



# 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, May 1, 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. 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 April 3, 2023 meeting.

#### Agenda Items:

##### [23-0409](#)

Application of Christopher and Kelly Jo Eberlein for a Conditional Use Permit at 4808 Stanley Court allowing for a detached garage.

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

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Heritage Preservation Commission Staff Report 4.27.2023](#)

[CPC Staff Report 5.1.23: 23-0409.docx.pdf](#)

[Heritage Preservation Commission Resolution 4-27-23](#)

##### [23-0410](#)

Application of Allan McCormick for a Conditional Use Permit at 455 Park Plaza Drive allowing for removal of structure and creation of green space for future development of a multi-story, mixed-use building.

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

[Email from Applicant Re: Plans](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC Staff Report 5.1.23; 23-0410.pdf](#)

[23-0418](#)

Resolution transferring City-owned parcels to the Redevelopment Authority of La Crosse for the development of River Point District.

**Attachments:** [Proposed Amended Resolution for F&P 5.4.2023](#)

[Resolution](#)

[Staff Report](#)

[CPC Staff Report 5.1.23; 23-0418.docx.pdf](#)

[23-0450](#)

Request of Northern Grounds Properties LLC for an Exception to Minimum Height Standards allowing for a drive-thru coffee kiosk at 224 La Crosse Street.

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

[Notice of Hearing](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[CPC Staff Report 5.1.23; 23-0450.docx.pdf](#)

[Prototypical Development.pdf](#)

[23-0244](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

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

[Rezoning Petition](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Undeliverable Notice - 3.6.2023](#)

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

[Objection - Hanley - 3.28.2023](#)

[Objection - Swan - 3.28.2023](#)

[Legal Objector Map](#)

[CPC Staff Report 040323; 23-0244 LK](#)

[Objection - Craig - 4.3.2023](#)

[Committee Registration Slip - 4.4.2023](#)

[Objection - Kanable - 4.11.2023](#)

[Objection - Goede - 4.12.2023](#)

[Objection - Hoffmann - 4.12.2023](#)

[Objection - Mahr - 4.12.2023.pdf](#)

[Objection - Williams - 4.12.2023](#)

[Objection - Towne - 4.13.2023](#)

[Legal Objector Table - 4.13.2023](#)

[CPC Staff Report Addendum 5.1.23; 23-0244.docx.pdf](#)

*Referred 30 days to the May 2023 meetings.*

[23-0489](#)

Update on Comprehensive Plan.

**Attachments:** [Comprehensive Plan Promotion to date April 24 2023 - Google Docs.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](mailto: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 Gallager, Jenasea Hameister & James Szymalak.**