

**Agenda Item 26-0143 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Planned Development District - General, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

**General Location**

Council District 17 in the Bluffside Neighborhood Association. Located at the NE corner of the intersection of State Rd and Losey Blvd as depicted on attached Map PC26-0143. The property was the former K-Mart site. The property is surrounded by residential to the north and east, and commercial uses to the west and south.

**Background Information**

This item is also related to agenda item #26-0144.

The subject parcel (6.3 acres) was previously rezoned to the Planned Development District (PDD) in order to be redeveloped into mixed-use development consisting of 216 market-rate residential dwelling units and commercial spaces in six buildings (three townhomes and three mixed-use) with an outdoor community space. The previous PDD-Specific zoning was approved by the Common Council in July 2022. Municipal Code requires that a building permit must be pulled within 12 months or the property reverts back to the original zoning, in this case C1-Local Business. The applicant requested an extension of 18 months from the Common Council which was approved in October of 2023. No permits were applied for within the 18 months, so the property reverted back to C1-Local Business.

The applicant is requesting to be rezoned back to PPD-General with some revisions to the previous plan. They are proposing to develop five buildings with a total number of residential dwelling units to be approximately two hundred and forty (240). Their key focus is market-rate, workforce housing.

Of the five buildings, three will be mixed-use. These four-to five-story mixed-use buildings will be constructed and placed closer to the intersection to offer retail and commercial opportunities. The applicant stated that the buildings have been designed and located on the site to soften the transition to the townhomes. The three mixed-use buildings will also have underground or at-grade parking. The amount of non-residential space is estimated to be approximately 20,600 square feet.

See attached plans for more information.

**Recommendation of Other Boards and Commissions**

The previous Planned Development District – General zoning was approved by the Common Council at their April 14, 2022, meeting. Planned Development District-Specific zoning was approved by the Common Council at their July 14, 2022, meeting.

**Consistency with Adopted Comprehensive Plan**

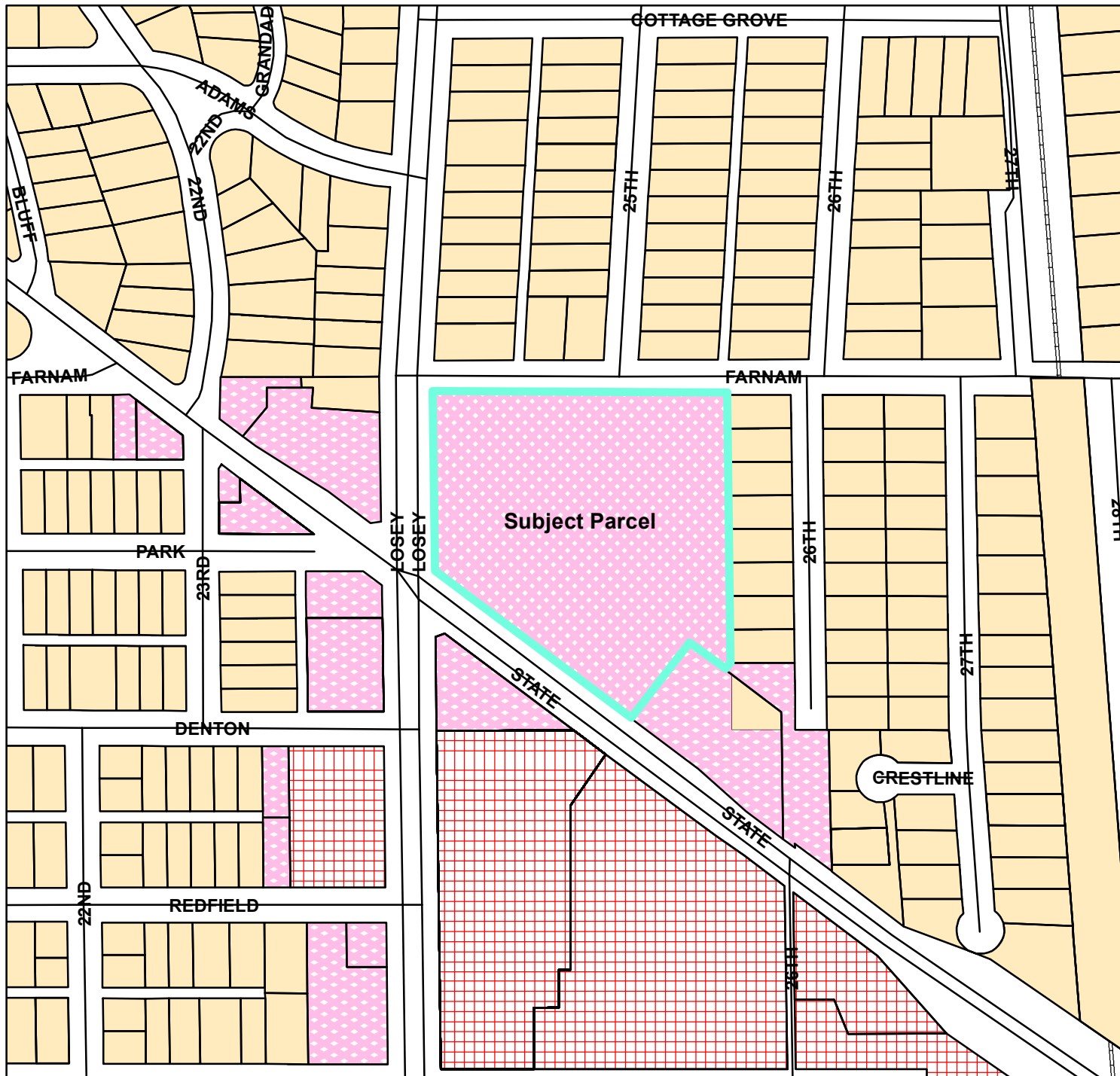
The subject property is located within the State Road Corridor (C-5) in the Land Use component of the Comprehensive Plan. The plan states that future land uses within the State Road corridor should focus on developing a mix of medium-high density residential and commercial uses that are accessible via multiple modes of transportation. The proposed development could be considered both High Density Residential and Low-Intensity Mixed-Use which are both “Desirable” land uses in this corridor making it consistent with the Comprehensive Plan.

**Staff Recommendation**

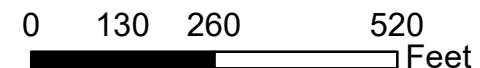
Staff is in receipt of the developer’s TIF Application and a Developer’s Agreement is currently being drafted. It is anticipated that both the development agreement and the PDD-Specific zoning application will be submitted before the Common Council within the next couple of months.

**This item is recommended for approval.**

**Routing J&A 3.03.26**



## BASIC ZONING DISTRICTS







## 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          |



0 130 260 520 Feet