

**Agenda Item 26-0515 (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 Planned Development District - General to the Planned Development District - Specific, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

**General Location**

Council District 7 in the Bluffside Neighborhood Association. Located at the NE corner of the intersection of State Rd and Losey Blvd as depicted on attached Map PC26-0514. 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.**

In March 2026 the applicant requested to rezone the subject parcel to PPD-General to split the parcel into four parcels and 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 would be mixed-use. The other two would be townhomes.

The applicant is now requesting to rezone the subject parcel to PDD-Specific to receive final approval of phase 1, which is construction of one of the two townhome buildings and one of the mixed-use buildings that consists of 72-residential units and commercial tenant space. Both are located to the west of the project site at the corners of Farnam St & Losey Blvd and Losey Blvd & State Rd.

The remaining buildings will be part of future phases and will have to come back through the PDD-Specific rezoning process.

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.

The Common Council approved rezoning this parcel to PDD-General zoning at their March 2026 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**

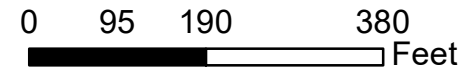
**This item is recommended for approval.**

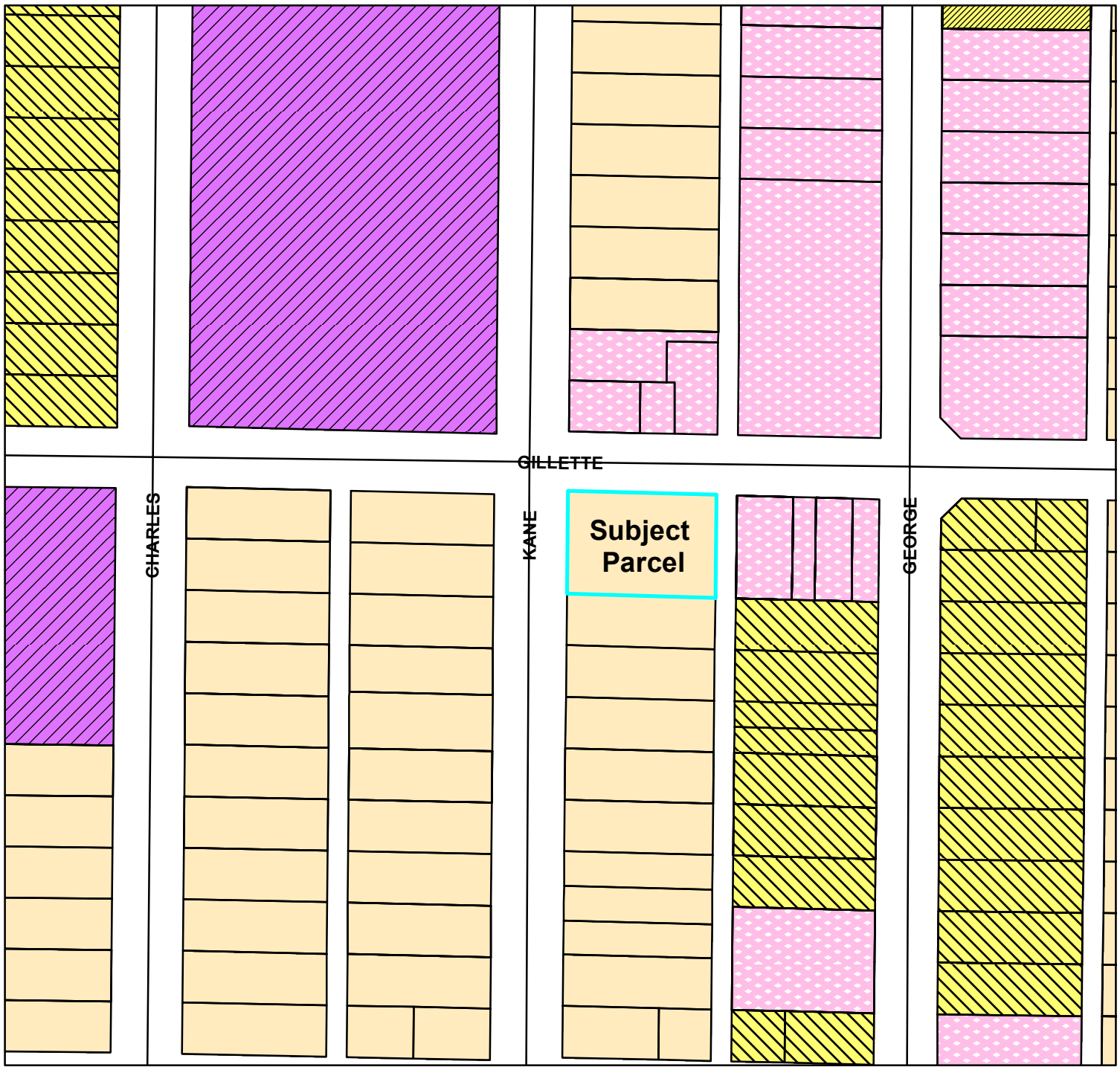
**Routing** J&A 6.02.26



# 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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