



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, January 29, 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 of the January 2, 2024 meeting.

Agenda Items:

[23-1243](#)

AN ORDINANCE to amend Section 115-390(1)d.3. and to create Section 115-405 of the Code of Ordinances of the City of La Crosse to allow accessory dwelling units.

Attachments: [Proposed Amended Ordinance \(Trost\) - 1.24.2024](#)
[ADU Restrictive Agreement Draft Text 1.24.2024](#)
[Proposed Amended Ordinance \(Mindel\) - 12.14.2023](#)
[Ordinance](#)
[Staff Report](#)
[Notice of Hearing](#)
[Letter from Joe Van Aelstyn - 11.30.2023](#)
[CPC StaffReport - 12.04.2023 - 23-1243.LK](#)
[NRC - ADU Draft Ordinance Update 10.4.2023](#)
[NRC - ADU Draft Ordinance Update 9.6.2023](#)
[NRC - ADU Memo 9.6.2023](#)
[NRC - ADU Draft Ordinance 5.3.2023](#)
[NRC - Support Letter E. Halvorson 6.7.2023](#)
[NRC - Support Letter Hoffer 9.13.2023](#)
[NRC - Letter from AARP 9.19.2023](#)
[Letter from Melissa Crook 11.30.2023](#)
[Letter from Samuel Deetz - 12.3.2023](#)
[Letter from Darrin Wasniewski - AARP - 12.4.2023](#)
[Housing Advocacy Committee Zoning Recommendation Letter](#)
[Opposition Letter - David Morrison - 12.5.2023](#)
[Committee Registration Slips - 12.5.2023](#)
[Letter from Matt Bryan - 12.6.2023](#)
[Letter from Brian Serle - 12.14.2023](#)
[Letter from Eric Halvorson - 12.14.2023](#)
[Letter from Clem Bott & Ruth Hicks- 12.20.2023](#)
[Support Letter - Jess Thill - 1.17.2024](#)
[Support Letter - Bridget Brown - 1.17.2024](#)
[Support Letter - Jed Olson - 1.17.2024](#)
[Support Letter - Jake Larkin - 1.17.2024](#)
[Support Letter - Brent Wilkerson - 1.18.2024](#)
[Letter from Melissa Crook - 1.19.2024.pdf](#)
[Trost Community Voice - La Crosse Tribune Article - 1.20.2024](#)
[Letter from AARP - 1.26.2024](#)
[CPC.StaffReport.012924.23-1243.LK](#)

Referred to the February 2024 meetings.

- [24-0068](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.
- Attachments:** [Ordinance](#)
[Petition & Cover Letter](#)
[Plans](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC.StaffReport.01292024.24-0068.JD](#)
- [24-0071](#) Application of 421 Jay St. LLC for a Conditional Use Permit at 421 & 425 Jay Street allowing for a parking lot.
- Attachments:** [Application](#)
[200-foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Undeliverable Notice - 1.22.2024](#)
[Revised Parking Plan - 1.23.2024](#)
[Undeliverable Mailing - Resent 1.24.2024](#)
[CPC.StaffReport.01292024.24-0071.TA](#)
- [24-0113](#) Resolution declaring certain property located at 1307 16th St S (Parcel #17-50265-10) as surplus property.
- Attachments:** [Resolution](#)
[Legislative Staff Report](#)
[BPW Approval 1.16.2024](#)
[CPC.StaffReport.01292024.24-0113.AT](#)
- [24-0151](#) Resolution approving lease renewal with Rivercrest Village Partners.
- Attachments:** [Resolution](#)
[Lease](#)
[Memo from City Engineer to Planning Director.pdf](#)
[Legislative Staff Report](#)
[CPC.StaffReport.012924.24-0151.AT](#)

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 Gallagher, Jenasea Hameister & James Szymalak.