



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final-revised

### City Plan Commission

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Monday, March 4, 2019

4:00 PM

3rd Floor Conference Room

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#### Call to Order

#### Roll Call

#### Approval of Minutes

*February 4, 2019 Meeting Minutes*

#### Agenda Items:

- [18-1653](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by changing the zoning for substantial portions of the City - comprehensive rezoning transferring certain property from Floodway District to the Conservancy District and Planned Development District.  
**Attachments:** [Ordinance](#)  
[Map - color](#)  
[Notice of Hearing](#)  
[Map - b&w for publication](#)  
[Letter to DNR & FEMA - 1st Notice](#)  
[CPC Staff Report 3/4/19](#)
- [19-0110](#) Application of Christine Kahlow for a Conditional Use Permit allowing a duplex in the Washburn Neighborhood Residential District at 233 9th St. S.  
**Attachments:** [Application](#)  
[Coverletter](#)  
[Pictures](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 3/4/19](#)

3. [19-0192](#) Resolution approving project to acquire property at 3503 Lakeshore Drive for Airport approach protection and appropriation of funds.  
**Sponsors:** Richmond  
**Attachments:** [Resolution](#)  
[Aviation Bd Ltr 2-18-2019](#)  
[CPC Staff Report 3/4/19](#)
4. [19-0211](#) Application of State Street Delicatessen, LLC for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor License at 321 State St.  
**Attachments:** [Coverletter](#)  
[Application & Drawings](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 3/4/19](#)
5. [19-0233](#) Review of plans for addition at 2930 Airport Rd in the Airport Industrial Park (Performance Elite Gymnastics).  
**Attachments:** [Plans 1-30-19.pdf](#)  
[Covenants](#)  
[Previous expansion approval from CPC - March 2006](#)  
[Cover Letter.pdf](#)  
[Plans 2-20-19.pdf](#)  
[CPC Staff Report 3/4/19](#)
6. [19-0225](#) Request for Exception to Standards for Commercial Design by PR La Crosse, Inc. allowing for exception to parking requirement for restaurant development at 3119 State Road 16.  
**Attachments:** [Application](#)  
[Site Plan](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 3/4/19](#)

7. [19-0213](#) Application of The Root Note LLC for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor License at 115 4th St. S.

**Attachments:** [Coverletter](#)  
[Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 3/4/19](#)

8. [19-0236](#) Request from the Northside Development Group to amend the Three Rivers Plaza Sign Policy.

**Attachments:** [Proposed Amended Three Rivers Plaza Sign Policy](#)  
[Cover Letter](#)  
[CPC Staff Report 3/4/19](#)

9. [17-1056](#) Resolution approving Application of Western Technical College for a Conditional Use Permit allowing for demolition of structures to create green space at 314 and 320-322 8th St. N.

*(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(g) to confer with legal counsel with respect to possible litigation. Following such closed session, the Committees and/or Council may reconvene in open session.)*

**Attachments:** [Resolution](#)

[Application](#)

[Notice of Hearing](#)

[Affidavit of Publication - Notice](#)

[Property Owner Buffer Map](#)

[Property Owner Buffer List](#)

[CPC Staff Report 9-5-2017](#)

[CPC Recommendation Report 9-5-17](#)

[Sept 8 WTC Letter in response to Sept 5 CPC conditions](#)

[CPC Staff Report 10-30-17](#)

[CPC Recommendation Report 10-30-17](#)

[PMSA 11-9-174](#)

[CPC Staff Report 12-4-17](#)

[CPC Recommendation Report 12-4-17](#)

[CPC Staff Report 1-29-18.pdf](#)

[CPC Recommendation Report 1-29-18](#)

[CPC Staff Report 04-30-2018](#)

[CPC Recommendation Report 4-30-18](#)

[CPC Staff Report 9-4-18](#)

[CPC Recommendation Report 9-4-18](#)

[CPC Staff Report 10-29-18](#)

[CPC Recommendation Report 10-29-18](#)

[Notice of Hearing \(re-notice\) 11-27-18](#)

[Property Owner Buffer List 11-27-18](#)

[Property Owner Buffer Map 11-27-18](#)

[CPC Staff Report 1-2-2019](#)

[CPC Recommendation Report 1-2-2019](#)

## 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.*