

Potential High School Site Analysis

School District of La Crosse

If one new high school is built, a suitable site must be obtained. An ideal site would be of sufficient size and located centrally in the School District of La Crosse. Potential sites for the construction of one high school in La Crosse are considered and examined in this document.

Potential Sites

A review was conducted of plots of land within the school district and in, or adjacent, to the City of La Crosse, that could be considered underdeveloped or potentially available. Eleven sites were identified that met these basic criteria. These sites are listed in increasing distance from the population center of the school district:

1. Central High School
2. Forest Hills Golf Course
3. Myrick Park
4. Trane Headquarters Building on Pammel Creek Road
5. Land for sale east of the Paul E. Stry Nature Preserve on Highway 33
6. Isle La Plume at yard waste site
7. River Point District on the former Mobile Oil site
8. Logan High School
9. Veterans Freedom Park
10. Land southwest of the La Crosse Municipal Airport
11. The site of RUSH Soccer Club soccer fields

Evaluation Criteria

Evaluation criteria for potential sites were drawn from Administrative Policy 9100 - Facilities Development Goals. From these goals, the following primary criteria were drawn to exclude potential sites from consideration:

Site Size The administrative policy indicates: IV. B. Provides adequate indoor and outdoor space for delivery of student services. A suitable site for a high school that serves 1,800 students will have about 50 acres of space. If comprehensive athletic facilities are not included on the site, fewer acres are necessary. A benchmark of a minimum of 30 acres was established to consider sites for a single high school.

Middle School Improvement The administrative policy indicates: V. B. Establishes a building replacement and renovation plan based on age/cost/adequacy/historical value. The long range facility plan focuses on the need to improve middle school facilities. Sites that prevent the improvement of middle school facilities or add so greatly to the cost to make improvement of middle school facilities impossible were removed from consideration.

Building Standards. The administrative policy indicates: V. D. Establishes optimal building standards/benchmarks to use as a guideline in facility investment decisions. Two exclusionary criteria were identified related to building site standards. It would be imprudent or restrictive to build in a designated floodway or on a site with environmental concerns.

Additionally, other restrictions may be present that prevent the use of a site including zoning, ordinances, and designated land use. The goals also provided the following secondary criteria to rate the suitability of potential sites for consideration:

Distance from Center. The administrative policy indicates: III. C. Creates space that fosters family/school relationships. Finding a site that is centrally located to provide access to as many families as possible is ideal. The population center of the district is located at approximately the intersection of Ferry St. and 23rd St. A distance of less than 2.0 miles is considered more suitable.

Environmental Concerns. The administrative policy indicates: IV. L. Conserves existing natural areas and restores damaged ones, minimizes storm water runoff and controls erosion. Avoiding areas that are prone to flooding is a consideration in conserving natural areas and minimizing building concerns. If the site is not in a flood plain, it is more suitable.

Low Cost Site. The administrative policy indicates: V. C. Considers the community's ability to fund capital needs. Low cost or free sites reduce the cost to the community. Sites considered low cost are those that are owned by other public entities within the district. Sites owned by other public entities with the district are considered more suitable.

Reduced Cost of Construction. The administrative policy indicates: V. E. Has a life cycle cost approach that reduces the total costs of ownership. Sites that have existing structures that can be remodeled will lower the initial investment and the total cost of ownership. Sites that have a pre-existing building capable of renovation are more suitable.

Excluded Sites

The following sites were considered due to their size and/or potential availability for redevelopment, but are not suitable due to condition, ordinances, or restrictions on use (additional site information is included):

Central High School - not large enough, only 18 acres; prevents an affordable, comprehensive upgrade of the middle schools (#1 on the map)

Forest Hills Golf Course - the golf course is a part of the Hixon Forest which has restrictions on use, primarily for park purposes (#2 on the map)

Myrick Park - not large enough, only 28 acres (#3 on the map)

Isle la Plume - environmental concerns (#6 on the map)

River Point District on the former Mobile Oil site - options are already taken out with developers for redevelopment plan constructed by the City of La Crosse (#7 on the map)

Logan High School - prevents an affordable, comprehensive upgrade of the middle schools (#8 on the map)

Veterans Freedom Park - environmental concerns and in a flood plain (#9 on the map)

Airport site - located in a B1 zone for approach and departure - use of the land for general educational purposes is not permitted (#10 on the map)

Rush Soccer Club - in a flood plain (#11 on the map)

Viable Potential Sites

The remaining viable potential sites are listed below:

Land on Highway 33 There are 277 acres for sale on Highway 33 just east of the Paul E. Stry Nature Preserve. The site is 1.8 miles from the district's population center. This land is not in a flood plain. The hilly site allows for about 50 buildable acres. The site is located outside the City of La Crosse and an investment in utilities would be necessary to construct a high school. The land would need to be purchased and is currently listed at \$2.77 million. (#4 on the map)

Trane Headquarters Trane Technologies has indicated they are selling their office building on Pammel Creek Road. The site is 1.8 miles from the district's population center. The building sits on 40 acres of land and could be renovated for educational purposes. The site is not in a flood plain. A purchase price would need to be negotiated. (#5 on the map)

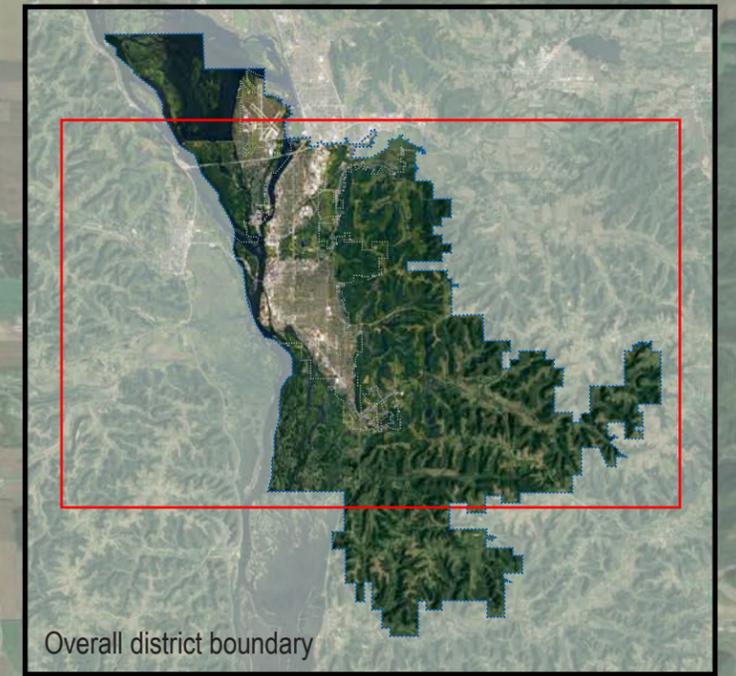
Of the remaining viable sites, the Trane office building on Pammel Creek Road is the best potential site for one new high school due to the following: the location within the City of La Crosse, it has suitable conditions for development / re-development, the proximity to the population center of the district, and the presence of an existing building that can be renovated for educational spaces to help offset the cost of building all new structures.

POTENTIAL SITES CONSIDERED

- 1 Central High School
- 2 Forest Hills Public Golf Course
- 3 Myrick Park
- 4 Trane Headquarters Building
- 5 Highway 33 Land
- 6 Isle La Plume yard waste site
- 7 Mobil Oil Site
- 8 Logan High School
- 9 Veterans Freedom Park
- 10 La Crosse Airport site
- 11 RUSH Soccer Club

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1. Central High School



Central High School was eliminated from consideration as the site is under the 30 acre criteria and cannot accommodate a building addition and associated site needs for an 1,800 student high school. The building is an important district resource and can continue to serve as a school in the future.

Site	Primary Criteria (Disqualifiers)					Secondary Criteria (Assets)			
	Site > 30 Acres	Prevents MS Upgrade	Located in a Floodway	Environmental Concerns	Other Restrictions	Dist. from Center	Not in Flood Plain	Low-Cost Site	Reduced Constr. Cost
Central High School	18	X				0.8	X	X	X

2. Forest Hills Golf Course



The Forest Hills site met many initial criteria but was eliminated due to being apart of the Hixon Forest and has land use restrictions which prohibits it from accommodating a school.

Site	Primary Criteria (Disqualifiers)					Secondary Criteria (Assets)			
	Site > 30 Acres	Prevents MS Upgrade	Located in a Floodway	Environmental Concerns	Other Restrictions	Dist. from Center	Not in Flood Plain	Low-Cost Site	Reduced Constr. Cost
Forest Hills Golf Course	112				Hixon Forest Restrictions	0.8	X	X	

3. Myrick Park



The Myrick Park location was appealing and would have had cost advantages but ultimately is not large enough to accommodate a high school.

Site	Primary Criteria (Disqualifiers)					Secondary Criteria (Assets)			
	Site > 30 Acres	Prevents MS Upgrade	Located in a Floodway	Environmental Concerns	Other Restrictions	Dist. from Center	Not in Flood Plain	Low-Cost Site	Reduced Constr. Cost
Myrick Park	28					1.1	X	X	

4. Trane Headquarters Building on Pammel Creek Road



The Trane Headquarters Building is the best potential site for a new high school due to its location within the City of La Crosse, it has suitable conditions for development / re-development, the proximity to the population center of the district, and the presence of an existing building that can be renovated for educational spaces to help offset the cost of building all new structures.

Site	Primary Criteria (Disqualifiers)					Secondary Criteria (Assets)			
	Site > 30 Acres	Prevents MS Upgrade	Located in a Floodway	Environmental Concerns	Other Restrictions	Dist. from Center	Not in Flood Plain	Low-Cost Site	Reduced Constr. Cost
Trane HQ Building	40					1.8	X		X

5. Highway 33 Land



The land available for sale on Hwy 33 met the criteria however, it is outside of the City of La Crosse and would require an investment in utilities to construct a high school on this site. Given the topography of the site, only 50 acres is believed to be buildable. Configuring the parking and practice athletic fields will be challenging. Additionally, with only one access point for the site to HWY 33, this site will offer traffic challenges during peak times.

Site	Primary Criteria (Disqualifiers)					Secondary Criteria (Assets)			
	Site > 30 Acres	Prevents MS Upgrade	Located in a Floodway	Environmental Concerns	Other Restrictions	Dist. from Center	Not in Flood Plain	Low-Cost Site	Reduced Constr. Cost
Land on HWY 33	277					1.8	X		

6. Isle La Plume at yard waste site



The available land at Isle La Plume is a historic waste site and was eliminated as a possible location due to the high costs associated with the necessary environmental clean up. Additionally, with limited access to surrounding city roads, this site would have significant challenges in accommodating a high school.

Site	Primary Criteria (Disqualifiers)					Secondary Criteria (Assets)			
	Site > 30 Acres	Prevents MS Upgrade	Located in a Floodway	Environmental Concerns	Other Restrictions	Dist. from Center	Not in Flood Plain	Low-Cost Site	Reduced Constr. Cost
Isle La Plume	37			X		1.9	X	X	

7. River Point District on the former Mobil Oil Site



The Mobil Oil Site meets many of the criteria for selecting a new high school site; however it is already committed to redevelopment by the City of La Crosse.

Site	Primary Criteria (Disqualifiers)					Secondary Criteria (Assets)			
	Site > 30 Acres	Prevents MS Upgrade	Located in a Floodway	Environmental Concerns	Other Restrictions	Dist. from Center	Not in Flood Plain	Low-Cost Site	Reduced Constr. Cost
Mobil Oil Site	38				Already Committed	2.0		X	

8. Logan High School



Logan High School was eliminated from consideration as it cannot accommodate a building addition. At 30.6 acres, the site is within the range of an acceptable size for an 1,800 student high school, however the existing site shape / boundaries and placement of the current school on the site offer significant limiting factors to accommodate the size of addition required and parking needs. It is an important district resource and can continue to serve as a school in the future.

Site	Primary Criteria (Disqualifiers)					Secondary Criteria (Assets)			
	Site > 30 Acres	Prevents MS Upgrade	Located in a Floodway	Environmental Concerns	Other Restrictions	Dist. from Center	Not in Flood Plain	Low-Cost Site	Reduced Constr. Cost
Logan High School	31	X				2.7		X	X

9. Veterans Freedom Park



The land at Veterans Freedom Park is located in a floodway and is a historic waste site and was eliminated from consideration.

Site	Primary Criteria (Disqualifiers)					Secondary Criteria (Assets)			
	Site > 30 Acres	Prevents MS Upgrade	Located in a Floodway	Environmental Concerns	Other Restrictions	Dist. from Center	Not in Flood Plain	Low-Cost Site	Reduced Constr. Cost
Veterans Freedom Park	33		X	X		2.9		X	

10. Land southwest of the La Crosse Municipal Airport



The airport site is located in a B1 zone for approach and departure. The use for the land for general educational purposes is not permitted so this site was removed from consideration.

Site	Primary Criteria (Disqualifiers)					Secondary Criteria (Assets)			
	Site > 30 Acres	Prevents MS Upgrade	Located in a Floodway	Environmental Concerns	Other Restrictions	Dist. from Center	Not in Flood Plain	Low-Cost Site	Reduced Constr. Cost
Airport	42				Airport Restrictions	3.8	X	X	

11. The site of RUSH Soccer Club soccer fields



The RUSH Soccer Club fields are located in a floodway resulting in this site being eliminated as an option.

Site	Primary Criteria (Disqualifiers)					Secondary Criteria (Assets)			
	Site > 30 Acres	Prevents MS Upgrade	Located in a Floodway	Environmental Concerns	Other Restrictions	Dist. from Center	Not in Flood Plain	Low-Cost Site	Reduced Constr. Cost
RUSH Soccer Club	57		X			4.6		X	