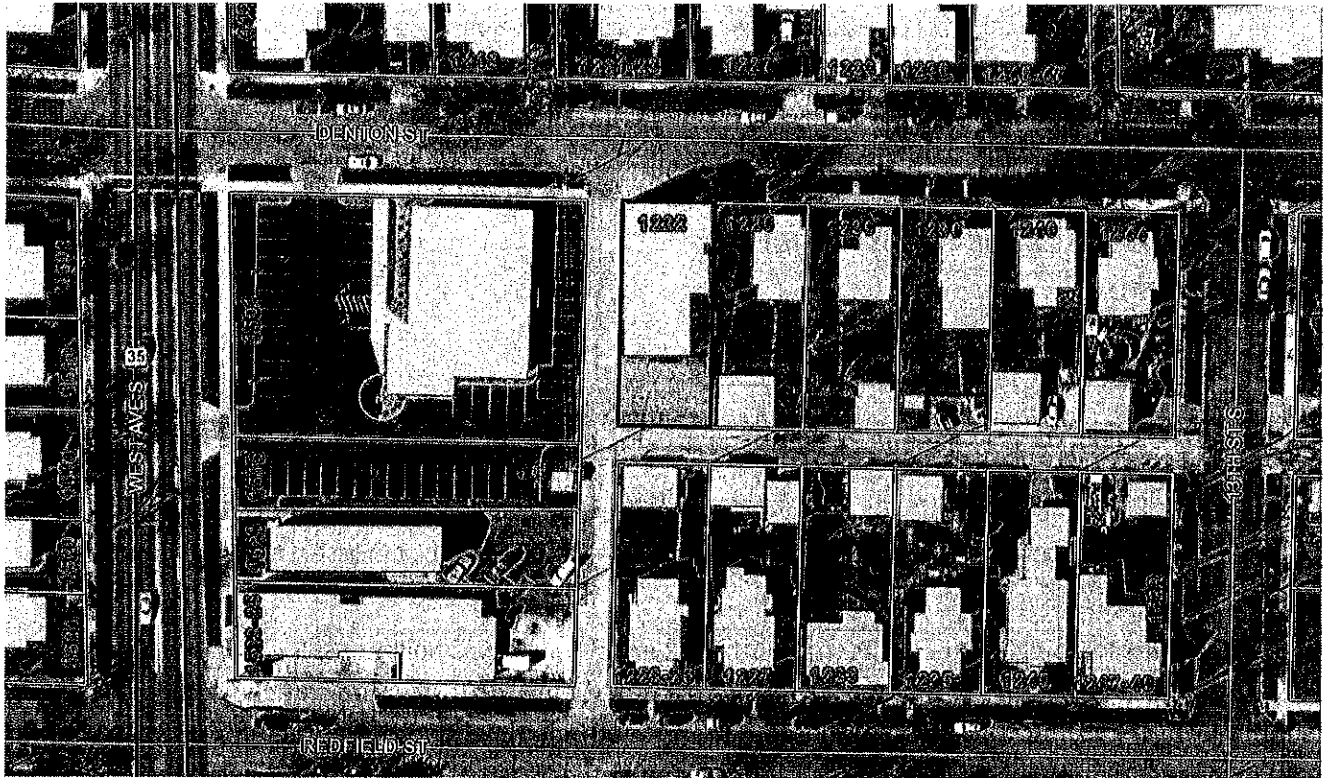
Location of building: The structure is built on the North property line, approximately 3ft from the East property line, 38ft from the South property line and built on the West property line.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER
JACK ZABROWSKI, ASSOCIATE PLANNER
ASHLEY MARSHALL, CLERK STENO III

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, PROGRAM COORDINATOR
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

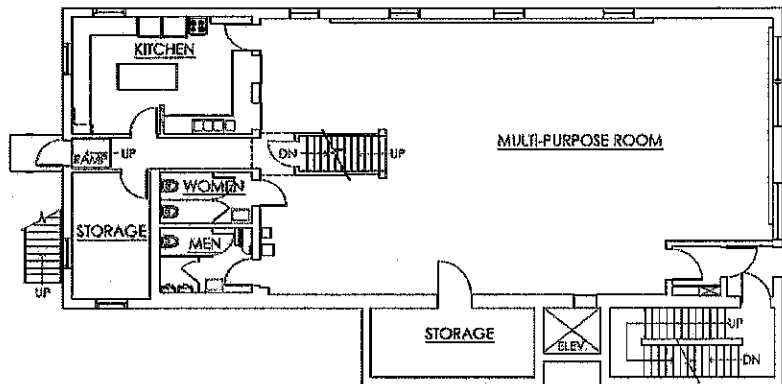
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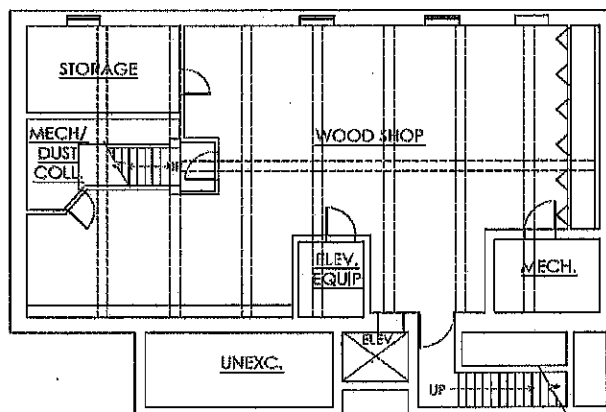


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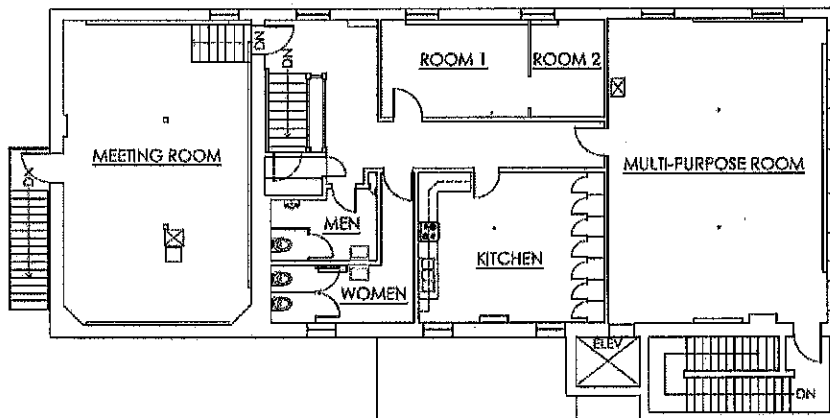
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EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



Existing Basement Floor Plan



Existing 2nd Floor Plan

