



Preliminary Review Request 03/04/2022

COMMERCIAL DEVELOPMENT DESIGN STANDARDS APPLICATION

Planning Department - Phone 608.789.7512 - Fax 608 789.7318

http://www.cityoflacrosse.org

Planning@cityoflacrosse.org

Permit No.:
Date:
Parcel No.:

STATUS:

OWNER  
ARCHITECT CONTRACTOR  
PROJECT  
PROPERTY  
OFFICIAL USE ONLY

Name: MKB Copper Rocks, LLC - Kirk Stoa	
Address: 3800 Emerald Drive E.	
City: Onalaska, WI 54650	
Phone: (608) 779-2702	Cell: (608) 738-3499
Fax:	E-mail: kstoa@festfoods.com
Name: ISG - Stephanie Merdan, Senior Project Coordinator	
Address: 201 Main Street, Suite 1020	
City: La Crosse, WI 54601	
Phone: (608) 789-2034	Cell: (507) 330-2789
Fax:	E-mail: Stephanie.Merdan@ISGInc.com
Check One: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Remodel	
Description of Work: The former Kmart site at 2415 State Road in La Crosse is proposed to be redeveloped as a vibrant, community focused mixed-use development named 'Copper Rocks'. The proposed project will consist of three townhome buildings and three mixed-use buildings, as well as parking and outdoor community gathering space to create a vibrant and useful revitalization of the site. The developer will be seeking a rezoning from the current classification to Planned Development District (PDD) zoning allowing for mixed-use. This proposed zoning aligns with the City of La Crosse Comprehensive Plan, as the development will be focused on residents and sustainability.	
Pre-application Meeting Date: 02/25/2022	
Applying for Exception: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Include \$300 Check for Public Notification)	
Project Address: 2415 State Road	
Zoning District: C1-Local Business to PDD	Parcel Number: 17-50298-32
Address: 2415 State Road	Address same as property owner's address: <input type="checkbox"/>
City: La Crosse	State: WI
Zip Code: 54601	
Date Received:	Review Date:
Exception Check: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Required Information: <input type="checkbox"/> Site Plan <input type="checkbox"/> Architecture Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Building Elevations & Materials <input type="checkbox"/> Exterior Light Diagram <input type="checkbox"/> LEED Checklist <input type="checkbox"/> Photos	

The applicant agrees that all design aspects and maintenance plans are in accordance with the requirements of Section 15.47 of the Code of Ordinances for the City of La Crosse. Application, the checklist, and seven (7) sets of required information must be submitted to the City Inspection Department prior to review and acceptance.

Kevin M. Bills, AIA - ISG

(PRINT) Architect/Engineer Name

Signature (Architect/Engineer)

03/03/2022

Date

Kirk Stoa - MKB Copper Rocks, LLC

(Print) Owner Name

Signature (Owner)

03/03/2022

Date