



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Heritage Preservation Commission

Thursday, May 16, 2019

6:00 PM

3rd Floor Conference Room

Call to Order

The meeting was called to order at 6:00pm.

Present: 7 - Terence R. Collins, John J. Satory, Chris Kahlow, David Riel, Marcus Zettler, Frederick Beseler, Laura Godden

Approval of Minutes

1. Approval of the April 18, 2019 Meeting Minutes.

Marcus Zettler moved to approve the minutes. Frederick Beseler seconded. The motion passed 6-0.

Agenda Items:

2. Nomination of Chair.

CM Chris Kahlow accepted the position as Chair of the Heritage Preservation Commission. Chris stated that former Chair CM Jessica Olson did a wonderful job and will be missed.

3. [19-0765](#) Nomination of the St. Johns Evangelical and Reformed Church, located at 630 West Ave S, to be designated as a Local Historic Landmark.

*Terry Collins arrived at 6:04pm.
Marcus Zettler recused himself from the Commission and sat in the audience. Terry Collins moved to accept the nomination. David Riel seconded. The motion passed 6-0.*

4. [17-1364](#) Review of a Certificate of Recommendation for the property located at 800-802 Rose Street. (Masonic Temple & Exchange Bank)

Staff provided an overview of the project along with a recommendation of approval. John Satory moved to open a public hearing. Frederick Beseler seconded. The motion passed 6-0. John Satory stated that he had interior pictures of the building and will try and find them to give to the applicant. Marcus Zettler stated that the project is for the ground floor tenant space which will serve as a second exit and ADA ramp as well as an outdoor patio. It is expected to be completed later this summer. Terry Collins moved to close the public hearing. Frederick Beseler seconded. The motion passed 6-0. John Satory moved to approve the application as submitted. Terry Collins seconded. The motion passed 6-0.

5. Update on the Architectural and Historic Intensive Survey.

Marcus Zettler returned to the Commission.

Staff provided an update on the data entry portion of the survey project and stated that it should be completed by the June Meeting.

6. Discussion on expanding the 10th & Cass National Register Historic District.

Staff stated that in previous discussions with the Wisconsin Historical Society on expanding existing National Register Districts it is very hard to do. Chris Kahlow stated that there is more interest in rehabbing existing homes since the establishment of the Downtown Neighborhood Association. There is many economic benefits from expansion. Chris stated that she would like to see the district evaluated for expansion as far as State Street, West Avenue, and 7th Street. The neighborhood association is also working on pedestrian lighting standards. Staff was directed to talk to the Wisconsin Historical Society and the consultant preparing the nomination for a northside historic district on re-evaluating the 10th and Cass District.

7. Discussion on the La Crosse County Acquisition and Demolition Grant Program.

David Riel provided an overview of the County's program and the concerns he has about it. David stated that he was concerned about the demolition process. Several properties should be designated on the northside and would like to see a buffer or process determining whether homes should be saved instead of being demolished. The home that brought this to his attention is located on Caledonia Street and the owner is using the program to assist with demolition. David believes it had a strong case for demolition. Chris Kahlow suggested that the County program be amended to include the rehab of historic homes. Other organizations are also starting to look at rehab of homes instead of demolition as well. Chris then stated that the La Crosse Promise would like to include rehab in their program. Marcus Zettler stated that is could be cheaper to rehab rather than tearing it down and would be a better use of tax payer dollars. David Riel agreed that rehab should be an option, or at least the salvage of any home being demolished should be required. Chris Kahlow stated that several groups want to come together to support this effort. Davis Riel moved to submit a letter of support to the County to include the rehab of historic homes as a consideration of the program. Terry Collins seconded. Frederick Beseler ask if the Commission needed to include criteria to use when evaluating homes. Chris Kahlow stated that she would be concerned about telling the County what to do. She just wants to include rehab as an option instead of just demolition. She also added that there has been similar discussions with other programs. Frederick Beseler stated that this could have a very significant impact. The motion passed 7-0.

8. [19-0631](#) Consideration and possible action on three neighborhood center zoning overlay districts at Bridgeview Plaza, Monitor and Rose Street and Western and the Neighborhood area east of Western Technical College to West Ave.

Staff provided an overview of the proposed overlay districts. Chris Kahlow stated to the Commission that one of the proposed overlay districts is within her district and the Downtown Neighborhood District. She is concerned about pockets of buildings that should not be demolished. She wanted the Commission to identify those properties that may have historic significance and, if needed, nominate them. Chris Kahlow stated she was asked to sponsor the legislation for the overlay districts but wanted to make sure she wasn't supporting the demolition of buildings that should be saved. Marcus Zettler stated that there were a lot of buildings in that area and would be willing to evaluate the existing buildings and come back next month to discuss. Marcus also suggested the moving of buildings could be an option.

Adjournment

Terry Collins moved to adjourn the meeting. Marcus Zettler seconded. The motion passed 7-0. The meeting was adjourned at 7:12pm.

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.