

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
APRIL 4, 2022**

➤ **AGENDA ITEM: 22-0361 (Jack Zabrowski)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District - to the Planned Development District - General allowing for mixed use redevelopment at 2415 State Road.

➤ **ROUTING: J&A 4.5.2022**

➤ **BACKGROUND INFORMATION:**

The former Kmart site at 2415 State Road in La Crosse is proposed to be redeveloped as a vibrant, mixed-use development named 'Copper Rocks'. The proposed project will consist of 216 market-rate residential dwelling units and commercial space in six buildings (three townhomes and three mixed-use) with an outdoor community space on a 6.18 acre site.

Section 115-156 of La Crosse Municipal code gives details of the intent Planned Development zoning district. "The Planned Development District is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures and/or mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicular traffic; to provide attractive recreation and open spaces as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The Planned Development District under this chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community.

➤ **GENERAL LOCATION:**

2415 State Road former Kmart site, is at the corner of Losey Boulevard and State Road /US Highway 33. The site is in Common Council District 7 represented by Council Member Mac Kiel.

RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Confluence, our Comprehensive Plan states, "Priority should be placed on identifying opportunities for redevelopment and infill within the City in order to accommodate new development." Rezoning of this property to facilitate Infill redevelopment of the greyfield site at 2415 State Road would be consistent with our comprehensive plan. Specifically, Confluence Objective 9 – "Housing Options, prescribes a mix of housing options, sizes, prices, styles, and tenancy." Rezoning of these parcels from Local Business to Planned Development would be consistent with our Comprehensive Plan.

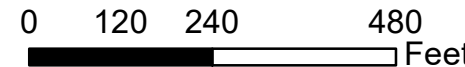
➤ **PLANNING RECOMMENDATION:**

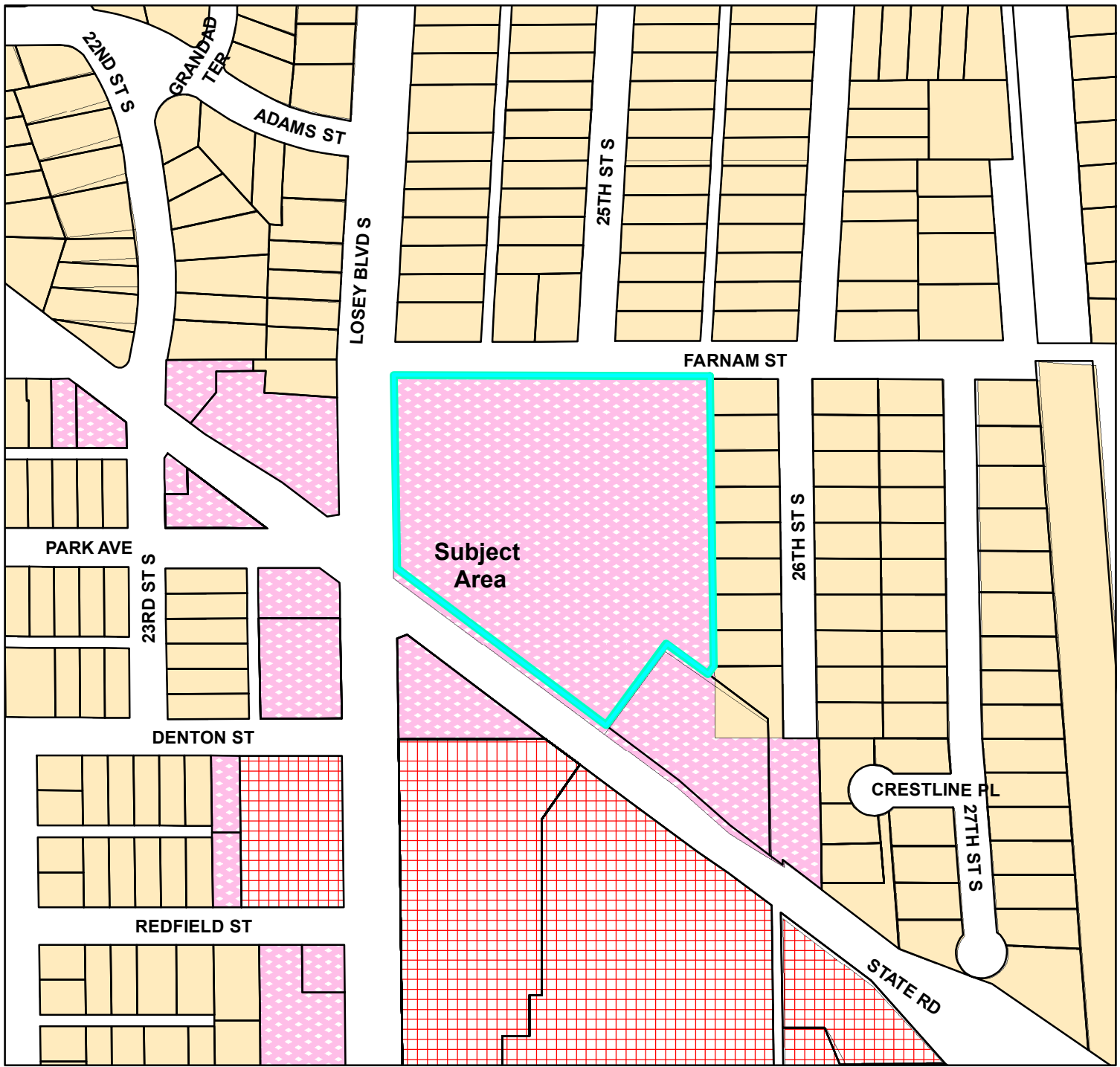
Approval – This project takes a vacant, former big-box site and redevelops it into a vibrant mixed-use development with high level density at a location that is arguably the busiest intersection in the County.



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





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