



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda City Plan Commission

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Monday, August 2, 2021

4:00 PM

South Side Neighborhood Center

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In an effort to keep members of the public, City staff and City Plan Commissioners as safe as possible from the spread of COVID-19, City Staff highly encourages the public to submit any comments, concerns, questions, or support in writing ahead of the meeting to Tim Acklin at [acklint@cityoflacrosse.org](mailto:acklint@cityoflacrosse.org).

The meeting will be conducted through video conferencing and may be VIEWED ONLY with the following link:

<https://stream.lifesizecloud.com/extension/9794361/0d016062-5436-4221-a814-2adab70cb22e>

Members of the public who wish to SPEAK, may access via video conferencing with the following link:

Join the meeting: <https://call.lifesizecloud.com/9794361>

Click to call from Mobile (audio only)

United States: +1 (877) 422-8614,, 9794361#

Call in by Phone (audio only)

United States: +1 (877) 422-8614

Meeting extension: 9794361#

Members of the public will also be able to attend the meeting in person. The meeting will be held at the South Side Neighborhood Center of La Crosse, located at 1300 6th Street South. Social Distancing policies will be enforced.

### Call to Order

### Roll Call

### Approval of Minutes

[21-1133](#)

Approval of the Minutes from July 19, 2021.

### Agenda Items:

1.     [21-0874](#)     Resolution approving partial vacation of State Street west of Front Street.  
  
          **Attachments:** [Resolution](#)  
                          [Legal Description and Map](#)  
                          [Adjacent Properties](#)  
                          [Lis Pendens Recorded 6.29.21](#)  
                          [Notice of Hearing](#)  
                          [LT DOT Re Vacate - State St W of Front St.docx](#)  
                          [Affidavit of Publication - Notice of Hearing](#)  
                          [CPC Report 8.2.2021](#)
  
2.     [21-1013](#)     Review of plans for sign at 3120 Airport Road (L&C Insulation) in the Airport Industrial Park  
  
          **Attachments:** [Sign Drawing](#)  
                          [Sign Picture](#)  
                          [SignPermit LnC Insulation](#)  
                          [CPC Report 8.2.2021](#)
  
3.     [21-0987](#)     Application of Helfrich Enterprises for the issuance of a Conditional Use Permit at 607 Copeland Avenue allowing for self-storage units.  
  
          **Attachments:** [Application](#)  
                          [Applicant Letter and Plans](#)  
                          [200-Foot Buffer List](#)  
                          [Buffer Map](#)  
                          [Notice of Hearing](#)  
                          [CPC Report 8.2.2021](#)

4. [21-1012](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Public/Semi Public District to the Commercial District allowing for commercial purposes at 520 Veterans Memorial Dr. E.

**Attachments:** [Ordinance](#)  
[Rezoning Petition](#)  
[Notice of Hearing](#)  
[LT DNR & FEMA RE Change to Flood Zoning Dist.-1st Notice](#)  
[Letter from J. Koosman 7.28.21](#)  
[Letter from N. Green 7.28.21](#)  
[Letter from L. Moe 7.28.21](#)  
[Letter from J. Scheidt 7.28.21](#)  
[Letter from K. Gleason 7.29.21](#)  
[Letter from K. Johnson 7.29.21](#)  
[CPC Report 8.2.2021](#)  
[Interior and Exterior Plan Photos 7.30.21](#)  
[Support Letter from C. Hanson 7.30.21](#)

5. [21-1080](#) Review of plans for sign at 3205 Airport Road in Airport Industrial Park (Intech).

**Attachments:** [Sign Permit Application](#)  
[36 x 48 - Sign Installation](#)  
[40 x 108 - Lettering Installation](#)  
[Arial View](#)  
[Large Overhead Plot](#)  
[Small Overhead Plot.pdf](#)  
[CPC Report 8.2.2021](#)

6. [21-1044](#) Resolution amending Declaration of Protective Covenants for the La Crosse International Business Park.

**Attachments:** [Resolution](#)

[Declaration of Protective Covenants for La Crosse International Business Park](#)

[Notice of Request to Amend IBP Covenants 7.14.21](#)

[Consent - JJJ Properties LLC \(Lot 5\)](#)

[Consent - River States Truck and Trailer Inc \(Lots 14, 15, 16, 19, 20, 21\)](#)

[Consent - FiberPro Inc \(Lots 22, 23, 24\)](#)

[Consent - Charlise Investments \(Lot 3\)](#)

[Consent - Habitat for Humanity \(Lots 1 and 2\)](#)

[Consent - Werner Electric \(Lot 8\)](#)

[Description of International Business Park Easements](#)

[CPC Report 8.2.2021](#)

7. [21-0675](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Washburn Residential District to the Traditional Neighborhood District allowing for an apartment building at 1106-1108 King St.

**Attachments:** [Ordinance](#)

[Petition](#)

[Letter from Applicant](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Legal Objector - Ludlow 5.26.21](#)

[Legal Objector - Tolvstad 5.26.21](#)

[Legal Objector - Warren 5.28.21](#)

[Affidavit of Publication - Hearing Notice](#)

[Legal Objector Map](#)

[CPC Report 6.1.21](#)

[King St-Concept Presentation 5.25.2021.pdf](#)

[Objection - Schneider 5.28.21](#)

[Objection - Brinks 5.31.21](#)

[Legal Objector - Garvey 6.1.21](#)

[Objection - Harned 6.1.21](#)

[Legal Objector - Lokken and Riley 6.1.21](#)

[Lifestream Chat 6.1.21 \(Judiciary & Administration Committee Mtg\)](#)

[Committee Registration Slips 6.1.21](#)

[Opposition Letter Lokken and Riley 6.1.21](#)

[CPC Recommendation Report 6.2.21](#)

[Legal Objector - Franzini \(West Avenue Rentals\) 6.3.21](#)

[Email from Lokken and Riley 6.7.21](#)

[Request for Referral 6.8.21](#)

[Objection Letter - Koenen 6.8.21](#)

[Objection Letter - Jury 6.8.21](#)

[Support Letter - Habitat for Humanity 6.8.21](#)

[Support Letter - Bartheld 6.9.21](#)

[Legal Objector - Green 6.9.21](#)

[Objection Letter - Jury 6.10.21](#)

[Objection Letter - Aubrey 6.10.21.pdf](#)

[Legal Objector Table - Updated 6.10.21](#)

[Support Letter - Gorski 6.11.21](#)

[Support Letter - Gruendeman 6.23.21](#)

[Request for Referral 7.9.2021](#)

[CPC Report 8.2.2021](#)

8. [21-1114](#) Review of Plans for Weiss Commercial Real Estate Warehouse in International Business Park (3100 Berlin Drive).

**Attachments:** [Project Description](#)

[Building Plans](#)

[Accent Metal](#)

[Lighting Plan and Spec Sheets IBP](#)

[CPC Report 8.2.2021](#)

## 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*