



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Monday, November 28, 2022

4:00 PM

Council Chambers

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, 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

1. Approval of Minutes from the October 31, 2022 meeting.

Agenda Items:

2. [22-1245](#) Resolution approving a partial vacation of the alley located between Liberty Street, Charles Street and Gillette Street and Sill Street.

Attachments: [Resolution](#)

[Lis Pendens](#)

[Exhibit A Legal Description](#)

[Exhibit B Map](#)

[DOT Letter](#)

[Notice of Hearing](#)

[Lis Pendens - Recorded 10.14.2022.pdf](#)

[CPC Staff Report 11.28.22; 22-1245 LK](#)

3. **22-1424** December 2022 - Comprehensive Plan Update.

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.

City Plan Commission Members:

Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallagher, Nabamita Dutta, & Jenasea Hameister.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1245

Agenda Date: 12/1/2022

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number: 2.

Resolution approving a partial vacation of the alley located between Liberty Street, Charles Street and Gillette Street and Sill Street

RESOLUTION

WHEREAS, the public interest requires the vacation of certain streets and alleys within the corporate limits of the City of La Crosse, and

WHEREAS, such vacation should be done as expeditiously as possible.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council, City of La Crosse that it hereby declares that the public interest requires the partial vacation of the alley as described on attached Exhibit "A."

BE IT FURTHER RESOLVED that the portion of the alleys above-described be, and the same is hereby ordered vacated, subject, however, to any and all reservations for any and all public and private utilities.

BE IT FURTHER RESOLVED that the administrative fee is hereby waived for this vacation.

<u>Tax Parcel</u>	<u>Owner Name</u>	<u>Property Address</u>	<u>Mailing Address</u>	<u>Mailing City State Zip</u>
17-10104-40	CITY OF LACROSSE	1534 LIBERTY ST	400 LA CROSSE ST	LA CROSSE, WI 54601
17-10104-40	CITY OF LACROSSE	1532 LIBERTY ST	400 LA CROSSE ST	LA CROSSE, WI 54601
17-10105-40	CITY OF LA CROSSE	920 GILLETTE ST	400 LA CROSSE ST	LA CROSSE, WI 54601
17-10104-21	CITY OF LACROSSE	906 GILLETTE ST	400 LA CROSSE ST	LA CROSSE, WI 54601
17-10104-22	CITY OF LACROSSE	1540 LIBERTY ST	400 LA CROSSE ST	LA CROSSE, WI 54601

In the Matter of the partial vacation of
the alley between Liberty Street, Charles,
Street, Gillette Street and Sill Street.

LIS PENDENS

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NOTICE IS HERBY GIVEN that a resolution
has been introduced to the Common Council to be
acted upon by such Common Council, which said
action has been taken at the initiative of the Common
Council of the City of La Crosse, wherein the following
property, to-wit:

LEGAL DESCRIPTION ATTACHED
and shown on the map attached hereto as Exhibit "A"
showing the location thereof, is sought to be vacated.

Dated this ____ day of _____, 2022.

CITY OF LA CROSSE

By: _____
Stephen F. Matty
City Attorney

Drafted by:

City Attorney's Office
400 La Crosse Street
La Crosse WI 54601
(608) 789-7511

This space is reserved for recording data

Return to

City Clerk
400 La Crosse St
La Crosse WI 54601

Parcel Identification Number/Tax Key Number

EXHIBIT A

PROPOSED PARTIAL ALLEY RIGHT OF WAY VACATION

A PARCEL OF LAND IN BLOCK 13 OF FIRST ADDITION TO P.S. DAVIDSON'S ADDITION TO LA CROSSE BEING A SUBDIVISION IN THE NE ¼ OF THE SW ¼ OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 22 IN SAID BLOCK 13; THENCE NORTH 89 DEGREES 20 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 22, ALSO BEING THE SOUTH RIGHT OF WAY OF GILLETTE STREET, 139.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, ALSO BEING THE EAST LINE OF A 20 FOOT PUBLIC ALLEY AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 38 MINUTES 14 SECONDS WEST ALONG SAID EAST LINE OF ALLEY, ALSO BEING THE WEST LINE OF LOTS 18 THROUGH 22, 251.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 89 DEGREES 14 MINUTES 33 SECONDS WEST, 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 13, ALSO BEING THE WEST LINE OF SAID ALLEY, AND THE EAST LINE OF LOTS 1 THROUGH 5; THENCE NORTH 00 DEGREES 38 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE OF ALLEY, 251.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING SOUTH RIGHT OF WAY OF GILLETTE STREET; THENCE SOUTH 89 DEGREES 20 MINUTES 37 SECONDS EAST, 20.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, LA CROSSE COUNTY, WISCONSIN.

CONTAINING AN AREA OF 5,024.5 SQ. FT.

NE 1/4 - SW 1/4 SEC. 20 T16N R7W

PAGE 2 OF 2



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221 N. LaSalle Street, Suite 300
Chicago, Illinois 60601-1211
Phone (312) 577-3300
Fax (312) 577-3526
WSP.com

CITY OF LA CROSSE FIRE DEPARTMENT

400 LA CROSSE STREET, LA CROSSE, WI 54601

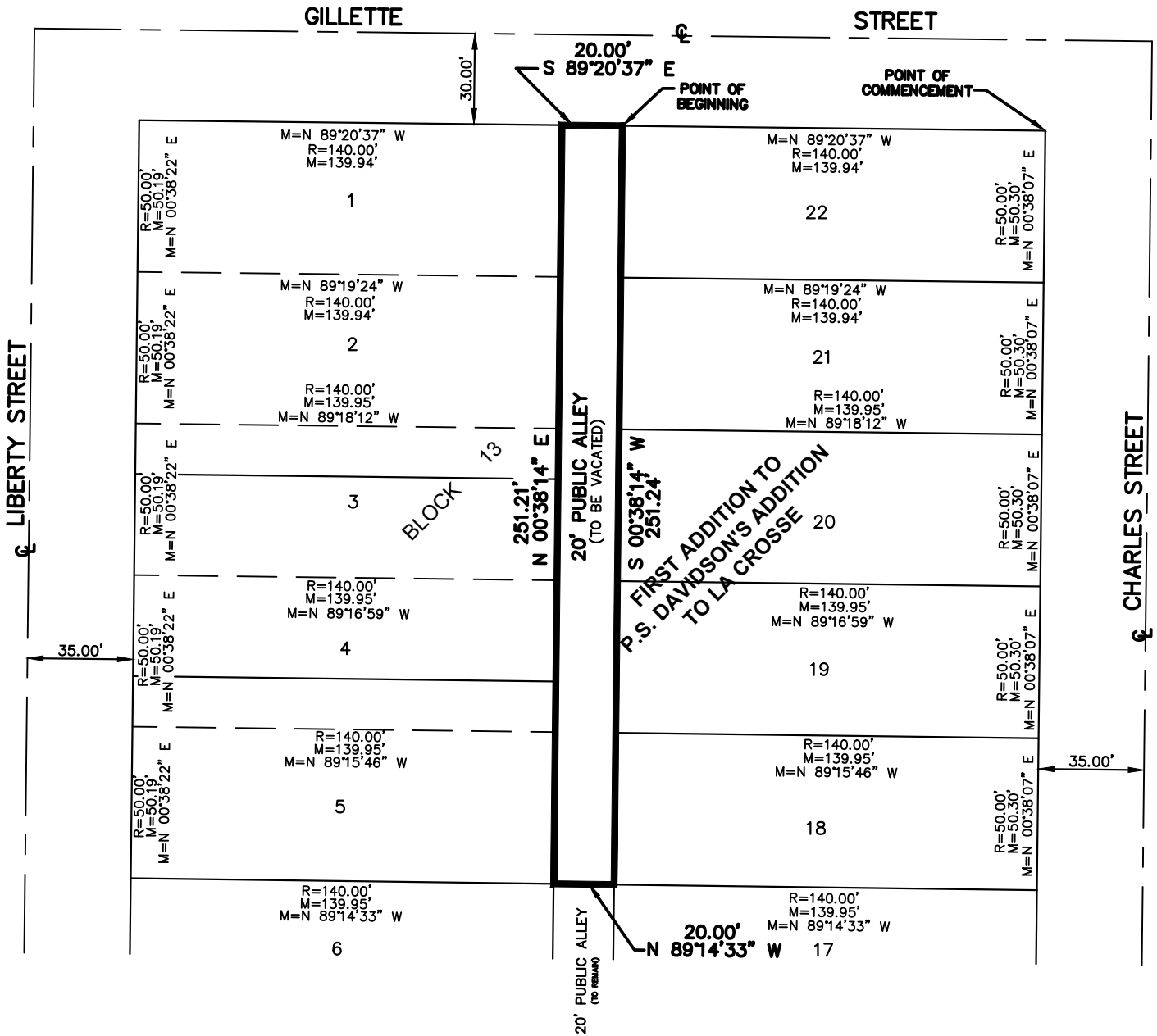
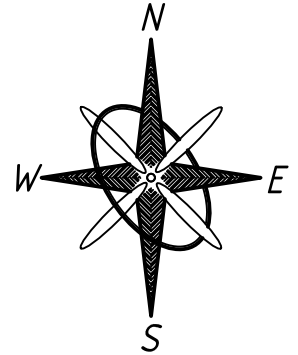
LA CROSSE FIRE STATION #4

DRAWN BY: WAM	DATE: 09/23/2022	SCALE: N.T.S.	PROJECT MANAGER: SB	PROJECT: 7786.01
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EXHIBIT B

PROPOSED PARTIAL ALLEY VACATION

CONTAINING AN AREA OF 5,024.5 SQ.FT.



NE 1/4 - SW 1/4 SEC. 20 T16N R7W

PAGE 2 OF 2



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CITY OF LA CROSSE FIRE DEPARTMENT

400 LA CROSSE STREET, LA CROSSE, WI 54601

LA CROSSE FIRE STATION #4

DRAWN BY: WAM	DATE: 09/23/2022	SCALE: N.T.S.	PROJECT MANAGER: SB	PROJECT: 7786.01
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CITY CLERK'S OFFICE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-7510
cityclerk@cityoflacrosse.org
www.cityoflacrosse.org

October 21st, 2022

OFFICE OF THE SECRETARY
WISCONSIN DEPARTMENT OF TRANSPORTATION
PO BOX 7910
MADISON WI 53707-7910

Re: Resolution vacating a portion of the alley located between Liberty Street, Charles Street and Gillette Street and Sill Street.

Enclosed herewith is a copy of the above resolution and notice of hearing when and where the resolution will be acted upon.

This notice is provided pursuant to Wis. Stat., sec. 66.1003(8), since the public way or alley that is the subject of the resolution is located within one-quarter mile of a state trunk highway or connecting highway.

Sincerely,

Dale Westaby
Assistant Clerk

NOTICE OF HEARING TO VACATE A PORTION OF ALLEY

YOU ARE HEREBY NOTIFIED that a Resolution is pending before the Common Council of the City of La Crosse, for the vacation of the following described portion of alley, to-wit:

A PARCEL OF LAND IN BLOCK 13 OF FIRST ADDITION TO P.S. DAVIDSON'S ADDITION TO LACROSSE BEING A SUBDIVISION IN THE NE ¼ OF THE SW ¼ OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 22 IN SAID BLOCK 13; THENCE NORTH 89 DEGREES 20 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 22, ALSO BEING THE SOUTH RIGHT OF WAY OF GILLETTE STREET, 139.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, ALSO BEING THE EAST LINE OF A 20 FOOT PUBLIC ALLEY AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 38 MINUTES 14 SECONDS WEST ALONG SAID EAST LINE OF ALLEY, ALSO BEING THE WEST LINE OF LOTS 18 THROUGH 22, 251.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 89 DEGREES 14 MINUTES 33 SECONDS WEST, 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 13, ALSO BEING THE WEST LINE OF SAID ALLEY, AND THE EAST LINE OF LOTS 1 THROUGH 5; THENCE NORTH 00 DEGREES 38 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE OF ALLEY, 251.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING SOUTH RIGHT OF WAY OF GILLETTE STREET; THENCE SOUTH 89 DEGREES 20 MINUTES 37 SECONDS EAST, 20.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, LA CROSSE COUNTY, WISCONSIN. CONTAINING AN AREA OF 5,024.5 SQ. FT.

YOU ARE FURTHER NOTIFIED THAT a hearing thereon will be held before the Finance and Personnel Committee of the Common Council on December 1st, 2022 at 6:00 p.m. in the Council Chambers in the City Hall, City of La Crosse, at which time any and all may be heard for or against the vacation of said street.

Such matter will also be acted upon by the City Plan Commission at 4:00 p.m. on November 28, 2022 in the 3rd Floor Conference Room and by the Common Council on December 8th, 2022 at 6:00 p.m. in the Common Council Chambers in La Crosse City Hall.

you wish to attend any of the above meetings through video conferencing, please contact the City Clerk's Office at 608-789-7510 or email cityclerk@cityoflacrosse.org for more information.

The above referenced Resolution and relevant attachments may be examined in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for file 22-1245).

Dated on this day: October 14th, 2022

Per Order of the Common Council
Nikki Elsen
City Clerk of the City of
La Crosse, Wisconsin

Published: November 10th, 17th & 23rd, 2022



DocId:8414987

Tx:4115429

1800802

LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
10/14/2022 12:39 PM

PAGE COUNT: 5

EXEMPT P:

RECORDING FEE 30.00

Resolution

Document Number

Document Title

Recording Area

Name and Return Address

Nikki Elsen, City Clerk
400 La Crosse Street
La Crosse WI 54601

Parcel Identification Number (PIN)

Resolution approving a partial vacation of the alley located between Liberty Street, Charles Street and Gillette Street and Sill Street

Drafted by:
Stephen F. Matty
City Attorney
City of La Crosse
400 La Crosse Street
La Crosse WI 54601

State of Wisconsin, County of
LaCrosse. This Document is a full,
true & correct copy of the original
on file and of record in my office
and has been compared by me.

Date Oct. 17 2022

Vol. 1800802 Pg. 1 Doc No. 1800802

Robin L. Kadmas
Register of Deeds

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

Register of Deeds
Vol. 2000, Pg. 20
Date: 2000
and has been compared by me,
on file and record in my office
true & correct copy of the original.
State of Wisconsin, County of
LaCrosse. This document is a true

In the Matter of the partial vacation of
the alley between Liberty Street, Charles,
Street, Gillette Street and Sill Street.

LIS PENDENS

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and shown on the map attached hereto as Exhibit "A"
showing the location thereof, is sought to be vacated.

Dated this 14th day of October, 2022.

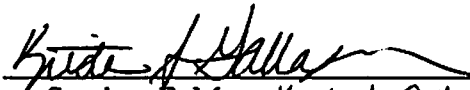
This space is reserved for recording data

Return to

City Clerk
400 La Crosse St
La Crosse WI 54601

Parcel Identification Number/Tax Key Number

CITY OF LA CROSSE

By: 
Stephen F. Matty Krista A. Gallager
Deputy City Attorney

Drafted by:

City Attorney's Office
400 La Crosse Street
La Crosse WI 54601
(608) 789-7511

Resolution approving a partial vacation of the alley located between Liberty Street, Charles Street and Gillette Street and Sill Street

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CONTAINING AN AREA OF 5,024.5 SQ. FT.

NE 1/4 - SW 1/4 SEC. 20 T16N R7W

PAGE 2 OF 2



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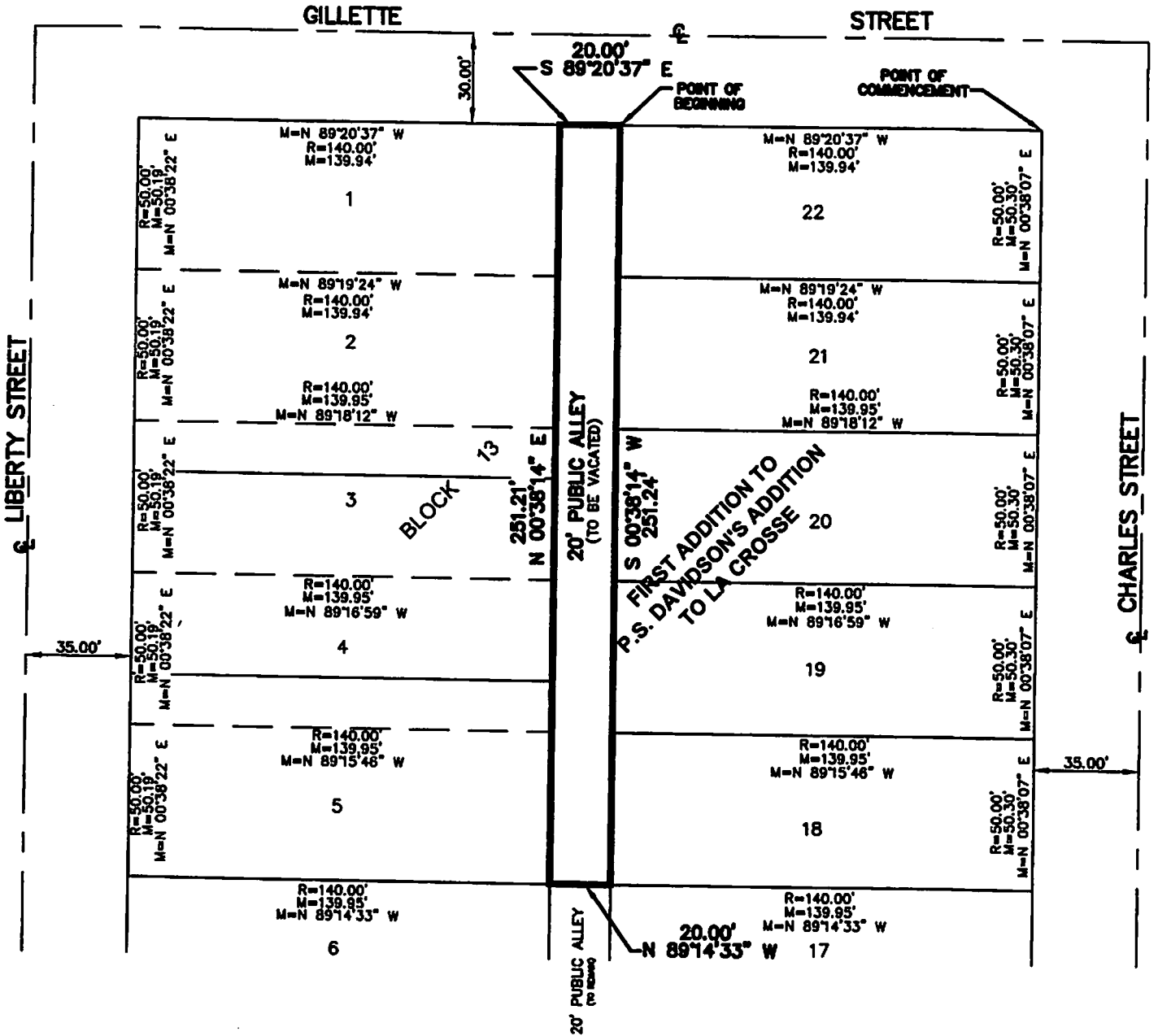
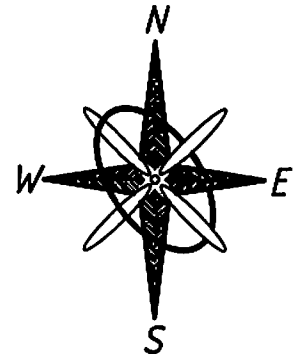
LA CROSSE FIRE STATION #4

DRAWN BY: WAM	DATE: 09/23/2022	SCALE: N.T.S.	PROJECT MANAGER: SB	PROJECT: 7786.01
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EXHIBIT B

PROPOSED PARTIAL ALLEY VACATION

CONTAINING AN AREA OF 5,024.5 SQ.FT.



NE 1/4 - SW 1/4 SEC. 20 T16N R7W

PAGE 2 OF 2



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CITY OF LA CROSSE FIRE DEPARTMENT

400 LA CROSSE STREET, LA CROSSE, WI 54601

LA CROSSE FIRE STATION #4

DRAWN BY: WAM	DATE: 09/23/2022	SCALE: N.T.S.	PROJECT MANAGER: SB
			PROJECT: 7786.01

Agenda Item 22-1245 (Lewis Kuhlman)

Resolution approving a partial vacation of the alley located between Liberty Street, Charles Street and Gillette Street and Sill Street.

General Location

Council district 1, Logan Northside Neighborhood, on the south side of Gillette St, 3 ½ blocks east of Rose St, as depicted in MAP 22-1245. The alley is adjacent to a fire station and vacant land.

Background Information

The intention of this alley vacation is to combine parcels across the alley for a future fire station. The City has purchased seven parcels adjacent to and across the alley from the existing fire station. The alley is twenty feet wide and the portion to be vacated is 250 feet long. The vacation would allow the fire station redevelopment to spread across the alley. The vacation would impact the 11 parcels adjacent to the remaining alley who would only be able to get to their parking spaces and detached garages via Sill St. It would also force garbage and emergency service vehicles to back out of the alley.

Recommendation of Other Boards and Commissions

None

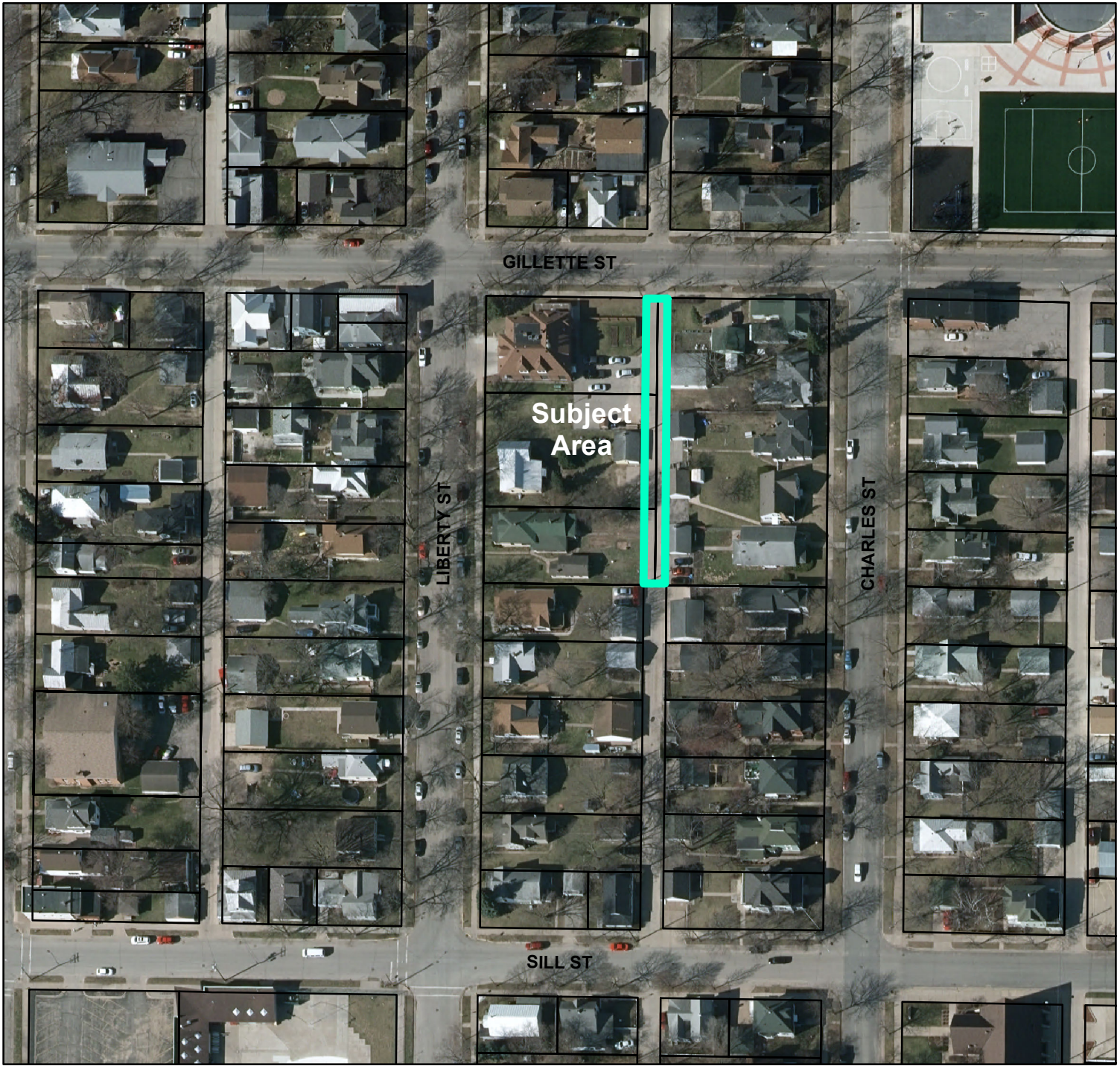
Consistency with Adopted Comprehensive Plan

The plan contains a Community Facilities objective to ensure provision of adequate fire protection services to residents and businesses in La Crosse. While not incorporated into the comprehensive plan, it's worth noting that the 2015 City's Transportation Vision memo generally discourages disconnections of the transportation network.

Staff Recommendation

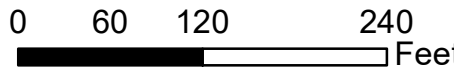
Approval – The City approved the acquisition, demolition, and consolidation of parcels across the alley from the fire station; the alley is a step in the process of the fire station's redevelopment.

Routing F&P 12.1.2022



BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1424

Agenda Date: 11/28/2022

Version: 1

Status: Draft

In Control: City Plan Commission

File Type: Resolution

Agenda Number: 3.