



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, July 31, 2023

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 from the July 5, 2023 meeting.

Agenda Items:

- 1 [23-0765](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for construction of a 2-unit townhome at 943 Hood Street.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Notice - Resent 7.17.2023](#)
[CPC Staff Report 073123; 23-0765](#)

- 2 [23-0778](#) Application of Capella Catering LLC for a Conditional Use Permit at 411 3rd St

S, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

Attachments: [Application](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 073123; 23-0778](#)

- 3 [23-0790](#) Application of People's Food Cooperative, Inc. for a Conditional Use Permit at 315 5th Ave S, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

Attachments: [Application](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 073123; 23-0790](#)

- 4 [23-0791](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Special Multiple Dwelling District to the Planned Development District - General allowing for construction of approximately 14 2-bedroom homes at 5917 River Run Rd.

Attachments: [Ordinance](#)
[Request for Referral - 7.25.2023](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List - Revised 7.31.2023](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[DNR-FEMA Letter](#)
[General Development Plan](#)
[Objection - DeFino & Letourneau - 7.24.2023](#)
[CPC Staff Report 073123; 23-0791](#)

- 5 [23-0805](#) Resolution declaring certain properties located on Kinney Coulee Rd, parcels 17-10575-64 and 17-10575-63, as surplus property.

Attachments: [Resolution](#)
[Staff Report](#)
[CPC Staff Report 073123; 23-0805](#)

- 6 [23-0815](#) Resolution transferring parcels owned by the Redevelopment Authority to the City of La Crosse.

Attachments: [Resolution](#)
[Map](#)
[Amendment VI to the Redevelopment Plan](#)

[Staff Report](#)

[Deed RDA to City - Riverpoint Transfer 7-20-23](#)

[Exhibit A - legal description 7-20-23](#)

[CPC Staff Report 073123; 23-0815](#)

- 7 [23-0834](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Community Business District allowing for construction of a mixed use, multifamily development at 401 3rd St. N.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Cover Letter](#)

[The Chalmers Proposal - Plans](#)

[T. Wall Enterprises - Track Record Book](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC Staff Report 073123; 23-0834](#)

- 8 [23-0833](#) Application of The Chalmers Residences LLC for a Conditional Use Permit at 215 Pine Street and 401 3rd Street N, allowing permission to apply for allowing for residential living quarters on the ground floor of a 4-story multifamily development.

Attachments: [CUP Application](#)

[Cover Letter](#)

[The Chalmers Proposal - Plans](#)

[T. Wall Enterprises - Track Record Book.pdf](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC Staff Report 073123; 23-0833](#)

- 9 [23-0835](#) Application of JJAWC LLC for a Conditional Use Permit at 401 2nd Street N Suite 102, allowing permission to apply for allowing for vacant commercial space on ground floor to be built out as 8 apartments.

Attachments: [Application](#)

[Plans](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC Staff Report 073123; 23-0835](#)

- 10 [23-0880](#) Review of plans at 2966 Airport Rd in the Airport Industrial Park: Chee's Auto Repair

Attachments: [Chee's Auto Plans](#)
[CPC Staff Report 073123; 23-0880.docx.pdf](#)

11 [23-0904](#) 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 Gallager, Jenasea Hameister & James Szymalak.