



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final City Plan Commission

Monday, March 2, 2020

4:00 PM

3rd Floor Conference Room

Call to Order

Roll Call

Approval of Minutes

Agenda Items:

1. **Report by City Attorney on Wisconsin Act 67 requiring municipalities to adhere to certain rules regarding the placement of conditions of approval for Conditional Use Permits.**
2. [20-0250](#) Request for Exception to Standards for Commercial Design by Dairyland Power Cooperative allowing for exception to parking requirement for project at 3251 East Avenue South.

Attachments: [Request for Exception](#)

[Legal Description](#)

[Drawings](#)

[Notice of Hearing](#)

[Affidavit of Publication - Notice](#)

[Property Owner Buffer List](#)

[Property Owner Buffer Map](#)

[CPC Staff Report 3.2.2020](#)

3. [20-0252](#) 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 Local Business District at 1033 Caledonia St.

Attachments: [Petition](#)
[Ordinance](#)
[Picture](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 3.2.2020](#)

4. [20-0253](#) 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, Light Industrial and Heavy Industrial Districts to the Planned Development District - Specific at 1407/1501 and 1514 St. Andrew Street, 528 Loomis Street and Island Street property.

Attachments: [Ordinance](#)
[Coverletter](#)
[Petition](#)
[Certified Survey Map](#)
[Square Footage Rentable Space](#)
[Parcel Map-Aerial View](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
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[CPC Staff Report 3.2.2020](#)

5. [20-0256](#) 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 - General at 1325 St. Andrew Street.
- Attachments:** [Coverletter](#)
[Ordinance](#)
[Petition](#)
[Petition Attachments](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3.2.2020](#)
6. [20-0257](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific allowing mixed-use development at 1222 Denton St.
- Attachments:** [Ordinance](#)
[Coverletter](#)
[Petition](#)
[Site Plan Drawings](#)
[Proposal](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3.2.2020](#)
7. [20-0258](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Residence District allowing duplex at 317 Losey Blvd. S.
- Attachments:** [Ordinance](#)
[Coverletter](#)
[Petition](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[CPC Staff Report 3.2.2020](#)

8. [20-0270](#) Application of Ironside Properties LLC (Mitch Lown) for a Conditional Use Permit allowing warehouse buildings in a heavy industrial district at 2401 Hauser Street.
- Attachments:** [Coverletter](#)
[Application](#)
[Site Plan](#)
[Elevation Drawing](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 3.2.2020](#)
9. [20-0212](#) Review of plans at 2401 Hauser St in the Interstate Industrial Park (Ironside Properties LLC for Mini-Warehouse/Self-Storage).
- Attachments:** [Site Plan](#)
[Elevations](#)
[Resolution approving sale from Northern Engraving to American Warehousing.p](#)
[CSM - signed 2.6.2020](#)
[CSM Review Checklist - complete](#)
[CPC Staff Report 3.2.2020](#)
10. [20-0271](#) Application of Northside Molzahn LLC for a Conditional Use Permit allowing demolition of structure for green space at 421-423 West Ave. N.
- Attachments:** [Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3.2.2020](#)
11. [20-0272](#) Application of School House Properties LLC for a Conditional Use Permit allowing demolition of structure for green space at 417 West Ave. N.
- Attachments:** [Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3.2.2020](#)

12. [20-0273](#) Certified Survey Map - The south half of Usher Street lying west of Hokah Street, the vacated La Crescent Street and alley lying south of Usher Street, Block 8 of Plat of West La Crosse and part of Government Lot 5 and Lot 6, all in Section 30, Township 16 North, Range 7 West, the Town of Campbell, La Crosse County, Wisconsin.
Attachments: [Submittal Checklist 2.7.2020](#)
[CSM - submitted 2.7.2020](#)
[County Response - 2.14.2020](#)
[CPC Staff Report 3.2.2020](#)
13. [20-0274](#) Certified Survey Map - Part of Government Lot 6 of Section 30, Township 16 North, Range 7 West, the Town of Campbell, La Crosse County, Wisconsin.
Attachments: [Submittal Checklist 2.7.2020](#)
[CSM - as submitted 2.7.2020](#)
[County Response 2.14.2020](#)
[CPC Staff Report 3.2.2020](#)
14. [20-0325](#) Review of Plans at a portion of Lot 27, Berlin Drive, in the International Business Park (Scannell Properties/FedEx Ground).
Attachments: [FXG SPR Submittal Letter.pdf](#)
[Building Floor Plans.pdf](#)
[Civil Plan Set.pdf](#)
[Exterior Lighting Specs.pdf](#)
[Landscape Plan.pdf](#)
[Prelim Building Elevations.pdf](#)
[Sign Specs](#)
[FXG - La Crosse Sound Wall Exhibit 12-19-2019.pdf](#)
[FXG front yard sign.pdf](#)
[FXG Exterior Security Specs.pdf](#)
[CPC Staff Report 3.2.2020](#)

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.