

Craig, Sondra

From: City of La Crosse Notices - No Reply
Sent: Friday, February 27, 2026 1:00 PM
To: Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Sleznikow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: Rezoning - 2415 State Road (Copper Rocks)

Submitted on: 2/27/2026

Name: Barb Clark

Email Address: clarkbarb93@gmail.com

Is this related to a legislative agenda item: Yes

Agenda item number: Rezoning - 2415 State Road (Copper Rocks) (March 3, 2026 agenda)

Subject: Rezoning - 2415 State Road (Copper Rocks)

The constituents (including myself) living near the empty Kmart building learned that 2415 State Road (Copper Rocks) is up for rezoning on the March 3. As constituents, we are concerned this is not the first-time developers for Copper Rocks have failed to meet the timeframe for demo and building. Thus, leaving Kmart to remain as a dumping ground, a magnet for graffiti and vandalism, and an eyesore for the community.

At a Bluffside Neighborhood meeting back in July 2025, many constituents expressed the following concerns to the developer Three-Sixty Realty with little explanation other than the price of lumber and interest rates are high:

*Traffic flow is a huge concern, but we were told that it is less traffic now than when Kmart was in operation. Jeremy also stated the traffic would only be busy when people are heading to work. A comment was made that it is very difficult to make a left-hand turn from Farnam to Losey now and that it would be more concerning when the project is complete.

*Many were concerned for the need for housing in the La Crosse area and suggested going back to the drawing board and building homes like the single-family homes built on Green Bay Street.

*Jeremy had noted that the cost to rent a studio at Copper Rocks would be \$1,400 a month. This statement drew considerable concerns for the need for affordable housing in La Crosse.

*Underground parking was also discussed and one of the constituents asked if the developer/investors were aware of the underground springs in the area and if they addressed this in the plans.

*The lumber and interest rates will probably never go down but yet the developer continues to complete other housing projects in the area, i.e., River Point, etc.

*Many homes in the area, including mine, have recently seen an increase in their valuation leading to potentially higher property taxes (I pay almost \$5,000 in yearly real estate taxes) and I don't believe I or others should pay higher property taxes when we live next to abandoned property that attracts unwanted visitors and continues to decay.

Now to add to the above list is the constant delay of the project because the developers for Copper Rocks never proceed forward to demo and build once the rezoning application has been approved. They continually sit on the project, do nothing, the timeframe on the rezoning permit lapse and they have to resubmit their rezoning permit.

The constituents are tired of the project being delayed; continued vandalism and intruders daily; and the property used as a dumping ground for large items and trash. It should also be noted that Three-sixty Realty fails to maintain the property and their answer to intruders is to just install plywood over the broken windows.

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From: City of La Crosse Notices - No Reply
Sent: Saturday, February 28, 2026 12:53 PM
To: Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Sleznikow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne
Subject: City Council Contact Form: Amendment to Zoning Restriction KMart lot/Copper Rocks

Submitted on: 2/28/2026

Name: Steven and Lisa Geier

Email Address: s_geier@msn.com

Is this related to a legislative agenda item: Yes

Agenda item number: File 26-0143

Subject: Amendment to Zoning Restriction KMart lot/Copper Rocks

We have lived at this address almost 40 years. We are contacting you with our concerns regarding the vacant retail building on State Road and the possibility of mixed residential and commercial uses. We have great concern with the location near our property lines and the fact this will be five story buildings. Gardening has been in my blood as a young child. I have had vegetable and flower gardens every summer my whole life. With a building this tall, we will not have much sun in our yard for my produce and lawn. We feel with these tall buildings, we won't have privacy in our own backyard and can't even have our windows open without people looking down into our home. This must be very concerning for families with young children. There isn't another five story building within miles, this complex is out of place. A complex of 3 story buildings would be a better blend with the surrounding area. We also have concerns about traffic. This intersection is very busy now without the added vehicles. We can sit for five minutes or more at times to get off Farnam St onto Losey Boulevard either direction. With more traffic, the risk of more accidents will occur. Has there been a study done on traffic flow? Then, there is the parking. If there aren't enough parking spaces for the residents, where will they be parking? On the side streets? In front of our homes after walking through our yards to get to their apartments? Also, concerned about how this monstrosity will affect the resale value of our home. We agree something needs to be developed here, but we don't think this is the right thing to do. There needs to be a timeline for something to be done. This has gone on far too long. Thank you. Steven and Lisa Geier 1334 26th St. South

Constituents want to see the building demolished, and building begin on Copper Rocks. However, it sits while other projects are popping up everywhere, even with the higher price of lumber and interest rates.

If the city does approve this rezoning application on March 3, we the constituents would like to see additional specifications be added to this approval. Such as a date for demo to be completed and a date for the beginning construction of the new building and most importantly, if these specifications are not met by a certain date (prior to the permit expiring) that the developers must abandon plans for Copper Rocks and either sell the building to another developer that will begin a project in a timely manner or at least demo the property so it does not remain as an eyesore.

If possible, the constituents would like very much to meet with the investors and the city to discuss accelerating the plans for something new to the property. We are beginning to believe Copper Rocks was just a dream and that dream has faded away. We all don't want this building to continue to sit empty for another 8 years and beyond.

Thank you.

Barb Clark

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