



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final-revised

City Plan Commission

Monday, April 4, 2022

4:00 PM

Council Chambers

Members of the public will be able to attend the meeting in person in the Council Chambers at City Hall located at 400 La Crosse St in La Crosse, or online via video conferencing with the links below.

The meeting can be VIEWED by clicking this link (or typing the URL in your web browser address bar):
<https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

Call to Order

Roll Call

Approval of Minutes from the February 28, 2022 meeting Minutes.

Agenda Items:

- 1 [21-1689](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood Development District - Specific to the Traditional Neighborhood Development District - Specific allowing for the conversion of first floor retail/commercial area to four residential units at 703 Farnam St.

Attachments: [Ordinance](#)

[Cover Letter and Preliminary Plans](#)

[Petition](#)

[Hearing Notice](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC Report 1.4.2022](#)

[Returned Mailing 12.29.21](#)

[Affidavit of Publication - Hearing](#)

[CPC Staff Report 1.31.2022](#)

[CPC Recommendation Report 1.31.22](#)

[CPC Report 2.28.2022](#)

[CPC Recommendation Report 2.28.22 - 21-1689](#)

[CPC Staff Report 4.4.22 - 21-1689](#)

- 2 [22-0206](#) Resolution approving the partial alley vacation between 11th Street and 10th Street, Ferry Street and Division Street.
- Attachments:** [Resolution](#)
 [Exhibit A Legal and Map](#)
 [Lis Pendens - signed 2.9.22](#)
 [Letter to Police Dept](#)
 [Affidavit of Personal Service](#)
 [Lis Pendens Recorded 2.17.22](#)
 [Hearing Notice](#)
 [Site Plans 3.29.2022](#)
 [CPC Staff Report 4.4.22 - 22-0206](#)
- 3 [22-0333](#) Application of LAX Food Hall LLC for a Conditional Use Permit at 508 Jay St. allowing permission to apply for a Combination "Class B" Beer & Liquor license.
- Attachments:** [Application](#)
 [Floor Plans](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Undeliverable Mailing 3.24.2022](#)
 [Affidavit of Publication](#)
 [CPC Staff Report 4.4.22 - 22-0333](#)
- 4 [22-0353](#) 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 Traditional Neighborhood Development District - Specific allowing for two 4-unit townhouses and two 4-car garages at 1024, 1034, and 1038 Denton Street.
- Attachments:** [Ordinance](#)
 [Application](#)
 [Site Plans](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Undeliverable Mailing Resent 3.21.22](#)
 [Affidavit of Publication](#)
 [Undeliverable Mailing 3.28.22](#)
 [CPC Staff Report 4.4.22 - 22-0353](#)

- 5 [22-0355](#) Application of Studio Motif LLC for a Conditional Use Permit at 313 Pearl Street allowing for permission to apply for a Combination "Class B" Beer & Liquor license.

Attachments: [Application](#)
[Notice of Hearing](#)
[Recordable Legal Description](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Mailings Resent 3.21.2022](#)
[Affidavit of Publication](#)

- 6 [22-0361](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District - to the Planned Development District - General allowing for mixed use redevelopment at 2415 State Road.

Attachments: [Ordinance](#)
[Application](#)
[Project Description Cover Letter](#)
[Sustainability Plan](#)
[Prelim Stormwater Narrative](#)
[Parking Summary](#)
[CSM-Draft](#)
[Site And Grading Plans](#)
[Architecture Plans](#)
[Landscape Plan](#)
[Plant List](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Mailing 3.21.2022](#)
[Affidavit of Publication](#)
[Undeliverable Mailing 3.25.2022](#)
[CPC Staff Report 4.4.22 - 22-0361](#)

- 7 [22-0381](#) Request for exception to Commercial Design Standards by Todd Page allowing for an exception to the requirement that no parking stall may be closer to the street than the building setback line or the building on the same parcel and an exception to the requirement that parking areas shall be separated from primary buildings by a landscaped buffer for a project at 2552 Rose Street.
- Attachments:** [Request for Exception](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Affidavit of Publication](#)
 [CPC Staff Report 4.4.22 - 22-0381](#)
- 8 [22-0409](#) Resolution approving the 2037 La Crosse Regional Airport Master Plan.
- Attachments:** [Resolution](#)
 [Airport Master Plan BckGrndLtr](#)
 [LSE Master Plan Final Report](#)
 [Appendix A. LSE Airport Strategic Plan](#)
 [Appendix B. LSE Air Service Catchment Analysis](#)
 [Appendix C. Aircraft Takeoff Distance Performance Charts](#)
 [Appendix D. Aircraft Landing Distance Performance Charts](#)
 [Appendix E LSE Highest and Best Land Use Study](#)
 [Appendix F. LSE Solar Feasibility Study](#)
 [Appendix G. Airfield Capacity Analysis](#)
 [Appendix H. SRE and Maintenance Facility Space](#)
 [Appendix I. LSE Solid Waste Management Plan](#)
 [Appendix J. FAA Forecast Approval \(9-27-2019\)](#)
 [La Crosse Regional Airport ALP](#)
 [Aviation Board Letter 3.21.2022](#)
 [CPC Staff Report 4.4.22 - 22-0409](#)
- 9 [22-0512](#) Update on the Comprehensive Plan Process.
- 10 [22-0513](#) CIP Public Hearings will be on June 20th and July 18th 2022 at 6:00pm in the Council Chambers.

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.