



# 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, April 28, 2014

4:00 PM

3rd Floor Conference Room

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### Call to Order, Roll Call

1. [14-0522](#) Public Hearing on proposed creation of Tax Incremental Finance District Number Sixteen, City of La Crosse, Wisconsin, and the proposed boundaries thereof and proposed project plan for such Tax Incremental District.

**Attachments:** [PC2014-04-28-01TID 16 Zoning Map](#)  
[PC2014-04-28-01TID 16 Boundary Map](#)

### Approval of Minutes

2. Approval of the March 31, 2014 Meeting Minutes
3. Approval of the April 10, 2014 Special Meeting Minutes

### Agenda Items:

4. [14-0308](#) AN ORDINANCE to amend Section 15.02(B) of the Code of Ordinance of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Community Business District to allow property to be used as student housing at 400 4th St. N.

**Attachments:** [Petition for Rezoning Ordinance](#)  
[CPC Ltr 03-31-14](#)  
[CPC Report](#)  
[Buffer Map](#)  
[Buffer - Property Owner List](#)  
[Notice of Hearing](#)  
[Affidavit of Publication](#)  
[COW sign ups](#)  
[J&A Committee sign ups](#)  
[CPC Report 4-28-14](#)  
[Draft Amended Ordinance](#)

5. [14-0372](#) AN ORDINANCE to annex a parcel of land from the Town of Campbell to the City of La Crosse (1938 Nakomis Avenue - Lakowske).  
**Attachments:** [Ordinance](#)  
[Exhibit A - Legal Description](#)  
[CPC Report](#)
6. [14-0373](#) 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 (1938 Nakomis Ave - Lakowske).  
**Attachments:** [Petition for Annexation](#)  
[Memo from Engineering - Deferred Assessment](#)  
[DOA Annexation Ltr](#)  
[CPC Report](#)
7. [14-0379](#) AN ORDINANCE to amend Section 15.02(B) of the Code of Ordinances of the City of La Crosse by adding thereto new territory and making additions and corrections to the zoning map. (Nakomis Ave - Binsfeld Property).  
**Attachments:** [Ordinance](#)  
[Exhibit A - legal description and map](#)  
[Notice of Hearing](#)  
[Buffer Map](#)  
[Property Owner Buffer - Binsfeld](#)  
[CPC Report](#)
8. [14-0470](#) AN ORDINANCE to amend Subsection 15.02(B) of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - Specific to the Planned Development District - Specific at 2344 State Road 16 allowing for construction of a duplex.  
**Attachments:** [Petition for Rezoning](#)  
[Ordinance](#)  
[Notice of Hearing](#)  
[Buffer Map](#)  
[Property Owner Buffer](#)  
[CPC Report](#)
9. [14-0392](#) Resolution approving the North Side Municipal Dock Sub-Lease (Loggers and Hanke).  
**Attachments:** [Resolution](#)  
[Sub-Lease](#)  
[Exhibits A and B](#)  
[CPC Report](#)  
[2014 JBHC approval .pdf](#)

10. [14-0467](#) Request for Exception to Standards for Commercial Design by La Crosse Hotel Group LLC for the hotel project at 2nd and La Crosse Streets allowing for a waiver of landscape buffer and parking setback requirements.

**Attachments:** [Request for Exception](#)  
[Utilities](#)  
[3rd & 4th Floor](#)  
[Basement Floor Plan](#)  
[Cover Sheet](#)  
[Existing- Demo Plan](#)  
[Exterior Elevations 1](#)  
[Exterior Elevations](#)  
[First Floor Plan](#)  
[Grading-Erosion Control](#)  
[Landscape Plan](#)  
[Photometric](#)  
[Second Floor Plan](#)  
[Site Plan Details](#)  
[Site Plan](#)  
[Notice of Hearing](#)  
[Buffer Map](#)  
[Property Owner Buffer - 2nd La Crosse](#)  
[CPC Report](#)

11. [14-0468](#) Application of La Crosse Hotel Group LLC for a Conditional Use Permit at 2nd and La Crosse Streets for demolition of existing building and pavement areas allowing for development of hotel and parking.

**Attachments:** [Application](#)  
[Utilities](#)  
[3rd & 4th Floor](#)  
[Basement Floor Plan](#)  
[Cover Sheet](#)  
[Existing- Demo Plan](#)  
[Exterior Elevations 1](#)  
[Exterior Elevations](#)  
[First Floor Plan](#)  
[Grading-Erosion Control](#)  
[Landscape Plan](#)  
[Photometric](#)  
[Second Floor Plan](#)  
[Site Plan Details](#)  
[Site Plan](#)  
[Notice of Hearing](#)  
[Buffer Map](#)  
[Property Owner Buffer - 2nd La Crosse](#)  
[CPC Report](#)

12. [14-0469](#) Application of Golden Taps LLC (Bijan Jadali) for a Conditional Use Permit at 520 State Street allowing for a Combination "Class B" Beer and Liquor license.

**Attachments:** [Application](#)  
[Notice of Hearing](#)  
[Buffer Map](#)  
[520 State St Prop Owners](#)  
[CPC Report](#)

13. [14-0478](#) Resolution adopting a Public Participation Plan as part of the Comprehensive Plan Amendment Process.

**Attachments:** [Resolution](#)  
[Public Participation Plan 2014](#)  
[CPC Report](#)  
[Proposed Amended Public Participation Plan 2014](#)

14.     [14-0355](#)     Resolution authorizing the Airport to petition the Secretary of Transportation for Airport Improvement Aid.
- Attachments:   [Resolution](#)  
                          [Aviation Bd Ltr 4-22-14](#)

## Next Meeting Date/Agenda Items

## 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.*