



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### City Plan Commission

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Tuesday, July 5, 2022

4:00 PM

Council Chambers

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The meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by clicking this link (or typing the URL in your web browser address bar): <https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

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](mailto: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

Approval of Minutes from the May 31, 2022 meeting.

Approval of Minutes from the June 20, 2022 meeting.

#### Agenda Items:

- 1      [22-0762](#)      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](#)

[Revised Operation Plan and Store Layout](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Affidavit of Publication](#)

[CPC Staff Report 7.05.22; 22-0762.pdf](#)

- 2      [22-0765](#)      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 District - to the Multiple Dwelling District allowing for an apartment with two bedrooms at 1033 Caledonia St.

**Attachments:** [Ordinance](#)  
[Rezoning Petition](#)  
[Notice of Hearing](#)  
[200-foot Buffer List](#)  
[Buffer Map](#)  
[Affidavit of Publication](#)  
[Returned Mailing - 6.27.2022](#)  
[CPC Staff Report 7.05.22; 22-0765.pdf](#)

- 3      [22-0773](#)      Application of Western Technical College for a Conditional Use Permit at 310 8th St. N. allowing for demolition of structure for green space.

**Attachments:** [Application](#)  
[Recordable Legal Description](#)  
[Notice of Hearing](#)  
[Buffer Map](#)  
[200-Foot Buffer Map](#)  
[Affidavit of Publication](#)  
[CPC Staff Report 7.05.22; 22-0773.pdf](#)  
[22-0773 Western-City Agreement.pdf](#)

- 4      [22-0777](#)      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 - Specific allowing for mixed use redevelopment at 2415 State Road.
- Attachments:** [Ordinance](#)  
                                 [Amended Landscaping Plan 6.17.2022](#)  
                                 [Amended Project Plans 6.17.2022](#)  
                                 [Letter from ISG Re Amended Plans 6.17.2022](#)  
                                 [Project Description Cover Letter](#)  
                                 [Rezoning Petition](#)  
                                 [Architecture Plans - 6.3.2022](#)  
                                 [Civil Plans - 6.3.2022](#)  
                                 [Landscaping Plan - 6.3.2022](#)  
                                 [Notice of Hearing](#)  
                                 [200-foot Buffer List](#)  
                                 [Buffer Map](#)  
                                 [Returned Notice - 6.20.2022](#)  
                                 [Returned Notice - 6.21.2022](#)  
                                 [Affidavit of Publication](#)  
                                 [CPC Staff Report 7.05.22; 22-0777.pdf](#)
- 5      [22-0814](#)      Resolution approving lease renewal with Rivercrest Village Partners.
- Attachments:** [Resolution](#)  
                                 [2022 Lease Renewal](#)  
                                 [CPC Staff Report 7.05.22; 22-0814.pdf](#)
- 6      [22-0821](#)      Application of Pato Azul, LLC for a Conditional Use Permit at 127 4th St. S. allowing permission to apply for a Combination "Class B" Beer & Liquor license.
- Attachments:** [Application](#)  
                                 [Notice of Hearing](#)  
                                 [Buffer Map](#)  
                                 [200-Foot Buffer List](#)  
                                 [Returned Mailings - Re-sent 6.27.2022](#)  
                                 [CPC Staff Report 7.05.22; 22-0821.pdf](#)

- 7      [22-0826](#)      Preliminary Plat of River Point District to the City of La Crosse, La Crosse County, Wisconsin.

**Attachments:** [Submittal Checklist and Cover Letter](#)  
[River Point District Preliminary Plat - Stamped](#)  
[Preliminary Plat and Topographic Map](#)  
[Bid Plans](#)  
[Bid Specifications](#)  
[Schedule of Estimated Quantities](#)  
[CPC Staff Report 7.05.22; 22-0826.pdf](#)

- 8      [22-0888](#)      July 2022 Comprehensive Plan Update.

**Attachments:** [Comprehensive Plan Analytics June 27 2022.pdf](#)  
[2022-06-27 SP Update for PC.pdf](#)

## 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.*

### **City Plan Commission:**

**Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallager, Nabamita Dutta, & Scott Neumeister.**