



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, July 29, 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 July 1st, 2024 meeting.

Agenda Items:

[24-0950](#)

Request of CouleeCap, Inc. to allow re-filing of rezoning petition for 212 11th St. S. due to substantial change in circumstances.

Attachments: [Request](#)

[Sister Helen Elsbernd Email - 7.22.2024](#)

[CPC.StaffReport.07292024.24-0950.AT](#)

[24-0951](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential Neighborhood District to the Traditional Neighborhood District - Specific allowing for continued use of the property as a professional office space at 212 11th Street South.

Attachments: [Proposed Amended Ordinance for J&A \(Woodard\)](#)

[Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[Buffer Map](#)

[300-Foot Property Owner Buffer List](#)

[Sarah Hennessey Email - 7.19.2024](#)

[Sister Nina Shephard Email - 7.19.2024](#)

[Pastor Dione Stepanek Email - 7.22.2024](#)

[Sister Helen Elsbernd Email - 7.22.2024](#)

[Michelle Pettit Email - 7.22.2024](#)

[Nancy Parcher Email - 7.22.2024](#)

[Deborah Buffton Email - 7.22.2024](#)

[Linda Mershon Email - 7.24.2024](#)

[Sue Ernstser Email - 7.25.2024](#)

[Xiong Xiong of Cia Siab Inc Email - 7.25.2024](#)

[Sister Margaret Earsley Email - 7.25.2024](#)

[Aaron Engel of School District of La Crosse Letter - 7.26.2024](#)

[CPC.StaffReport.07292024.24-0951.TA](#)

[24-0977](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Traditional Neighborhood District - General, allowing for the combination of parcels and construction of commercial and residential mixed-use buildings at 1822 State Road 16 and adjacent parcels at State Road 16.

Attachments: [Ordinance](#)

[Request by Applicant to Refer for 90 Days - 7.23.2024](#)

[Rezoning Petition](#)

[Buffer Map](#)

[Notice of Hearing](#)

[300-foot Property Owner Buffer List](#)

[Undeliverable Notices](#)

[CPC.StaffReport.07292024.24-0977.TA](#)

[24-0957](#) Resolution adopting the City of La Crosse's 2024 Bicycle and Pedestrian Master Plan.

Attachments: [Resolution](#)

[City of La Crosse 2024 Bicycle and Pedestrian Master Plan](#)

[Staff Report](#)

[Kevin Hundt Email - 7.5.2024](#)

[Support Letter - Andrew Ericson - 7.11.2024](#)

[Plan Promotion - Bicycle and Pedestrian Plan 2023-2024](#)

[CPC.StaffReport.07292024.24-0957.JD](#)

[24-1016](#) Resolution declaring certain property at 626 Monitor St. (parcel #17-10294-31) as surplus property.

Attachments: [Resolution](#)

[Legislative Staff Report](#)

[CPC.StaffReport.07292024.24-1016.AT](#)

[24-1041](#) Zoning & Subdivision Code Rewrite Project (Review Draft RFP)

Attachments: [Draft Request For Proposals Zoning Code Rewrite 7-25-24](#)

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.