

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES  
For a Planned Development District or  
Traditional Neighborhood District

Petitioner (name and address):

MKB Copper Rocks, LLC c/o Kirk Stoa 3800 Emerald Drive E. Onalaska, WI 54650

Owner of site (name and address):

MKB Copper Rocks, LLC c/o Kirk Stoa 3800 Emerald Drive E. Onalaska, WI 54650

Address of subject premises:

2415 State Rd, La Crosse, WI 54601

Tax Parcel No.: 17-50298-32

Legal Description (must be a recordable legal description; see Requirements):

See attached CSM

PDD/TND:  General  Specific  General & Specific

Zoning District Classification: C1 - Local Business

Proposed Zoning Classification: Planned Development District (PDD)

Is the property located in a floodway/floodplain zoning district?  Yes  No

Is the property/structure listed on the local register of historic places?  Yes  No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?  Yes  No

Is the consistent with the policies of the Comprehensive Plan?  Yes  No

Property is Presently Used For:

Vacant - Old retail building

Property is Proposed to be Used For:

Mixed-use residential and commercial development

Proposed Rezoning is Necessary Because (Detailed Answer):

Proposed use of residential and commercial does not fit in C1- Business Zoning

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

Proposed rezoning will remove a blighted site in the neighborhood and increase quality, affordable housing as well as some community and commercial space.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

Proposed rezoning fulfills a recognized need of additional housing and will compliment the surrounding neighborhood. The proposed use also aligns with the city's recent comprehensive plan.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 6 day of February, 2026.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

[Handwritten signature in a box]

(signature)

608-779-2702

(telephone)

February 6, 2026

(date)

kstoa@festfoods.com

(email)

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 12th day of February, 2026

Signed: [Handwritten signature] Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, MKB Copper Rocks, LLC - Kirk Stoa, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 2415 State Road, La Crosse.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

[Signature]  
Property Owner

Subscribed and sworn to before me this 6<sup>th</sup> day of Feb., 2026

[Signature]  
Notary Public  
My Commission expires 11/6/26

