



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Monday, August 30, 2021

4:00 PM

South Side Neighborhood Center

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.

The meeting will be conducted through video conferencing and may be VIEWED ONLY with the following link:

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

Members of the public who wish to SPEAK, may access via video conferencing with the following link:

Join the meeting: <https://call.lifeseizecloud.com/4796124>

Click to call from Mobile (audio only)

United States: +1 (877) 422-8614,, 4796124#

Call in by Phone (audio only)

United States: +1 (877) 422-8614

Meeting extension: 4796124#

Members of the public will also be able to attend the meeting in person. The meeting will be held at the Black River Beach Neighborhood Center, located at 1300 6th Street South in La Crosse. Social distancing policies will be enforced.

Call to Order

Roll Call

Approval of Minutes

[21-1266](#)

Approval of the Minutes from August 9, 2021.

Agenda Items:

1. [21-1148](#) Resolution adopting the Imagine 2040 La Crosse Downtown Plan and abolishing the City Vision 2040 Steering Committee.

Attachments: [Resolution](#)

[Imagine 2040 La Crosse Downtown Plan](#)

[CPC Report 8.30.21](#)

2. [21-1083](#) Application of Desmond Investments II LLC for a Conditional Use Permit at 318 7th St S allowing for removal of structure for green space until redeveloped.

Attachments: [Application](#)

[Attorney Letter on behalf of Applicant](#)

[Site Map](#)

[Hearing Notice](#)

[CPC Report 8.30.21](#)

3. [21-1175](#) Application of Jeffry Sagen for a Conditional Use Permit at 3101 Lauderdale Ct. allowing for clearing of property for future sale.

Attachments: [Application](#)

[Notice of Hearing](#)

[Recordable Legal Description](#)

[Affidavit of Publication](#)

[CPC Report 8.30.21](#)

4. [21-0675](#) 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 Traditional Neighborhood District allowing for an apartment building at 1106-1108 King St.

Attachments: [Ordinance](#)

[Petition](#)

[Letter from Applicant](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Legal Objector - Ludlow 5.26.21](#)

[Legal Objector - Tolvstad 5.26.21](#)

[Legal Objector - Warren 5.28.21](#)

[Affidavit of Publication - Hearing Notice](#)

[Legal Objector Map](#)

[CPC Report 6.1.21](#)

[King St-Concept Presentation 5.25.2021.pdf](#)

[Objection - Schneider 5.28.21](#)

[Objection - Brinks 5.31.21](#)

[Legal Objector - Garvey 6.1.21](#)

[Objection - Harned 6.1.21](#)

[Legal Objector - Lokken and Riley 6.1.21](#)

[Lifestream Chat 6.1.21 \(Judiciary & Administration Committee Mtg\)](#)

[Committee Registration Slips 6.1.21](#)

[Opposition Letter Lokken and Riley 6.1.21](#)

[CPC Recommendation Report 6.2.21](#)

[Legal Objector - Franzini \(West Avenue Rentals\) 6.3.21](#)

[Email from Lokken and Riley 6.7.21](#)

[Request for Referral 6.8.21](#)

[Objection Letter - Koenen 6.8.21](#)

[Objection Letter - Jury 6.8.21](#)

[Support Letter - Habitat for Humanity 6.8.21](#)

[Support Letter - Bartheld 6.9.21](#)

[Legal Objector - Green 6.9.21](#)

[Objection Letter - Jury 6.10.21](#)

[Objection Letter - Aubrey 6.10.21.pdf](#)

[Legal Objector Table - Updated 6.10.21](#)

[Support Letter - Gorski 6.11.21](#)

[Support Letter - Gruendeman 6.23.21](#)

[Request for Referral 7.9.2021](#)

[CPC Report 8.2.2021](#)

[CPC Recommendation Report 8.2.21](#)

[Updated King Street Concept Plan and Elevations - 8.24.21](#)

[Support Letter - John Dingman 8.26.21](#)

[Support Letter - MJ Property Ventures LLC 8.26.21](#)

[CPC Report 8.30.21](#)

5. [21-1176](#) 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 Traditional Neighborhood District - Specific District allowing for residential on the first floor of the building at 420 5th Avenue S.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[Affidavit of Publication](#)

[CPC Report 8.30.21](#)

6. [21-1190](#) 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 Special Multiple Dwelling District allowing for a four-story building at 2575 7th St. S.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[Letter to DNR/FEMA Re Change to Flood Zoning District](#)

[Affidavit of Publication](#)

[CPC Report 8.30.21](#)

7. [21-1192](#) Request for exception to Multi-Family Housing Design Standards by Bethany Lutheran Homes, Inc. allowing for an exception to the requirement for one parking space per bedroom and one bike parking space for every three bedrooms for a project at 2575 7th St. S.

Attachments: [Request for Exception](#)

[Notice of Hearing](#)

[Affidavit of Publication](#)

[CPC Report 8.30.21](#)

8. [21-1202](#) Review of Plans for Sign at 2929 Airport Rd in Airport Industrial Park (AmeriDown Factory Outlet).
Attachments: [Sign Permit Application](#)
[Overhead View](#)
[Sign Example](#)
[South Elevation photo](#)
[CPC Report 8.30.21](#)
9. [21-1220](#) Review of Sign Plan at 2325 Enterprise Ave in the Interstate Industrial Park (ABC Supply Co., Inc.).
Attachments: [ABC Sign Diagram](#)
[ABC Sign Plot Map Full Property](#)
[ABC Sign Plot Map](#)
[ABC Sign Proof](#)
[Sign Permit](#)
[CPC Report 8.30.21](#)
10. [21-1252](#) Review of building plans for Heavenly Crossroads, Lot #4 in International Business Park
Attachments: [Building Plans Heavenly Cross Roads IBP Lot 4.pdf](#)
[CPC Report 8.30.21](#)

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.