



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Tuesday, January 2, 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 of the December 4, 2023 meeting.

Agenda Items:

[24-0021](#) Annual Code of Ethics Policy Review.

Attachments: [City of La Crosse Code of Ethics Policy](#)

[23-1494](#)

Resolution amending the Declaration of Protective Covenants for the La Crosse International Business Park with respect to Lots 22, 23, & 24 at 21970 Luoyang Ave.

Attachments: [Resolution](#)[Proposed Revised Covenants](#)[Notice to Property Owners and/or Agents](#)[Process for amendment from City Attorney](#)[Weiss Commercial Real Estate - Consent](#)[Peters Investment - Consent](#)[Charlise Investments - Consent](#)[Advanced Fiber - Consent](#)[Dalco - Consent](#)[DeBoer - Consent](#)[Habitat - Consent](#)[River States - Consent](#)[Stansfield - Consent](#)[Staff Report](#)[CPC.StaffReport.01022023.23-1494.JE](#)[24-0034](#)

Review of plans for Advanced Fiber Pro's building expansion located at Lots 22, 23, & 24 at 21970 Luoyang Ave in the International Business Park.

Attachments: [Architectural Plans](#)[Civil Plans](#)[Exterior Elevations](#)[Example photo of exposed aggregate with broom finish](#)[CPC.StaffReport.01022023.24-0034.JE](#)[23-1240](#)

Resolution approving a partial vacation of the alley located between Maple Street and Weston Street.

Attachments: [Resolution](#)[Lis Pendens](#)[Exhibit A](#)[Lis Pendens - Recorded - 11.14.2023](#)[Notice of Hearing](#)[PD letter Re Service On Property Owners](#)[Affidavits of Personal Service](#)[Letter to Department of Transportation](#)[LT Blanks re admin fee for Maple St vacation 12.21.2023](#)[CPC.StaffReport.01022023.23-1240.LK](#)

[23-1338](#)

Resolution approving application of GMX Real Estate Group LLC for a Conditional Use Permit at 3900 State Road 16 allowing for demolition of structure for future development of three quick serve restaurants, a carwash, and new parking stalls.

Attachments: [Resolution](#)

[Application & Cover Letter](#)

[Plans](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Mailing - resent 11.20.2023](#)

[CPC StaffReport - 12.04.2023 - 23-1338.AT](#)

[Undeliverable Mailing - 12.11.2023](#)

[Undeliverable Mailing - 12.13.2023](#)

[CPC.StaffReport.01022024.23-1338.AT](#)

Referred to the January 2024 meetings.

[23-1428](#)

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 one three-bedroom residential rental unit and one efficiency residential apartment at 3001 State Road.

Attachments: [Ordinance](#)

[Rezoning Petition and Cover Letter](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC.StaffReport.01022023.23-1428.JD](#)

[23-1468](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific allowing for a twindo at 512-514 Farnam St.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Plot Plan](#)

[Foundation Plan](#)

[First Floor Plan](#)

[Second Floor Plan](#)

[Rear Elevation](#)

[Front Elevation](#)

[Notice of Hearing](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[CPC.StaffReport.01022023.23-1468.TA](#)

[23-1471](#)

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 and Commercial District to the Traditional Neighborhood Development District - General allowing for a surface parking lot and a mixed-use development with the main floor being parking and commercial and upper floors being residential apartments at 118 9th St. N, 922 & 928 State St., 915 & 927 Main St., and 117 & 119 10th St. N.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Application Narrative](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC.StaffReport.01022023.23-1471.AT](#)

[24-0006](#)

Preliminary Plat of GMX La Crosse Subdivision Plat to the City of La Crosse, La Crosse County, Wisconsin.

Attachments: [Plat Checklist](#)

[GMX Plat 3](#)

[GMX Plat with topo](#)

[Letter Re Meetings](#)

[CPC.StaffReport.01022023.24-0006.AT](#)

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 Gallager, Jenasea Hameister & James Szymalak.**