



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, April 1, 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 March 4th, 2024 meeting.

Agenda Items:

[24-0461](#)

Review of Plans for Sign at 2964 Airport Rd in Airport Industrial Park (Ka Lia's Kitchen).

Attachments: [Sign Permit Application - Ka Lia's Kitchen](#)
[CPC.StaffReport.04012024.24-0461.JE](#)

[24-0278](#)

AN ORDINANCE to repeal Section 115-86 of the Code of Ordinances of the City of La Crosse regarding protest against a district change or amendment.

Attachments: [Proposed Amended Ordinance for J&A - 4.3.2024](#)
[Ordinance](#)
[Staff Report](#)
[Notice of Hearing](#)
[CPC.StaffReport.04012024.24-0278.TA](#)

[24-0317](#)

Resolution approving the five-year Lease Agreement extension between the City of La Crosse and City Brewing Company, LLC for parking spaces near Marco Drive.

Attachments: [Resolution](#)

[City Brewery Lease South Lot 2024](#)

[Legislative Staff Report](#)

[CPC.StaffReport.04012024.24-0317.AT](#)

[24-0318](#)

Resolution approving the five-year Lease Agreement extension between the City of La Crosse and City Brewing Company, LLC for parking spaces near Joseph Houska Drive and Hood St.

Attachments: [Resolution](#)

[Lease Agreement](#)

[Staff Report](#)

[CPC.StaffReport.04012024.24-0318.AT](#)

[24-0349](#)

AN ORDINANCE to amend secs. 40-175, 115-90, 115-342(b)(1) of the Code of Ordinances of the City of La Crosse regarding property owner notifications.

Attachments: [Ordinance](#)

[Staff Report](#)

[Notice of Hearing](#)

[CPC.StaffReport.04012024.24-0349.TA](#)

[24-0372](#)

Application of Goehner Investments LLC for a Conditional Use Permit at 5212 Mormon Coulee Rd allowing for a rooming house.

Attachments: [Application](#)

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

[Buffer Map](#)

[Notice of Hearing - incorrect applicant noted](#)

[Notice of Hearing - Corrected](#)

[CPC.StaffReport.04012024.24-0372.JD](#)

[24-0373](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Multiple Dwelling District allowing residential rental units at 5212 Mormon Coulee Rd.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

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

[Buffer Map](#)

[CPC.StaffReport.04012024.24-0373.JD](#)

[24-0386](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple District to the Traditional Neighborhood District - General & Specific allowing for a single multi-family building at 415 12th Street N., 1117, 1119, 1125, 1129, 1131, & 1135 Pine Street.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Architectural Drawings](#)
[Civil Drawings](#)
[Landscape Plan](#)
[Notice of Hearing](#)
[Buffer Map](#)
[200-foot Property Owner Buffer List](#)
[Undeliverable Mailing - 3.19.2024](#)
[Undeliverable Mailing - 3.20.2024](#)
[CPC.StaffReport.04012024.24-0386.TA](#)

[24-0391](#)

Certified Survey Map - Located in parts of the NE-NW and SE-NW of Section 19, T15N, R7W, Town of Shelby, La Crosse County, Wisconsin.

Attachments: [Breidel CSM - Revised - 3.21.2024](#)
[CSM & Submittal Checklist - 3.12.2024](#)
[Letter Re Meeting Dates](#)
[Utilities Approval - 3.13.2024](#)
[County Surveyor Approval - 3.13.2024](#)
[Planning Approval - 3.14.2024](#)
[CRM Approval with Comments - 3.15.2024](#)
[Engineering Comments - 3.18.2024](#)
[Engineering Approval - 3.21.2024](#)
[Assessor Approval - 3.21.2024](#)
[CPC.StaffReport.04012024.24-0391.TA](#)

[24-0409](#)

Resolution allocating funds to update Chapter 115-Zoning of the Municipal Code.

Attachments: [Resolution](#)
[Staff Report](#)
[CPC.StaffReport.04012024.24-0409.TA](#)

[24-0419](#)

Resolution approving Plat of River Point District II to the City of La Crosse, La Crosse County, Wisconsin.

Attachments: [Resolution](#)

[PLAT ADDITION II REV 3-14-24](#)

[Staff Report](#)

[CPC.StaffReport.04012024.24-0419.AT](#)

[24-0480](#)

2025-2029 Capital Improvement Program (CIP) Budget Public Input Meeting Schedule

May 13, 2024 at 6pm in Council Chambers **Public Hearing**

June 17, 2024 at 4pm in Council Chambers **Public Hearing**

July 1, 2024 at 4pm in Council Chambers **Public Hearing** City Plan Commission recommendation.

August 1, 2024 at 6pm in Council Chambers **Public Hearing** Finance and Personnel Committee recommendation

August 8, 2024 at 6pm in Council Chambers Final Common Council Action

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.