



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### City Plan Commission

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Monday, December 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 from the December 2nd, 2024 meeting.

#### Agenda Items:

##### [24-1536](#)

AN ORDINANCE to repeal, recreate, and amend various sections of Chapter 115 of the Code of Ordinances of the City of La Crosse relating to Conditional Use Permits.

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

[Staff Report](#)

[Notice of Hearing](#)

[CPC.StaffReport.12302024.24-1536.TA](#)

[24-1567](#)

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 Special Multiple Dwelling District, allowing for low-density residential housing at 818 Vine Street.

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

[Rezoning Petition](#)

[Notice of Hearing](#)

[300-Foot Property Owner Buffer List](#)

[Buffer Map](#)

[CPC.StaffReport.12302024.24-1567.LK](#)

[24-1573](#)

Resolution Approving Development Agreement and Sale Agreement with Glenside Park LLC (formerly Willow Grove LLC) for property at 1307 16th St S.

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

[Development Agreement](#)

[Sale Agreement](#)

[Legislative Staff Report](#)

[Willow Grove Updated Proposal August 2024](#)

[Willow Grove Updated Proposal June 2024](#)

[CPC.StaffReport.12302024.24-1573.AT](#)

[24-1587](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District (with restrictive use) to the Special Multiple Dwelling District, requesting an amendment to a pre-existing restrictive covenant to allow for a mix of studio, 1-, 2-, and 3-bedroom market rate apartments at 1707 Main Street.

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

[Rezoning Petition](#)

[Cover Letter and Plans](#)

[300-Foot Property Owner Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notices - Re-mailed 12.19.2024](#)

[CPC.StaffReport.12302024.24-1587.AT](#)

[24-1590](#)

Certified Survey Map - Block 4 of St. Paul's First Addition to the City of La Crosse and Parts of the NE-NW and NW-NW of Section 20, T16N, R7W, City of La Crosse, La Crosse County, Wisconsin and request for approval of an easement for existing sewer utility line currently within the City-owned property.

**Attachments:** [CSM - Revised 12.19.2024](#)  
[CSM - Revised 12.18.2024](#)  
[CSM - Revised 12.12.2024](#)  
[CSM and Submittal Checklist - 12.6.2024](#)  
[Planning Comments - 12.9.2024](#)  
[CRM Comments - 12.9.2024](#)  
[County Approval - 12.9.2024](#)  
[Utilities Approval - 12.9.2024](#)  
[Assessor Approval - 12.9.2024](#)  
[Engineering Comments - 12.10.2024](#)  
[Engineering Approval - 12.12.2024](#)  
[Legislative Staff Report](#)  
[CPC.StaffReport.12302024.24-1590.AT](#)

[24-1592](#)

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 Development District - General, allowing for the construction of townhomes at 6103 River Run Road.

**Attachments:** [Rezoning Petition](#)  
[Cover Letter and Plans](#)  
[300-foot Property Owner Buffer List](#)  
[Buffer Map](#)  
[Notice of Hearing](#)  
[CPC.StaffReport.12302024.24-1592.TA](#)  
[Rick Lanser - 12.24.2024](#)  
[Kevin & Marcia Kvigne - 12.24.2024](#)  
[Wanda Spraggon - 12.25.2024](#)  
[Rick Lanser - 12.26.2024](#)

## 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, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Mark Neumann, Matt Gallagher, and James Szymalak.**