



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Monday, June 28, 2021

4:00 PM

South Side Neighborhood Center

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.

The meeting will also be conducted through video conferencing and may be viewed with the following link:
<https://stream.lifesizecloud.com/extension/9794361/0d016062-5436-4221-a814-2adab70cb22e>

Members of the public will also be permitted to ask questions or provide statements via video conferencing. 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

[21-0978](#) Approval of the minutes from June 21, 2021.

Agenda Items:

1. [21-0684](#) Resolution approving partial vacation of right-of-way located on 14th Street between Badger Street and Farwell Street.

Attachments: [Resolution](#)

[Lis Pendens](#)

[Legal and Map](#)

[Hearing Notice](#)

[LT DOT Re Vacation 5.25.21](#)

[PD letter Re Service on Owners 5.25.21](#)

[Affidavit of Personal Service](#)

[Lis Pendens Recorded 5.26.21](#)

[CPC Staff Report 6.28.2021](#)

2. [21-0758](#) AN ORDINANCE to amend Section 115-148(b)(1) and (2) and Section 115-343(13) of the Code of Ordinances of the City of La Crosse regarding conditional uses in the Washburn District.
- Attachments:** [Ordinance](#)
[Notice of Hearing](#)
[CPC Staff Report 6.28.2021](#)
3. [21-0846](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Multiple Dwelling District allowing for a residence at 1740 State Street.
- Attachments:** [Ordinance](#)
[Petition](#)
[Letter from Petitioner](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 6.28.2021](#)
4. [21-0850](#) Application of Carson Real Estate LLC for a Conditional Use Permit at 1011 10th St S allowing for removal of structure and creation of patio area, additional parking, and area for dumpster and storage.
- Attachments:** [Application](#)
[Letter from Applicant](#)
[Photos](#)
[Site Plan](#)
[Hearing Notice](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 6.28.2021](#)

5. [21-0852](#) 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 Dwelling District to the Light Industrial District allowing for a garage or retail space at 1720 16th St S.

Attachments: [Ordinance](#)
[Petition](#)
[Letter from Petitioner](#)
[Hearing Notice](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Mailing 6.23.21](#)
[CPC Staff Report 6.28.2021](#)

6. [21-0857](#) Application of Gundersen Health System for a Conditional Use Permit at 1508, 1514, 1518, and 1524 9th St S, 819 Denton St, 1501, 1507, 1511, 1517, and 1523 8th St S, and 812 Tyler St allowing for off street parking.

Attachments: [Application](#)
[Letter from Applicant](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 6.28.2021](#)

7. [21-0851](#) Application of La Cro Products, Inc. for a Conditional Use Permit at 1636 Liberty St. allowing for removal of structure and creation of parking or green space with the intent to build/add on to current business.

Attachments: [Application](#)
[Ltr from Lawyer on behalf of Applicant](#)
[Hearing Notice](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 6.28.2021](#)

8. [21-0859](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Multiple Dwelling District allowing for a 19-unit apartment building at 1417 13th St S.
- Attachments:** [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 6.28.2021](#)
9. [21-0873](#) Resolution authorizing Wisconsin Land Purchase and Sale Contract for Lot 4 on Berlin Drive in the International Business Park with Heather & Justin Yahnke.
- Attachments:** [Resolution](#)
[Letter of Intent](#)
[Preliminary Plans](#)
[Wisconsin Land Purchase and Sale Contract](#)
[CPC Staff Report 6.28.2021](#)
10. [21-0865](#) Application of RIP Current Restaurant & Bar LLC for a conditional use permit at 200 Pearl St allowing for permission to apply for a Combination "Class B" Beer & Liquor License.
- Attachments:** [Application](#)
[Recordable Legal Description](#)
[Hearing Notice](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Mailing 6.24.21](#)
[CPC Staff Report 6.28.2021](#)
11. [21-0611](#) Resolution approving a vacation of street known as Forest Ave.
- Attachments:** [Resolution](#)
[Forest Avenue Description](#)
[Map and Legal - Forest Avenue](#)
[Lis Pendens](#)
[Hearing Notice](#)
[LT DOT Re Vacate 5.25.21](#)
[PD letter Re Service on Owner 5.25.21](#)
[Affidavit of Personal Service](#)
[Lis Pendens Recorded 5.26.21](#)
[CPC Staff Report 6.28.2021](#)

12. [21-0648](#) Resolution approving Application of Viterbo University, Inc. for Conditional Use Permit at 821/823 7th St S allowing for demolition of existing duplex and conversion of the majority of the lot to green space.

Attachments: [Resolution](#)
[Application](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Mailing - Resent 5.25.21](#)
[Affidavit of Publication - Hearing Notice.pdf](#)
[CPC Report 6.1.21](#)
[Undeliverable Notice 6.1.21](#)
[Committee Registration Slip 6.1.21](#)
[CPC Recommendation Report 6.2.21](#)
[CPC Staff Report 6.28.2021](#)

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, with as much advance notice as possible.