



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, April 29, 2019

4:00 PM

3rd Floor Conference Room

Call to Order

Roll Call

Approval of Minutes

Agenda Items:

1. [18-1196](#) Amended Resolution declaring Wittenberg Park as surplus property and authorizing a request for proposals process for development of the parcel.
Sponsors: Richmond
Attachments: [Amended Resolution 11-1-18](#)
[Resolution](#)
[Background on History of Park](#)
[Map of Parcel](#)
[Map of Parcel Flood Data](#)
[CPC Staff Report 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
[CPC Staff Report 10-29-18](#)
[CPC Recommendation Report 10-29-18](#)
[Wittenberg Park Request for Letters of Interest 4-22-2019](#)
[Gorman & Co Response Letter 4-15-2019](#)
[CPC Staff Report 4-29-19](#)
2. [19-0426](#) Application of Craig's Towing for a Conditional Use Permit at 410 Wood Street allowing an off-premise parking lot for storage of vehicles (amendment).
Attachments: [Application](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 4-29-19](#)

3. [19-0437](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by changing the zoning for substantial portions of the City - comprehensive rezoning transferring certain property from Floodway District to the Single Family District (1000 US Hwy 14/61 17-20272-10) and Heavy Industrial District (2601 Conoco Rd 17-10254-63, 2707 Conoco Rd 17-10254-63, 2631 Conoco Rd 17-10254-63, Conoco Rd 17-10254-63).
Attachments: [Ordinance](#)
[Map](#)
[Notice of Hearing](#)
[CPC Staff Report 4-29-19](#)
4. [19-0504](#) SolSmart Zoning Review
Attachments: [SolSmart_PZD1_LaCrosse.pdf](#)
5. [19-0519](#) AN ORDINANCE to amend Section 115-1 and Section 115-149(a)(1) and create Section 115-347(9) of the Code of Ordinances of the City of La Crosse defining Veterinary Clinics, Animal Hospitals and kennels and permitting them in the C1-Local Business and C2-Commerical Districts by a Conditional Use Permit.
Sponsors: Christians
Attachments: [Ordinance](#)
[Notice of Hearing](#)
[CPC Staff Report 4-29-2019](#)
6. [19-0521](#) Request for Exception to Standards for Multi-Family Housing Design by Housing Authority of the City of La Crosse allowing for exception of on-premise parking for new duplex development at 428 7th St. S.
Attachments: [Request](#)
[Plan Drawing](#)
[Coverletter](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 4-29-2019](#)

7. [19-0525](#) 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 Multiple Dwelling District allowing single family home at 1027 Caledonia St.
- Attachments:** [Ordinance](#)
[Coverletter](#)
[Petition](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 4-29-2019](#)
8. [19-0542](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple District to the Traditional Neighborhood District - Specific allowing for student housing and office at 316, 312, 304 and 326 West Ave. N. and 1225 Vine St.
- Attachments:** [Ordinance](#)
[Petition](#)
[Plans](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 4-29-2019](#)
9. [19-0543](#) Request for Exception to Standards for Commercial Design by St. James Catholic Church allowing for exception of on-premise parking for new building addition at 1032 Caledonia St.
- Attachments:** [Request](#)
[Coverletter](#)
[Notice of Hearing](#)
[Site Plan, Code & Structure Info - Drawing A001](#)
[Existing & Addition First Floor Plan - Drawing A100](#)
[Roof & Roof Framing Plan - Drawing A102](#)
[Building Elevations - Drawing A200](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 4-29-2019](#)

10. [19-0544](#) Request for Exception to Standards for Multi-Family Housing Design and Commercial Design by Marcus J. Zettler allowing for exception of off-street parking requirement and landscape buffer requirement for RMD Development LLC rehabilitation project at 800-802 Rose St.
Attachments: [Request](#)
[Site Concept Drawing](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 4-29-2019](#)
11. [19-0545](#) Application of The Driftless Axe, LLC (Toby Farley) for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor License at 300 4th St. S. (suites 100 & 101).
Attachments: [Application](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 4-29-2019](#)
12. [19-0605](#) Public Hearing regarding the proposed amendment of project plan for Tax Incremental District No. 15.
Attachments: [Legal Notice](#)
13. [19-0599](#) Resolution approving an amendment to the Project Plan of Tax Incremental District No. 15, City of La Crosse, Wisconsin.
Sponsors: Gaul and Medinger
Attachments: [Resolution](#)
[Legal Notice](#)
[Project Plan](#)
[CPC Staff Report 4-29-2019](#)

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.