

Agenda Item 23-0833 (Lewis Kuhlman)

Application of The Chalmers Residences LLC for a Conditional Use Permit at 215 Pine Street and 401 3rd Street N, allowing for residential living quarters on the ground floor of a 4-story multifamily development.

General Location

Council district 6, downtown neighborhood, the two lots on the northeastern side of Pine St from 2nd St to 3rd St. as depicted in MAP 23-0833. Adjacent uses include a hotel, courthouse, parking ramp, healthcare, apartments, and some commercial.

Background Information

These lots total over 2 acres in area and include the former headquarters of the *La Crosse Tribune* and vacant land. The applicant is proposing a new 4-story building with 283 residences (340 bedrooms) and ~6,000 ft² of commercial space. Residential use on the first floor is a conditional use in the Community Business District (C3). The aim of the first-floor residential units is to provide 5-15 walk-out units that cater to dog owners along 3rd St and potentially along Pine St. The retail commercial space will be along 2nd St and would be 7% of the first floor. It is intended to serve both the residents of the development and the broader downtown community. Possibilities for the space include a coffee shop, small deli/grocery store, bakery, and more. The first phase of construction would begin in the Fall of 2024, followed by two more phase in each of the subsequent 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.

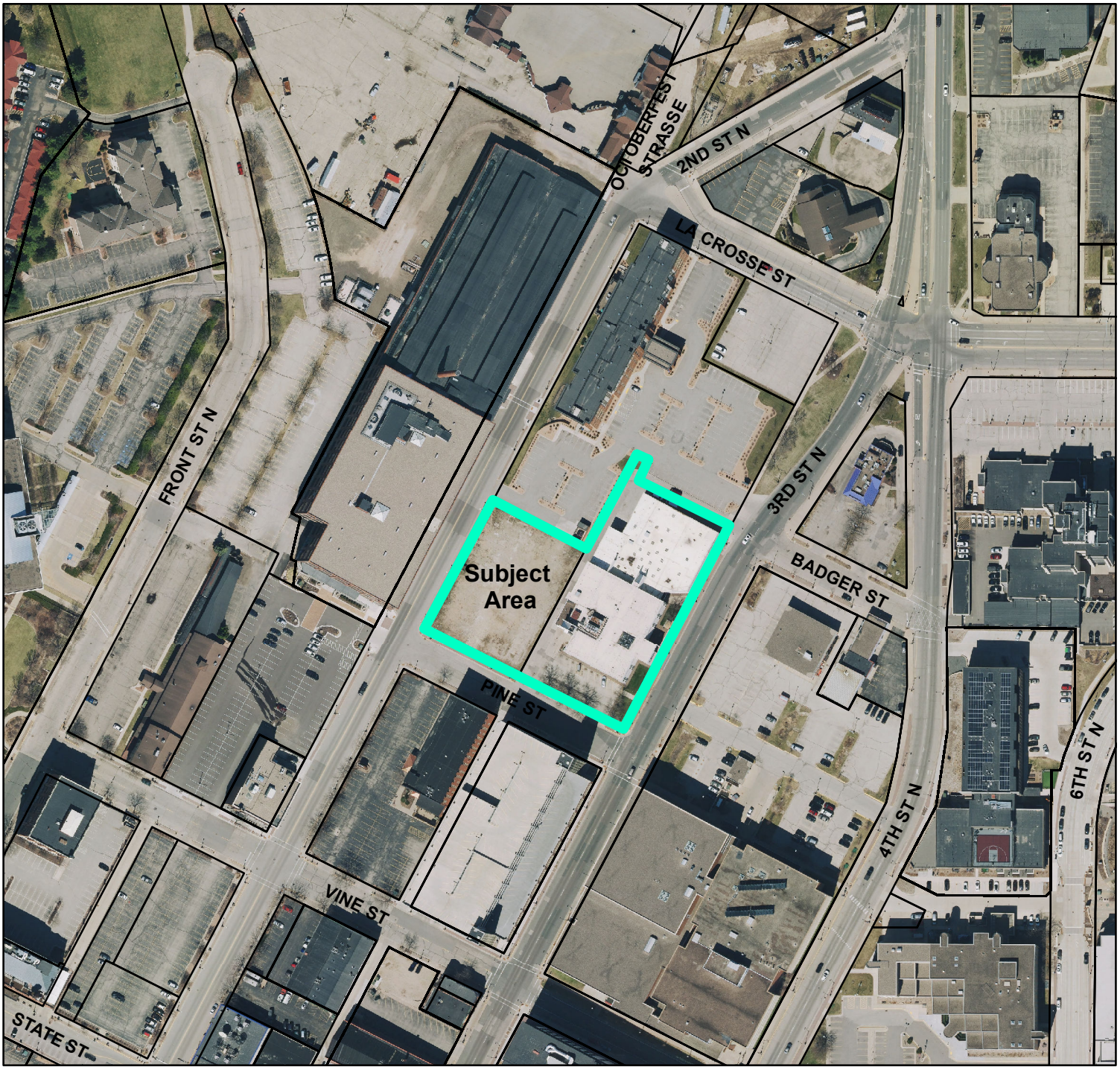
Consistency with Adopted Comprehensive Plan

The Future Land Use Map shows this site as Downtown, which allows high-intensity retail and residential uses with strong pedestrian orientation. 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 with condition that 401 3rd St N must be zoned Community Business - The proposed development is consistent with the comprehensive plan and meets the requirements of the CUP.

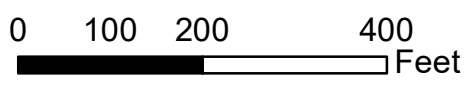
Routing J&A 8/1/2023

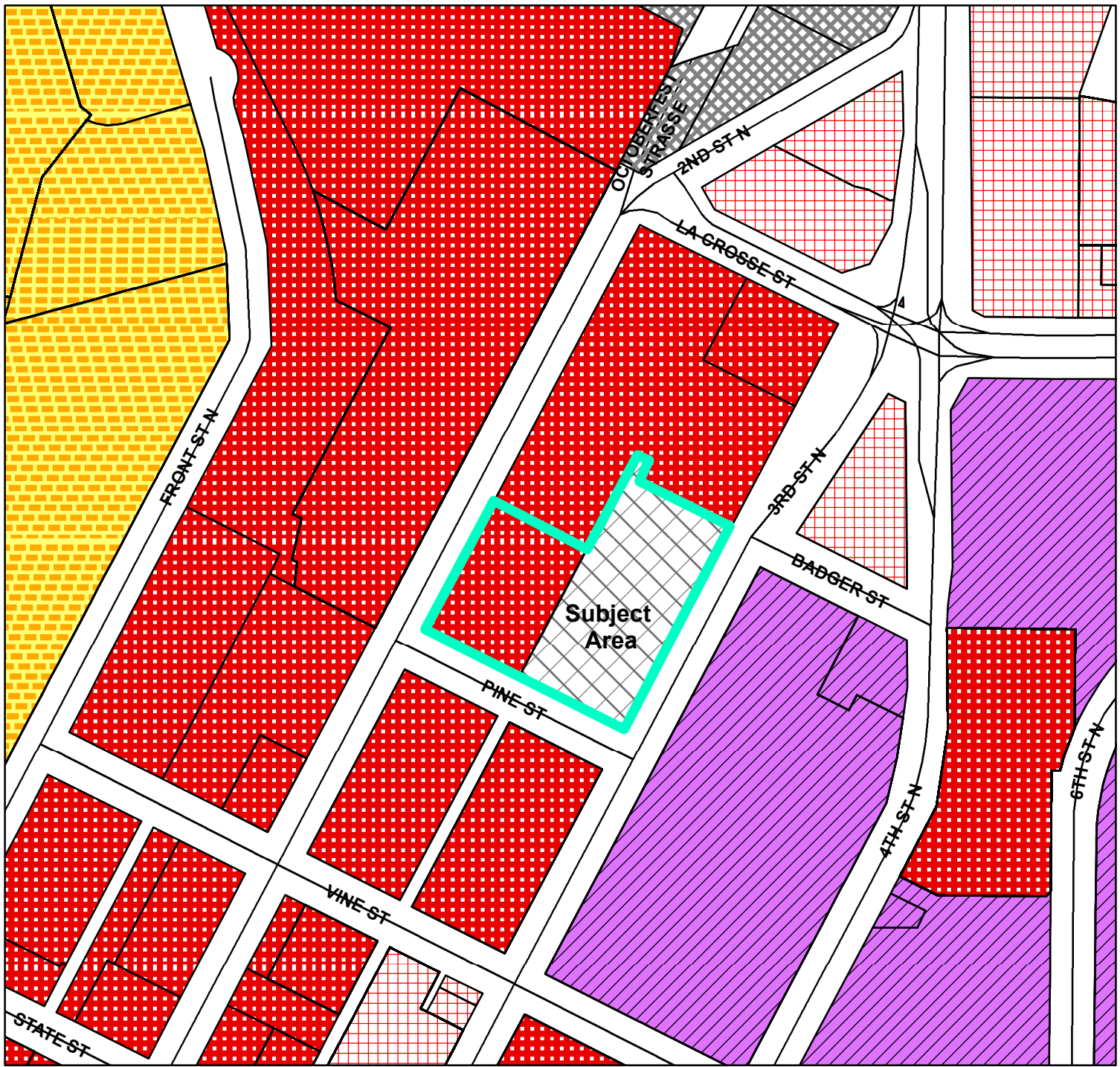


BASIC ZONING DISTRICTS

	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







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

