



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, March 4, 2024

4:00 PM

Council Chambers

The meeting is open for in-person attendance and will also be conducted through video conferencing. To join the meeting click this link (or typing the URL in your web browser address bar):
<https://cityoflacrosse-org.zoom.us/j/88991607803?pwd=d3hhNURndXZXZWRYRIZ4eWFTTndoQT09>
Meeting ID: 889 9160 7803; Passcode: CPC23; Call in: 1-305-224-1968.

The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

Roll Call

Approval of Minutes from the January 29th, 2024 meeting.

Agenda Items:

[24-0068](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.

Attachments: [Ordinance](#)

[Petition & Cover Letter](#)

[Plans](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC.StaffReport.01292024.24-0068.JD](#)

[Undeliverable Mailing - 1.30.2024](#)

[Affidavit of Publication - Notice of Hearing](#)

[Opposition Letter - Cathy Van Maren - 2.8.2024](#)

[Opposition Letter - Kevin Hundt - 2.25.2024](#)

[Opposition Letter - Bridget Brown - 2.26.2024](#)

[CPC.StaffReport.03042024.24-0068.JD](#)

[24-0190](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from Washburn Residential Neighborhood District to the Traditional Neighborhood District - Specific allowing for continued use of the property as a professional office space at 212 11th Street South.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Legal Objection - Scott and Katie Koenen - 1.30.2024](#)

[Legal Objection - Khodor Baalbaki and Kathryn Noelke - 2.8.2024](#)

[Legal Objection - Garvey - 1.10.2024](#)

[Legal Objection - Lisa Middleton - 2.13.2024](#)

[Legal Objection - Greg Tolvstad - 2.13.2024](#)

[Opposition Letter - Kristen Brinks - 2.14.2024](#)

[Support Letter - Deborah Buffton - 2.15.2024](#)

[Legal Objection - Adam Hoffer - Hoffer LLC - 2.16.2024](#)

[Support Letter - Connor Glassen - 2.19.2024](#)

[Support Letter - Kristin Peters - 2.19.2024](#)

[Legal Objection - Jackson Fortney - 2.19.2024](#)

[Legal Objection - Andrew & Michelle Elliot - 2.19.2024](#)

[Legal Objection - Ludlow - 2.20.2024](#)

[Support Letter - Jess Thill - 2.20.2024](#)

[Legal Objection - Scott & Katie Koenen - 2.20.2024](#)

[Support Letter - Peter Gorski - 2.20.2024](#)

[Support Letter - Kelly Sultzbach - 2.20.2024](#)

[Support Letter - Monica Gorski - 2.20.2024](#)

[Legal Objection - Daryll Jury - 2.20.2024](#)

[Support Letter - Justin Boge - 2.21.2024](#)

[Legal Objection - Daniel & Allison Schneider - 2.21.2024](#)

[Legal Objection - Sue Tolvstad - 2.21.2024](#)

[Legal Objection - Karl Green - 2.21.2024](#)

[Legal Objector Table as of 2.22.2024](#)

[Support Letter - Olivia Prendergast - 2.22.2024](#)

[Support Letter - Andrew Ericson - 2.22.2024](#)

[Buffer List - Excluding Additional Right-of-Way - 2.23.2024](#)

[Support Letter - Sister Helen Elsbernd - 2.23.2024](#)

[Support Letter Sister Michelle Pettit - 2.23.2024](#)

[Support Letter from Nancy Parcher - 2.23.2024](#)

[Support Letter from Megan Gruber - 2.24.2024](#)

[Support Letter from Anna Sprague - 2.24.2024](#)

[Letter from Dawn Wacek - 2.25.2024](#)

[Support Letter From Randall Brown - 2.26.2024](#)

[Support Letter from Margaret Ho - 2.26.2024](#)

[Support Letter from Thomas Link - 2.26.2024](#)

[Support Letter from Jill Bernstein - 2.26.2024](#)

[Support Letter from Adrienne Olson - 2.26.2024](#)

[Legal Objection - Jana Parsons - 2.26.2024](#)

[Legal Objection - Green - 2.27.2024](#)

[Withdrawal of Objection - Khodor Baalbaki & Kathryn Noelke - 2.27.2024](#)

[Legal Objector Map Showing Additional Excluded ROW](#)

[Support Letter from Maureen Freedland - 2.27.2024](#)

[Support Letter from Tamara Porter - 2.27.2024](#)

[Support Letter from Aleisha Kuntu - 2.27.2024](#)

[Legal Objection - Plesha - 2.27.2024](#)

[Support Letter from Laurie Logan - 2.28.2024](#)

[Support Letter from Kayleigh Day - 2.27.2024](#)

[Support Letter from Annette Friedewald - 2.27.2024](#)

[Objection Letter - Lisa Middleton - 2.27.2024](#)

[Support Letter from Jane Benzschawel - 2.27.2024](#)

[Support Letter from Matthew Bersagel Braley - 2.28.2024](#)

[Support Letter from Ryan O'Hern - 2.28.2024](#)

[Support Letter from Aron Newberry - 2.28.2024](#)

[Support Letter from Rose Monhaut - 2.28.2024](#)

[Support Letter from Michelle Wanders - 2.28.2024](#)

[Legal Objection - Richard Harned Emily Thomas-Harned - 2.28.2024](#)

[Support Letter from La Crosse School District - 2.28.2024](#)

[Support Letter from Michelle Pinzl - 2.28.2024](#)

[Legal Objector Table with additional excluded ROW - 2.29.2024](#)

[Support Letter - Zitelman, Xion, Fox, Martin-Vega - 2.29.2024](#)

[Support Letter from La Crosse County Health Department - 2.28.2024](#)

[Support Letter from Anthony Longo - Scenic Bluffs Community Health - 3.1.2024](#)

[CPC.StaffReport.03042024.24-0190.TA](#)

[Support Letter from Monica Kruse - 3.1.2024](#)

[23-1487](#)

Resolution approving partial vacation of public street Right-of-Way on the east side of 28th Street South, near Fairchild Street East.

Attachments: [Resolution](#)

[Legal Description and Map](#)

[Lis Pendens](#)

[200-foot Property Owner Buffer Map](#)

[Buffer List](#)

[Lis Pendens - Recorded - 1.22.2024](#)

[PD Letter Re Service on Property Owners - 1.25.2024](#)

[Notice of Hearing](#)

[Affidavits of Personal Service - 1.26.2024](#)

[Legislative Staff Report](#)

[CPC.StaffReport.03042024.23-1487.LK](#)

[24-0189](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for the property to be used as a duplex at 812 Windsor Street.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC.StaffReport.03042024.24-0189.JD](#)

[24-0217](#)

Application of Karuna, Inc. for a Conditional Use Permit at 1012 Grove Street allowing for a rooming house.

Attachments: [Application](#)

[Site Map and Plans](#)

[Buffer Map](#)

[200-foot Buffer List](#)

[Notice of Hearing](#)

[CPC.StaffReport.03042024.24-0217.LK](#)

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

City Plan Commission Members:

Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallagher, Jenasea Hameister & James Szymalak.