



# 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, October 3, 2022

4:00 PM

Council Chambers

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The meeting is open for in-person attendance and will also be conducted through video conferencing. 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>

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](mailto: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 August 29, 2022 meeting.

### Agenda Items:

- 1      [22-1126](#)      Application of Mayo Clinic Health System for a Conditional Use Permit at 630 10th Street S. allowing for demolition of structure for creation of green space and extension of adjacent parking lot.

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

[Notice of Hearing](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[CPC Staff Report 10.3.22: 22-1126 LK](#)

[Affidavit of Publication - Hearing Notice](#)

- 2      [22-1140](#)      AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.

**Attachments:** [Ordinance](#)  
[Rezoning Petition](#)  
[Cover Letter - 9.2.2000](#)  
[Notice of Hearing](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[CPC Staff Report 10.3.22; 22-1140 TA](#)  
[Affidavit of Publication - Hearing Notice](#)

- 3      [22-1160](#)      AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

**Attachments:** [Ordinance](#)  
[Cover Letter](#)  
[Rezoning Petition](#)  
[Notice of Hearing](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[Undeliverable Notice - Resent 9.19.22](#)  
[Elevation Certificate](#)  
[Letter of Map Revision \(LOM-R\)](#)  
[CPC Staff Report 10.3.22; 22-1160 TA](#)  
[Affidavit of Publication - Hearing Notice](#)  
[Objection - Bruha - 9.29.2022](#)  
[Legal Objector Map](#)  
[Objection Table - 9.29.2022](#)

- 4      [22-1178](#)      Resolution approving sale of surplus property and allocation of funds related to certain charges on real estate at 717 Wall Street.

**Attachments:** [Resolution](#)  
[Vacant Land Offer to Purchase signed](#)  
[717 Wall St outstanding taxes](#)  
[CPC Staff Report 10.3.22; 22-1178 AT](#)

- 5      [22-1231](#)      Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 18.  
*Attachments:* [Public Hearing Notice, published September 26, 2022](#)
- 6      [22-1232](#)      Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 18.  
*Attachments:* [Resolution](#)  
[Project Plan TID 18 2022 Plan Amendment Draft v1](#)  
[CPC STAFF REPORT 10.3.22; 22-1232 JE.pdf](#)
7.      [22-1250](#)      Update on the Comprehensive Plan process and discussion on the Future Land Use Element.  
*Attachments:* [Future Land Use NDC Presentation](#)  
[Proposed Categories and NDC overlap](#)

## 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.*

### City Plan Commission Members:

**Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallager, Nabamita Dutta, & Scott Neumeister.**