



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Tuesday, September 3, 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=d3hhNURndXZXZWRyRlZ4eWFtTndoQT09>

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

1. Approval of the July 29, 2024 Meeting Minutes.

Agenda Items:

2. [24-1061](#) Certified Survey Map - All of Outlot 7 of River Point District and part of Government Lot 1 located in the Northwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin and request for right-of-way dedication.

Attachments: [CSM - Revised 8.20.2024](#)

[CSM - Revised 8.6.2024](#)

[Submittal Checklist - 7.29.2024](#)

[Certified Survey Map](#)

[Planning Approval - 7.29.2024](#)

[CRM Approval - 7.30.2024](#)

[Assessor Approval - 7.30.2024](#)

[County Surveyor Comments - 8.1.2024](#)

[Engineering Comments - 8.1.2024](#)

[County Surveyor Approval - 8.12.2024](#)

[Engineering Approval - 8.12.2024](#)

[Utilities Comments - 8.14.2024](#)

[CPC.StaffReport.24-1061](#)

3. [24-1085](#) 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 Single Family Residence District, allowing for the parcel at 1202 Bennett Street to be combined with the adjacent parcel to the west.

Attachments: [Ordinance](#)

[Rezoning Petition & Cover Letter](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notice - Resent 8.21.2024](#)

[CPC.StaffReport.24-1085](#)

4. [24-1089](#) 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 Planned Development District - General, allowing for the construction of residential rental units along with a community service space at 510 9th Street S.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Cover Letter](#)

[Plans](#)

[Topographic Map](#)

[La Crosse County Human Services Dept. Letter Re Partnership](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notices - Resent 8.21.2024](#)

[CPC.StaffReport.24-1089](#)

5. [24-1105](#) 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 & Public/Semi-Public District to the Multiple Dwelling District, allowing for the construction of multi-family residential townhomes at 918, 920, 922, 928, 934, and 940 Division Street.

Attachments: [Ordinance](#)

[Rezoning Petition & Cover Letter](#)

[Existing Legal Descriptions](#)

[Site Design Narrative](#)

[Arch Set](#)

[Civil Set](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notice - Resent 8.21.2024](#)

[CPC.StaffReport.24-1105](#)

6. [24-1106](#) Application of La Crosse County (dba Hillview Health Care Center) for a Conditional Use Permit allowing for a Community Living Arrangement at 3501, 3503, 3505, 3507, 3509 Park Lane Dr. & 2851 33rd St. S.

Attachments: [CUP Application](#)

[Cover Letter](#)

[Legal Description](#)

[Operational Plan](#)

[Site Layout and Plans](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Mailing - 8.23.2024](#)

[CPC.StaffReport.24-1106](#)

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.

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