

City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse. WI 54601

Meeting Minutes - Draft

City Plan Commission

Monday, June 29, 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 Tim Acklin at acklint@cityoflacrose.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/3010241/b4028f50-5227-4375-95ca-1d32c8187d40 Members of the public will also be permitted to ask questions or provide statements via video conferencing.

Call to Order

The meeting was called to order at 4:01pm.

Present: 6 - Randy Turtenwald, James Cherf, Tim Kabat, Chris Kahlow, Elaine

Yager, Cassandra Woodward

Excused: 3 - Paul Medinger, Scott Neumeister, Paul Schoenfeld

Roll Call

Approval of Minutes

1. Approval of the June 8, 2020 Meeting Minutes.

Chris Kahlow moved to approve the minutes. Elaine Yager seconded. The motion passed by voice vote 6-0.

Agenda Items:

2. 20-0808 Public Hearing regarding the proposed project plans, boundaries and creations of Tax Incremental Districts No. 18, 19 & 20.

Attachments: Public Hearing Notice, published June 15, 2020 & June 22, 2020

Mayor Kabat asked if anyone was present from the public in the Council Chambers or via the public live stream to speak on this item. No one was present to speak on this item.

3. 20-0809

Resolution Creating Tax Incremental District No. 18, Approving Its Project Plan and Establishing Its Boundaries.

<u>Attachments:</u> Resolution

Exhibit A - Map

Exhibit B - TID 18 Project Plan DRAFT v2 6.25.2020

Exhibit B - TID 18 Project Plan DRAFT v1

CPC Staff Report 6.29.2020

CPC Recommendation Report 6.29.2020

Andrea Trane stated that the primary impetus for creating this district is the impending expiration of the expenditure period of TID 12 in 2027 and closure by 2032. Creating a new district with new timelines allows for longer debt repayment for the development of the River Point District. Chris Kahlow moved to approve this item. Cassandra Woodward seconded. The motion passed by voice vote 6-0.

4. <u>20-0810</u>

Resolution Creating Tax Incremental District No. 19, Approving Its Project Plan and Establishing Its Boundaries.

Attachments: Resolution

Exhibit A - Map

Exhibit B - TID 19 Project Plan DRAFT v2 6.25.2020

Exhibit B - TID 19 Project Plan DRAFT v1

CPC Staff Report 6.29.2020

CPC Recommendation Report 6.29.2020

Andrea Trane stated that the site of the former Kmart and Hardee's has been vacant since their closure in 2017 and 2019. The creation of this Tax Increment Financing District can assist with redevelopment of the site, including asbestos removal, demolition costs, etc to increase the property tax base and assist with redevelopment in this area. James Cherf moved to approve this item.

Cassandra Woodward seconded. Andrea Trane stated there was a comment made on the public live stream. Kevin Hundt stated that there needs to be far more public discussion on this. The motion passed by voice vote 6-0.

5. <u>20-0811</u>

Resolution Creating Tax Incremental District No. 20, Approving Its Project Plan and Establishing Its Boundaries.

Attachments: Resolution

Exhibit A - Map

Exhibit B - TID 20 Project Plan DRAFT v2 6.25.2020

Exhibit B - TID 20 Project Plan DRAFT v1

CPC Staff Report 6.29.2020

CPC Recommendation Report 6.29.2020

Andrea Trane stated that much of this area of Bridgeview Plaza has been vacant since the closure of Shopko in January 2019, which has created a greyfield site. Currently owned by a group in Texas, there is interest from a local group in redeveloping this area. The creation of a Tax Increment Financing District can assist with redevelopment of the site to increase the property tax base and assist with redevelopment in this area. Andrea also stated that any incentives for redevelopment would need Developers Agreements and Council approval. Andrea stated there were more questions on the public live stream. Kevin Hundt asked and stated the following. 1) We as the public do not have enough information about the long term economic impact of TIDs. 2) These TIDs seem to be going to the richest and most well connected members of the Community. 3) How much of the \$15million City annual debt payment is from past TIFs/TIDs. 4) Has the City considered using eminent domain on blighted districts the private developers refused to develop and then using public money/bonds for public owned community land trust and/or cooperative developments. The Mayor requested staff to provide some answers to those questions on Thursday. The Mayor stated that no development agreements are being considered at this time, just the boundary. Any future development/expenditures would have to do through the public process. Chris Kahlow moved to approve this item. James Cherf seconded. James Cherf stated that this TID District is creating the groundwork to move quickly when redevelopment interest occurs. Mayor Kabat also stated that this TID implements an objective in the recently adopted Hwy 53 Corridor Plan. The motion passed by voice vote 6-0.

6. 20-0812

Public Hearing regarding the proposed amendments of project plans for Tax Incremental Districts No. 11, 13, 14, 15, 16 & 17.

<u>Attachments:</u> Public Hearing Notice published on June 15 2020 and June 22 2020

Mayor Kabat asked if anyone was present from the public in the Council Chambers or via the public live stream to speak on this item. No one was present to speak on this item.

7. <u>20-0813</u>

Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. 11, City of La Crosse, Wisconsin.

<u>Attachments:</u> Resolution

Exhibit A - TID 11 Project Plan DRAFT v1

CPC Staff Report 6.29.2020

CPC Recommendation Report 6.29.2020

Andrea Trane stated that the proposed amendment will allow surplus increment from TID 11 to be shared with TID 18, if needed. TID 18, the location of River Point District, is undergoing a major redevelopment that will unfold over the next few years. Upfront costs may be needed and with TID 18 being newly created, it does not generate enough increment to bear the totality of the anticipated costs of this effort. The amendment also allows for development incentives to be utilized within the ½ mile of the TID 11 boundary. Any development agreement requiring TID financial assistance would require approval of the Economic Development Commission and the Common Council. Cassandra Woodward stated that this effort will be able to assist with the development of affordable housing. Cassandra Woodward moved to approve this item. Elaine Yager seconded. The motion passed by voice vote 6-0.

8. <u>20-0814</u>

Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. 13, City of La Crosse, Wisconsin.

Attachments: Resolution

Exhibit A - TID 13 Project Plan DRAFT v1

CPC Staff Report 6.29.2020

CPC Recommendation Report 6.29.2020

Mayor asked for staff to provide a recap of Items #8-12 as they were all related. Andrea Trane stated that the proposed amendments to TID's 13, 14, 15, 16, & 17 will allow surplus increment from these TIDs to be shared with TID 18, if needed. TID 18, the location of River Point District, is undergoing a major redevelopment that will unfold over the next few years. Mayor Kabat asked if anyone wanted to make a motion for Items #8-12 together. Cassandra Woodward moved to approve the amendments to the Project Plans of Tax Incremental Districts No. 13, 14, 15, 16, & 17. Elaine Yager seconded. The motion passed by voice vote 6-0.

9. 20-0815

Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. 14, City of La Crosse, Wisconsin.

Attachments: Resolution

Exhibit A - TID 14 Project Plan Draft v1.pdf

CPC Staff Report 6.29.2020

CPC Recommendation Report 6.29.2020

10. 20-0816 Resolution Approving an Amendment to the Project Plan of Tax Incremental

District No. 15, City of La Crosse, Wisconsin.

<u>Attachments:</u> Resolution

Exhibit A - TID 15 Project Plan DRAFT v1

CPC Staff Report 6.29.2020

CPC Recommendation Report 6.29.2020

11. 20-0817 Resolution Approving an Amendment to the Project Plan of Tax Incremental

District No. 16, City of La Crosse, Wisconsin.

Attachments: Resolution

Exhibit A - TID 16 Project Plan DRAFT v1

CPC Staff Report 6.29.2020

CPC Recommendation Report 6.29.2020

12. <u>20-0818</u> Resolution Approving an Amendment to the Project Plan of Tax Incremental

District No. 17, City of La Crosse, Wisconsin.

Attachments: Resolution

Exhibit A - TID 17 Project Plan DRAFT v1

CPC Staff Report 6.29.2020

CPC Recommendation Report 6.29.2020

13. 20-0819 Public Hearing regarding the proposed amendment of boundaries and project

plan for Tax Incremental District No. 13.

Attachments: Public Hearing Notice published on June 15, 2020 and June 22, 2020

Mayor Kabat asked if anyone was present from the public in the Council Chambers or via the public live stream to speak on this item. No one was

present to speak on this item.

14. <u>20-0820</u>

Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 13, City of La Crosse, Wisconsin.

Attachments:

Resolution

Exhibit A - Map

Exhibit B - TID 13 Project Plan DRAFT v2 6.25.2020.pdf

Exhibit B - Project Plan for TID 13 Boundary Amendment DRAFT v1

CPC Staff Report 6.29.2020

CPC Recommendation Report 6.29.2020

Andrea Trane stated that Kwik Trip requested a parcel combination for their dairy facility. Through the approval process, the City Assessor's office recommended they add 17-10285-78 to the request. However, this parcel is currently not a part of the TID and must be to complete the combination. The City Assessor's office recommended that this parcel be a part of the combination request because it is inextricably intertwined with the other parcels of the dairy facility. Elaine Yager moved to approve this item. Chris Kahlow seconded. The motion passed by voice vote 6-0.

15. 20-0827

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District, Special Multiple District and Floodway District to the Public/Semi-Public District to allow combining of parcels for consistency with surrounding park lands at 410 Veterans Memorial Dr. and 201 Front St. N.

Attachments:

Ordinance 5150

Ordinance

Rezoning Petition

Notice of Hearing

Affidavit of Publication - Notice

Property Owner Buffer List

Property Owner Buffer Map

CPC Staff Report 6.29.2020

CPC Recommendation Report 6.29.2020

Jack Zabrowski provided an overview of the item. The Parks Department is requested a rezoning of two parcels so they can be combined into the larger parcel that makes up Riverside Park. This will help them make improvements to the existing restrooms which they are not permitted to do as a parcel/property line currently runs through them. James Cherf asked if this was also related to the proposed 2nd Street N realignment. Dan Trussoni stated that it was not. It was only to allow them to combine the Riverside Park parcels and make improvements to the restrooms to make them available for use year round. James Cherf moved to approve this item. Chris Kahlow seconded. The motion passed by voice vote 6-0.

16. 20-0846

Review of plans for Site Improvements for Torrance Casting, located at 3131 Commerce Street, in the Interstate Industrial Park.

Attachments: Torrance Casting Plan Submittal

Torrance Castings Fence Proposal 5.9.20-1.pdf

CPC Staff Report 6-29-20

Lewis Kuhlman provided an overview of the project. Torrance Casting would like to shift a driveway south and add a gate to it, replace a fence with a wall and barbed wire, and do some paving. There are a few conflicts with their proposal. Barbed wired is not permitted in the covenants but had been approved on adjacent properties with slats. Since not covered in the covenants staff refers to the Fence Code. The covenants also require the wall be decorative masonry so it has a nice appearance. Concrete block is not considered decorative masonry, but may be used if it is painted and has a decorative treatment. The proposed wall will be painted and match the existing concrete block wall. Decorations or different materials may clash with the existing wall and look poor in appearance. Matt Gabel stated that the existing block wall is not painted and would prefer the new wall to match. Lewis stated that the recommendation is to match so staff has no issues. Chris Kahlow moved to approve the plans as submitted. Elaine Yager seconded. The motion passed by voice vote 6-0.

17. 20-0866

Review of plans for the solar facility located at 3181 Berlin Dr in the International Business Park. (Habitat for Humanity)

<u>Attachments:</u> Permit Application

Mounting Details

Clamp Details Product Sheet

S-5-V-CCD.pdf

Site Plan Habitat for Humanity

Solar Connections Engineering Report.pdf

Tilt Mount Data Sheet

CPC Staff Report 6-29-20.pdf

Tim Acklin provided an overview of the project to the Commission. Habitat for Humanity is installing solar panels on the roof of their building in the International Building Park. Elaine Yager asked if snow loads have been calculated as part of project. Staff stated they thought that the Inspections Department had already checked for that. Craig Snyder confirmed to the Commission that had been done. Andrea Trane stated that public comments on the lives stream stated that snow loads had been calculated. Chris Kahlow moved to approve the plans as submitted. Cassandra Woodward seconded. The motion passed by voice vote 6-0.

18. 20-0681 Amended Resolution approving 2021-2025 Capital Improvement Program Budget.

Attachments: Amende

Amended Resolution by Council 7.9.2020

CIP Budget Common Council ADOPTED 7.9.2020

Kahlow Proposed Amendments for Council 7.9.2020

Kabat & Gaul Proposed Amendments for Council 7.9.2020

Olson Proposed Amendments #1, 2 & 3 for Council 7.9.2020

Emails received in Support of Olson Amendments - updated 7.9.2020

La Crosse Police Space Needs Report 7.8.2020

Amended Resolution by F&P 7.2.2020

2021 CIP Amended by F&P 7.2.2020

Projects Requiring 2/3 Vote by Council

Kabat Proposed 2021 CIP amendment for F&P 7.1.2020

Resolution

Adopted CPC CIP Summary Report 6.29.2020

CPC Recommendation Report 6.29.2020

Capital Project Summary Report 6.22.20

2021 CIP memo

Corrections for Finance 6-8-2020

REVISED DRAFT Capital Project Summary Budget 6-8-2020

City Engineer Memo 5-18-2020

DRAFT Capital Project Summary Budget 5-18-2020

Burns Park Sidewalks(#558)- Cass St Blvd Trees(#586) Letter of

Support- Courtney Lokken Downtown NA

Ferry St(#436) Greenhouse Emission (#257) Tree Installation

CassSt(#586)Letter of support- Lily Herling

Green Island Tennis Facility Phase 1(#19) Letter of Support- Amy

Marcou

Green Island Tennis Facility Phase 1(#19) Letter of Support- Amy

<u>Valentine</u>

Green Island Tennis Facility Phase 1(#19) Letter of Support- Bette

Smith

Green Island Tennis Facility Phase 1(#19) Letter of Support- Brian

Mansky

Green Island Tennis Facility Phase 1(#19) Letter of Support- Catherine

Roraff

Green Island Tennis Facility Phase 1(#19) Letter of Support- Chelsea

Wing

Green Island Tennis Facility Phase 1(#19) Letter of Support- Dan

Petersen

Green Island Tennis Facility Phase 1(#19) Letter of Support- Daniel

Ecklund

Green Island Tennis Facility Phase 1(#19) Letter of Support- Darlene

<u>Isaacson</u>

Green Island Tennis Facility Phase 1(#19) Letter of Support- Denny &

Lauri Ford

Green Island Tennis Facility Phase 1(#19) Letter of Support- Don

Moser

Green Island Tennis Facility Phase 1(#19) Letter of Support- Dylan Meyer

Green Island Tennis Facility Phase 1(#19) Letter of Support- Emily Kirchner

Green Island Tennis Facility Phase 1(#19) Letter of Support- Fran Servais

Green Island Tennis Facility Phase 1(#19) Letter of Support- Frank Schwarz

Green Island Tennis Facility Phase 1(#19) Letter of Support- Gary Ekern

Green Island Tennis Facility Phase 1(#19) Letter of Support- Greg Schibbelhut

Green Island Tennis Facility Phase 1(#19) Letter of Support- Janice Hoeschler

Green Island Tennis Facility Phase 1(#19) Letter of Support- Jeremy

Green Island Tennis Facility Phase 1(#19) Letter of Support- Jim Brieske

Green Island Tennis Facility Phase 1(#19) Letter of Support- Judith

Green Island Tennis Facility Phase 1(#19) Letter of Support- Judson

Green Island Tennis Facility Phase 1(#19) Letter of Support- Julio Bird

Green Island Tennis Facility Phase 1(#19) Letter of Support- Kurt Schroeder

<u>Green Island Tennis Facility Phase 1(#19) Letter of Support- Kyle</u> Backstrand

<u>Green Island Tennis Facility Phase 1(#19) Letter of Support-Laura</u> Reutlinger

Green Island Tennis Facility Phase 1(#19) Letter of Support- Lauri Ford

Green Island Tennis Facility Phase 1(#19) Letter of Support-Lora Cadwell

Green Island Tennis Facility Phase 1(#19) Letter of Support-Mario
Hristov

Green Island Tennis Facility Phase 1(#19) Letter of Support- Nancy

Green Island Tennis Facility Phase 1(#19) Letter of Support- Nick Berry

<u>Green Island Tennis Facility Phase 1(#19) Letter of Support- Nicola Scott</u>

Green Island Tennis Facility Phase 1(#19) Letter of Support- Paul Holman

<u>Green Island Tennis Facility Phase 1(#19) Letter of Support- Regina</u> Jones

Green Island Tennis Facility Phase 1(#19) Letter of Support- Robin Schmidt

<u>Green Island Tennis Facility Phase 1(#19) Letter of Support- Sally</u> Ruud

<u>Green Island Tennis Facility Phase 1(#19) Letter of Support- Sherwin Toribio</u>

Green Island Tennis Facility Phase 1(#19) Letter of Support- Shirley Yuan

Green Island Tennis Facility Phase 1(#19) Letter of Support- Therese & Peter Waltz

<u>Greenhouse Gas Emissions Inventory(#257) Letter of Support- Beth</u> <u>Moore</u>

Greenhouse Gas Emissions Inventory(#257) Letter of Support- Beth Piggush

Greenhouse Gas Emissions Inventory(#257) Letter of Support- Cathy Van Maren

Greenhouse Gas Emissions Inventory(#257) Letter of Support- Kathy
Allen

<u>Greenhouse Gas Emissions Inventory(#257) Letter of Support- Peter</u> <u>Gorski</u>

Hear, Here Project(#623) Letter of Support- Anita Doering Public Library

Hear, Here Project(#623) Letter of Support- Ariel Beaujot ED of Hear, Here

Hear, Here Project(#623) Letter of Support- Hannah Siech

Hear, Here Project(#623) Letter of Support- Jacob Sciammas LCNI

Hear, Here Project(#623) Letter of Support- James Longhurst UWL

Hear, Here Project(#623) Letter of Support- John Grider UWL

Hear, Here Project(#623) Letter of Support- Kate Parker UWL

Hear, Here Project(#623) Letter of Support- Kathleen Hawkes UWL

Hear, Here Project(#623) Letter of Support- Laura Godden UWL

Hear, Here Project(#623) Letter of Support- Marie Moeller UWL

Hear, Here Project(#623) Letter of Support- Robin Moses DMI

Hear, Here Project(#623) Letter of Support-Tiffany Trimmer UWL

<u>Hear, Here Project(#623) Letter of Support- Víctor M.</u>
<u>Macías-González UWL</u>

Hear, Here Project(#623) Letter of Support- William Stobb UWL

Marsh Hydrological Study(#551) Letter of Support- Caroline Benser

Marsh Hydrological Study(#551) Letter of Support- Daryl Wood

Marsh Hydrological Study(#551) Letter of Support- Dave Skoloda

Marsh Hydrological Study(#551) Letter of Support- David Bange

Marsh Hydrological Study(#551) Letter of Support- Deborah Buffton

Marsh Hydrological Study(#551) Letter of Support- Elizabeth Janvrin

Marsh Hydrological Study(#551) Letter of Support- Friends of the La Crosse River Marsh

Marsh Hydrological Study(#551) Letter of Support- Glen Jenkins

Marsh Hydrological Study(#551) Letter of Support- Jim Gallagher

Marsh Hydrological Study(#551) Letter of Support- John Wetzel

Marsh Hydrological Study(#551) Letter of Support- Karen Acker

Marsh Hydrological Study(#551) Letter of Support- Kelly Sultzbach

Marsh Hydrological Study(#551) Letter of Support- Lin Jennewine

Marsh Hydrological Study(#551) Letter of Support-Liz Nutter

Marsh Hydrological Study(#551) Letter of Support- Mary Monsoor

Marsh Hydrological Study(#551) Letter of Support- Nan

Heerens-Knudson

Marsh Hydrological Study(#551) Letter of Support- Nancy Hill

Marsh Hydrological Study(#551) Letter of Support- Steve Minnema

Marsh Hydrological Study(#551) Letter of Support- Sue Knopf

Marsh Hydrological Study(#551) Letter of Support- Todd Huffman

Weigent Park Shelter(#443) Letter of Support- Karen Acker

Weigent Park Shelter(#443) Letter of Support- Kathy Sims

Weigent Park Shelter(#443) Letter of Support-Linda Lee

Weigent-Hogan NA

Weigent Park Shelter(#443) Letter of Support- Sue Bulk

Weigent Park Shelter(#443) Letter of Support- Travis Stinar

Weigent-Hogan NA

Weigent Park Shelter(#443) Letter of Support- Greg Clark

LCHS Museum Feasibility Study & Capital Campaign Prep (#482)

Letter of Support- Sigurd Gundersen III

LCHS Museum Feasibility Study & Capital Campaign Prep (#482)

Letter of Support- Patrick Stephens

Police Law Enforcement (#8) Letter of Opposition - Jacqueline Marcou

6.29.2020

Police Law Enforcement (#8) Letter of Opposition - Caitlyn Konze

7.1.2020

Police Law Enforcement (#8) Letter of Support - Bernardo Cueto

7 1 2020

Police Law Enforcement (#8) Letter of Opposition - Rebecca Anderson

7.2.2020

Police Law Enforcement (#8) Letter of Opposition - Crystal Brunelle

7.2.2020

Police Law Enforcement (#8) Letter of Opposition - Gabrielle Krueger

7.2.2020

Police Law Enforcement (#8) Letter of Support - Bill Harnden 7.2.2020

John Crowder Email 7.9.2020

Margy Frazier Email 7.10.2020

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.