

Agenda Item 22-0777 (Andrea Trane)

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

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.

Background Information

The 6.3 acre parcel is the former Kmart site 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. 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.

Recommendation of Other Boards and Commissions

The Planned Development District – General ordinance was approved by the Council 4/14/22 as resolution 22-0361.

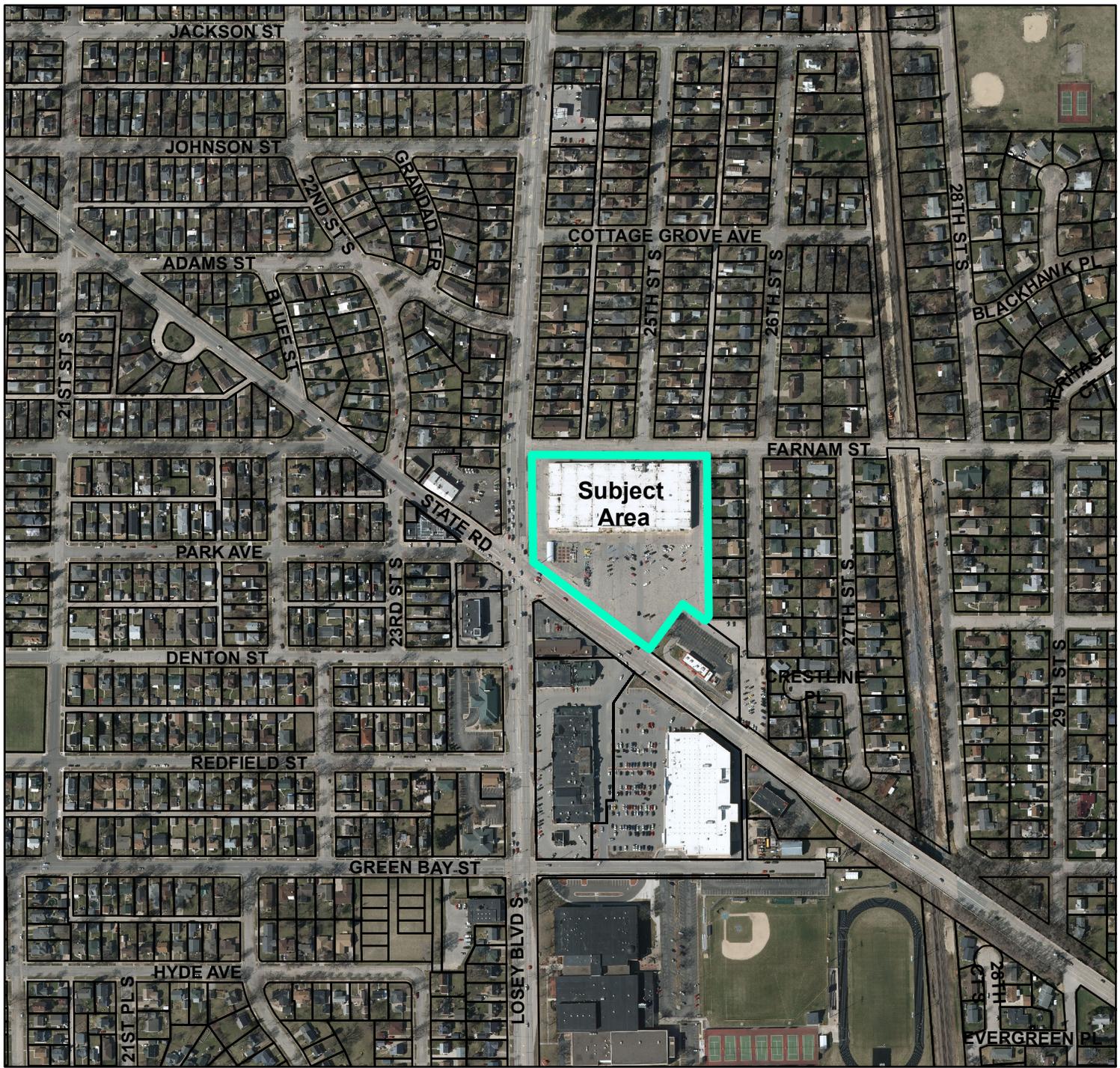
Consistency with Adopted Comprehensive Plan

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.

Staff Recommendation

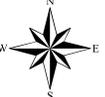
Planning staff recommend approval of the Amended Plans dated 6.17.2022, contingent on final review and completion of design review process, to be signed off on by the Planning Administrator.

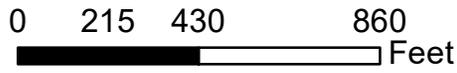
Routing J&A 7.5.22

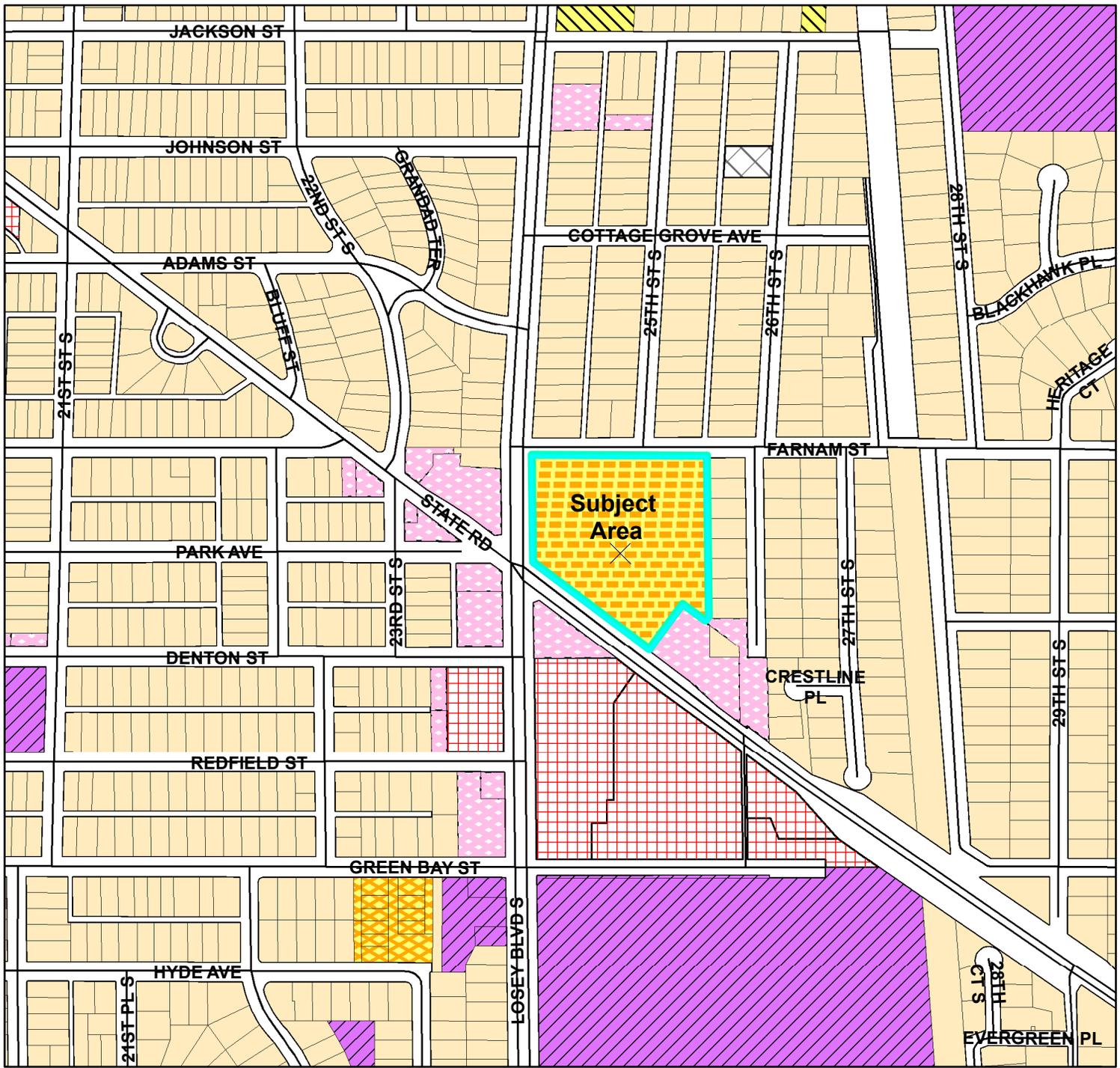


BASIC ZONING DISTRICTS

	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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