



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda City Plan Commission

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Monday, September 28, 2020

4:00 PM

Common Council Chambers

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In an effort to keep members of the public, City staff and City Plan Commissioners as safe as possible from the spread of COVID-19, City Staff highly encourages the public to submit any comments, concerns, questions, or support in writing ahead of the meeting to Tim Acklin at [acklint@cityoflacrosse.org](mailto:acklint@cityoflacrosse.org).

The meeting will also be conducted through video conferencing and may be viewed and accessed with the following link:

<https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

Members of the public will also be permitted to ask questions or provide statements via video conferencing. Members of the public will also be able to attend the meeting in person. The meeting will be held in the Council Chambers of City Hall located at 400 La Crosse Street. Social Distancing policies will be enforced.

### Call to Order

### Roll Call

1. Approval of the August 31, 2020 Meeting Minutes.

### Approval of Minutes

### Agenda Items:

2. [20-1133](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Washburn Residential District to the Commercial District allowing a community resource facility at 508 5th Avenue South.

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

[Petition](#)

[Cover letter](#)

[Notice of Hearing](#)

[Affidavit of Publication - Notice](#)

[Property Owner Buffer List](#)

[Property Owner Buffer Map](#)

[Objection-Parish 8.25.20](#)

[LF Catholic Charities 8.14.20](#)

[Memo from Catholic Charities re community concerns 8.26.20](#)

[Objection - Nash 8.26.20](#)  
[Objection - Roupe 8.26.20](#)  
[Objection - Timmerman 8.26.20](#)  
[Objections\(6\) - Roesler 8.27.20](#)  
[Objections\(2\) - Valera 8.27.20](#)  
[Objections\(2\) - Halverson 8.27.20](#)  
[Objections\(2\) - Plascencia 8.27.20](#)  
[Objection - Hirsch-Johnson 8.27.20](#)  
[Objection - Erickson 8.27.20](#)  
[Objection - Monogram Co 8.27.20](#)  
[Objection - Buchner 8.27.20](#)  
[Objection - Temp 8.27.20](#)  
[Objection - Mini 8.27.20](#)  
[Objection - Minh Pham Jt.R.T. 8.27.20](#)  
[Objection - Kuschel 8.27.20](#)  
[Objection - Patzner 8.27.20](#)  
[Objection - Carroll 8.27.20](#)  
[Objection - Sye 8.27.20](#)  
[Objection - various 8.27.20](#)  
[Email from Rowan-Koenen 8.28.20](#)  
[Objection - Becker 8.28.20](#)  
[Objection - Hoeschler 8.28.20](#)  
[Email - Rowan-Koenen 8.28.20](#)  
[Email - Drift Mercantile 8.28.20](#)  
[Email - Lokken, Schwaller 8.28.20](#)  
[Email - Schulz 8.28.20](#)  
[Email - Jorgenson 8.28.20](#)  
[Email - Shephard 8.28.20](#)  
[Email - Corona 8.28.20](#)  
[Email - Mershon 8.28.20](#)  
[Email - Burbach 8.29.20](#)  
[Email - Durtsche 8.30.20](#)  
[Email - rnme@charter.net 8.30.20](#)  
[Email - Kyte 8.30.20](#)  
[Email - Staehly 8.31.20](#)  
[Email - Roesler 8.31.20](#)  
[Email - Schroeder 8.30.20](#)  
[Letter - Rasch 8.31.20](#)

[CPC Report 8.31.2020](#)  
[Email - Johnson 8.31.20](#)  
[Email - Lokken, Riley 8.31.20](#)  
[Email - Stankiewicz 8.31.20](#)  
[LCPD Calls for Service 413 3rd St S 8.31.20](#)  
[LCPD Calls for Service 114 6th St N 8.31.20](#)  
[Email - Cook 8.31.20](#)  
[Email - Billings 8.31.20](#)  
[Email - Kay 8.31.20](#)  
[Objection Map 8.28.20](#)  
[Objection Table 8.28.20](#)  
[Email - Stuttgen 8.31.20](#)  
[Email - Catholic Charities Withdrawal 9.1.20](#)  
[Email - Becker 8.28.2020](#)  
[Email - McKenzie 9.1.2020](#)  
[Email - Kyle 9.1.2020](#)  
[Email - Mensink 9.6.2020](#)  
[CPC Report 9.28.20](#)

3. [20-1271](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family Residence District to the Public/Semi Public District allowing future expansion of fire station at 1718 Losey Blvd S.  
**Attachments:** [Ordinance](#)  
[Petition](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[CPC Report 9.28.20](#)
4. [20-1272](#) Application of City of La Crosse Fire Department for a Conditional Use Permit at 1718 Losey Blvd. S. allowing demolition of building for future expansion of fire station.  
**Attachments:** [Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[CPC Report 9.28.20](#)
5. [20-1293](#) 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 to the Commercial and Light Industrial allowing continued use of a community center and school with addition to the maintenance shop at 1305,

1321 and 1415 St. James Street.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Legal Description](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Report 9.28.20](#)

6. [20-1294](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Planned Development District - General allowing multi-tenant space at 1605 Rose St.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Coverletter & Photos](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Report 9.28.20](#)

7. [20-1295](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residential District to the Traditional Neighborhood District allowing multi-use residential and commercial space at 1601 Rublee St.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Report 9.28.20](#)

8. [20-1360](#) Review of plans for improvement at 660 Breezy Point Road in the Airport Industrial Park (Inland).

**Attachments:** [Inland- 660 Breezy Point Road.msg](#)  
[Right of Way on CTH BW.pdf](#)  
[Fence and aerial view 9-21-20.pdf](#)  
[Chiller example.docx](#)  
[Layout 07.23.18.pdf](#)  
[Pad layout 08-31-2020.pdf](#)  
[CPC Report 9.28.20](#)

9. [20-1198](#) AN ORDINANCE to amend Section 115-398 of the Code of Ordinances of

the City of La Crosse regarding fences and hedges.

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

[Notice of Hearing](#)

[Vang Letter in Support 9.3.2020](#)

[CPC Report 9.28.20](#)

## 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.*