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

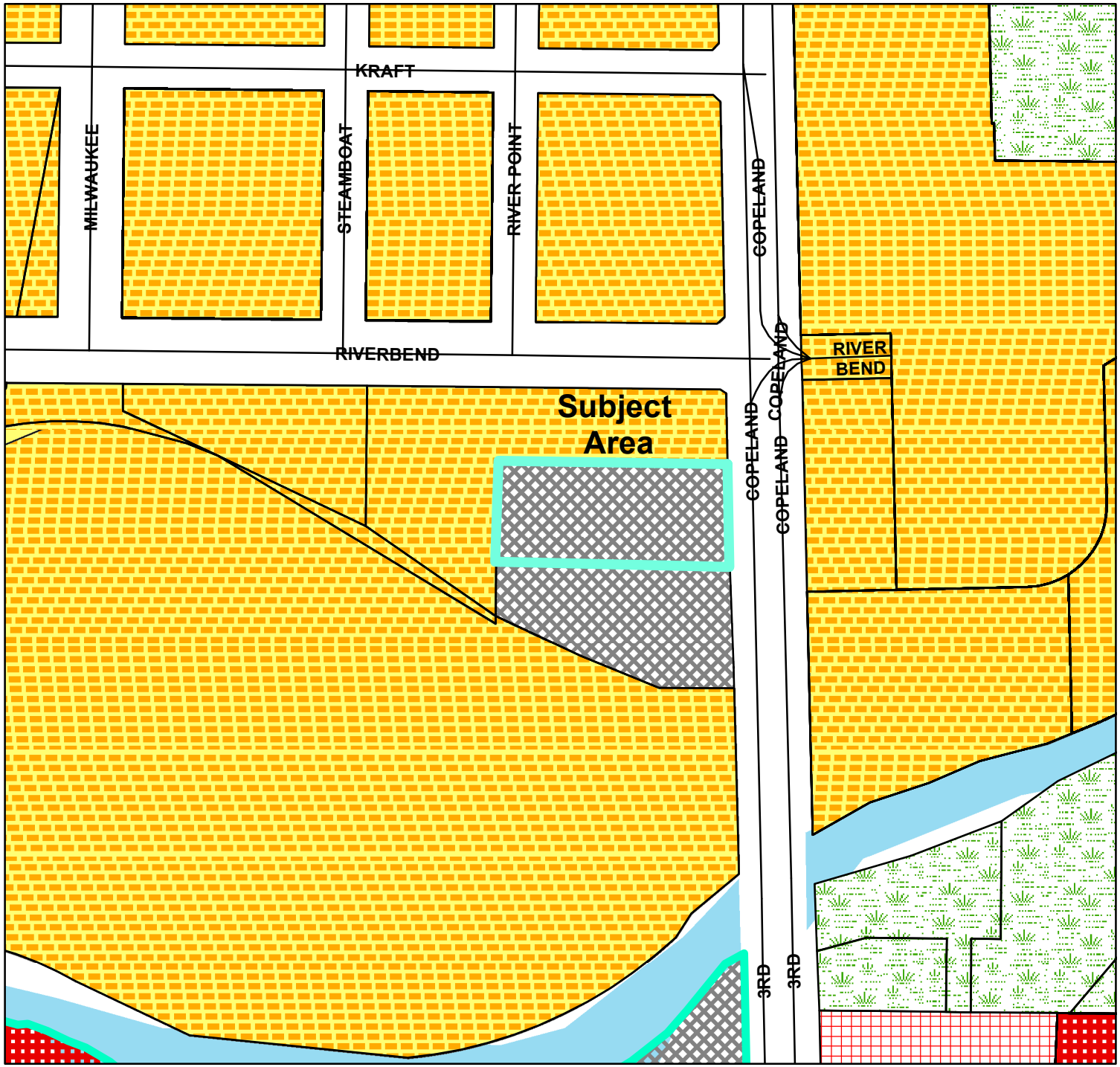
BASIC ZONING DISTRICTS

- 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

0 90 180 360 Feet

City of La Crosse Planning Department - 2026

PC 26-0514



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