



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final-revised

City Plan Commission

Tuesday, January 3, 2023

4:00 PM

Council Chambers

The meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by clicking this link (or typing the URL in your web browser address bar): <https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

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 November 28, 2022 meeting.

Agenda Items:

- 1 [22-1467](#) 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 to the Special Multiple Dwelling District allowing for commercial and multi-family use including a walking and biking trail and a canoe and kayak boat landing at a portion of 3102 Chestnut Place.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC Staff Report 1.3.2023; 22-1467](#)

- 2 [22-1483](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Residence District allowing for a two-unit duplex as a rental at 530 8th St S.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Notice - 12.19.2022](#)
[CPC Staff Report 1.3.2023; 22-1483](#)

- 3 [22-1497](#) Request for Exception to Commercial Design Standards by La Crosse Fire Department allowing for facade exceptions for a project at 920 Gillette St., 1534 Liberty St., and 1540 Liberty St.

Attachments: [Request for Exception](#)
[Site Plans](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 1.3.2023; 22-1497](#)

- 4 [22-1498](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple Dwelling District to the Traditional Neighborhood District allowing for the construction of a 4-story, 64-unit multi-family residential building with community/classroom facility at 410 and 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125 and 1127 4th St S, and 403 and 409-411 Jackson St.

Attachments: [Ordinance - Corrected Caption](#)
[Ordinance - Error in Caption](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Notices - 12.19.2022](#)
[CPC Staff Report 1.3.2023; 22-1498](#)
[Affidavit of Douglas Buchner 12.28.2022](#)

- 5 [22-1523](#) Resolution approving a Wisconsin Department of Transportation - Transportation Alternatives Program State/Municipal Grant Agreement to construct the Wagon Wheel Trail.
- Sponsors: Sleznikow
- Attachments: [Resolution](#)
- [Grant Agreement](#)
- [Resolution 21-1468 - For Reference](#)
- [2022 Wagon Wheel TAP Application](#)
- [Staff Report](#)
- [CPC Staff Report 1.3.2023; 22-1523.pdf](#)
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- 6 [23-0006](#) Request of Pump House Regional Arts Center, Inc. for an Exception to Minimum Height Standards allowing for an infill project to add adequate restrooms at 119 King Street.
- Attachments: [Request for Exception](#)
- [Plans](#)
- [Hearing Notice](#)
- [200-Foot Buffer List](#)
- [Buffer Map](#)
- [CPC Staff Report 1.3.2023; 23-0006](#)
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- 7 [23-0016](#) Request from the Pump House Regional Arts Center to modify the area regulations for the property located at 119 King Street in the Public/Semi-Public Zoning District.
- Attachments: [Pump House Variance Cover Letter](#)
- [Pump House Variance Exhibit 1](#)
- [Pump House Variance Exhibit 2](#)
- [Pump House Variance Exhibit 3](#)
- [Pump House Addition Plans](#)
- [CPC Staff Report 1.3.2023; 23-0016.pdf](#)
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- 8 [23-0019](#) January 2023- Comprehensive Plan Update.
- Attachments: [Comprehensive Plan Analytics _ Dec 26 2022.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 Gallager, Nabamita Dutta, & Jenasea Hameister.