



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, March 4, 2019

4:00 PM

3rd Floor Conference Room

Call to Order

Mayor Kabat called the meeting to order at 4:02 P.M.

Roll Call

Present: 5 - Tim Kabat, Corliss Tischer, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou

Excused: 4 - Paul Medinger, Randy Turtenwald, Scott Neumeister, Cassandra Woodward

Others present: Ashley Marshall, Tim Acklin, Jack Zabrowski, Lewis Kuhlman, Gary Padesky, Ellie Hanbeck, Kevin Micheli, Bjorn Kaashagen, Gary Woolever, Tim Ebner, and Gary Lass.

Approval of Minutes

A motion was made by Tischer, seconded by Yager to **APPROVE** the previous meeting minutes. The motion carried by voice vote.

Agenda Items:

1. [18-1653](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by changing the zoning for substantial portions of the City - comprehensive rezoning transferring certain property from Floodway District to the Conservancy District and Planned Development District.

Attachments: [Ordinance](#)
[Map - color](#)
[Notice of Hearing](#)
[Map - b&w for publication](#)
[Letter to DNR & FEMA - 1st Notice](#)
[CPC Staff Report 3-4-19](#)
[Letter from Gundersens 3-2-19](#)
[Letter from Mathy 3-5-19](#)
[CPC Recommendation Report 3-4-19](#)

Staff provided an overview and recommended approval with the amendment that the Gundersen property be rezoned to the R1-Single Family District, instead of the Conservancy District. A motion was made by Yager, seconded by Marcou to APPROVE with changes to Gundersen property. The motion carried by voice vote.

2. [19-0110](#) Application of Christine Kahlow for a Conditional Use Permit allowing a duplex in the Washburn Neighborhood Residential District at 233 9th St. S.

Attachments: [Application](#)
[Coverletter](#)
[Pictures](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3-4-19](#)
[CPC Recommendation Report 3-4-19](#)

Staff gave an overview with recommendation to approve. A motion was made by Schoenfeld, seconded by Yager to APPROVE the application. The motion carried by voice vote.

3. [19-0192](#) Resolution approving project to acquire property at 3503 Lakeshore Drive for Airport approach protection and appropriation of funds.

Attachments: [Resolution](#)
[Aviation Bd Ltr 2-18-2019](#)
[CPC Staff Report 3-4-19](#)
[CPC Recommendation Report 3-4-19](#)

Staff gave an overview with recommendation to approve. A motion was made by Yager, seconded by Marcou to APPROVE the resolution. The motion carried by voice vote.

4. [19-0211](#) Application of State Street Delicatessen, LLC for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor

License at 321 State St.

Attachments: [Coverletter](#)
[Application & Drawings](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3-4-19](#)
[CPC Recommendation Report 3-4-19](#)

Staff gave an overview with recommendation to approve. A motion was made by Marcou, seconded by Tischer to APPROVE the application. The motion carried by voice vote.

5. [19-0233](#)

Review of plans for addition at 2930 Airport Rd in the Airport Industrial Park (Performance Elite Gymnastics).

Attachments: [Plans 1-30-19.pdf](#)
[Covenants](#)
[Previous expansion approval from CPC - March 2006](#)
[Cover Letter.pdf](#)
[Plans 2-20-19.pdf](#)
[CPC Staff Report 3-4-19](#)
[Fire Prevention and Building Safety Department Conditions.pdf](#)

Staff gave an overview and noted that the fire commission came back with some concerns. Staff revised their recommendation to be approved with conditions requested by fire commission. A motion was made by Yager, seconded by Tischer to APPROVE with conditions as follows: 1. Fire Department access will be required to meet NFPA 1, 2012: (a).18.2.3.2.2 Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46m) from the fire department access roads as measured by an approved route around the exterior of the building or facility. (b).18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 feet (137m). As planned, the proposed addition will not meet the requirements of NFPA 1, 2012: 18.2.3.2.2. The neighboring lot will not be able to be used as access unless an approved registered easement were created and an impervious driving surface was constructed on the south side of the building.

2. Per IBC 1028.5 the exit discharge from the addition shall provide a direct and unobstructed access to the public right of way. This may already be in place, but on the plans for the new addition submitted to the Planning Department, it does not show this so I just wanted to make the building owner aware of the requirement. This requirement is mandatory whether the building is sprinkled or not sprinkled.

3. The East and West walls (and possibly north and south) of the new addition will require at least a One Hour fire rating depending on construction type. This rating is also not affected whether a fire sprinkler system is installed or

not. The motion carried by voice vote.

6. [19-0225](#) Request for Exception to Standards for Commercial Design by PR La Crosse, Inc. allowing for exception to parking requirement for restaurant development at 3119 State Road 16.

Attachments: [Application](#)
[Site Plan](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3-4-19](#)
[CPC Recommendation Report 3-4-19](#)

Staff gave an overview with recommendation approval. It was noted that their is a CSM pending for splitting the parcel and due to storm and gas lines there was limited placement availability for this building. A motion was made by Yager, seconded by Schoenfeld to APPROVE to request. The motion carried by voice vote.

7. [19-0213](#) Application of The Root Note LLC for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor License at 115 4th St. S.

Attachments: [Coverletter](#)
[Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3-4-19](#)
[CPC Recommendation Report 3-4-19](#)

Staff gave an overview of application with recommendation to approve. A motion was made by Marcou, seconded by Yager to APPROVE the application. The motion carried by voice vote.

8. [19-0236](#) Request from the Northside Development Group to amend the Three Rivers Plaza Sign Policy.

Attachments: [Proposed Amended Three Rivers Plaza Sign Policy](#)
[Cover Letter](#)
[CPC Staff Report 3-4-19](#)

Yager excused herself from the commission, leaving a lack of quorum. Due to the lack of quorum , this item was referred to the next months agenda.

9. [17-1056](#) Resolution approving Application of Western Technical College for a

Conditional Use Permit allowing for demolition of structures to create green space at 314 and 320-322 8th St. N.

(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(g) to confer with legal counsel with respect to possible litigation.

Following such closed session, the Committees and/or Council may reconvene in open session.)

Attachments:

[Resolution](#)

[Application](#)

[Notice of Hearing](#)

[Affidavit of Publication - Notice](#)

[Property Owner Buffer Map](#)

[Property Owner Buffer List](#)

[CPC Staff Report 9-5-2017](#)

[CPC Recommendation Report 9-5-17](#)

[Sept 8 WTC Letter in response to Sept 5 CPC conditions](#)

[CPC Staff Report 10-30-17](#)

[CPC Recommendation Report 10-30-17](#)

[PMSA 11-9-174](#)

[CPC Staff Report 12-4-17](#)

[CPC Recommendation Report 12-4-17](#)

[CPC Staff Report 1-29-18.pdf](#)

[CPC Recommendation Report 1-29-18](#)

[CPC Staff Report 04-30-2018](#)

[CPC Recommendation Report 4-30-18](#)

[CPC Staff Report 9-4-18](#)

[CPC Recommendation Report 9-4-18](#)

[CPC Staff Report 10-29-18](#)

[CPC Recommendation Report 10-29-18](#)

[Notice of Hearing \(re-notice\) 11-27-18](#)

[Property Owner Buffer List 11-27-18](#)

[Property Owner Buffer Map 11-27-28](#)

[CPC Staff Report 1-2-2019](#)

[CPC Recommendation Report 1-2-2019](#)

[CPC Recommendation Report 3-4-19](#)

Mayor Kabat stated this item was still in negotiation and requested a 30 day referral. A motion was made by Marcou, seconded by Schoenfeld to REFER for 30 days. The motion carried by voice vote.

Adjournment

A motion was made by Marcou, seconded by Schoenfeld to ADJORN the

meeting. The motion carried by voice vote.

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.