



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, March 3, 2025

4:00 PM

Council Chambers

The meeting is open for in-person attendance and will also be conducted through video conferencing. To join the meeting click this link (or typing the URL in your web browser address bar):
<https://cityoflacrosse-org.zoom.us/j/88991607803?pwd=d3hhNURndXZXZWRyRlZ4eWFTTndoQT09>
Meeting ID: 889 9160 7803; Passcode: CPC23; Call in: 1-305-224-1968.

The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

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

Approval of Minutes from the February 3rd, 2025 meeting.

Agenda Items:

[25-0045](#) Annual Code of Ethics Policy Review.

Attachments: [City of La Crosse Code of Ethics Policy](#)

[25-0177](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Traditional Neighborhood Development District - Specific allowing for the construction of a commercial and residential mixed-use building at 413, 417, 423, 425 and 431 West Ave. N. and 1204 Badger St.

Attachments: [Ordinance](#)

[Cover Letter](#)

[Rezoning Petition](#)

[Civil Drawings](#)

[Architectural Drawings](#)

[County Soils Information](#)

[300-foot Property Owner Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC.StaffReport.03032025.25-0177.JD.TA](#)

[25-0254](#)

Review of plans for Hot Springs Spas & Pools located at Lots 9 at 3106 Berlin Drive in the International Business Park.

Attachments: [Hot Springs Building Plans](#)

[Hot Springs Stormwater Docs](#)

[Hot Springs Warehouse Civil Plans](#)

[HotSpring Preliminary Landscape Plan](#)

[Photometric - Hot Spring Spas & Pools](#)

[Email - Building Materials & Parking Information](#)

[CPC.StaffReport.03032025.25-0254.TA&JE.pdf](#)

[25-0231](#)

Resolution transferring parcels associated with River Point District owned by the Redevelopment Authority to the City of La Crosse.

Sponsors: Janssen

Attachments: [Resolution](#)

[Staff Report](#)

[RPD Resolution Parcels](#)

[CPC.StaffReport.03032025.25-0231.AT](#)

[25-0233](#)

Certified Survey Map - Located in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4, Section 33, T16N, R7W, City of La Crosse, La Crosse County, WI and request for right-of-way dedication and waiver of platting requirements.

Sponsors: Janssen

Attachments: [Certified Survey Map as Submitted 2.14.2025](#)

[CSM Checklist - 2.14.2025](#)

[Legislative Staff Report](#)

[Assessor Approval - 2.17.2025](#)

[Community Risk Management Approval - 2.17.2025](#)

[County Surveyor Approval - 2.18.2025](#)

[Engineering Approval - 2.20.2025](#)

[CPC.StaffReport.03032025.25-0233.LK](#)

[25-0014](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Residence District, allowing for six two-unit structures for condos at 1822 State Road 16 and adjacent parcels at State Road 16.

Attachments: [Petitioner Request to Withdraw - 2.24.2025](#)

[Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[300-foot Property Owner Buffer List](#)

[Buffer Map](#)

[Undeliverable Notice - 1.21.2025](#)

[Updated Site plan - Condominium with Pond - 1.24.2025](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC.StaffReport.02032025.25-0014.TA](#)

[CPC Staff Report Addendum 03032025.25-0014.TA](#)

Legislative History

2/4/25	Judiciary & Administration Committee	RECOMMENDED TO BE RE-REFERRED to the Common Council
2/13/25	Common Council	REFERRED to the Judiciary & Administration Committee

Referred to the March 2025 meetings.

[25-0089](#) Resolution approving lease with Gary Arneson for the property at 500 Rose Street (parcel #17-10040-40).

Sponsors: Janssen

Attachments: [Resolution](#)

[Memo of Lease Assessment](#)

[GIS Picture of Parcel](#)

[Lease Agreement](#)

[Legislative Staff Report](#)

[CPC.StaffReport.03032025.25-0089.AT](#)

Legislative History

1/27/25	Board of Public Works	REFERRED to the Board of Public Works
2/3/25	Board of Public Works	ADOPTED

[25-0156](#) Resolution to rescind the declaration of surplus property of 626 Monitor Street (parcel #17-10294-31).

Sponsors: Reynolds

Attachments: [Resolution](#)

[Staff Report](#)

[CPC.StaffReport.03032025.25-0156.TA](#)

[25-0143](#) Update on the zoning/subdivision code project.

Attachments: [Zoning Code Update Memo 3-3-2025](#)

[Summary of Residential Lot Standards 3-3-2025](#)

[1950 Zoning Map 3-3-2025](#)

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.

Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Mark Neumann, Matt Gallager, and James Szymalak.