

Memorandum

Copper Rocks Waiver Request



To: City of La Crosse Common Council
Date: February 16, 2022
Subject: Copper Rocks Waiver Request

MKB Copper Rocks, LLC (MKB) and Three Sixty Real Estate Solutions, LLC (Three Sixty) are working on a joint venture agreement to develop the former “Kmart” Site located at 2415 State Road, La Crosse. The proposed “Copper Rocks” project will consist of three townhome buildings and three mixed-use buildings. As part of the project, the existing lot will be subdivided into 4 separate parcels and a rezoning request to Planned Development District (PDD) will be made. MKB and Three Sixty are requesting that the requirement for a subdivision plat per section 113-9 of the City of La Crosse Municipal Code of Ordinances be waived allowing for the use of a Certified Survey Map (CSM) to divide the existing lot as part of the PDD process.

The State Statutes require that no more than 4 lots less than 1.5 acres can be created by CSM within 5 years. In 2020 a CSM was recorded splitting the parent parcel of the Kmart site into three parcels, two of which were under 1.5 acres in size. In order to meet the limit in the State Statues, only 2 of the proposed parcels will be under 1.5 acres.