



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, February 28, 2022

4:00 PM

South Side Neighborhood Center

Members of the public will be able to attend the meeting in person at the South Side Neighborhood Center, located at 1300 6th Street South in La Crosse, or online via video conferencing with the links below. Masks are required and social distancing will be enforced.

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>

Call to Order

Roll Call

Approval of Minutes from the January 31, 2022 meeting minutes

Agenda Items:

- 1 [21-1259](#) Resolution declaring certain property located at Nakomis Avenue (parcel #17-10675-165) as surplus property.

Attachments: [Proposed Amended for F&P 11.4.2021](#)

[Resolution](#)

[GIS Map: Nakomis Ave](#)

[Memo Re Tentative Assessment 9.15.21](#)

[CPC Report 10.4.21](#)

[CPC Recommendation Report 10.5.21](#)

[CPC Report 11.1.21](#)

[CPC Recommendation Report 11.2.21](#)

[CPC Report 1.4.2022](#)

[Legal Opinion 2-24-22](#)

[PC 21-1259 Staff Report.pdf](#)

- 2 [21-1642](#) Resolution approving a partial vacation of street known as Oakland St.

Attachments: [Resolution](#)
[Map and Legal Description](#)
[Lis Pendens Recorded 1.26.22](#)
[Notice of Hearing](#)
[LT DOT Re Vacation of Oakland St](#)
[PC 21-1642 Staff Report.pdf](#)

- 3 [21-1689](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood Development District - Specific to the Traditional Neighborhood Development District - Specific allowing for the conversion of first floor retail/commercial area to four residential units at 703 Farnam St.

Attachments: [Ordinance](#)
[Cover Letter and Preliminary Plans](#)
[Petition](#)
[Hearing Notice](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Report 1.4.2022](#)
[Returned Mailing 12.29.21](#)
[Affidavit of Publication - Hearing](#)
[CPC Staff Report 1.31.2022](#)
[CPC Recommendation Report 1.31.22](#)
[PC 21-1689 Staff Report.pdf](#)

- 4 [22-0045](#) AN ORDINANCE to amend Section 115-393(a) of the Code of Ordinances of the City of La Crosse eliminating off-street parking requirements for non-residential uses in commercial zoning districts.

Attachments: [Ordinance](#)
[Notice of Hearing](#)
[PC 22-0045 Staff Report.pdf](#)

- 5 [22-0068](#) Resolution vacating the existing sanitary sewer easement and re-establishing a new sanitary sewer easement for property near Valley View Mall.
- Attachments:** [Resolution](#)
 [Hy-Vee Easement draft 2-17-22](#)
 [Legal Description - New Sanitary Sewer Easement - Hy-Vee](#)
 [Partial Release - Sanitary Sewer easement - Hy-Vee](#)
 [Exhibit A - Release](#)
 [Exhibit B - HyVee Release](#)
 [Map - Hyvee](#)
 [PC 22-0068 Staff Report.pdf](#)
- 6 [22-0129](#) Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Shelby to the City of La Crosse - 2602 Shelby Road (Konichek).
- Attachments:** [Petition - Map and Legal](#)
 [Request for Annexation Review 1.24.2022](#)
 [DOA Review Letter](#)
 [Land Transfer Ordinance Filing Checklist](#)
 [PC 22-0129 Staff Report.pdf](#)
- 7 [22-0130](#) AN ORDINANCE to annex a parcel of land from the Town of Shelby to the City of La Crosse (2602 Shelby Road - Konichek).
- Attachments:** [Ordinance](#)
 [Map and Legal Description](#)
 [PC 22-0130 Staff Report.pdf](#)
- 8 [22-0181](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District - Heavy Industrial District allowing for the same zoning across the whole parcel for future improvement and use at 2500 County Road SS.
- Attachments:** [Ordinance](#)
 [Rezoning Petition](#)
 [Letter to DNR and FEMA 2.4.2022](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Returned Notice - 2.22.22](#)
 [Objection - Leppert \(Onalaska Resident\) 2.23.22](#)
 [Objection - Rieber \(Onalaska Resident\) 2.24.22](#)
 [Objection - Geissner \(Onalaska Residents\) 2.24.22](#)
 [PC 22-0181 Staff Report.pdf](#)

- 9 [22-0201](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Community Business District, Commercial District, and Special Multiple Dwelling District to the Public and Semi-Public District allowing for consistent zoning across all parcels at 712 La Crosse St, 320, 314, 310 and 308 8th St N, 624 Vine St, and 232 6th St N.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Returned Notices - Re-mailed 2.22.22](#)
[Returned Notice 2.24.22](#)
[PC 22-0201 Staff Report.pdf](#)

- 10 [22-0208](#) Resolution approving amendment to the Declaration of Protective Covenants for the International Business Park with respect to Lot 4.

Attachments: [Resolution](#)
[Proposed Amended Covenants](#)
[Notice to Property Owners and/or Agents](#)
[Process for amendment from City Attorney](#)
[Yahnke - Consent](#)
[FiberPro - Consent](#)
[Weiss - Consent](#)
[Habitat - Consent](#)
[Charlise Investments - Consent](#)
[Dalco - Consent](#)
[DeBoer - Consent](#)
[River States - Consent](#)
[JJJ Properties Stansfield - Consent](#)
[PC 22-0208 Staff Report.pdf](#)

- 11 [22-0266](#) Resolution requesting waiver of City requirement for a subdivision plat and allowance of the substitution of a Certified Survey Map (CSM) in its place at 2415 State Road.

Attachments: [Resolution](#)
[Waiver Request](#)
[PC 22-0266 Staff Report.pdf](#)

- 12 [22-0277](#) Resolution approving easements with Birdd Land Investments, Inc. for property located near the International Business Park.
- Attachments:** [Resolution](#)
 [Watermain Easement - Birdd Land Investments - Onalaska Parcel 1-21-22](#)
 [Sanitary sewer main Easement - Birdd Land Investments - Onalaska Parcel 1-2](#)
 [Birdd Descriptions](#)
 [Map for Birdd Land Investment easements](#)
 [Birdd - Legal Descriptions](#)
 [PC 22-0277 Staff Report.pdf](#)
- 13 [22-0286](#) Review of plans for roof project at 3131 Commerce Street in the Interstate Industrial Park (Torrance Casting).
- Attachments:** [Plan Commission Cover Letter](#)
 [Plans](#)
 [PC 22-0286 Staff Report.pdf](#)
- 14 [22-0299](#) Review of updated building plans for Heavenly Crossroads, Lot #4 in International Business Park
- Attachments:** [Building Plans](#)
 [Landscape Plans](#)
 [Combined Sign Plans](#)
 [PC 22-0299 Staff Report.pdf](#)
- 15 [22-0293](#) Selection of Comprehensive Plan logo
- Attachments:** [City of La Crosse Comprehensive Plan Logo \(2\).pdf](#)
- 16 [22-0156](#) Update on the Comprehensive Plan process

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.