



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Wednesday, January 2, 2019

4:00 PM

Council Chambers

Call to Order

Roll Call

Approval of Minutes

December 3, 2018 meeting minutes.

Agenda Items:

1. [18-1255](#) Application of Tomah VA Medical Center for a Conditional Use Permit allowing Community Living Arrangement at 3120 Farnam Street.

Attachments: [Application](#)

[Notice of Hearing](#)

[Affidavit of Publication - Notice](#)

[Aerial photos](#)

[Plot Map](#)

[Floor Plan](#)

[Description of Transitional Residence Program](#)

[VHA Handbook - Mental Health Residential Treatment Program](#)

[Property Owner Buffer List](#)

[Property Owner Buffer Map](#)

[Jansen Letter of Opposition 9-23-18](#)

[Jansen Objection 10-1-18](#)

[Meyer Letter of Opposition 9-24-18](#)

[Meyer Objection 9-25-18](#)

[Weber Letter of Support 9-26-18](#)

[CPC Staff Report 10-1-18](#)

[Kampa Objection 9-24-18](#)

[Kampa Letter of Opposition 9-30-18](#)

[Tomah VA Request for 30-day referral 9-27-18](#)

[Buschman Objection 9-27-18](#)

[Wavra Objection 9-27-18](#)

[Barlow Objection 9-27-18](#)

[Socha Objection 9-27-18](#)
[Gund Objection 9-28-18](#)
[Patterson Objection and Letter of Opposition 9-28-18](#)
[Landry Letter of Opposition 9-28-18](#)
[Bakken Objection 10-1-18](#)
[Thielen Letter of Opposition 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
[Leach Objection 10-1-18](#)
[Thielen Objection 10-1-18](#)
[J&A sign ups 10-2-18](#)
[Pinter Objection and Letter of Opposition 10-17-18](#)
[Schultz \(LAVMP\) Letter in Support 10-12-18](#)
[Pinter Objection 11-29-18](#)
[La Crosse Home Fact Sheet - 11-29-18](#)
[Bush Letter in Support 10-25-18](#)
[Myre Objection 11-15-18](#)
[CPC Staff Report 12-3-2018](#)
[Brougham Objection 11-30-18](#)
[Objection - anonymous sender 11-30-18](#)
[Cartwright Objection 12-3-18](#)
[CPC Recommendation Ltr 12-3-18](#)
[CPC sign ups 12-3-18](#)
[CM Olson letter 12-5-18](#)
[J&A sign ups 12-4-18](#)
[Sevey Objection 12-6-18](#)
[Tomah VA Medical Center Director Letter to City La Crosse Common Council 12/19/18](#)
[Enclosure A - Tomah VAMC Vocational Rehabilitation Partners and Employers 12/19/18](#)
[Enclosure B - Overhead Depiction of 3120 Farnam Street 12/19/18](#)
[Enclosure C - Photograph of 3120 Farnam Street Garage 12/27/18](#)
[Enclosure D - Overhead view 3120 Farnam Street and Surrounding Properties 12/27/18](#)
[Enclosure E - Photograph of Driveway Frontage at 3120 Farnam Street 12/27/18](#)
[Enclosure F - Overhead View of River Valley VA Outpatient Clinic and Staff Parking 12/19/18](#)
[Enclosure G - River Valley VA Outpatient Clinic Landlord Letter Re-Parking 12/19/18](#)
[Enclosure H - Furman Center Policy Brief - The Impact of Supportive Housing on Veterans 12/19/18](#)
[Enclosure I - CWT-TR Room Inspection Sheet 12/19/18](#)
[Enclosure K - Core Competencies of the CWT-TR House Manager 12/27/18](#)
[Enclosure L - CWT-TR House Manager Position Description 12/27/18](#)
[Enclosure M - Tomah VA CUP Community Town Hall Meeting 12/19/18](#)
[Enclosure N - Vocational Rehabilitation Environment Inspection 12/19/18](#)

[3120 Farnam St - Interior and Exterior Photos 12/19/18](#)

[CPC Staff Report 1-2-2019](#)

2. [18-1710](#) Review/Renewal for the conditional use permit allowing for a 2-unit family dwelling in the Washburn Residential District at 322 9th St. S.
Attachments: [2014 Resolution Approving CUP at 322 9th St. S.](#)
[CPC Staff Report 1-2-2019](#)

3. [18-1697](#) Request for Exception to Standards for Multi-Family Housing Design by Thomas & Deree Friedewald, partners of South Properties, LLC, allowing for exceptions to parking and landscape requirements for new development at 505 11th St. N.
Attachments: [Request](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 1-2-2019](#)

4. [18-1647](#) Application of 4009 MCR Partners LLC for a Conditional Use Permit allowing demolition of structure for future commercial development at 4009 Mormon Coulee Road.
Attachments: [Application](#)
[Coverletter](#)
[Site Plans - Existing and Proposed](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 1-2-2019](#)

5. [18-1660](#) Resolution approving First Amendment to Development Agreement with Spies Construction for Navy Reserve Site.
Sponsors: Medinger
Attachments: [Resolution](#)
[1st Amendment](#)
[CPC Staff Report 1-2-2019](#)

6. [17-1056](#) Resolution approving Application of Western Technical College for a Conditional Use Permit allowing for demolition of structures to create green space at 314 and 320-322 8th St. N.
Attachments: [Resolution](#)
[Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)

[CPC Staff Report 9-5-2017](#)
[CPC Recommendation Report 9-5-17](#)
[Sept 8 WTC Letter in response to Sept 5 CPC conditions](#)
[CPC Staff Report 10-30-17](#)
[CPC Recommendation Report 10-30-17](#)
[PMSA 11-9-174](#)
[CPC Staff Report 12-4-17](#)
[CPC Recommendation Report 12-4-17](#)
[CPC Staff Report 1-29-18.pdf](#)
[CPC Recommendation Report 1-29-18](#)
[CPC Staff Report 04-30-2018](#)
[CPC Recommendation Report 4-30-18](#)
[CPC Staff Report 9-4-18](#)
[CPC Recommendation Report 9-4-18](#)
[CPC Staff Report 10-29-18](#)
[CPC Recommendation Report 10-29-18](#)
[Notice of Hearing \(re-notice\) 11-27-18](#)
[Property Owner Buffer List 11-27-18](#)
[Property Owner Buffer Map 11-27-28](#)
[CPC Staff Report 1-2-2019](#)

7. [18-1695](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple District and Local Business District to the Traditional Neighborhood District - General allowing multi-purpose building with student housing and office area at 304, 312, 316 and 326 West Avenue North.

Attachments: [Ordinance](#)
[Petition](#)
[Drawings](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 1-2-2019](#)

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.