



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, November 2, 2020

4:00 PM

Council Chambers

In an effort to keep members of the public, City staff and City Plan Commissioners as safe as possible from the spread of COVID-19, City Staff highly encourages the public to submit any comments, concerns, questions, or support in writing ahead of the meeting to Tim Acklin at acklint@cityoflacrosse.org.

The meeting will also be conducted through video conferencing and may be viewed and accessed with the following link:

<https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

Members of the public will also be permitted to ask questions or provide statements via video conferencing. Members of the public will also be able to attend the meeting in person. The meeting will be held in the Council Chambers of City Hall located at 400 La Crosse Street. Social Distancing policies will be enforced.

Call to Order

Roll Call

Approval of Minutes

1. Approval of the September 28, 2020 meeting minutes.

Agenda Items:

2. [20-1218](#) Certified Survey Map - Part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, and all of Lots 9 and 10, Block 1, Tyson Addition to the City of La Crosse, La Crosse County, Wisconsin and request for waiver of platting requirements.

Attachments: [Revised CSM 10.15.2020](#)

[Makepeace Email addressing review comments 10.15.2020.pdf](#)

[Submittal Checklist & Waiver Request](#)

[CSM - as submitted](#)

[County Comments 8.25.2020](#)

[Assessor Approval 8.25.2020](#)

[Engineering Comments 8.28.20](#)

[Chief Inspector Denial 8.28.20](#)

[LT Makepeace re CSM comments and meeting dates](#)

[Utilities Denial 10.13.2020](#)

[CPC Report 11.2.2020](#)

3. [20-1465](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family Residence District to the Local Business District at 2505 State Road.
Attachments: [Ordinance](#)
[Petition](#)
[Affidavit of Publication - Notice](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Report 11.2.2020](#)
4. [20-1294](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Planned Development District - General allowing multi-tenant space at 1605 Rose St.
Attachments: [Johnson Email Withdrawing Petition 10.2.20](#)
[CPC Report 9.28.20](#)
[CPC Recommendation Report 9.28.2020](#)
[Surrounding Buildings](#)
[Email from Ryan Johnson](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Notice of Hearing](#)
[Ordinance](#)
[Rose St. Proposed Room Plan](#)
[Coverletter & Photos](#)
[Petition](#)
[CPC Report 11.2.2020](#)
5. [20-1435](#) Review of plans for building expansion at 3132 Berlin Drive in the International Business Park (Dalco).
Attachments: [Dalco Addition \(Revised Plans\) 10-27-20](#)
[Dalco Addition 10-7-20](#)
[CPC Report 11.02.2020](#)
6. [20-1439](#) Review of plans for signage at 2325 Enterprise Ave. in the Interstate Industrial Park (Black River Distributing).
Attachments: [Sign plans](#)
[CPC Report 11.02.2020](#)
7. [20-1440](#) Review of plans for second improvement at 660 Breezy Point Road in the

Airport Industrial Park (Inland).

Attachments: [Exterior panel example.jpg](#)
[Building addition](#)
[Building SF and lot lines 10-27-20.pdf](#)
[CPC Report 11.02.2020](#)

8. [20-1467](#) Application of Jack Zabrowski for a Conditional Use Permit at 112 24th St. S. allowing an 8-foot privacy fence.
Attachments: [Application](#)
[Affidavit of Publication - Notice](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 11.2.2020](#)
9. [20-1525](#) Review of plans for sign at 2966 Airport Road in the Airport Industrial Park (Chee's Auto Body).
Attachments: [Chee's Sign for 12.7.2020 CPC meeting.pdf](#)
[CPC Report 11.02.2020](#)
10. [20-1562](#) Request from the La Crosse School District to modify the area regulations and off-street parking requirement for the property located at 1111 7th St S in the Public/Semi-Public Zoning District. (Hamilton Elementary)
Attachments: [Cover Letter.pdf](#)
[Hamilton Elementary Parking Requirement Plan.pdf](#)
[Hamilton Elementary Site Plan.pdf](#)
[CPC Report 11.02.2020](#)

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.