



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda City Plan Commission

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Monday, September 30, 2024

4:00 PM

Council Chambers

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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](mailto: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

1. Approval of the September 3, 2024 Meeting Minutes.

### Agenda Items:

2. [24-1174](#) Certified Survey Map - Located in Part of Government Lot 9 of Section 19, T16N, R7W, Town of Campbell, La Crosse County, Wisconsin.

**Attachments:** [Submittal Checklist](#)

[Certified Survey Map - 8.27.2024](#)

[CRM Approval - 8.27.2024](#)

[County Surveyor Approval - 8.27.2024](#)

[Planning Approval - 8.27.2024](#)

[Engineering Comments - 9.5.2024](#)

[LT Surveyor - Re CSM Meetings](#)

[CPC.Staff Report 9.30.2024](#)

3. [24-1181](#) Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Campbell to the City of La Crosse (1612 Nakomis Ave. - Schmidt).  
**Attachments:** [Petition for Annexation](#)  
[Legal and Map](#)  
[LTR to DOA RE Petition - 8.29.2024.pdf](#)  
[CPC.Staff Report 9.30.2024](#)
4. [24-1182](#) AN ORDINANCE to annex a parcel of land from the Town of Campbell to the City of La Crosse (1612 Nakomis Ave. - Schmidt).  
**Attachments:** [Ordinance](#)  
[Legal Description and Map](#)  
[CPC.Staff Report 9.30.2024](#)
5. [24-1200](#) AN ORDINANCE to repeal and recreate Section 115-403 of the Code of Ordinances of the City of La Crosse relating to Traditional Neighborhood Development zoning.  
**Attachments:** [Ordinance](#)  
[Legislative Staff Report](#)  
[Notice of Hearing](#)  
[CPC.Staff Report 9.30.2024](#)
6. [24-1203](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Heavy Industrial District, allowing for reconstruction of a warehouse at 1219 Travis St.  
**Attachments:** [Ordinance](#)  
[Cover Letter & Rezoning Petition](#)  
[300-foot Property Owner Buffer List](#)  
[Buffer Map](#)  
[Notice of Hearing](#)  
[CPC.Staff Report 9.30.2024](#)
7. [24-1207](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Multiple Dwelling District, allowing for remodel of the current home into a roominghouse at 215 Copeland Ave.  
**Attachments:** [Ordinance](#)  
[Rezoning Petition](#)  
[300-foot Property Owner Buffer List](#)  
[Buffer Map](#)  
[Notice of Hearing](#)  
[Site Plan with Dimensions](#)  
[CPC.Staff Report 9.30.2024](#)

8. [24-1208](#) Application of Spencer Nickelatti for a Conditional Use Permit allowing for a roominghouse at 215 Copeland Ave.  
**Attachments:** [CUP Application](#)  
[300-foot Property Owner Buffer List](#)  
[Buffer Map](#)  
[Notice of Hearing](#)  
[Site Plan with Dimensions](#)  
[CPC.Staff Report 9.30.2024](#)
9. [24-1226](#) Resolution approving a Wisconsin Department of Transportation - Transportation Alternatives Program State/Municipal Grant Agreement to construct the Avon Street Greenway.  
**Attachments:** [Resolution](#)  
[Grant Agreement](#)  
[Staff Report](#)  
[CPC.Staff Report 9.30.2024](#)
10. [24-1296](#) Review and possible action on the proposals from various consulting firms for the Zoning & Subdivision Code Update/Rewrite Project.  
**Attachments:** [City of La Crosse Zoning Code Update RFP](#)  
[Clarion Proposal](#)  
[Giffels Webster Proposal](#)  
[GRAEF Proposal](#)  
[MSA Proposal](#)  
[RINKA Proposal](#)  
[SEH Proposal](#)

*(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stats. sec. 19.85(1)(a) to deliberate its decision. Following any closed session, the Committees and/or Council may reconvene in open session.)*

## 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.*

**Mayor Mitch Reynolds, CP Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, CM Jennifer Trost, CM Mark Neumann, Matt Gallager, & James Szymalak.**