



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Monday, November 4, 2024

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=d3hhNURndXZXZWRYRIZ4eWFTTndoQT09> 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

1. Approval of the September 30, 2024 Meeting Minutes.
2. Approval of the October 15, 2024 Meeting Minutes.
3. Approval of the October 17, 2024 Meeting Minutes.
4. Approval of the October 22, 2024 Meeting Minutes.

Agenda Items:

5. [24-0951](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential Neighborhood District to the Traditional Neighborhood District - Specific allowing for continued use of the property as a professional office space at 212 11th Street South.

Attachments: [Proposed Amended Ordinance for J&A \(Woodard\)](#)

[Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[Buffer Map](#)
[300-Foot Property Owner Buffer List](#)
[Sarah Hennessey Email - 7.19.2024](#)
[Sister Nina Shephard Email - 7.19.2024](#)
[Pastor Dione Stepanek Email - 7.22.2024](#)
[Sister Helen Elsbernd Email - 7.22.2024](#)
[Michelle Pettit Email - 7.22.2024](#)
[Nancy Parcher Email - 7.22.2024](#)
[Deborah Buffton Email - 7.22.2024](#)
[Linda Mershon Email - 7.24.2024](#)
[Sue Ernstser Email - 7.25.2024](#)
[Xong Xiong of Cia Siab Inc Email - 7.25.2024](#)
[Sister Margaret Earsley Email - 7.25.2024](#)
[Aaron Engel of School District of La Crosse Letter - 7.26.2024](#)
[CPC.StaffReport.07292024.24-0951.TA](#)
[Dawn Wacek Email - 7.26.2024](#)
[Audra Martine Letter - 7.26.2024](#)
[Randall Brown Letter - 7.28.2024](#)
[Maureen Freedland Email - 7.28.2024](#)
[Karl & Grace Green Email - 7.28.2024](#)
[Mike and Jen Garvey 7.29.2024](#)
[Laurie Logan Email - 7.29.2024](#)
[Megan Gruber Email - 7.29.2024](#)
[Pastor Becky Goche Email - 7.29.2024](#)
[Kristin Peters Email - 7.29.2024](#)
[Andrew and Michelle Elliott 7.25.2024](#)
[Rochelle Nicks Email - 7.29.2024](#)
[Jane Benzschawel Email - 7.29.2024](#)
[Lisa Middleton Email - 7.30.2024](#)
[David Pierce Email - 7.30.2024](#)
[Daryll Jury Email - 7.30.2024](#)
[Aron Newberry Email - 7.30.2024](#)
[Jane Klekamp & Keith Belzer Email - 7.30.2024](#)
[Jay Lokken Letter - 7.30.2024](#)
[Committee Registration Slips - 7.30.2024](#)
[Ordinance 4006 \(TND Creation\) - For Reference](#)

[Andrew & Michelle Elliot Email - 7.31.2024](#)

[Melissa Crook Email - 8.1.2024](#)

[Ric and Emily Harned 8.2.2024](#)

[Sue Ernster Email - 8.4.2024](#)

[Scott and Katie Koenen Email - 8.4.2024](#)

[Bailey McNamer Email - 8.6.2024](#)

[Big Brothers Big Sisters - 8.6.2024](#)

[Thomas Link Email 8.6.2024](#)

[Ellen Forde Email - 8.6.2024](#)

[Anna Sprague Email - 8.7.2024](#)

[La Crosse County Human Services Dept. - 8.6.2024](#)

[Lisa Middleton pictures 8.8.2024](#)

[Ellen Forde Email 8.7.2024](#)

[LT REACH TND Ordinance October 2024 10.22.2024](#)

[CPC Staff Report Addendum 24-0951 - 11.4.2024](#)

6. [24-1353](#) Certified Survey Map - Located in the NE 1/4 & the SE 1/4 of the SW 1/4 and the NW 1/4 & SW 1/4 of the SE 1/4 of Section 23, and the NE 1/4 & SE 1/4 of the NW 1/4 and the NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 26, T15N, R7W, City of La Crosse and Town of Shelby, La Crosse County, Wisconsin.

Attachments: [CSM - Revised - 10.29.2024](#)

[CSM - Revised 10.4.2024.pdf](#)

[CSM Submittal Checklist 10.3.2024.pdf](#)

[CSM - Shrine Property - 10.3.2024.pdf](#)

[Assessor Approval - 10.3.2024.pdf](#)

[CRM Approval - 10.3.2024.pdf](#)

[Planning Approval - 10.3.2024.pdf](#)

[County Comments - 10.8.2024.pdf](#)

[Utilities - Contingent Approval - 10.8.2024.pdf](#)

[Email Re Town of Shelby Approval Timeline - 10.16.2024.pdf](#)

[Utilities - Approval - 10.15.2024](#)

[Engineering Approval - 10.30.2024](#)

[CPC.StaffReport 24-1353 - 11.4.2024](#)

7. [24-0731](#) Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Shelby to the City of La Crosse (approx. 10.75 acres - Shrine Property).

Attachments: [Annexation Petition](#)

[Annexation Questionnaire 6.24.2024](#)

[DOA Public Interest Letter 6.25.2024](#)

[CPC.StaffReport 24-0731 - 11.4.2024](#)

8. [24-0732](#) AN ORDINANCE to annex a parcel of land from the Town of Shelby to the City of La Crosse (approx. 10.75 acres - Shrine Property).
Attachments: [Ordinance](#)
[Map and Legal](#)
[CPC.StaffReport 24-0732 - 11.4.2024](#)
9. [24-1330](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - Specific to the Planned Development District - Specific, allowing for the construction of a transient residential and congregate living facility at 5250 Justin Road, 6015, 6025, 6105 County Road MM and tax parcels 17-50365-102 and 11-2003-0.
Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Rezoning Cover Letter](#)
[Retreat House Drawings](#)
[Site Rendering](#)
[Storm Sewer Calculations](#)
[Stormwater Report](#)
[Certified Survey Map - For Reference - 10.3.2024](#)
[300-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Letter to DNR/FEMA Re Change to Flood Zoning District](#)
[CPC.StaffReport 24-1330 - 11.4.2024](#)
10. [24-1007](#) Resolution Approving Development Agreement and Sale Agreement with Jeff Murphy and Jill Murphy for Former Fire Station #4 at 906 Gillette St.
Attachments: [Resolution](#)
[Development Agreement](#)
[Sale Agreement](#)
[Jeff and Jill Murphy proposal](#)
[Legislative Staff Report](#)
[CPC.StaffReport 24-1007 - 11.4.2024](#)
11. [24-1131](#) Resolution approving the partial vacation of the public street right-of-way on Chestnut Place.
Attachments: [Resolution](#)
[Exhibit A - Map and Legal Descriptions - Revised 10.14.2024](#)
[Legal Descriptions - Revised 10.14.2024](#)
[Exhibit A - Map and Description](#)
[Staff Report](#)

[Application](#)
[Area map and sketch](#)
[300-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Letter to Police Dept. Re Personal Service](#)
[Letter to Dept. of Transportation](#)
[Affidavits of Personal Service - 10.1.2024](#)
[Undeliverable Mailing - 10.10.2024](#)
[Lis Pendens - Recorded 10.1.2024](#)
[WI DOT - Objection Letter - 10.23.2024](#)
[CPC.StaffReport 24-1131 - 11.4.2024](#)
[County Comments - 10.31.2024.pdf](#)

12. [24-1302](#) Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Medary to the City of La Crosse (4224 Meadowlark Lane - Evans).
Attachments: [Petition](#)
[CPC.StaffReport 24-1302 - 11.4.2024](#)
13. [24-1303](#) AN ORDINANCE to annex a parcel of land from the Town of Medary to the City of La Crosse (Property adjacent to 4224 Meadowlark Lane - Evans).
Attachments: [Ordinance](#)
[Legal and Map](#)
[CPC.StaffReport 24-1303 - 11.4.2024](#)
14. [24-1329](#) Application of A1 Hospitality LLC for a Conditional Use Permit at 210 Jay Street, allowing permission to apply for a Combination "Class B" Beer & Liquor license.
Attachments: [Application](#)
[300-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC.StaffReport 24-1329 - 11.4.2024](#)
15. [24-1333](#) Resolution approving the sale of City owned property at 800 Moore St to Taylor William DeFrang and Brian DeFrang.
Attachments: [Resolution](#)
[Staff Report](#)
[CPC.StaffReport 24-1333](#)

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, CP Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, CM Jennifer Trost, CM Mark Neumann, Matt Gallagher, & James Szymalak.