

Agenda Item 26-0144 (Tim Acklin)

Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements.

General Location

Council District 17 in the Bluffside Neighborhood Association. Located at the NE corner of the intersection of State Rd and Losey Blvd as depicted on attached Map PC26-0144. 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

The subject CSM is part of the Copper Rocks Development. The applicant is requesting to subdivide the existing lot the former KMart building was located on into four separate parcels as part of the proposed, new development. The new development consists of five buildings that include three multi-story, mixed-use buildings and two townhome buildings. The townhome buildings are proposed to be located on one of the lots and each of the other three buildings will each be located on the other three.

Subdividing the parcel in this way will likely require drainage, utility and access agreements as part of the final approval of the CSM.

Recommendation of Other Boards and Commissions

This item was referred to the April 2026 legislative cycle by the Common Council at their March 2026 meeting.

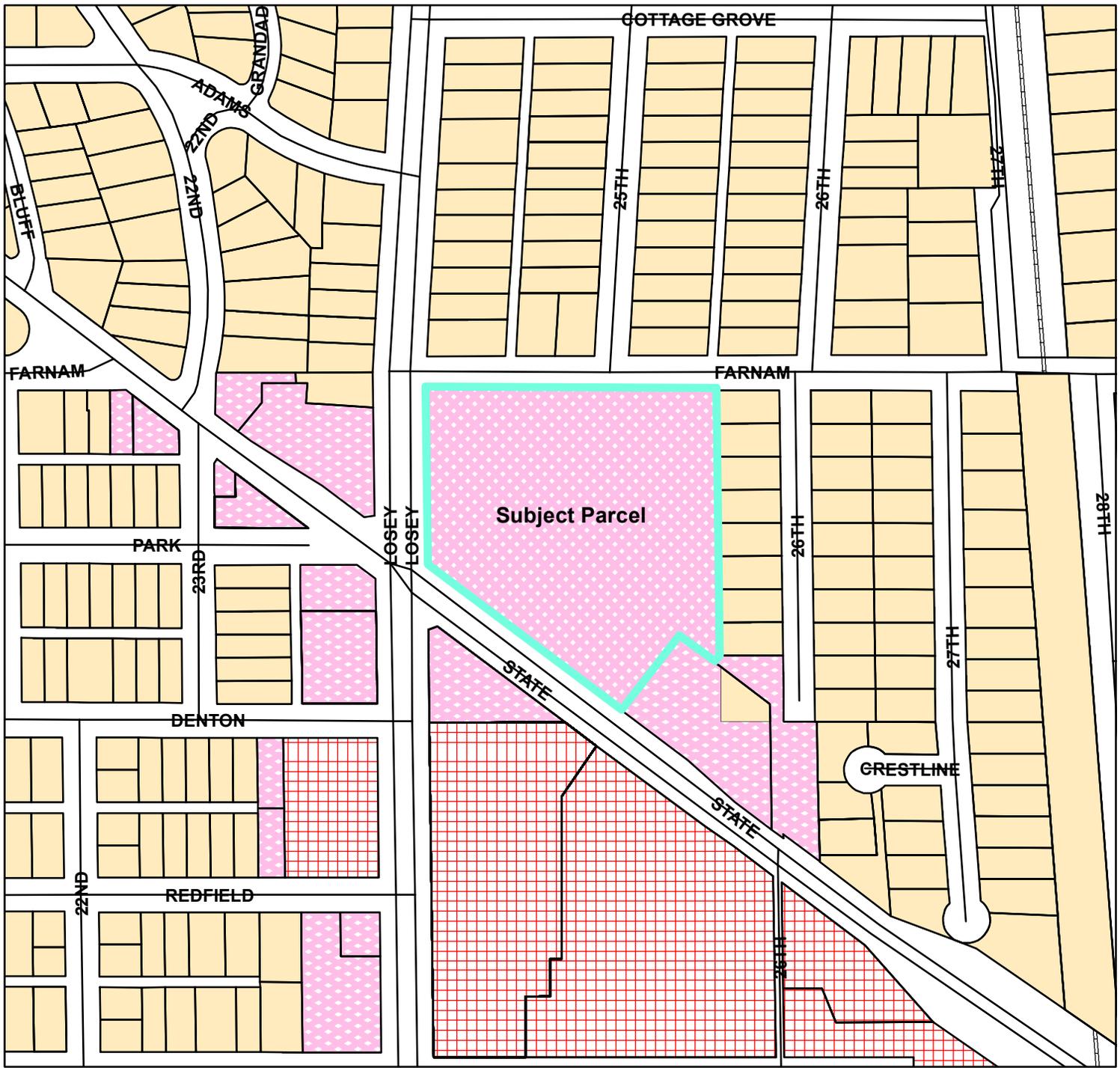
Consistency with Adopted Comprehensive Plan

This item is part of the Copper Rocks Development. 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

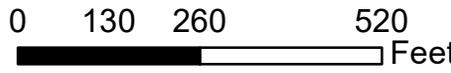
A final CSM still has not been submitted to staff for review as the applicant is currently working with staff on its finalization. It is anticipated that it will be completed and ready for the May 2026 legislative cycle. **This item is recommended for referral to the May cycle.**

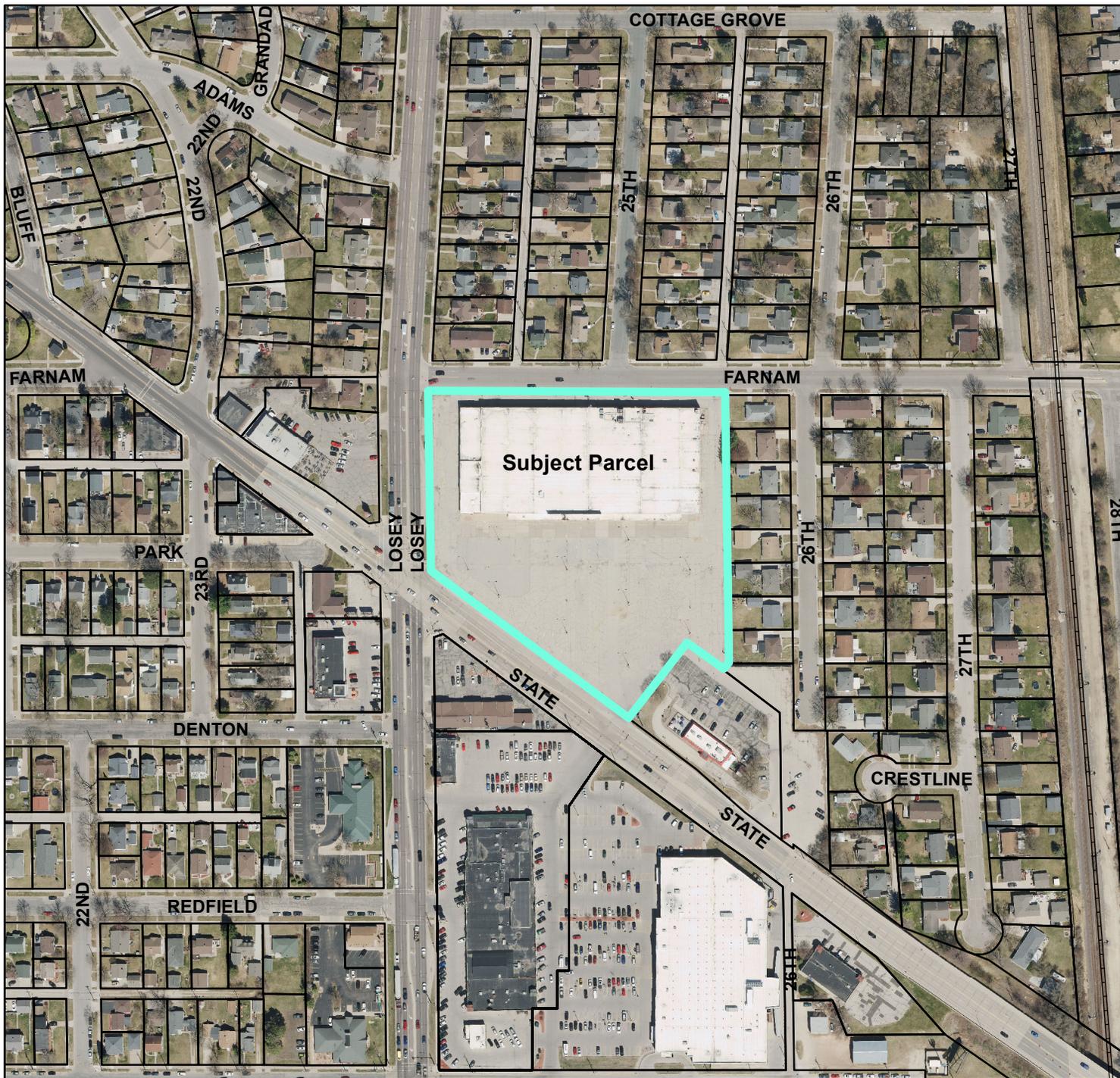
Routing J&A 3.03.26



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
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- City Limits
- SUBJECT PROPERTY





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