

**Agenda Item 26-0514 (Andrea Trane)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District to the Planned Development District - Specific, allowing for the construction of a retail and commercial building at 9 Copeland Ave.

**General Location**

9 Copeland Ave, parcel 17-20252-42. Adjacent to River Point District.

**Background Information.**

The property owner is requesting to rezone this parcel from M-2 Heavy Industrial to Planned Development District – Specific (PDD-Specific) to support redevelopment within the River Point District. The proposed redevelopment plan includes parcels owned by the Redevelopment Authority (RDA), which are already zoned PDD-Specific. The overall development will consist of a commercial building, a mixed-use building, and a multi-family residential building. All required components for the PDD-Specific zoning designation are included in the narrative and the completed application materials.

**Recommendation of Other Boards and Commissions**

The Redevelopment Authority has approved a planning option agreement with the developer to include this parcel as part of River Point District.

**Consistency with Adopted Comprehensive Plan**

This parcel is part of the Black River District (D-2) in the Comprehensive Plan. Medium and High-Density Residential and Mixed-Use are Desirable. This proposed plan is consistent with the Comprehensive Plan.

**Staff Recommendation**

Approval

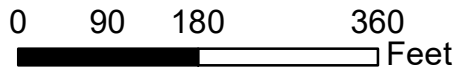
**Routing** J&A 6.02.26

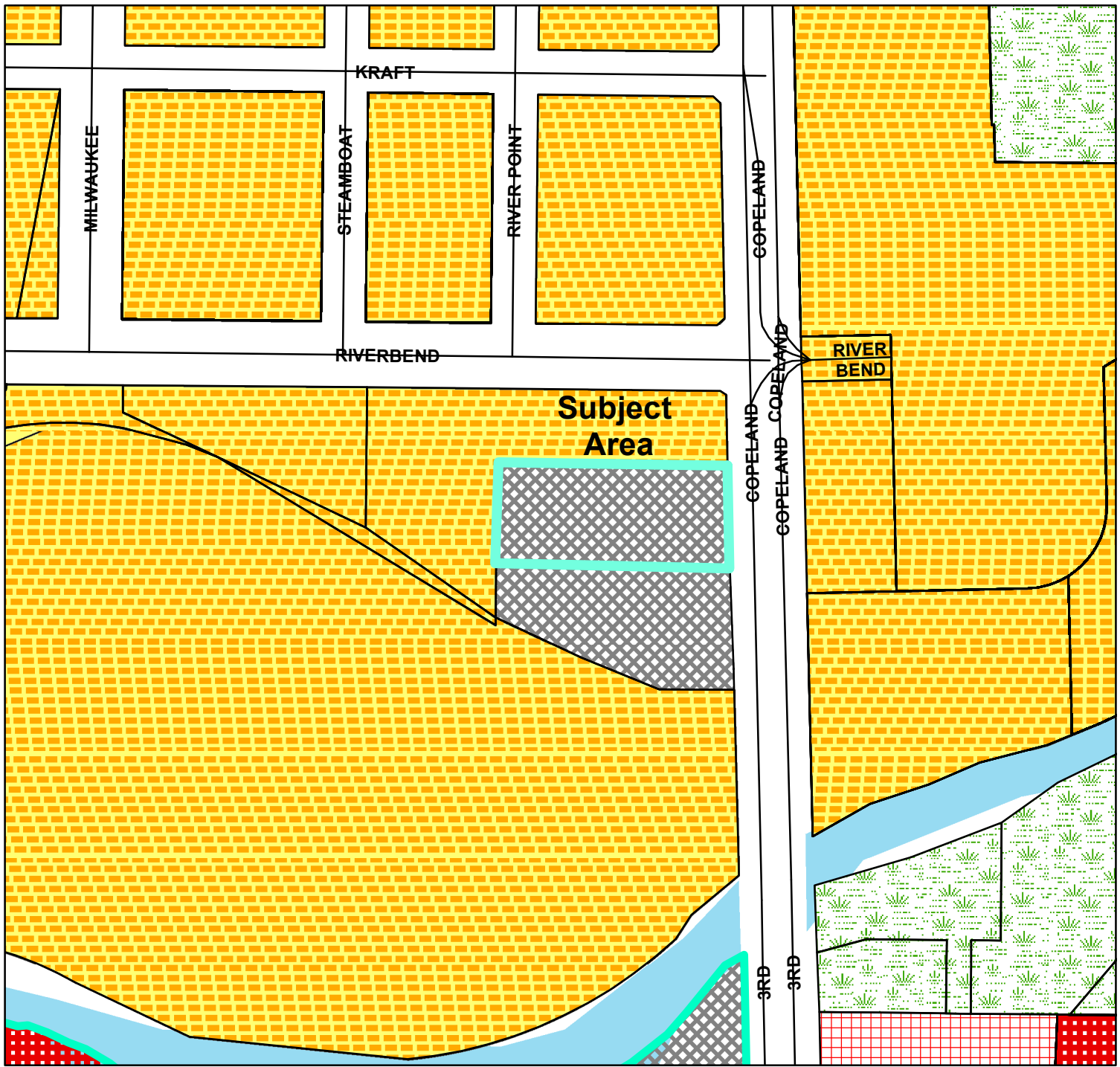


## BASIC ZONING DISTRICTS

	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







## 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

