



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Tuesday, June 1, 2021

4:00 PM

Southside Neighborhood Center - 1300 6th
Street South, La Crosse, WI

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.

The meeting will also be conducted through video conferencing and may be viewed and accessed with the following link:

<https://stream.lifesecloud.com/extension/4857797/a8c61270-e220-4ad3-a234-c76d9d7dde51>

Members of the public will also be permitted to ask questions or provide statements via video conferencing. Members of the public will also be able to attend the meeting in person. The meeting will be held at the Southside Neighborhood Center of La Crosse, located at 1300 6th Street South. Social Distancing policies will be enforced.

Call to Order

Election of Officers

Roll Call

Approval of Minutes

1 [21-0806](#)

Agenda Items:

2 [21-0676](#) Application of The Mexcal LLC for a Conditional Use Permit at 333 Main St allowing for permission to apply for a Combination "Class B" Beer and Liquor License.

Attachments: [Application](#)

[Notice of Hearing](#)

[200-Foot Buffer Map](#)

[Buffer Map](#)

[Undeliverable Mailing 5.24.21](#)

[Estimate of Percentage of Food to Alcohol Sales 5.26.21](#)

[Affidavit of Publication - Hearing Notice](#)

[CPC Report 6.1.21](#)

- 3 [21-0648](#) Application of Viterbo University, Inc. for Conditional Use Permit at 821/823 7th St S allowing for demolition of existing duplex and conversion of the majority of the lot to green space.
- Attachments:** [Application](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Undeliverable Mailing - Resent 5.25.21](#)
 [Affidavit of Publication - Hearing Notice.pdf](#)
 [CPC Report 6.1.21](#)
- 4 [21-0643](#) Application of Hello Pirate LLC for a Conditional Use Permit at 212 Main St. allowing for application of a Combination "Class B" Beer and Liquor License.
- Attachments:** [Application 4.30.2021](#)
 [Recordable Legal Desc.](#)
 [Floor Plan](#)
 [Estimated Percent of Alcohol Sales](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Affidavit of Publication - Hearing Notice.pdf](#)
 [CPC Report 6.1.21](#)
- 5 [21-0651](#) Application of Gundersen Health System for a Conditional Use Permit at 1501, 1507, 1511, and 1517 8th St S, 1508, 1518, and 1524 9th St S, and 817/819 Denton St, allowing for off-street parking.
- Attachments:** [LTR from Applicant](#)
 [Application](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Affidavit of Publication - Hearing Notice](#)
 [CPC Report 6.1.21](#)
- 6 [21-0674](#) Application of Bethany Evangelical Free Church for a Conditional Use Permit at 3936 County Road B allowing for wall signs on the church.
- Attachments:** [Application](#)
 [Letter from Applicant](#)
 [Hearing Notice](#)
 [200-foot Buffer List](#)
 [Buffer Map](#)
 [Affidavit of Publication - Hearing Notice](#)

[CPC Report 6.1.21](#)

- 7 [21-0647](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Public/Semi Public District allowing for a temporary parking lot until a new residence hall is approved to be constructed at 522, 526, and 528 Oakland St, 505, 513, 515, and 529 14th St N, and 1335 Badger St.

Attachments: [Ordinance](#)[Petition](#)[Letter of Transmission](#)[Notice of Hearing](#)[200-Foot Buffer List](#)[Buffer Map](#)[Affidavit of Publication - Hearing Notice](#)[CPC Report 6.1.21](#)

- 8 [21-0664](#) 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 upgraded stormwater lift station at 2825 George St.

Attachments: [Ordinance](#)[Petition](#)[Notice of Hearing](#)[LT DNR & FEMA RE Change to Flood Zoning District](#)[200-Foot Buffer List](#)[Buffer Map](#)[Affidavit of Publication - Hearing Notice](#)[CPC Report 6.1.21](#)

- 9 [21-0675](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Washburn Residential District to the Traditional Neighborhood District allowing for an apartment building at 1106-1108 King St.

Attachments: [Ordinance](#)[Petition](#)[Letter from Applicant](#)[Notice of Hearing](#)[200-Foot Buffer List](#)[Buffer Map](#)[Legal Objector - Ludlow 5.26.21](#)[Legal Objector - Tolvstad 5.26.21](#)[Legal Objector - Warren 5.28.21](#)[Affidavit of Publication - Hearing Notice](#)

[Legal Objector Map](#)

[Legal Objector Table Updated 5.28.21](#)

[CPC Report 6.1.21](#)

- 10 [21-0533](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - General to the Planned Development District - Specific allowing for multifamily housing and activity center at 1319 and 1325 Saint Andrew Street.

Attachments: [Ordinance](#)

[Application Narrative](#)

[Petition](#)

[Preliminary Plat](#)

[Final Plat](#)

[Project Costs](#)

[Project Schedule](#)

[Site Plans](#)

[Red Cloud Landscaping](#)

[Red Cloud Street Lighting Photometrics](#)

[Stormwater Narrative](#)

[Geotechnical Evaluation Report](#)

[Site Aerial Perspective](#)

[7-Unit Drawings FINAL](#)

[7-Unit townhouse design checklist FINAL](#)

[Activity Center](#)

[Apartment Building](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notice 4.26.21](#)

[CPC Report 5.3.2021](#)

[Affidavit of Publication - Hearing Notice](#)

[CPC Recommendation Report 5.4.2021](#)

[Plat Review Response Ltr 5.28.21](#)

[CPC Report 6.1.21](#)

- 11 [21-0735](#) Resolution approving lease with Hunger Task Force of La Crosse.

Attachments: [Resolution](#)

[Lease](#)

[CPC Report 6.1.21](#)

- 12 [21-0768](#) Certified Survey Map - Part of NW-SE & SW-SE, Section 6, T15N-7RW, City of La Crosse, La Crosse County, WI and request for right-of-way dedication.

Attachments: [Coverletter and dedication request](#)

[CSM as submitted 5.21.2021](#)

[Assessor Response 5.25.21](#)

[County Response 5.25.21](#)

[CRM Response 5.26.21](#)

[Utilities Response 5.27.21](#)

[CPC Report 6.1.21](#)

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, with as much advance notice as possible.