

Agenda Item 23-0834 (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Community Business District allowing for construction of a mixed use, multifamily development at 401 3rd St. N.

General Location

Council district 6, downtown neighborhood, the northern corner of 3rd St. and Pine St. as depicted in MAP 23-0834. Adjacent uses include a hotel, courthouse, parking ramp, healthcare, and some commercial.

Background Information

This 1.315-acre lot includes the former headquarters of the *La Crosse Tribune*, which moved operations prior to 2020. The applicant is proposing a new 4-story building with 283 residences (340 bedrooms) and ~6,000 ft² of commercial space. The development would take place across two parcels, so this lot needs the same zoning as the adjacent lot to combine them. While there is no minimum parking requirement downtown, the proposal includes 193 underground parking spaces and 150 leased parking spaces in the Pine St Parking Ramp (343 total). The ramp has 606 spaces and reaches about 40-50% capacity during the work week. The site's walkscore.com ratings are "very walkable" and a "biker's paradise". It is adjacent to a bus stop and less than ½ mile from Grand River Station as well. The timeline includes 3 phases beginning Fall 2024 and continuing each year or two.

Recommendation of Other Boards and Commissions

The building would need to go through design review (the vertical renderings are of a different building that this one would be inspired by). Activities in the right-of-way and encroachment into the vision corners would need approval from the Board of Public Works.

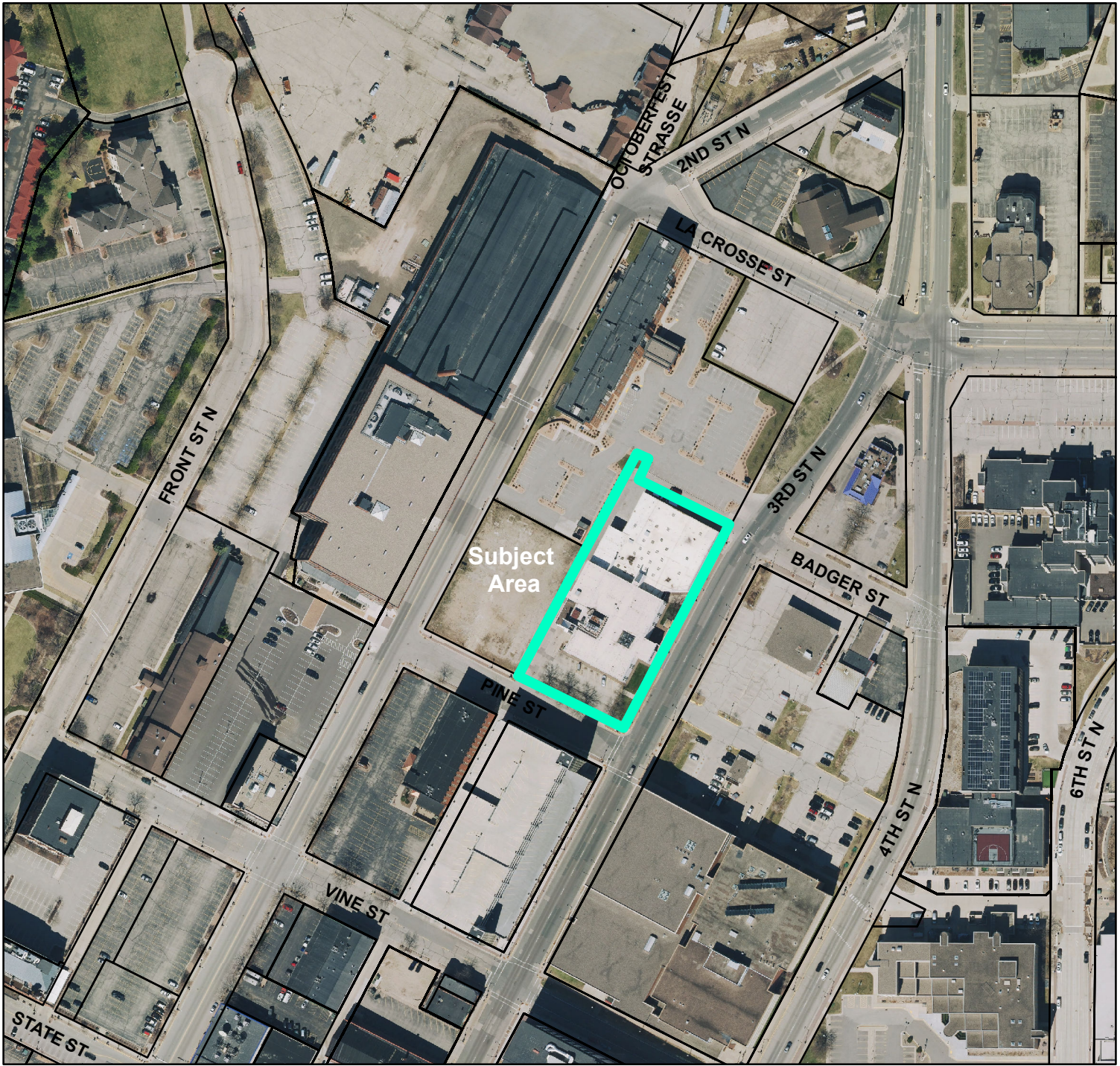
Consistency with Adopted Comprehensive Plan

The Future Land Use Map shows this site as Downtown, which allows high-intensity retail and residential uses with strong pedestrian orientation. The proposal for this lot is above the minimum density of 15 residential units per acre. This rezoning is consistent with Land Use objectives for targeted redevelopment and downtown revitalization. The 2040 Downtown Plan prioritizes rehabilitating buildings over redevelopment, but mixed-use redevelopment is preferable in cases of obsolete buildings.

Staff Recommendation

Approval – The proposed development meets the recommendations of the comprehensive plan and meets the requirements of the Community Business District, except that it will require a conditional use permit to have residential units on the first floor.

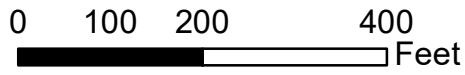
Routing J&A 8/1/2023

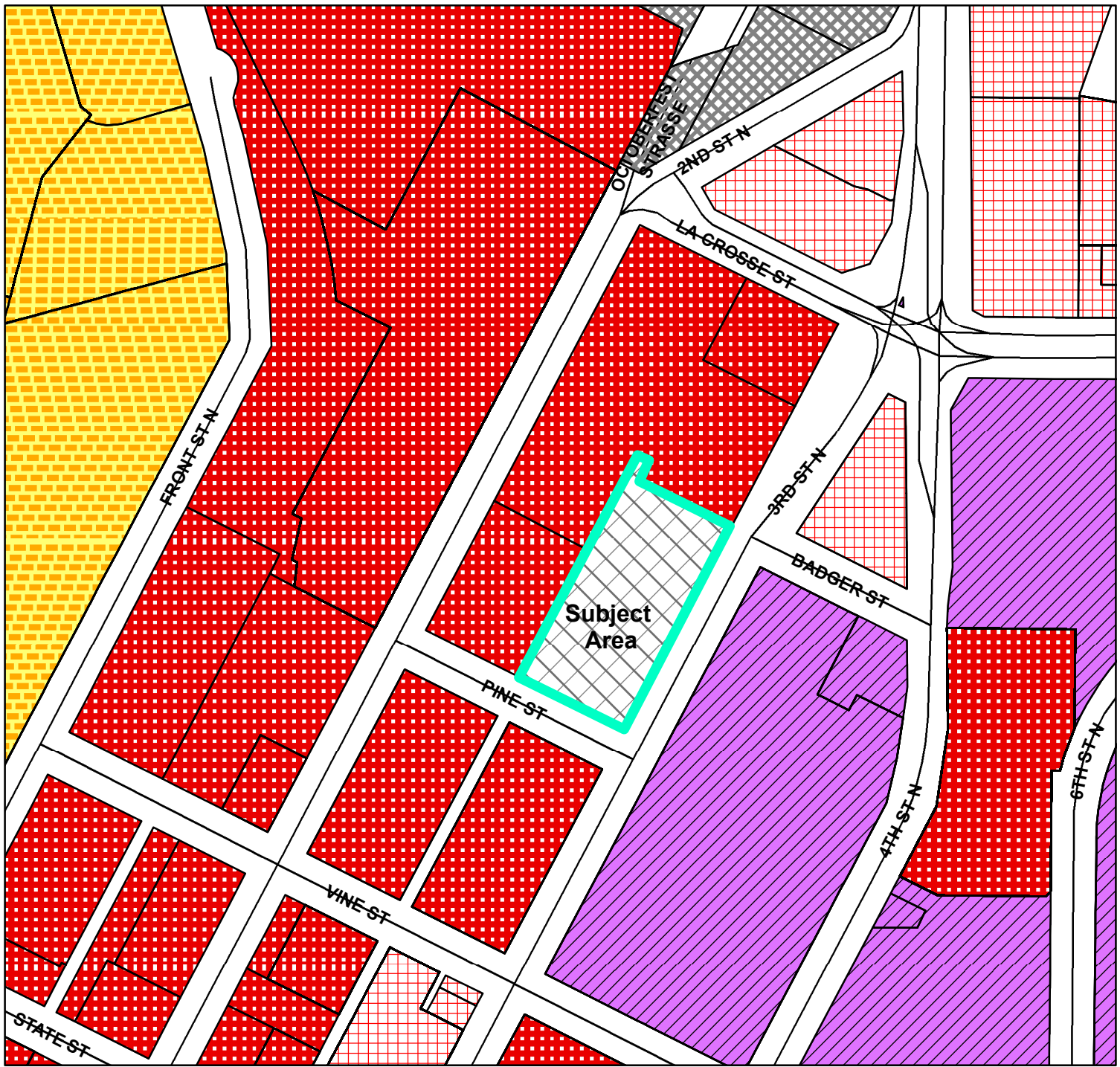


BASIC ZONING DISTRICTS

	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
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	City Limits
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