



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Monday, October 2, 2017

4:00 PM

3rd Floor Conference Room

Call to Order

Roll Call

Approval of Minutes

Approval of September 5, 2017 regular meeting minutes, September 18, 2017 CIP meeting minutes, and September 26, 2017 special meeting minutes.

Agenda Items:

1. [17-0912](#) AN AMENDED ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District to the Public and Semi-Public District allowing new development for Coulee Council on Addictions at 923, 927, 929, 935 and 939 Ferry Street.

Attachments: [PMSA - Draft 08-03-17](#)

[Amended Ordinance](#)

[Ordinance](#)

[Petition](#)

[Notice of Hearing - August meetings](#)

[Affidavit of Publication - Notice](#)

[Property Owner Buffer Map](#)

[Property Owner Buffer List](#)

[Letter from CM Olson to Planning Dept 7-18-2017](#)

[Dir Planning response to CM Olson letter 7-20-17](#)

[Email from Chad Staehly in Opposition 7-24-17](#)

[Objection - Woodward 521 9th St S](#)

[Objection - Felsheim 527 9th St S](#)

[Objection - Johnson 513 9th St S](#)

[Letter from Deak Swanson in Support 7-27-17](#)

[Letter from Ron Tischer La Crosse Police Chief in Support 7-27-17](#)

[Objection - Sibley 913 Ferry St](#)

[Objection - Grassman 523 9th St S](#)

[Letter from Scott Rathgaber/Gundersen Health System in Support 7-31-17](#)

[Letter from Chad Staehly in Opposition 7-31-17](#)
[CPC Report 7-31-17](#)
[CPC Recommendation Report 7-31-17](#)
[J&A sign ups 7-31-17](#)
[Objection - Staehly 507, 509, 511 9th St S](#)
[Notice of Hearing - Sept meetings](#)
[Affidavit of Publication - Notice](#)
[CPC Staff Report 9-5-2017](#)
[Email from Phillip Johnson in Opposition 9-1-17](#)
[Updated Site Plan 9-5-17](#)
[Letter from Bob Fleck/La Crosse Tribune in Support 9-5-17](#)
[CPC Recommendation Report 9-5-17](#)
[Handout - Rating of Concerns 9-5-17](#)
[J&A sign ups 9-5-17](#)
[Objection Calculation as of 9-14-2017](#)
[Request for referral 9-14-17](#)
[CPC Staff Report 10-2-2017](#)

2. [17-1159](#) Resolution transferring Farnam Park to the Gundersen-City of La Crosse Neighborhood Development Corporation (JDC).
Attachments: [Resolution](#)
[CPC Staff Report 10-2-2017](#)
3. [17-1228](#) Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Medary to the City of LaCrosse (N3172 Vista Court North).
Attachments: [Petition](#)
[Legal Description and Map](#)
[DOR Letter 9-15-17 re questionnaire](#)
[CPC Staff Report 10-2-2017](#)
4. [17-1229](#) AN ORDINANCE to annex a parcel of land from the Town of Medary to the City of La Crosse (N3172 Vista Court North).
Attachments: [Ordinance](#)
[Legal Description and Map](#)
[CPC Staff Report 10-2-2017](#)
5. [17-1235](#) Certified Survey Map - Lot 1, Lot 2, CSM, Vol. 10, Pg. 65, Doc. No. 1308876 and Lot 1, CSM, Vol. 8, Pg. 98, Doc. No. 1211167; located in part of the SE-NE, SW-NE, Section 26, T16N-R7W; also part of the SW-NE, Section 26, T16N-R7W, Town of Medary, La Crosse County, Wisconsin.
Attachments: [CSM](#)
[Letter to Property Owners re meetings](#)

[CPC Staff Report 10-2-2017](#)

6. [17-1236](#) Request for Exception to Standards for Commercial Design by James Wille dba CRDN for an exception to parking lot design and standards and building facade standards with construction of new facility at 722 Rose St.
- Attachments:** [Request](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Design Review - C101 Site Plan](#)
[Design Review - CRDN 082517 Elevations](#)
[Design Review - Elevations 9-19-17](#)
[Design Review - Rendering](#)
[Design Review - CRDN Elevations 09-26-17](#)
[Design Review - CRDN 082517 Site Plan](#)
[CPC Staff Report 10-2-2017](#)
7. [17-1239](#) Application of Craig's Towing for a Conditional Use Permit at 410 Wood Street allowing an off-premise parking lot for storage of vehicles.
- Attachments:** [Application](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 10-2-2017](#)
8. [17-1267](#) Preliminary Condominium Plat of Pettibone Pointe Condominium, La Crosse, Wisconsin.
- Attachments:** [Coverletter and Engineering Checklist](#)
[Rules and Regulations](#)
[Declaration of Condominium](#)
[Condo Plat and Drawings](#)
[Letter to Phil Addis re meetings](#)
[CPC Staff Report 10-2-2017](#)
9. [17-1291](#) Application of City of La Crosse Planning and Development for a Conditional Use Permit at 809 and 821 6th St. S. allowing for twin homes in the Washburn Neighborhood Residential District.
- Attachments:** [Application](#)
[Floor Plans & Street Elevations](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 10-2-2017](#)

10. [17-1292](#) Application of Nicholas Weber dba La Crosse Distilling Company LLC for a Conditional Use Permit at 129 Vine Street allowing for a distillery with tasting room.
- Attachments:** [Coverletter](#)
[Application](#)
[Survey](#)
[Current site and buildings](#)
[Proposed plan and operation](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 10-2-2017](#)
11. [17-1293](#) Request for Exception to Standards for Commercial Design by Coulee Council on Addictions, Inc. for an exception to off-street parking requirements for proposed facility at 921, 923, 927, 929, 935 and 939 Ferry Street.
- Attachments:** [Request](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 10-2-2017](#)
12. [17-1294](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific allowing for rental housing at 2008, 2012, 2018, 2024 Campbell Rd. and 303, 307 21st St. N.
- Attachments:** [Ordinance](#)
[Petition](#)
[Plans](#)
[CSM](#)
[Rev C101 Proposed Site Plan 9-26-17](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Objection - Wissing 302 21st St N](#)
[CPC Staff Report 10-2-2017](#)
13. [17-1298](#) Resolution approving Western Technical College institutional campus master plan.
- Attachments:** [Resolution](#)
[WTC Letter re amended Campus Boundary Map 9-27-17](#)
[Amended Campus Map Map 9-27-17](#)

[2002 WTC master plan 9-27-17](#)

[Cover Letter & Boundary](#)

[CPC Staff Report 10-2-2017](#)

14. [17-1362](#) Review of plans for Werner Electric at 3120 Berlin Dr., Lot 8 in the International Business Park.

Attachments: [Envelope Compliance Certificate](#)

[Architecture Set](#)

[Structural Set](#)

[Interior Finishes Narrative](#)

[Civil Set](#)

[CPC Staff Report 10-2-17](#)

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.