



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda

### City Plan Commission

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Monday, November 1, 2021

4:00 PM

South Side Neighborhood Center- 1300 6th St S

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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](mailto: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 October 4, 2021 Meeting Minutes.

#### Agenda Items:

2. [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](#)  
[Opposition 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 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.pdf](#)  
[Objection Letter from P. Scheller 10.28.21](#)  
[Objection Table 10.29.21](#)  
[CPC Report 11.1.21](#)

3. [21-1192](#) Resolution approving request for exception to Multi-Family Housing Design Standards by Bethany Lutheran Homes, Inc. allowing for an exception to the requirement for one parking space per bedroom and one bike parking space for every three bedrooms for a project at 2575 7th St. S.

**Attachments:** [Resolution](#)  
[Request for Exception](#)  
[Notice of Hearing](#)  
[Buffer List](#)  
[Buffer Map](#)  
[Affidavit of Publication](#)

[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](#)  
[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](#)  
[Support Letter from S. Boivert 10.14.21](#)  
[Support Letter from T. McKittrick 10.14.21](#)  
[Letter from O'Flaherty Law, LLC 10.14.21](#)  
[Objection Letter from D. Howe 10.14.21](#)  
[Objection Letter from L. & N. Pierce 10.23.21](#)  
[CPC Report 11.1.21](#)

4. [21-1259](#) Resolution declaring certain property located at Nakomis Avenue (parcel #17-10675-165) as surplus property.  
**Attachments:** [Proposed Amended for F&P 11.4.2021](#)  
[Resolution](#)  
[GIS Map: Nakomis Ave](#)  
[Memo Re Tentative Assessment 9.15.21](#)  
[CPC Report 10.4.21](#)  
[CPC Recommendation Report 10.5.21](#)  
[CPC Report 11.1.21](#)
5. [21-1364](#) Resolution approving Amended and Restated Use and Facility Management Agreement between WisCorps, Inc. for the Use and Management of The Myrick Park Center.  
**Attachments:** [Resolution](#)  
[Agreement](#)  
[CPC Report 11.1.21](#)
6. [21-1402](#) Application of Kwik Trip, Inc. for a Conditional Use Permit at 2308 Rose Street allowing for demolition of existing structures to assist in selling the property for future development.  
**Attachments:** [Application](#)

[Notice of Hearing](#)  
[200-foot Buffer List](#)  
[Buffer Map](#)  
[Affidavit of Publication - Notice](#)  
[CPC Report 11.1.21](#)

7. [21-1406](#) 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 Single Family Residence District allowing for the construction of a garage and privacy fence at 3441 Mormon Coulee Rd.

**Attachments:** [Ordinance](#)  
[Rezoning Petition](#)  
[Hearing Notice](#)  
[200-foot Buffer List](#)  
[Buffer Map](#)  
[Affidavit of Publication - Notice](#)  
[CPC Report 11.1.21](#)

8. [21-1445](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Low-Density Multiple Dwelling District to the Special Multiple Dwelling District allowing for the construction of a 4-story, 64-unit multi-family residential building at 410 and 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125 and 1127 4th St S, and 403, 409-411, 415-417 Jackson St.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Letter from Applicant - Revised Site Plan 10.27.21](#)  
[Notice of Hearing](#)  
[200-foot Buffer List](#)  
[Buffer Map](#)  
[Affidavit of Publication - Notice](#)  
[Objection - Wojahn 10.26.21](#)  
[Rescind Objection - Wojahn 10.27.21](#)  
[CPC Report 11.1.21](#)

9. [21-1446](#) 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 Commercial District allowing for an auto service facility at 1103 Rose St.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Notice of Hearing](#)  
[Letter from Rezoning Applicant re Change of Hours 10.226.2021](#)  
[200-Foot Buffer List](#)

[Buffer Map](#)

[Affidavit of Publication - Notice](#)

[CPC Report 11.1.21](#)

10. [21-1470](#) Resolution approving lease with Gary Arneson for the property at 500 Rose Street (parcel #17-10040-40).

**Attachments:** [Resolution](#)

[Lease Agreement for Years 2022-2024](#)

[Memo of Lease Assessment](#)

[GIS Picture](#)

[CPC Report 11.1.21](#)

[Planning Memo Re Background Information 10.28.21](#)

11. Discussion with ISG on Pearl Street Enhancements.
12. Comprehensive Plan Updates.- Role of Steering Committee, Consultant RFP, timeline, next steps.
13. [21-1549](#) Selection of Comp Plan Media Partner

**Attachments:** [RFP Marketing Assistance for La Crosse Comp Plan.docx](#)

[Pop Dot City of La Crosse Comprehensive Plan Project RFP.pptx](#)

[River Travel Media Comprehensive Plan Proposal\\_RTM.pdf](#)

[River Travel Media Cover Letter\\_River Travel Media.pdf](#)

[River Travel Media Pricing Addendum\\_River Travel Media.pdf](#)

[River Travel Media Reference Addendum\\_River Travel Media.pdf](#)

[Media Partner Scoring Rubric.docx](#)

[Summary of Media RFPs.docx](#)

[CPC Report 11.1.21](#)

## 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*