



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, June 3, 2024

4:00 PM

Council Chambers

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, 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 29th, 2024 meeting.

Agenda Items:

[24-0683](#)

AN ORDINANCE to amend Section 115-34 of the Code of Ordinances of the City of La Crosse regarding frequency of rezoning and conditional use permit applications.

Attachments: [Ordinance](#)

[Staff Report](#)

[Legal Memo - frequency of filing 5.8.24](#)

[Notice of Hearing](#)

[Opposition Letter - Andrew & Michelle Elliott - 6.3.2024](#)

[24-0476](#) Resolution approving partial vacation of public street Right-of-Way on the South side of Fisherman's Road.

Attachments: [Resolution](#)

[Legislative Staff Report](#)

[Application](#)

[Location Map](#)

[Map & Description](#)

[Property Owner Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Lis Pendens - Certified Copy of Recording - 4.23.2024](#)

[Undeliverable Notice - 5.6.2024](#)

[CPC.StaffReport.06032024](#)

[24-0531](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Low Density Multiple Dwelling District to the Residence District allowing for a twinhome at 3825 & 3827 Sunnyside Drive West.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[300-foot Buffer Map](#)

[300-foot Buffer List](#)

[Notice of Hearing](#)

[Undeliverable Notice - Resent 5.16.2024](#)

[Undeliverable Notices - 5.20.2024](#)

[CPC.StaffReport.06032024](#)

[24-0491](#) Application of MK's 88 Restaurant LLC for a Conditional Use Permit at 412 Main Street, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

Attachments: [Application](#)

[300-foot Buffer Map](#)

[300-foot Buffer List](#)

[Notice of Hearing](#)

[Undeliverable Notice - 5.17.2024](#)

[CPC.StaffReport.06032024](#)

[24-0705](#) Public Hearing regarding proposed amendment to the boundaries of Tax Incremental District No. 20.

[24-0699](#) Resolution Approving an Amendment to the Boundaries of Tax Incremental District No. 20.

Attachments: [Resolution](#)
[Staff Report](#)
[Exhibit A - Map](#)
[Exhibit B - Project Plan](#)
[Exhibit B - Project Plan - Updated 5.23.24](#)
[CPC.StaffReport.06032024](#)

[24-0701](#) Resolution regarding the Rivercrest Partners lease.

Attachments: [Resolution](#)
[Staff Report](#)
[Sean O'Flaherty Letter 4.24.24](#)
[Marlene Dewald Email 5.23.24](#)
[Sean O'Flaherty Letter 5.24.2024](#)
[Theresa Moore Letter 5.26.2024](#)
[Letter from Egge Movers 5.20.2024](#)
[CPC.StaffReport.06032024](#)
[Marie Allen Email - 6.1.2024](#)
[Mary & Michael Regner Letter 6.2.2024](#)
[Jacquelyn Voigt Email 6.2.2024](#)
[Jan Warren Email 6.2.2024](#)
[Carol Knox Letter - 6.2.2024](#)
[Marina Paquette Email 6.2.2024](#)
[David & Deanna Koralesky Email 6.2.2024](#)
[Julie Deitz Boen Letter 6.3.2024](#)
[John Strand Letter 6.3.2024](#)
[Sean O'Flaherty Letter - 6.3.2024](#)
[Kristine Kuehn Letter 6.3.2024](#)
[Marlene Dewald 6.2.2024](#)
[Paul LaBrosse Email 6.3.2024](#)
[Rivercrest Village Neighbor Letters 6.3.2024](#)
[Michael Fitzpatrick - Independent Living Resources Letter 6.3.2024](#)

[24-0744](#) Discussion, possible action and public hearing on the 2025-2029 Capital Improvement Project Budget.

Attachments: [2025-2029 Capital Project Summary Report-CPC DRAFT.pdf](#)
[2025-2029 Capital Project Detailed Report-CPC DRAFT.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 Gallager, & James Szymalak.