



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### City Plan Commission

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Monday, October 2, 2023

4:00 PM

Council Chambers

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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=d3hhNURndXZXZWRyRIZ4eWFtTndoQT09>

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](mailto: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 September 5, 2023 meeting.

#### **Agenda Items:**

[23-0791](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Special Multiple Dwelling District to the Planned Development District - General allowing for construction of approximately 14 2-bedroom homes at 5917 River Run Rd.

**Attachments:** [GRH Request for 30-day Referral 8.31.23](#)

[Ordinance](#)

[Request for Referral - 7.25.2023](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[200-Foot Buffer List - Revised 7.31.2023](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[DNR-FEMA Letter](#)

[General Development Plan](#)

[Objection - DeFino & Letourneau - 7.24.2023](#)

[CPC Staff Report 073123; 23-0791](#)

[CPC Recommendation Report - 7.31.2023](#)

[Affidavit of Publication - Notice of Hearing](#)

[Legal Objector Table - 8.7.2023](#)

[CPC Staff Report 9.5.23](#)

[CPC Staff Report 100223; 23-0791 TA](#)

*Referred 30 day to September 2023 meetings.*

*Referred to October 2023 meetings.*

[23-0977](#)

AN ORDINANCE repealing and recreating Section 101 Article III of the Code of Ordinances of the City of La Crosse regarding the City's Comprehensive Plan.

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

[Forward La Crosse Final Draft 9-20-23](#)

[Final Comprehensive Plan Promotion Report 9-13-23](#)

[Staff Report](#)

[Appendix - La Crosse Comp Plan FINAL DRAFT - 9.25.2023](#)

[CPC Staff Report 100223; 23-0977 TA](#)

[23-1003](#)

Resolution approving a professional services agreement with MSA to review policies and ordinances for compliance with 2017 Wisconsin Act 67.

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

[Professional Services Agreement w/ Standard Terms and Conditions \(Clean\)](#)

[Standard Terms and Conditions \(Markup\)](#)

[Staff Report](#)

[CPC Staff Report 100223; 23-1003 LK](#)

[23-1036](#) Request of Three Sixty Real Estate Solutions, LLC for extension on start of construction for development at 2415 State Rd pursuant to Municipal Code sec. 115-156(i)(1).

**Attachments:** [Zoning Extension Request](#)

[Staff Report](#)

[CPC Staff Report 100223; 23-1036 AT](#)

[23-1072](#) Application of Casino LAX LLC for a Conditional Use Permit at 304 Pearl St, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

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

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC Staff Report 100223; 23-1072 JD](#)

[23-1076](#) Application of Tellurian Behavior Health for a Conditional Use Permit at 1720 Jackson Street, allowing for a Community Living Arrangement.

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

[Operation Plan - Overview](#)

[Powerpoint Presentation](#)

[Recordable Legal Description](#)

[Site Plans](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notice - Resent 9.18.2023](#)

[CPC Staff Report 100223; 23-1076 TA.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 Gallagher, Jenasea Hameister & James Szymalak.**