



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, August 2, 2021

4:00 PM

South Side Neighborhood Center

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@cityoflacrosse.org.

Call to Order

This meeting was called to order by Council Member Chris Kahlow at 4PM.

Roll Call

Present: 8 - James Cherf, Scott Neumeister, Chris Kahlow, Elaine Yager, Paul Schoenfeld, Cassandra Woodward, Mitch Reynolds, Jennifer Trost

Approval of Minutes

[21-1133](#)

Approval of the Minutes from July 19, 2021.

A motion was made by Cherf, seconded by Woodward, that this Minutes be APPROVED. The motion carried by voice vote unanimously.

Agenda Items:

1. [21-0874](#) Resolution approving partial vacation of State Street west of Front Street.

Attachments:

[Resolution](#)

[Legal Description and Map](#)

[Adjacent Properties](#)

[Lis Pendens Recorded 6.29.21](#)

[Notice of Hearing](#)

[LT DOT Re Vacate - State St W of Front St.docx](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC Report 8.2.2021](#)

A motion was made by Yager, seconded by Neumeister, that this Resolution be RECOMMENDED TO BE ADOPTED to the Finance & Personnel Committee. The motion carried by voice vote 4-2, with Cherf and Shoefeld voting in opposition.

2. [21-1013](#) Review of plans for sign at 3120 Airport Road (L&C Insulation) in the Airport Industrial Park

Attachments: [Sign Drawing](#)
[Sign Picture](#)
[SignPermit LnC Insulation](#)
[CPC Report 8.2.2021](#)

A motion was made by Cherf, seconded by Woodward, that this Review of Plans be APPROVED, with the condition that the applicant meet the vision corner requirements for signage. The motion carried by voice vote unanimously.

Mayor Reynolds took over as acting Chair after voting on this item.

3. [21-0987](#) Application of Helfrich Enterprises for the issuance of a Conditional Use Permit at 607 Copeland Avenue allowing for self-storage units.

Attachments: [Application](#)
[Applicant Letter and Plans](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC Report 8.2.2021](#)

A motion was made by Neumeister, seconded by Woodward, that this Application be APPROVED. The motion carried by voice vote 4-3, with Cherf, Kahlow, and Schoenfeld voting in opposition.

4. [21-1012](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Public/Semi Public District to the Commercial District allowing for commercial purposes at 520 Veterans Memorial Dr. E.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[LT DNR & FEMA RE Change to Flood Zoning Dist.-1st Notice](#)
[Letter from J. Koosman 7.28.21](#)
[Letter from N. Green 7.28.21](#)
[Letter from L. Moe 7.28.21](#)
[Letter from J. Scheidt 7.28.21](#)
[Letter from K. Gleason 7.29.21](#)
[Letter from K. Johnson 7.29.21](#)
[CPC Report 8.2.2021](#)
[Interior and Exterior Plan Photos 7.30.21](#)
[Support Letter from C. Hanson 7.30.21](#)
[Letter from Stugelmayers 7.30.21](#)

A motion was made by Cherf, seconded by Kahlow, that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote 4-3 with Yager, Schoenfeld, and Neumeister voting in opposition.

5. [21-1080](#) Review of plans for sign at 3205 Airport Road in Airport Industrial Park (Intech).

Attachments: [Sign Permit Application](#)
[36 x 48 - Sign Installation](#)
[40 x 108 - Lettering Installation](#)
[Arial View](#)
[Large Overhead Plot](#)
[Small Overhead Plot.pdf](#)
[CPC Report 8.2.2021](#)

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

6. [21-1044](#) Resolution amending Declaration of Protective Covenants for the La Crosse International Business Park.

Attachments: [Resolution](#)
[Declaration of Protective Covenants for La Crosse International Business Park](#)
[Notice of Request to Amend IBP Covenants 7.14.21](#)
[Consent - JJJ Properties LLC \(Lot 5\)](#)
[Consent - River States Truck and Trailer Inc \(Lots 14, 15, 16, 19, 20, 21\)](#)
[Consent - FiberPro Inc \(Lots 22, 23, 24\)](#)
[Consent - Charlise Investments \(Lot 3\)](#)
[Consent - Habitat for Humanity \(Lots 1 and 2\)](#)
[Consent - Werner Electric \(Lot 8\)](#)
[Description of International Business Park Easements](#)
[CPC Report 8.2.2021](#)

A motion was made by Cherf, seconded by Kahlow, that this Resolution be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote unanimously.

7. [21-0675](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Washburn Residential District to the Traditional Neighborhood District allowing for an apartment building at 1106-1108 King St.

Attachments: [Ordinance](#)
[Petition](#)
[Letter from Applicant](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Legal Objector - Ludlow 5.26.21](#)
[Legal Objector - Tolvstad 5.26.21](#)
[Legal Objector - Warren 5.28.21](#)
[Affidavit of Publication - Hearing Notice](#)
[Legal Objector Map](#)
[CPC Report 6.1.21](#)
[King St-Concept Presentation 5.25.2021.pdf](#)
[Objection - Schneider 5.28.21](#)
[Objection - Brinks 5.31.21](#)
[Legal Objector - Garvey 6.1.21](#)
[Objection - Harned 6.1.21](#)
[Legal Objector - Lokken and Riley 6.1.21](#)
[Lifestream Chat 6.1.21 \(Judiciary & Administration Committee Mtg\)](#)
[Committee Registration Slips 6.1.21](#)
[Opposition Letter Lokken and Riley 6.1.21](#)
[CPC Recommendation Report 6.2.21](#)
[Legal Objector - Franzini \(West Avenue Rentals\) 6.3.21](#)
[Email from Lokken and Riley 6.7.21](#)
[Request for Referral 6.8.21](#)
[Objection Letter - Koenen 6.8.21](#)
[Objection Letter - Jury 6.8.21](#)
[Support Letter - Habitat for Humanity 6.8.21](#)
[Support Letter - Bartheld 6.9.21](#)
[Legal Objector - Green 6.9.21](#)
[Objection Letter - Jury 6.10.21](#)
[Objection Letter - Aubrey 6.10.21.pdf](#)
[Legal Objector Table - Updated 6.10.21](#)
[Support Letter - Gorski 6.11.21](#)
[Support Letter - Gruendeman 6.23.21](#)
[Request for Referral 7.9.2021](#)
[CPC Report 8.2.2021](#)

A motion was made by Kahlow, seconded by Cherf, that this Ordinance be

**RECOMMENDED TO BE RE-REFERRED to the City Plan Commission for 30 days.
The motion carried by voice vote unanimously.**

8. [21-1114](#) Review of Plans for Weiss Commercial Real Estate Warehouse in International Business Park (3100 Berlin Drive).

Attachments: [Project Description](#)
[Building Plans](#)
[Accent Metal](#)
[Lighting Plan and Spec Sheets IBP](#)
[CPC Report 8.2.2021](#)

A motion was made by Neumeister, seconded by Cherf, that this Review of Plans be APPROVED, with the following conditions:

- 1) A Building Permit may not be issued until the Utilities Department approves the stormwater management plan.**
- 2) The applicant's parking lot plan is approved as submitted.**
- 3) Any signage that pertains to future tenants will need to be approved by the City Plan Commission.**

The motion carried by voice vote unanimously.

Adjournment

Motion to adjourn made by Woodward, seconded by Schoenfeld. Meeting adjourned at 4:59PM.

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.