

**Agenda Item 23-0835 (Tim Acklin)**

Application of JJAWC LLC for a Conditional Use Permit at 401 2nd Street N Suite 102, allowing for vacant commercial space on ground floor to be built out as 8 apartments.

**General Location**

Council District 6, Downtown Neighborhood Association, located between Front St N to the west 2<sup>nd</sup> St N to the east, La Crosse St if extended to the north, and Pine St if extended to the south as depicted on attached MAP 23-0835. Subject property is part of the Waterview Subdivision. Adjacent uses are Hampton Inn and Suites, the former Tribune Building, Fest Grounds, Freight House Restaurant, Former CenturyLink Building, and the La Crosse Distilling Co.

**Background Information**

The applicant is requesting a Conditional Use Permit to convert a vacant commercial space on the ground floor of their building into eight (8) apartments. (Seven 2-bedroom and one, 1-bedroom) The building was rehabbed and restored by the owners for upper floor residential and ground floor retail and commercial. The applicant states that there is a demand for residential units in the building while the commercial spaces have been difficult to lease. The applicant has also stated that the vacant commercial space that is proposed to be converted is located on the western portion the building, which is quieter and more residential in nature, thereby keeping the commercial spaces that face the south and main parking as well as along 2<sup>nd</sup> Street N. Off-street parking is available for the additional units. Plans for the buildout are attached to the legislation.

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

The parcel is designated as "Downtown" in the 2002 Comprehensive Plan. This land use category allows and promotes high-intensity office, retail, housing, entertainment, convention and public land uses, preferably in mixed-use buildings. High priority is placed on providing attractive public amenities with strong pedestrian orientations. The Landmark by The Rivers development is consistent with this land use designation and converting some existing vacant commercial space to residential units will not change that.

Encouragement of high-density housing developments in appropriate locations are a major objective in the Neighborhoods and Housing Element of the 2002 Comprehensive Plan. Downtown Revitalization that increases housing is also a major objective in the Economic Development Element of the 2002 Comprehensive Plan.

According to the Land Use Section in the draft of “Forward La Crosse”, the update to the 2002 Comprehensive Plan, High Intensity Mixed-Use is desirable within the Downtown District. Opportunities for re-use of underutilized properties and spaces for housing units is also an action within the Economic Development Section.

Creating additional housing opportunities Downtown is a major theme in the Imagine 2040 La Crosse Downtown Plan.

### **Staff Recommendation**

The intent of this Ordinance is to provide additional opportunities for residential development around La Crosse's Historic Downtown. The more people living in or around Downtown contributes to its vibrancy and longevity of its businesses. **This item is recommended for approval.**

**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
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY

