



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Tuesday, September 5, 2017

4:00 PM

3rd Floor Conference Room

Call to Order

Roll Call

Approval of Minutes

Approval of August 14, 2017 special meeting/CIP meeting minutes.

Agenda Items:

1. [17-0579](#) 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 District to the Traditional Neighborhood District - General allowing for rental housing at 225-227 and 231 21st St. N.

Attachments: [Petition](#)

[Notice of Hearing](#)

[Affidavit of Publication - Notice](#)

[David Olson May 15 Letter to Property Owners](#)

[Ordinance](#)

[Property Owner Buffer Map](#)

[Property Owner Buffer List](#)

[CPC Staff Report 5-30-17](#)

[CPC Staff Report REVISED 5-30-17](#)

[CPC Recommendation Report 5-30-17](#)

[J&A sign ups 5-30-17](#)

[Objection - Schwartz 226 23rd St N](#)

[Objection - Jordan 230 21st St N](#)

[Objection - Arnold 2005 State St](#)

[Objection - Barmore 2025 State St](#)

[Objection - Wissing 302 21st St N](#)

[David Olson June 4 letter to Council Members](#)

[Jason Gilman June 8 Memo to Mayor and Council Members](#)

[GENA June 8 letter to Council](#)

[GENA Rezoning Survey Report](#)

[8-21-2017 Olson Proposed Project](#)

[Olson TND Application Questions and Answers](#)

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

2. [17-0912](#) AN 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: [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](#)

[Letter from La Crosse Police Dept in Support](#)

[Objection - Sibley 913 Ferry St](#)

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

[Letter from Gundersen Health System in Support](#)

[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 Ferry St](#)

[Notice of Hearing - Sept meetings](#)

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

3. [17-0916](#) 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 new development consisting of five townhomes at 1300 State Road 16.

Attachments: [Ordinance](#)

[Petition](#)

[Plan](#)

[Notice of Hearing](#)

[Affidavit of Publication - Notice](#)

[Property Owner Buffer Map](#)

[Property Owner Buffer List](#)

[CPC Report 7-31-17](#)

[CPC Recommendation Report 7-31-17](#)

[J&A sign up 7-31-17](#)

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

4. [17-1040](#) AN ORDINANCE to amend Section 115-398(d) of the Code of Ordinances of the City of La Crosse allowing fences regulated under Section 10-49(2)(b) to be exempt from this section.
Attachments: [Ordinance](#)
[Notice of Hearing](#)
[CPC Staff Report 9-5-2017](#)
5. [17-1054](#) Resolution approving request to have City release restriction on warehousing at 3089-3101 Airport Rd, previously known as Lot 4 in the Airport Industrial Park.
Attachments: [Resolution](#)
[Conveyance Agreement 1997](#)
[Conveyance Waiver](#)
[Declaration of Restrictions \(Covenants\)](#)
[CPC Staff Report 9-5-2017](#)
6. [17-1056](#) 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.
Attachments: [Application](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 9-5-2017](#)
7. [17-1061](#) Resolution approving a partial alley vacation located between 21st Street and Vine Street.
Attachments: [Resolution](#)
[Lis Pendens](#)
[Map and Legal](#)
[Adjacent Property Owners List](#)
[Notice of Hearing](#)
[PD Letter and Affidavit of Service on Property Owner](#)
[CPC Staff Report 9-5-2017](#)
8. [17-1071](#) Application of Diana Hobson dba DnA Vintners for a Conditional Use Permit (amendment) at 1223 and 1229 Caledonia Street allowing for a winery with tasting room.
Attachments: [Application](#)

[Notice of Hearing](#)

[Property Owner Buffer Map](#)

[Property Owner Buffer List](#)

[Letter of Recommendation - DNA Vintners](#)

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

9. [17-1090](#) Resolution approving the sale of City owned surplus property to Riteway Bus LLC.

Attachments: [Resolution](#)

[Exhibit A](#)

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

10. [17-1193](#) Resolution approving the sale of City owned surplus land to Hydrite Chemical Co. to assist in the facilitation of an expansion project at 701 Sumner Street (Tax Parcel 17-10016-80).

Attachments: [Resolution](#)

[Exhibit A - legal and map](#)

[Short Circuit Approval](#)

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

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.