



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Tuesday, May 30, 2023

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 from the May 1, 2023 meeting.

Agenda Items:

- 1 [23-0491](#) Resolution authorizing the City of La Crosse to enter a Professional Services Agreement with Alta Planning + Design, Inc. for the preparation of a Bicycle and Pedestrian Master Plan Update.

 Attachments: [Resolution](#)
 [Professional Service Agreement with Alta](#)
 [Staff Report](#)
 [FOR REFERENCE Resolution 22-0903](#)
 [FOR REFERENCE Resolution 22-1076](#)
 [CPC Staff Report 053023; 23-0491](#)

- 2 [23-0531](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial and Residence Districts to the Traditional Neighborhood Development District - General allowing for apartments, green space, and off-street parking at 620 and

626 Cass Street, 308, 316, 318, and 322 7th St. S.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[General Development Plan](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[Undeliverable Notices Resent 5.15.2023](#)
[CPC Staff Report 053023; 23-0531](#)
[Revised General Development Plan - 5.30.2023](#)

- 3 [23-0533](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District and Planned Development District-General to the Planned Development District-Specific allowing for the development of medium to high density residential, office, and commercial uses and dedicated public open spaces within the River Point District.

Attachments: [Ordinance](#)
[Cover Letter](#)
[Rezoning Petition](#)
[River Point District Phasing Plan](#)
[Revised River Point District PDD Document 5.17.2023](#)
[River Point District PDD document 5.5.2023](#)
[CVT Geotechnical Report - Pavements and Utilites](#)
[Erosion Control & Stormwater Management Plan](#)
[FEMA Information](#)
[Grading Plan - Phase 1](#)
[Phase 2 Landscaping Plan](#)
[River Bend Rd Water-Sewer-Storm Plans](#)
[Soils Management Plan](#)
[River Point District Plat](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Undeliverable Notice - Resent 5.18.23](#)
[CPC Staff Report 053023; 23-0533](#)

- 4 [23-0538](#) AN ORDINANCE to create Section 10-49(2) b.4 and to amend Section 115-398 (a) (4) of the Code of Ordinances of the City of La Crosse to allow changes to the fences required for certain beer gardens.

Attachments: [Ordinance](#)
[Staff Report](#)

[Notice of Hearing](#)[CPC Staff Report 053023; 23-0538](#)

- 5 [23-0539](#) Request for Exception to Commercial Design Standards by La Crosse Fire Department allowing for an exception to parking standards for a project at 920 Gillette St., 1534 Liberty St., and 1540 Liberty St.
- Attachments:** [Request and Site Plan](#)
- [Notice of Hearing](#)
- [Property Owner Buffer Map](#)
- [Property Owner Buffer List](#)
- [CPC Staff Report 053023; 23-0539](#)
- 6 [23-0547](#) Certified Survey Map - Part of the Southeast Quarter of the Northwest Quarter and Part of the Northeast Quarter of the Southwest Quarter, Section 6, Township 15 North, Range 6 West, Town of Shelby, La Crosse County, Wisconsin (W4802 Meyers Rd.).
- Attachments:** [CSM and Submittal Checklist - 5.9.2023](#)
- [Letter to Surveyor Re Meetings](#)
- [CRM Approval - 5.10.2023](#)
- [Assessor Approval - 5.10.2023](#)
- [County Approval - 5.11.2023](#)
- [Utilities Approval - 5.11.2023](#)
- [Engineering Approval - 5.12.2023](#)
- [CPC Staff Report 053023; 23-0547](#)
- 7 [23-0565](#) Resolution declaring certain property located at 906 Gillette Street (parcel #17-10104-21) as surplus property.
- Attachments:** [Resolution](#)
- [Staff Report](#)
- [CPC Staff Report 053023; 23-0565](#)
- 8 [23-0566](#) Resolution approving the Sale of Surplus Property - 2702 & 2706 Onalaska Ave. *(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.)*
- Attachments:** [Resolution](#)
- [Offer Letter](#)
- [OTP 2702 Onalaska Ave](#)
- [OTP 2706 Onalaska Ave](#)
- [2702 Onalaska Avenue Site Plan and View](#)
- [2706 Onalaska Avenue Site Plan and View](#)
- [Onaslaska Ave Presentation](#)
- [Single Family Design GuidelinesScore](#)
- [Staff Report](#)

[CPC Staff Report 053023; 23-0566](#)

- 9 [23-0579](#) Public Hearing regarding proposed amendment to the Project Plan of Tax Incremental District No. 10.
Attachments: [Legal Notice - TID 10.docx](#)
Public Hearing
- 10 [23-0580](#) Public Hearing regarding proposed amendment of the boundaries and Project Plan of Tax Incremental District No. 17.
Attachments: [Legal Notice - TID 17.docx](#)
Public Hearing
- 11 [23-0581](#) Public Hearing regarding proposed amendment of the boundaries and Project Plan of Tax Incremental District No. 18.
Attachments: [Legal Notice - TID 18.docx](#)
Public Hearing
- 12 [23-0582](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 21, the proposed boundaries of the District, and the proposed Project Plan for the District.
Attachments: [Legal Notice - TID 21.docx](#)
Public Hearing
- 13 [23-0583](#) Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 10.
Attachments: [Plan Commission Resolution for TID 10.docx](#)
[Project Plan](#)
[CPC Staff Report 053023; 23-0583.docx.pdf](#)
- 14 [23-0584](#) Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 17.
Attachments: [Plan Commission Resolution for TID 17.docx](#)
[Project Plan](#)
[CPC Staff Report 053023; 23-0584.docx.pdf](#)
- 15 [23-0585](#) Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 18.
Attachments: [Plan Commission Resolution TID 18.docx](#)
[Project Plan](#)
[CPC Staff Report 053023; 23-0585.docx.pdf](#)
- 16 [23-0586](#) Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 21.
Attachments: [Plan Commission Resolution for TID 21.docx](#)
[Project Plan](#)
[CPC Staff Report 053023; 23-0586.docx.pdf](#)

