



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Monday, August 31, 2020

4:00 PM

Council Chambers

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 Andrea Trane at tranea@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/4857797/a8c61270-e220-4ad3-a234-c76d9d7dde51>

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 followed.

Call to Order

Roll Call

Approval of Minutes

1. Approval of the August 3, 2020 Meeting Minutes.

Agenda Items:

2. [20-0904](#) Resolution approving partial vacation of right-of-way on the south side of the 2200 block of Palace Street, between the west side of Larson Street and the west side of Kwik Trip Way.

Attachments: [Resolution](#)

[Lis Pendens - recorded 7.28.2020](#)

[Lis Pendens](#)

[Exhibit A - Parcel A Survey](#)

[Exhibit B - Parcel B Survey](#)

[Parcel A Legal Description](#)

[Parcel B Legal Description](#)

[Notice of Hearing](#)

[Letter to PD Re: service of notice](#)

[Affidavit of Personal Service](#)

[BPW 8-4-20](#)

[CPC Report 8/31/2020](#)

3. [20-1058](#) AN ORDINANCE to create Section 115-356(d) of the Code of Ordinances of the City of La Crosse allowing demolition of buildings without a Conditional Use Permit for transportation projects.
Attachments: [Ordinance](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[CPC Report 8/31/2020](#)

4. [20-1125](#) Certified Survey Map - Part of the Fractional NW 1/4 of the NW 1/4 of Section 2, Township 15 North, Range 7 West, Town of Shelby, and Part of the SW 1/4 of the SW 1/4 of Section 35, Township 16 North, Range 7 West, Town of Medary, La Crosse County, Wisconsin.
Attachments: [CSM - as submitted](#)
[Submittal Checklist](#)
[County Response 8.11.2020](#)
[Chief Inspector Approval 8.13.2020](#)
[Assessor Approval 8.12.2020](#)
[Letter to Barbara Miller re meetings 8.25.2020](#)
[CPC Report 8/31/2020](#)

5. [20-1131](#) Application of Northside Molzahn LLC for a Conditional Use Permit at 421-423 West Avenue North allowing demolition of building to create green space.
Attachments: [Application](#)
[Revised Notice of Hearing](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 8/31/2020](#)

6. [20-1132](#) Application of School House Properties LLC for a Conditional Use Permit at 417 West Avenue North allowing demolition of building to create green space.
Attachments: [Application](#)
[Revised Notice of Hearing](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 8/31/2020](#)

7. [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 Jr.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](#)

[CPC Report 8/31/2020](#)

8. [20-1167](#) Resolution approving the sale of City owned surplus property on Enterprise Avenue to Great Lakes Cheese of La Crosse WI, LLC.

Attachments: [Resolution](#)

[Vacant Land Offer to Purchase](#)

[CPC Report 8.31.2020](#)

9. [20-1217](#) Certified Survey Map - Part of NE 1/4 - NW 1/4 & SE 1/4 - NW 1/4, Section 31, T15N-6W, Town of Shelby, La Crosse County, Wisconsin.

Attachments: [Submittal Checklist](#)

[CSM as submitted](#)

[Letter to Roachs re meetings](#)

[Assessor Approval 8.25.2020](#)

[Utilities Approval 8.25.2020](#)

[CPC Report 8.31.2020](#)

10. [20-1218](#) Certified Survey Map - Part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, and all of Lots 9 and 10, Block 1, Tyson Addition to the City of La Crosse, La Crosse County, Wisconsin and request for waiver of platting requirements.

Attachments: [Submittal Checklist & Waiver Request](#)

[CSM - as submitted](#)

[Letter to Daniel Sinniger re meetings](#)

[County Response 8.25.2020](#)

[County Response #2 8.25.2020](#)

[Assessor Approval 8.25.2020](#)

[CPC Report 8.31.2020](#)

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.