

JUNE 17, 2022

Tim Acklin
Planning Administrator
City of La Crosse, WI
400 La Crosse St.
La Crosse, WI 54601
acklint@cityoflacrosse.org



RE: SPECIFIC DEVELOPMENT PLAN SUBMITTAL - PROJECT AMENDMENT NARRATIVE
COPPER ROCKS REDEVELOPMENT - 2415 STATE ROAD, LA CROSSE, WI 54601

Tim,

Thank you for reviewing the following updated project information for the Copper Rocks Redevelopment located at 2415 State Road in La Crosse. Since submitting for the Specific Development Plan Review on June 3, 2022, the project site layout has been updated. The changes, listed below, involve updates to the townhome site layout (located on lot 1 at the northern end of the property). Any elements not listed below should be assumed to be remain unchanged from the previous narrative.

Project Updates

- The townhome placement has been shifted closer to the street from approximately 28 feet to 12 feet from the sidewalk along Farnam Street. This change has taken place to allow the townhomes to better engage with street. Further, this change will provide more greenspace in the center of the development, specifically in the corridor between the mixed-use buildings.
- Greenspace has been added between the mix-ed use buildings at approximately 16 feet between the west and south building and 10 feet between the east and west buildings.
- Shifting the townhomes to the north has increased the number of outdoor parking stalls by two.
- Parking layout, landscaping plan, utility layout, and grading have been adjusted accordingly with the shift in the buildings.

Please contact me at 608.789.2034 or via email at Stephanie.Merdan@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

A handwritten signature in black ink that reads "Stephanie Merdan". The signature is written in a cursive, flowing style.

Stephanie Merdan
Senior Project Coordinator
Stephanie.Merdan@ISGInc.com