



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, April 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 April 1st, 2024 meeting.

Agenda Items:

[24-0432](#)

Application of CY Capital LLC for a Conditional Use Permit at 200 Main Street, Suite 101, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

Attachments: [Application](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notices - Remailed 4.18.2024](#)

[Undeliverable Notices - 4.22.2024](#)

[CPC.StaffReport.04012024.24-0432.JD](#)

[24-0515](#)

Application of CDHN LLC for a Conditional Use Permit at 200 Main Street, Suite 102, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

Attachments: [Application](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notices - Remaild 4.18.2024](#)

[Floor Plan - 4.24.2025](#)

[Undeliverable Notices - 4.22.2024](#)

[CPC.StaffReport.04012024.24-0515.JD](#)

[24-0469](#)

Resolution approving lease with The Hunger Task Force of La Crosse.

Attachments: [Resolution](#)

[2024 Lease](#)

[Staff Report](#)

[CPC.StaffReport.04012024.24-0469.AT](#)

[24-0516](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District to the Local Business District allowing for an ethnic grocery store with new housing units built over the existing structure at 2109-2111 South Avenue.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Support Letter from Kevin Hundt - 4.22.2024](#)

[Undeliverable Notice - 4.23.2024](#)

[CPC.StaffReport.04012024.24-0516.LK](#)

[24-0517](#)

Request for exception to Commercial Design Standards by Kwik Trip Inc. allowing for exceptions to parking and building setback standards for the construction of a new convenience store at 2622 Rose Street and 1133 West George Street.

Attachments: [Request](#)

[Alta Survey & Plans](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC.StaffReport.04012024.24-0517.TA](#)

[24-0518](#)

Resolution amending the sale agreement of City owned surplus property on Kinney Coulee Rd, parcel 17-10575-63, to Sarah and Dylan Delagrave.

Attachments: [Resolution](#)

[Kinney Coulee Rd Sale - 2nd Amendment](#)

[Kinney Coulee Offer to Purchase w Amendment - signed](#)

[Unsuitable Soils Letter from Del's Service Center, 2024-03-05](#)

[Kinney Coulee Rd Parcels - Estimated Value & Map](#)

[Staff Report](#)

[CPC.StaffReport.04012024.24-0518.JE](#)

[24-0582](#)

Review of parking lot improvements at 2150 Enterprise Ave in the Interstate Industrial Park (Great Lakes Cheese).

Attachments: [Great Lakes Cheese Parking Lot Improvement Plans - 2024](#)

[CPC.StaffReport.04292024.24-0582.JE](#)

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.