



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, March 2, 2020

4:00 PM

3rd Floor Conference Room

Call to Order

Mayor Kabat called the meeting to order at 4:00 pm.

Roll Call

Present: 7 - Randy Turtenwald, James Cherf, Tim Kabat, Scott Neumeister, Chris Kahlow, Elaine Yager, Cassandra Woodward

Excused: 2 - Paul Medinger, Paul Schoenfeld

Approval of Minutes

A motion by Yager, seconded by Cherf to approve the previous meeting minutes. The motion carried by voice vote.

Agenda Items:

1. Report by City Attorney on Wisconsin Act 67 requiring municipalities to adhere to certain rules regarding the placement of conditions of approval for Conditional Use Permits.

Mayor Kabat stated due to the length of the agenda, this item will be moved to next months meeting.

2. [20-0250](#) Request for Exception to Standards for Commercial Design by Dairyland Power Cooperative allowing for exception to parking requirement for project at 3251 East Avenue South.

Attachments: [Request for Exception](#)
[Legal Description](#)
[Drawings](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 3.2.2020](#)

Mary Stanek stated concerns about the stormwater being adequately addressed. A motion by Cherf, seconded by Woodward to APPROVE per staff

recommendation. The motion carried by voice vote.

3. [20-0252](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple District to the Local Business District at 1033 Caledonia St.

Attachments: [Ordinance](#)
[Petition](#)
[Picture](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 3.2.2020](#)

A motion was made by Neumeister, seconded by Turtenwald, that this Ordinance be APPROVED . The motion carried by voice vote.

4. [20-0253](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business, Light Industrial and Heavy Industrial Districts to the Planned Development District - Specific at 1407/1501 and 1514 St. Andrew Street, 528 Loomis Street and Island Street property.

Attachments: [Ordinance](#)
[Coverletter](#)
[Petition](#)
[Certified Survey Map](#)
[Square Footage Rentable Space](#)
[Parcel Map-Aerial View](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3.2.2020](#)

Cherf recused himself from this item. A motion by Neumeister, seconded by Kabat to approve per staff recommendation with the condition of eliminating warehousing and to clarify and define current storage area. The motion carried by 5 - 1 with Cherf abstaining.

5. [20-0256](#) 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 - General to the Planned Development District - General at 1325 St. Andrew Street.

Attachments: [Ordinance](#)
[Petition](#)
[Coverletter](#)
[Petition Attachments](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3.2.2020](#)

Yager recused herself from this item. A motion by Neumeister, seconded by Woodward to approve per staff recommendation. The motion carried by voice vote with Yager abstaining.

6. [20-0257](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific allowing mixed-use development at 1222 Denton St.

Attachments: [Ordinance](#)
[Coverletter](#)
[Petition](#)
[Site Plan Drawings](#)
[Proposal](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3.2.2020](#)

A motion was made by Neumeister, seconded by Yager, that this Ordinance be APPROVED per staffs recommendation. The motion carried by voice vote.

7. [20-0258](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Residence District allowing duplex at 317 Losey Blvd. S.

Attachments: [Ordinance](#)
[Coverletter](#)
[Petition](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[CPC Staff Report 3.2.2020](#)

A motion was made by Cherf, seconded by Yager, that this Ordinance be APPROVED . The motion carried by voice vote.

8. [20-0270](#) Application of Ironside Properties LLC (Mitch Lown) for a Conditional Use Permit allowing warehouse buildings in a heavy industrial district at 2401 Hauser Street.

Attachments: [Coverletter](#)
[Application](#)
[Site Plan](#)
[Elevation Drawing](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 3.2.2020](#)

A motion was made by Neumeister, seconded by Woodward, that this Application be APPROVED . The motion carried by voice vote.

9. [20-0212](#) Review of plans at 2401 Hauser St in the Interstate Industrial Park (Ironside Properties LLC for Mini-Warehouse/Self-Storage).

Attachments: [Site Plan](#)
[Elevations](#)
[Resolution approving sale from Northern Engraving to American Warehousing.pdf](#)
[CSM - signed 2.6.2020](#)
[CSM Review Checklist - complete](#)
[CPC Staff Report 3.2.2020](#)

A motion was made by Neumeister, seconded by Woodward, that this Review of Plans be APPROVED . The motion carried by voice vote.

10. [20-0271](#) Application of Northside Molzahn LLC for a Conditional Use Permit allowing demolition of structure for green space at 421-423 West Ave. N.

Attachments: [Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3.2.2020](#)

Yager recused herself for this item. A motion by Cherf, seconded by Woodward to approve with signed PSMA by the Council Meeting. The motion carried 5 -1 with Yager abstaining.

11. [20-0272](#) Application of School House Properties LLC for a Conditional Use Permit allowing demolition of structure for green space at 417 West Ave. N.

Attachments: [Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 3.2.2020](#)

Yager recused herself for this item. A motion by Cherf, seconded by Woodward to approve with signed PSMA by the Council Meeting. The motion carried 5 -1 with Yager abstaining.

12. [20-0273](#) Certified Survey Map - The south half of Usher Street lying west of Hokah Street, the vacated La Crescent Street and alley lying south of Usher Street, Block 8 of Plat of West La Crosse and part of Government Lot 5 and Lot 6, all in Section 30, Township 16 North, Range 7 West, the Town of Campbell, La Crosse County, Wisconsin.

Attachments: [Submittal Checklist 2.7.2020](#)
[Review Checklist - complete](#)
[CSM - submitted 2.7.2020](#)
[County Response - 2.14.2020](#)
[CPC Staff Report 3.2.2020](#)

A motion was made by Yager, seconded by Neumeister, that this Plat/Certified Survey Map be APPROVED per staff recommendation . The motion carried by voice vote.

13. [20-0274](#) Certified Survey Map - Part of Government Lot 6 of Section 30, Township 16 North, Range 7 West, the Town of Campbell, La Crosse County, Wisconsin.

Attachments: [Submittal Checklist 2.7.2020](#)
[Review Checklist - complete](#)
[CSM - as submitted 2.7.2020](#)
[County Response 2.14.2020](#)
[CPC Staff Report 3.2.2020](#)

A motion was made by Yager, seconded by Neumeister, that this Plat/Certified Survey Map be APPROVED per staff recommendation. The motion carried by voice vote.

14. [20-0325](#) Review of Plans at a portion of Lot 27, Berlin Drive, in the International Business Park (Scannell Properties/FedEx Ground).

Attachments: [FXG SPR Submittal Letter.pdf](#)
[Building Floor Plans.pdf](#)
[Civil Plan Set.pdf](#)
[Exterior Lighting Specs.pdf](#)
[Landscape Plan.pdf](#)
[Prelim Building Elevations.pdf](#)
[Sign Specs](#)
[FXG - La Crosse Sound Wall Exhibit 12-19-2019.pdf](#)
[FXG front yard sign.pdf](#)
[FXG Exterior Security Specs.pdf](#)
[CPC Staff Report 3.2.2020](#)

A motion was made by Cherf, seconded by Neumeister, that this Review of Plans be APPROVED WITH CONDITIONS outlined by staff report . The motion carried by voice vote.

Adjournment

A motion by Cherf,seconded by Woodward to adjourn. The motion carried by voice vote. The meeting adjourned at 5:34 pm.

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.