



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Monday, November 29, 2021

4:00 PM

South Side Neighborhood Center- 1300 6th St S

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.

Members of the public who wish to SPEAK, may access via video conferencing with the following link:

Join the meeting: <https://call.lifesizecloud.com/4796124>

Call in by Phone (audio only)

United States: +1 (877) 422-8614

Meeting extension: 4796124#

The meeting will be conducted through video conferencing and may be VIEWED ONLY with the following link:

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

Members of the public will also be able to attend the meeting in person. The meeting will be held at the South Side Neighborhood Center, located at 1300 6th Street South in La Crosse. Social distancing policies will be enforced.

Call to Order

Roll Call

Approval of Minutes

1. Approval of the November 1, 2021 Meeting Minutes.
2. Approval of the November 15, 2021 Special Meeting Minutes.

Agenda Items:

3. [21-1565](#) Application of The Root Note LLC for a Conditional Use Permit at 115 4th St. S. allowing permission to apply for a Combination "Class B" Beer & Liquor license.

Attachments: [Application](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC Report 11.29.21](#)

4. [21-1568](#) 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 District - General to the Traditional Neighborhood District - Specific allowing for a 4-unit townhouse building at 618 and 624 Jackson St., and 1004 7th St. S.
- Attachments:** [Ordinance](#)
[Petition](#)
[Site Plans](#)
[Notice of Hearing](#)
[CPC Report 11.29.21](#)
5. [21-1582](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Light Industrial District to the Heavy Industrial District allowing for sales of welding and gas supplies at 901 Monitor St.
- Attachments:** [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Report 11.29.21](#)
6. [21-1569](#) AN ORDINANCE to amend Section 115-146(b) of the Code of Ordinances of the City of La Crosse increasing the permitted height of buildings in the R5-Multiple Dwelling Districts.
- Attachments:** [Ordinance](#)
[Notice of Hearing](#)
[CPC Report 11.29.21](#)
7. [21-1190](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District to the Special Multiple Dwelling District allowing for a four-story building at 2575 7th St. S.
- Attachments:** [Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[Letter to DNR/FEMA Re Change to Flood Zoning District](#)
[Affidavit of Publication](#)
[Buffer List](#)
[Buffer Map](#)
[CPC Report 8.30.21](#)
[CPC Recommendation Report 8.30.21](#)
[Committee Registration Slips 8.31.21](#)
[Additional Information from Applicant 8.31.21](#)

[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)
[Committee Registration Slips 10.5.21](#)
[Letter from K. Scheller](#)
[Support Letter from B. Mann 10.7.21](#)
[Support Letter from M. Rushlow 10.7.21](#)
[Support Letter from S. Cook 10.7.21](#)
[Support Letter from A. Cahoon 10.7.21](#)
[Support Letter from G. Eitland 10.7.21](#)
[Support Letter from W. Peterson 10.8.21](#)
[Support Letter from B. Reynolds 10.9.21](#)
[Objection Letter from J & S Hengel 10.14.21](#)
[Support Letter from S Boisvert 10.14.21](#)
[Support Letter from T. McKittrick 10.14.21](#)
[Objection Letter from D. Beranek 10.14.21](#)
[Objection Letter from E. Dryer 10.14.21](#)
[Letter from O'Flaherty Law, LLC 10.14.21](#)
[Objection Letter from D. Howe \(Hoeth\) 10.14.21](#)
[Objection Letter from L. & N. Pierce 10.23.21](#)
[Objection Letter from K. Scheller 10.25.21](#)
[Objection letter from Riverside Apartments LLC 10.28.21](#)
[Objection Letter from P. Scheller 10.28.21](#)
[CPC Report 11.1.21](#)
[Opposition Letter from Yuan & Yin 10.29.21](#)
[Objection Letter from SB Edifice LLC 10.28.21](#)
[Objection letter from L. Gollnick \(E. Manke Trust\) 10.31.21](#)
[Objection Letter from J. Von Ruden 11.1.21](#)
[Objection Letter from D & P Burbach 11.1.21](#)
[Objection Letter from M & D Chelf 11.1.21](#)
[Opposition Letter from E. Michaels 11.1.21](#)
[Objection Letter from D. Buchner 11.1.21](#)
[Objection Letter from D & K Brown 11.1.21](#)
[Objection Letter from M & P Brown 11.1.21](#)
[Objection Letter from S. Woods 11.1.21](#)
[Objection Letter from J. Buchner 11.1.21](#)
[Objection Letter from J. L. Hengel 11.1.21](#)
[Objection Letter from J. Steinback 11.1.21](#)
[Opposition Letter from B & J Michaels 11.1.21](#)

[Objection Signatures from Neighborhood 11.1.21](#)

[J. VonRuden Correspondence with T. Wilson](#)

[Objection Letter from M. Dryer 11.1.21](#)

[Objection Letter from B & D Erickson 11.1.21](#)

[Opposition Letter from T. Kavanaugh 11.1.21](#)

[Opposition Letter from B. Pollack 11.1.21](#)

[Objection Table 11.1.21](#)

[CPC Recommendation Report 11.2.21](#)

[Committee Registration Slips 11.2.21](#)

[Opposition Letter from M & L Meyer 11.9.21.pdf](#)

[CPC Report 11.29.21](#)

8. [21-1583](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Conservancy District to the Planned Development District - Specific allowing vacant Outlot (portion of 17-10687-270 Berlin Drive) to be combined with Lot 4 in the International Business Park making it more viable for development.

Attachments: [Ordinance](#)

[Petition](#)

[Map & Legal Description](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC Report 11.29.21](#)

9. [21-1623](#) Resolution authorizing Amended Wisconsin Land Purchase and Sale Contract for Lot 4 on Berlin Drive in International Business Park with Heather & Justin Yahnke.

Attachments: [Resolution](#)

[Purchase and Sale Contract 11.12.21](#)

[Amended Preliminary Plan](#)

[CPC Report 11.29.21](#)

10. [21-1587](#) 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 Residence District allowing for the creation of a duplex at 719 Losey Blvd. N.

Attachments: [Ordinance](#)

[Petition](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC Report 11.29.21](#)

11. [21-1535](#) Resolution approving the Use and Facility Management Agreement between the City of La Crosse Parks, Recreation, and Forestry Department and Hatchery, LLC for the use and operation of business on the property located at 410 Veterans Memorial Dr. E.
- Attachments:** [Resolution](#)
[Hatchery LLC Lease 10.22.21](#)
[Opposition Letter - C. Van Maren 10.21.21](#)
[Opposition Letter - D. Skoloda 10.21.21](#)
[CPC Report 11.29.21](#)
12. [21-1665](#) Review and possible action on the proposals from various consulting firms for the Comprehensive Plan Update.
- Attachments:** [La Crosse Comprehensive Plan RFP.pdf](#)
[Design Workshop Proposal](#)
[GRAEF Proposal](#)
[HKGi Proposal](#)
[Houseal Lavigne Proposal](#)
[WSB Proposal](#)
- (Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stats. sec. 19.85(1)(a) to deliberate its decision. Following any closed session, the Committees and/or Council may reconvene in open session.)*
13. [21-1666](#) Review of Media Partner Contract for the Comprehensive Plan with River Travel Media.
- Attachments:** [RFP Marketing Assistance La Crosse](#)
- (Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committees and/or Council may reconvene in open session.)*

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.