



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, July 1, 2024

4:00 PM

Council Chambers

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, 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 from the June 3rd, 2024 meeting and the June 17th, 2024 meeting.

Agenda Items:

[24-0532](#)

Resolution approving a partial vacation of public street right-of-way on the West side of 8th St North.

Attachments: [Resolution](#)

[Legal description](#)

[Map](#)

[Staff Report](#)

[Application](#)

[Location map sketch](#)

[Lis Pendens Recorded - 5.17.2024](#)

[300-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[PD Letter Re Service - 5.20.2024](#)

[Letter to DOT - 5.20.2024](#)

[Affidavit of Personal Service - 5.21.2024](#)

[CPC Staff Report 7.1.2024](#)

[Affidavit of Publication - Notice of Hearing](#)

[24-0679](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residential District to the Single Family Residence District, allowing for the property to be combined with the adjacent parcel, at 223 West Ave. S.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[300-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC Staff Report 7.1.2024](#)

[24-0735](#)

Application of Sughra Group of Companies LLC for a Conditional Use Permit at 212 Main St. allowing for application of a Combination "Class B" Beer and Liquor License.

Attachments: [Application](#)

[Recordable Legal Desc.](#)

[Floor Plan](#)

[300-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notice - Resent 6.20.2024](#)

[Undeliverable Mailing - 6.24.2024](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC Staff Report 7.1.2024](#)

[24-0776](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Residence District, allowing for a duplex at 906 Gillette Street.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[300-foot Buffer List](#)

[Buffer Map](#)

[Undeliverable Notice - Resent 6.20.2024](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC Staff Report 7.1.2024](#)

[24-0790](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Traditional Neighborhood District - General, allowing for construction of a bakery, deli, and coffee shop with a second-story apartment at 1513 Market Street.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[300-foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Undeliverable Notice - Resent 6.20.2024](#)
[Affidavit of Publication - Notice of Hearing](#)
[CPC Staff Report 7.1.2024](#)
[Undeliverable Notice -06.28.2024](#)
[Linda Lee Email - 6.29.2024](#)

[24-0857](#)

Resolution authorizing Wisconsin Land Purchase and Sale Contract with Huitage, LLC for Lot 9 at 3106 Berlin Drive in the International Business Park.

Attachments: [Resolution](#)
[Lot 9 - Purchase and Sale Contract](#)
[Letter of intent - Lot 9, Huitage](#)
[Staff Report](#)
[CPC Staff Report 7.1.2024](#)

[24-0859](#)

Certified Survey Map - Part of Government Lot 5, Section 6, T15N-R7W City of La Crosse, La Crosse County, WI and request for waiver of platting requirements.

Attachments: [CSM - Revised 6.26.2024](#)
[Checklist - 6.14.2024](#)
[CSM as Submitted - 6.14.2024](#)
[Legislative Staff Report](#)
[County Surveyor Comments - 6.17.2024](#)
[CRM Approval - 6.18.2024](#)
[Assessor Approval - 6.20.2024](#)
[Utilities Approval & Comments - 6.21.2024](#)
[CPC Staff Report 7.1.2024](#)
[County Surveyor Comments - 6.28.2024](#)

[24-0744](#)

Discussion, possible action and public hearing on the 2025-2029 Capital Improvement Project Budget.

Attachments: [2025-2029 Capital Project Summary Report-CPC DRAFT.pdf](#)
[2025-2029 Capital Project Detailed Report-CPC DRAFT.pdf](#)
[Andrew & Michelle Elliott re Forest Hills Tennis Courts and Northside Pool 6.2.2](#)
[Linda Vale & Zach Gaugush Re Northside Community Pool - 6.15.2024](#)
[Holly Gorman Re Northside Community Pool - 6.17.2024](#)
[Joella Streibel Re Northside Community Pool - 6.17.2024](#)
[Proposed Amendments to Draft 2025-2030 CIP Projects Budget - Engineering - Amendment to 2025 CIP](#)
[Courtney Lokken Re Northside Community Pool - 6.17.2024](#)
[2025-2029 Capital Project Detailed Report-CPC 7-1-24 DRAFT.pdf](#)
[2025-2029 Capital Project Summary Report-CPC 7-1-24 DRAFT.pdf](#)

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.

City Plan Commission Members:

Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallagher, & James Szymalak.