

Agenda Item 24-1473 (Tim Acklin)

Application of Gerrard Development LLC for a Conditional Use Permit at 907, 915, 919 & 927 Main Street and 115 & 117 10th Street N allowing for demolition of existing structure for green space until property is redeveloped.

General Location

Aldermanic District 6, easter half of the block bounded by Main, 10th State, & 9th Streets as depicted on attached Map 24-1473. Parcel is in Downtown Neighborhood Associations. Within a two-block radius the surrounding land uses are a mix of residential types and densities with a church, some commercial and the public library.

Background Information

In January 2024 the applicant submitted an application to rezone the subject parcels, along with three parcels located on the north side of the alley, to Traditional Neighborhood Development (TND)-General in order to develop a 74-unit, 119-bedroom building with some office space on the ground floor. This development requires that the existing 24-unit building be demolished which the applicant is requesting via a Conditional Use Permit. (CUP) The applicant stated that construction is anticipated to begin in 2025.

Recommendation of Other Boards and Commissions.

The Common Council approved the rezoning, and use, of these parcels to TND-General for the above development at their January 11, 2024, meeting

The Design Review Committee review preliminary plans for this development at their November 22, 2024, meeting.

Consistency with Adopted Comprehensive Plan

While CUPs are not directly addressed in the Comprehensive Plan these parcels, and overall project, are located in N-3, the Downtown Neighborhood boundary in the Land Use Element. This development is considered High-Intensity, Mixed-Use. The definition of High-Intensity Mixed-Use specifically states it can be located within the core of Downtown La Crosse, as well as outside of the Downtown core in areas still appropriate for higher intensity mix of uses. This development is acceptable in this neighborhood.

Staff Recommendation

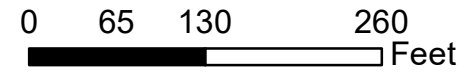
This item is recommended for approval.

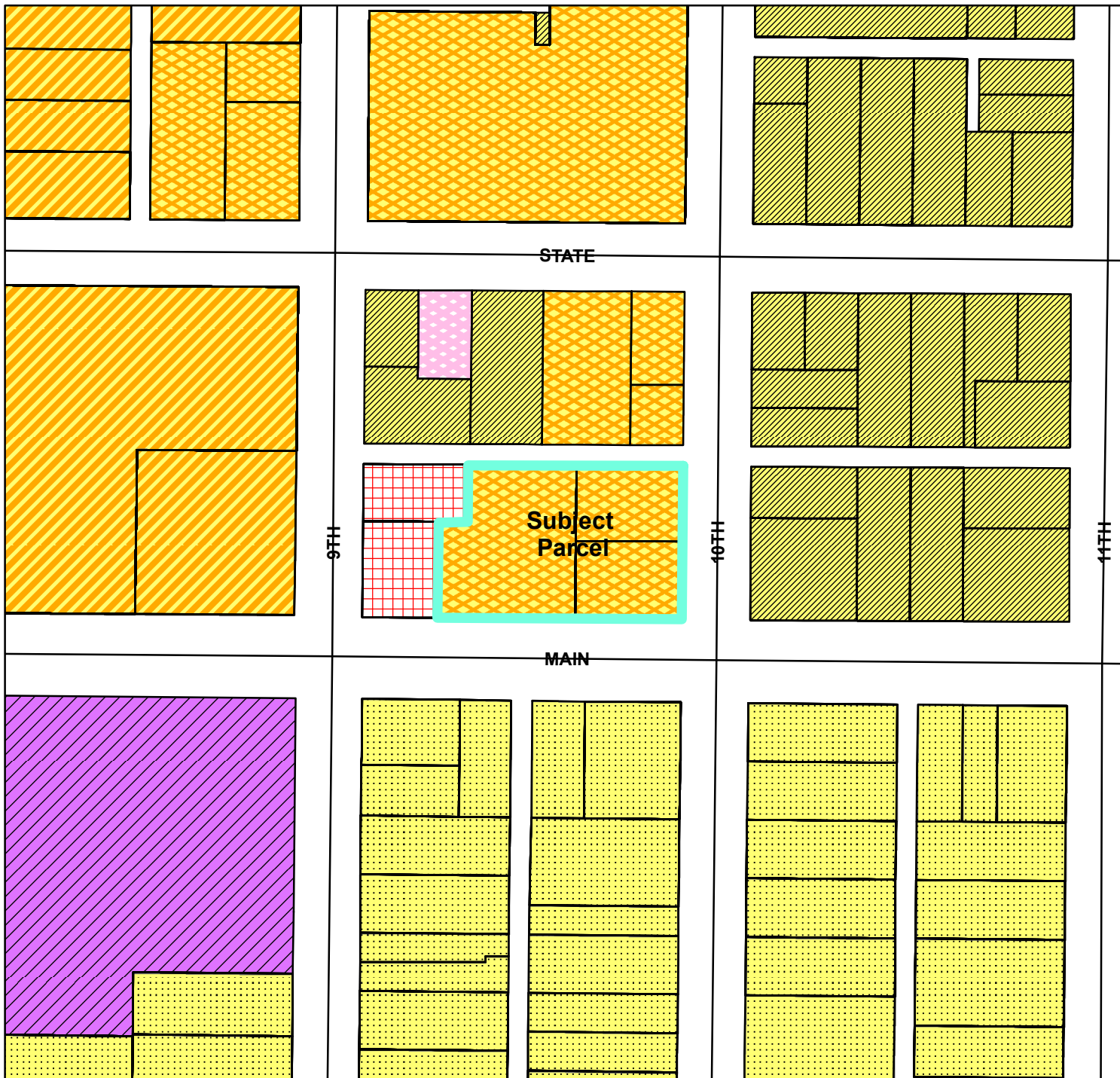
Routing J&A 12.3.2024



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





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