

May 08, 2026
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City of La Crosse, Wisconsin
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La Crosse, WI 54601
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Cc: Tim Acklin
Planning Administrator
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RE: SPECIFIC COMPREHENSIVE DEVELOPMENT PLAN SUBMITTAL

Copper Rocks Redevelopment — 2415 State Road, La Crosse, WI 54601

Petition for Rezoning to Planned Development District per City of La Crosse Municipal Code § 115-156

Mr. Acklin,

On behalf of MKB Copper Rocks, LLC and the four Copper Rocks Phase LLCs (Copper Rocks 1, LLC; Copper Rocks 2, LLC; Copper Rocks 3, LLC; and Copper Rocks 4, LLC), Three Sixty Real Estate Solutions, LLC submits this Specific Comprehensive Development Plan for the Copper Rocks Redevelopment at 2415 State Road. This submittal is intended to satisfy the requirements of Sec. 115-156(e)(2)(a) and (e)(2)(c) of the City of La Crosse Municipal Code in support of the petition to rezone the subject property from C-1 Local Business to Planned Development District (PDD). *It should be noted that this petition is only for phase 1 which would include the west building and the western townhome building.* We understand that we will need to re-submit new petitions for specific development plan for the East building and East townhome and the south building.

The following materials accompany this submittal:

- Site Plan with dimensioned building footprints, circulation, and parking
- Preliminary Certified Survey Map (Lot 1 of CSM #67, V.19, Doc. #1761262) prepared by James R. Osborne, PLS 3068, ISG, dated March 11, 2026 — Wis. Stat. ch. 236 / § 236.34
- Final Architectural Plans, Elevations, Renderings, and Material Specifications (ISG, May 2026; Sheet A2-11 West Building; Townhome Elevations sheet)
- Detailed Landscape Plan and Plant Schedule, Sheet L0-00
- Civil Engineering Plans — Sanitary Sewer, Watermain, and Stormwater Drainage (ISG Sheet C3-20 Utility Plan and related sheets)
- Private Utility and Easement Plan (cross-access, drainage, and utility easements as shown on the CSM)
- Erosion Control Plan and Final Grading Plan (in conformance with Ch. 105, Art. II)
- Geotechnical Evaluation Report — Braun Intertec, Project B2202146, dated May 6, 2022 (Brandon K. Wright, PE)
- Topographic Survey (contours at 2-foot intervals, City Datum)

- Parking Summary
- Signage Exhibit — temporary advertising and permanent entrance features
- Draft Restrictive Covenants and Owners'/Management Association outline

PROJECT DESCRIPTION

The former Kmart site at 2415 State Road is proposed to be redeveloped as Copper Rocks — a vibrant, community-focused mixed-use development consisting of two townhome buildings and three mixed-use buildings, together with structured and surface parking and outdoor community gathering space. The 6.3-acre property is currently zoned C-1 Local Business; rezoning to Planned Development District (PDD) is being requested to permit the proposed mixed-use program and to implement key components of the 2040 City of La Crosse Comprehensive Plan (Forward La Crosse) and the City Vision 2020 Master Plan, including increased density, infill redevelopment, and the encouragement of mixed-use development along major corridors.

The Project will be undertaken in phases by four single-purpose entities — Copper Rocks 1, LLC; Copper Rocks 2, LLC; Copper Rocks 3, LLC; and Copper Rocks 4, LLC — under common control of Three Sixty Real Estate Solutions, LLC. Aggregate project cost is estimated at approximately \$63,000,000.

PART A — GENERAL DEVELOPMENT PLAN INFORMATION

Submitted pursuant to City of La Crosse Municipal Code § 115-156(e)(2)(a).

A.1. Total area, open space, uses, density, dwelling units, population, and utilities

The PDD comprises the entire 6.3-acre subject parcel. Under the proposed Certified Survey Map, the parcel is divided into four Phase Parcels with the following areas: Lot 1 (Phase 2a / North Townhomes) — 52,858 sq ft (1.21 AC); Lot 2 (Phase 1 / West) — 74,641 sq ft (1.71 AC); Lot 3 (Phase 2b / East) — 72,604 sq ft (1.67 AC); Lot 4 (Phase 3 / South) — 68,758 sq ft (1.58 AC). Approximately 5,557 sq ft of additional area along Farnam Street is dedicated to the public. Total landscape area on the site is 88,166 sq ft. Active community amenity and open space is concentrated in the southwestern portion of the parcel between the three mixed-use buildings.

Proposed uses correspond to a combination of the Multiple Dwelling (R-4 / R-5 equivalent) and Local Business / Commercial zoning districts, comprising residential dwelling units, ground-floor commercial/community lease space, and accessory parking. Approximately 240 residential dwelling units are proposed across five buildings, all market-rate workforce housing intended to serve households earning 70%–110% of Area Median Income. Approximate unit allocation by Phase Parcel:

- West Building (Phase 1, Lot 2) — 72 dwelling units (Studio through 2-Bedroom) plus 13,275 sq ft of ground-floor commercial (Tenant I 10,300 sq ft + Tenant II 3,352 sq ft + apartment lobby); 5 stories above grade plus below-grade parking level (37 stalls).
- East Building (Phase 2b, Lot 3) — approximately 104 dwelling units plus ground-floor commercial / community space; 5 stories above grade plus below-grade parking.

- North Townhome Building A (Phase 2a, Lot 1) — 18 dwelling units; 3 stories.
- North Townhome Building B (Phase 2a, Lot 1) — 15 dwelling units; 3 stories.
- South Building (Phase 3, Lot 4) — balance of dwelling units to reach the approximate 240-unit total, plus ground-floor commercial/community space (including a planned brewery tenant); 5 stories above grade plus below-grade parking.

Approximate gross residential density: 38.1 dwelling units per gross acre (240 units ÷ 6.3 acres). Net residential density (excluding rights-of-way, drives, and dedicated commercial/community floor area) will be confirmed on the final site plan. Aggregate ground-floor commercial and community lease space across the three mixed-use buildings is approximately 20,600 sq ft.

Municipal water, sanitary sewer, and storm sewer service the site today. New 8-inch DIP watermain and 8-inch PVC SDR 35 sanitary sewer will be installed in Farnam Street to serve the Project, with 6-inch and 8-inch private services extended to each building. Storm sewer mains, catch basins, and a trench drain along the west edge are shown on Sheet C3-20.

A.2. Estimated value of structures and site improvement costs

Aggregate Project cost is currently estimated at approximately \$63,000,000, inclusive of building construction, site improvements, landscaping, and signature site features. A detailed Project Cost Breakdown is provided as Exhibit E to the companion Development Agreement.

A.3. Owners' / management association structure and restrictive covenants

The subject property is currently held by MKB Copper Rocks, LLC. Upon completion, the Project will be owned and operated by four phase-specific single-purpose entities — Copper Rocks 1, LLC (Phase 2a / North Townhomes); Copper Rocks 2, LLC (Phase 2b / East); Copper Rocks 3, LLC (Phase 3 / South); and Copper Rocks 4, LLC (Phase 1 / West) — each owning a discrete Phase Parcel. Three Sixty Real Estate Solutions, LLC will serve as developer and property manager. A Declaration of Cross-Easements, Cost-Sharing, and Maintenance among the Phase LLCs will govern shared drives, private utilities, stormwater facilities, landscaping, and common amenities. Draft restrictive covenants are provided as a separate exhibit (see Item B.16 below). The CSM expressly creates an access easement covering the entire subject property.

A.4. Proposed departures and requested waivers

The following waivers and modifications from otherwise-applicable City regulations are requested as part of the PDD approval:

Code Section	Requested Departure / Waiver
§ 113-9	Waiver of subdivision plat requirement; permit use of a Certified Survey Map (CSM) to divide the parent parcel into four Phase Parcels as part of the PDD process. Wisconsin Statutes limit creation of no more than four lots of less than 1.5 acres by CSM within five years; a 2020 CSM created three parcels (two under 1.5 acres). To comply with the statutory cap, only one of the four

Code Section	Requested Departure / Waiver
	proposed Phase Parcels — Lot 1 (1.21 AC) — is less than 1.5 acres; Lots 2 (1.71 AC), 3 (1.67 AC), and 4 (1.58 AC) are each at or above 1.5 acres.
§ 115-512(b)	Angled parking proposed along Farnam Street and Losey Boulevard does not meet the building setback requirement; waiver requested to accommodate the proposed street-edge urban form and traffic-calming objectives.
§ 115-512(d)	Landscaped buffer of less than 15 feet provided in certain locations; waiver requested where active street frontage, pedestrian connections, and urban edge treatments are preferred over a continuous landscape buffer.
§ 115-512(o)	No curb, parking blocks, or bollards between parking lot and sidewalks in certain locations; waiver requested where alternative design treatments (grade changes, planting beds, paving differentiation) achieve equivalent pedestrian protection.
§ 115-515(a)(2) / F.3.c	Shrub-count modification. The formula in F.3.c (one tree and ten shrubs per 600 sq. ft. of landscaped area) applied to the 88,166 sq. ft. of landscape area yields 147 trees and 1,470 shrubs required. The Landscape Plan provides 148 trees (exceeding the requirement) and 1,081 shrubs. A reduced shrub count of 1,081 in lieu of 1,470 is <i>requested due to impracticality of placement at the formulaic figure given site configuration, internal circulation, and stormwater treatment areas</i> . Street-frontage tree requirement (20 trees per 816 linear feet of frontage) is fully met (20 provided).
§ 115-517	Stormwater management to be performed in conformance with § 105-61 rather than the § 115-517 default standards.
§ 115-521(b)	Front doors of certain buildings do not face the abutting public street; waiver requested to allow primary residential entrances oriented to the internal courtyard / shared community space, with active secondary street frontages.
§ 115-555	Stormwater management to be performed in conformance with § 105-61 rather than the § 115-555 default standards.

A.5. Expected date of commencement and development staging

Demolition of the existing Kmart building is targeted for Summer/Q3 2026. Construction is planned in three Phases (with Phase 2 consisting of two sub-phases for shared-deadline purposes only, designated 2a and 2b), with Substantial Completion of the final Phase anticipated by fall 2028. Indicative phasing:

- Phase 1 — West Building (Copper Rocks 4, LLC, Lot 2). Commencement target on or before *July 1, 2026*; Substantial Completion target on or before *June 30, 2027*.
- Phase 2a — North Townhome Buildings (Copper Rocks 1, LLC, Lot 1) and Phase 2b — East Building (Copper Rocks 2, LLC, Lot 3). Commencement target on or before October 1, 2026; Substantial Completion target on or before September 30, 2027.
- Phase 3 — South Building (Copper Rocks 3, LLC, Lot 4). Commencement target on or before July 1, 2027; Substantial Completion target on or before June 30, 2028.

Phasing sequence and timing may be adjusted in response to lease absorption, commercial tenant interest, construction cost conditions, and financing. The staging plan is described more fully under Item B.15 below.

A.6. Sketch plan — lot layout, street configuration, utilities, open space

See attached Site Plan and Sheet C3-20 Utility Plan.

A.7. Legal description of PDD boundaries

Lot 1 of 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.

A.8. Relationship to surrounding properties

The two townhome buildings along the north edge of the parcel (18-unit and 15-unit buildings) front Farnam Street with porches and primary entries oriented to the street, scaling appropriately to the R-1 single-family neighborhood north and west of the site. Rooftop patios face the interior of the development with southern exposure. The Developer requests City consideration of traffic-calming measures on Farnam Street — including pedestrian bump-outs and on-street angled parking on the south side — to maintain a safe and walkable residential edge.

The three mixed-use buildings are located in the southwestern and southern portions of the parcel, oriented to the Losey Boulevard / State Road (State Highway 33) corridor. Approximately 20,600 sq ft of ground-floor commercial and community space is provided across the three mixed-use buildings, intended to serve Project residents and the surrounding neighborhood. Adjoining lands to the south and west are zoned C-1 Local Business and C-2 Commercial and include established neighborhood-serving businesses (Festival Foods, Las Margaritas, Domino's, Subway, JavaVino, Sports Clips, Allstate Insurance, and others).

A.9. Institutional, recreational, open space, common, and public-use areas

Active community amenity space is concentrated in the southwestern portion of the parcel, between the three mixed-use buildings, and includes: a grassed gathering area; outdoor patio seating supporting the planned ground-floor end user in the South Building; outdoor fire pits; walking paths; passive rest areas with benches and hammock locations; and a fenced dog run along the eastern property line adjacent to the dumpster enclosure. There are no public schools or parks within the PDD boundaries; the Project does not propose dedication of land for public school or park use, but public access to community-oriented ground-floor commercial space and outdoor amenities is contemplated. Approximately 5,557 sq ft along the Farnam Street frontage is being dedicated to the public via the CSM.

A.10. Soil characteristics

See attached Geotechnical Evaluation Report prepared by Braun Intertec (Project B2202146, dated May 6, 2022; Brandon K. Wright, PE, License #40141). Subsurface conditions are

generally characterized by 2–5 inches of existing bituminous pavement over 6–9 inches of apparent aggregate base, underlain by 3 to 6½ feet of existing fill (poorly graded sand / silty sand — SP, SP-SM, SM) and then alluvial poorly graded sand and poorly graded sand with silt (SP, SP-SM) to the termination depths explored. Groundwater was estimated at a depth of approximately 33–34 feet (elevation 631–631½). Allowable net bearing pressures: 4,000 psf for single-story commercial structures and up to 7,000 psf for the multi-story mixed-use buildings with below-grade levels. Site soils are well-suited for stormwater infiltration.

A.11. Existing topography (≤ 2-foot contour intervals, City Datum)

See attached Topographic Survey. Contours are shown at two-foot intervals, City Datum, across the full PDD boundary. Existing site grades range generally from approximately elevation 661–665 across the site, with the site generally falling from the southeast (highest) toward the northwest. Proposed grading remains within 1 to 2 feet of existing grades per Braun Intertec Table 2.

A.12. General landscaping treatment

See attached Landscape Plan and Plant Schedule. The 88,166-sq-ft landscape area incorporates a diverse palette of native and adapted species — street trees along Farnam Street and Losey Boulevard, courtyard plantings between the mixed-use buildings, screen plantings between the development and adjacent residential properties, and stormwater-tolerant species within biofiltration and detention areas. Plant counts: 148 trees and 1,081 shrubs total, plus 20 frontage trees along 816 linear feet of frontage. See waiver request under Item A.4 / § 115-515(a)(2) regarding the shrub count.

PART B — SPECIFIC COMPREHENSIVE DEVELOPMENT PLAN DETAIL

Submitted pursuant to City of La Crosse Municipal Code § 115-156(e)(2)(c).

B.1. Plat plan / detailed site plan with reserved areas

A preliminary Certified Survey Map prepared by James R. Osborne, PLS 3068 (ISG), with field work completed March 11, 2026, is submitted in conformance with applicable provisions of Wis. Stat. ch. 236 and § 236.34. The CSM identifies four Phase Parcels (Lots 1–4, totaling 6.17 AC of saleable area plus 5,557 sq ft / approximately 0.13 AC of public dedication along Farnam Street), all areas reserved for vehicular and pedestrian circulation, utilities, parking, public uses, and easements. The CSM expressly creates Access, Drainage, and Utility Easements covering specified portions of each lot and an access easement covering the entire subject property. A detailed Site Plan accompanying the CSM exhibit shows the dimensioned location of all proposed structures, parking fields, drive aisles, sidewalks, plaza and amenity areas, and easements. A waiver from the subdivision plat requirement of § 113-9 is requested under Item A.4 to permit use of the CSM.

B.2. Legal description of PDD boundaries

As provided in Item A.7. Lot 1 of Certified Survey Map Number 67, Volume 19, Document Number 1761262, located in the NW¼ of the NE¼ of Section 9, T15N, R7W, City of La Crosse, La Crosse County, Wisconsin. We are currently drafting legal descriptions of the new lots along with the restrictive covenants, declarations and easements.

B.3. Relationship to surrounding properties

As provided in Item A.8 above. In summary: residential edge to the north (R-1 single-family); commercial corridor to the south and west (C-1 / C-2); transition managed through building placement, height stepping (3-story townhomes on the north edge stepping up to 5-story mixed-use on the south and west), and landscape buffers.

B.4. Public and private roads, driveways, and parking facilities

Public street frontages: Farnam Street (north), Losey Boulevard (west), and State Road / State Highway 33 (south). No new public streets are proposed within the PDD. Internal vehicular circulation is provided via private drives and parking aisles subject to the recorded Access, Drainage, and Utility Easements depicted on the CSM, connecting the surface parking fields and structured-parking entrances. The West Building (Phase 1) provides 37 below-grade parking stalls plus surface stalls; the East and South Buildings each include below-grade or at-grade structured parking beneath the residential floors; garages and surface parking serves the townhomes and surface parking serves short-term commercial visitors. Parking counts, dimensional standards, and accessible-stall provisions are detailed in the attached Parking Summary.

B.5. Size, arrangement, and location of building sites and groups

Five new buildings on four Phase Parcels:

- West Building (Phase 1, Lot 2, 1.71 AC) — 72 dwelling units across 4 residential floors (Floors 2–5) above a ground-floor commercial level (Tenant I 10,300 sq ft + Tenant II 3,352 sq ft + apartment lobby) and a below-grade parking level (37 stalls). Building height: First Floor el. 100' to Roof el. 158' (58 feet above grade). Refer to ISG Sheet A2-11.
- East Building (Phase 2b, Lot 3, 1.67 AC) — approximately 104 dwelling units across 4 residential floors above ground-floor commercial/community space; below-grade or at-grade structured parking. Building height comparable to the West Building.
- South Building (Phase 3, Lot 4, 1.58 AC) — balance of dwelling units (approximately 30 units to reach the ~240-unit total) plus ground-floor commercial/community space (including a planned brewery tenant); below-grade or at-grade structured parking.
- North Townhome Buildings (Phase 2a, Lot 1, 1.21 AC) — two buildings (18 units and 15 units, respectively) oriented east-west along Farnam Street, with porches and primary entries fronting the street and rooftop patios facing the development interior. 3 stories; First Floor el. 100' to Roof Bearing el. 128'-4 5/8" (approximately 28 feet above grade); typical bay width 39'-4 3/4". Design follows the precedent established by Three Sixty's 2017 Canterbury townhomes.

Building footprints, setbacks, and dimensional relationships are shown on the attached Site Plan and ISG Sheets C3-20 and A2-11.

B.6. Institutional, recreational, open space, common, and public-use areas

As provided in Item A.9 above.

B.7. Temporary advertising signs and permanent entrance features / signs

Temporary signage during construction will be limited to job-site identification, contractor identification, and leasing/marketing signs in conformance with the City sign ordinance.

Permanent signage will consist of: (i) monument signs at the principal vehicular entries on State Road; (ii) building identification signage at the primary residential entries of each building; and (iii) tenant signage for ground-floor commercial users within designated signage zones on the mixed-use buildings. Final tenant signage will be reviewed under the master sign program established by this PDD.

B.8. Detailed landscaping plans with plant listings

See attached Landscape Plan (Coulee Region Ecoscapes, Sheet L0-00) and accompanying Plant Schedule. The Plant Schedule identifies species (botanical and common names), quantities, container size at installation, and mature size. Total landscape area: 88,166 sq ft. Plant counts: 148 trees and 1,081 shrubs, plus 20 frontage trees over 816 linear feet of frontage. Refer also to Item A.4 / § 115-515(a)(2) regarding the requested shrub-count modification.

B.9. Final architectural plans, elevations, and design character

Final architectural plans, elevations, renderings, and material specifications for each of the five buildings are submitted as a separate exhibit (ISG, May 2026).

Mixed-use buildings (West, East, South) — primary exterior material: wood composite siding in a neutral color; secondary material: metal panel in an accent color; base: stone veneer in a complementary color. Façade design incorporates: distinct roof shapes providing variation in building form (per design elements K.3a / M.2); façades articulated with projections (K.4a); trim surrounding all openings (L.3 / N.3); recessed-form emphasis at building entries (K.3b); variation of material and color to break up wall surface (K.3c); flat roofs with parapets on all sides (M.3); and neutral primary siding with contrasting accent siding and trim (N.6b). Reference elevation: total street-facing façade area 3,404 sq ft; fenestration provided 1,650 sq ft, substantially exceeding the minimum 20% fenestration requirement.

Townhome buildings — primary exterior material: horizontal siding in a light color; secondary material: masonry or horizontal siding in a dark color; accent material: horizontal siding in a light color. Three-story configuration with pitched/gable roof forms appropriate to the abutting R-1 single-family context. Townhome architecture follows the precedent set by Three Sixty's Canterbury and C & C Residences townhomes.

B.10. Engineering plans — public sanitary sewer, water supply, stormwater

Engineering plans depicting existing and proposed public sanitary sewer, watermain, and storm drainage facilities are submitted with this application (ISG Sheet C3-20 Utility Plan and related sheets). New public mains proposed in Farnam Street: 8-inch DIP watermain with 8-inch valves and hydrants; 8-inch PVC SDR 35 sanitary sewer with 48-inch sanitary manholes. On-site, private services extend from those public mains to each building: 6-inch and 8-inch DIP water services with 6-inch and 8-inch valves; 6-inch PVC SDR 26 and 8-inch PVC SDR 35 sanitary services. Stormwater management is provided in conformance with § 105-61 (see Items A.4 and B.17), with catch basins, storm sewer mains, and a trench drain along the west edge depicted on Sheet C3-20. All public utility extensions will be designed in conformance with the City's design criteria and dedicated to the City upon acceptance.

B.11. Private utilities and easements (existing and proposed)

Existing and proposed locations of private utilities — electric, natural gas, telecommunications, and on-site private water/sanitary/storm distribution mains — are shown on Sheet C3-20. The CSM creates Access, Drainage, and Utility Easements as depicted on Sheets 1 and 2 of the CSM and an access easement covering the entire subject property. Cross-easements among the four Phase LLCs for shared private utilities, drives, stormwater facilities, and refuse handling will be recorded against the Phase Parcels concurrent with the CSM.

B.12. Soil characteristics related to contemplated uses

As provided in Item A.10 above. See Braun Intertec Geotechnical Evaluation Report, Project B2202146, dated May 6, 2022. The site is suitable for the proposed Project subject to the report's recommendations regarding building demolition, removal of existing fill, surface compaction, engineered fill specifications, spread footing design, below-grade wall drainage and lateral earth pressures, interior slab subgrade preparation, pavement sections, utility subgrade stabilization, and stormwater infiltration.

B.13. Existing on-site topography (≤ 2-foot contour intervals, City Datum)

As provided in Item A.11 above.

B.14. Anticipated uses of adjoining lands — roads, drainage, utilities, compatibility

Roads: existing public street network surrounding the site is anticipated to remain in current configuration, with proposed traffic-calming improvements on Farnam Street and new utility installations in the Farnam right-of-way. Surface water drainage: site stormwater is managed on-site in conformance with § 105-61, taking advantage of the well-draining alluvial sand soils identified in the Braun Intertec geotechnical report; no anticipated change to drainage patterns on adjacent properties. Utilities: new public mains in Farnam Street are sized to serve the Project and do not reduce capacity available to adjoining properties. Compatibility: 3-story residential townhomes are placed on the north edge to provide a compatible scale and use transition to the abutting R-1 neighborhood; 5-story mixed-use buildings are concentrated to the south and west adjacent to the C-1 / C-2 commercial corridor, consistent with adjacent commercial uses.

B.15. Staging plan

The Project is staged across three Phases (with Phase 2 consisting of two sub-phases for shared-deadline purposes only, designated 2a and 2b). As noted in the intro paragraph this petition is only for Phase 1. However, we thought full context of the entire project would be helpful with this petition. Each Phase is owned by a separate Phase LLC, with separate (non-joint) construction, minimum-cost, and assessed-value obligations:

- Phase 1 — West Building (Copper Rocks 4, LLC, Lot 2, 1.71 AC, 72 units). Commencement on or before July 1, 2026; Substantial Completion on or before June 30, 2027. Functions independently with self-contained parking, utility service, and access.
- Phase 2a — North Townhomes (Copper Rocks 1, LLC, Lot 1, 1.21 AC, 33 units across two buildings); Phase 2b — East Building (Copper Rocks 2, LLC, Lot 3, 1.67 AC, ~104 units). Commencement on or before October 1, 2026; Substantial Completion on or before September 30, 2027. Each functions independently with dedicated access and parking.
- Phase 3 — South Building (Copper Rocks 3, LLC, Lot 4, 1.58 AC, balance of units). Commencement on or before July 1, 2027; Substantial Completion on or before June 30, 2028. Functions independently with dedicated access and parking.

Commencement or Substantial Completion of any Phase is not a condition precedent to commencement, continuation, or Substantial Completion of any other Phase. Cross-easements created by the CSM ensure that interim conditions during phased construction maintain functional access, utility service, and stormwater management for completed Phases.

B.16. Restrictive covenants

Draft Declarations of Restrictive Covenants, Easements, and Operating Agreements (along with legal descriptions) among the four Phase LLCs are being drafted. The Declarations will address: (i) permitted and prohibited uses on each Phase Parcel; (ii) shared maintenance and cost allocation for private drives, parking facilities, stormwater systems, landscaping, signage, and refuse handling; (iii) architectural and signage controls to preserve the design integrity of the master plan; (iv) cross-easements for vehicular and pedestrian access, utilities, drainage, and shared amenities (supplementing the Access, Drainage, and Utility Easements created by the CSM); and (v) enforcement and dispute-resolution mechanisms. The final form of the Declarations will be recorded against the Phase Parcels concurrent with the CSM and prior to issuance of certificates of occupancy.

B.17. Erosion control and final grading

Proposed Erosion Control Plan and Final Grading Plan are submitted herewith in conformance with Chapter 105, Article II of the City of La Crosse Municipal Code, and applicable Wisconsin Department of Natural Resources stormwater construction-site requirements (Subch. III, Ch. NR 151 / NR 216 as applicable). Site stabilization measures, sediment-control devices, inlet protection, construction-entrance configuration, and sequencing of disturbance are detailed on

the plan sheets. The Final Grading Plan demonstrates positive drainage to proposed stormwater management facilities and conformance with § 105-61. Final grading limits are within 1 to 2 feet of existing grades per the geotechnical assumptions. Excavated slopes are designed to OSHA Type C soil standards (1.5H:1V or flatter for unsupported excavations) per the geotechnical report.

B.18. All conditions agreed to by the applicant

In addition to the conditions and commitments documented in Items B.1 through B.17 above, the Applicant agrees to the following, which are incorporated into the Specific Comprehensive Development Plan as if fully restated herein:

- Compliance with the staged construction schedule set forth in Item B.15, subject to permitted extensions for unavoidable delays.
- Recording of the Certified Survey Map within six (6) months of PDD approval, in compliance with § 115-156(g).
- Filing of proof of recording with the City Clerk within the same six-month window.
- Filing of a certified copy of the final approved Comprehensive Development Plan with the Department of Planning and Development and the Office of the City Clerk prior to issuance of any building or development permits.
- Commencement of construction within twelve (12) months of approval (if GDP and SCDP are approved simultaneously) or eighteen (18) months (if approved sequentially), in conformance with § 115-156(e)(2)(b)(2) and § 115-156(i).
- Completion of all construction within each Phase within three (3) years of final approval, subject to extension by the Council for good cause, per § 115-156(i)(2).
- Dedication of public sanitary sewer and watermain extensions to the City upon acceptance, with private maintenance responsibility for on-site stormwater conveyance and detention facilities allocated among the Phase LLCs under the recorded Declaration.
- Engagement of Braun Intertec (or another qualified geotechnical engineer) for plan review and construction observation/testing consistent with the recommendations in the Geotechnical Evaluation Report.
- Compliance with any additional terms agreed to in the companion Development Agreement between the Phase LLCs and the City.

CLOSING

This submittal is intended to provide the City Plan Commission and Common Council with the full record needed to act on the petition to rezone the subject property to Planned Development District and to approve the accompanying Specific Comprehensive Development Plan. The Applicant respectfully requests scheduling for City Plan Commission review and the required public hearing under § 115-156(e)(2)(b)(1).

Please contact me at 608.790.5589 or jeremy@threesixty.bz with any questions or to request additional materials.

Sincerely,

Jeremy Novak

608.790.5589 | jeremy@threesixty.bz

cc: Andrea Trane, Director of Planning, Development and Assessment
File