



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, September 30, 2019

4:00 PM

3rd Floor Conference Room

Call to Order

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

Roll Call

Others present: Ashley Marshall, Tim Acklin, Jack Zabrowski, Lewis Kuhlman, Jason Gilman, Andrea Schnick, Barb Janssen, Leslie Shumann, Gene Shumann, Gary Harter, Matt Harter, Joe Van Aelstyeen, Susan Bute, Bob Haines, Kahya Fox, Dave Rudrud.

Present: 7 - Randy Turtenwald, Tim Kabat, Scott Neumeister, Vacant 1, Chris Kahlow, Elaine Yager, Paul Schoenfeld

Excused: 1 - Paul Medinger

Absent: 1 - Cassandra Woodward

Approval of Minutes

A motion by Yager, second by Neumeister to APPROVE previous meeting minutes.

Agenda Items:

1. [19-0772](#) Resolution approving lease with La Crosse Skyrockers, Inc. for 2019-2022.

Attachments: [Resolution](#)
[Lease](#)
[Exhibit: Indemnification and Insurance](#)
[CPC Staff Report 9-30-19](#)

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

2. [19-1098](#) Resolution approving right of way vacation located at Decorah Place.

Attachments: [Resolution](#)
 [Lis Pendens](#)
 [Legal Description and Map](#)
 [Notice](#)
 [CPC Staff Report 9-30-19](#)
 [BPW Letter 9-30-19](#)

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

3. [19-1284](#) 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 District to the Single Family District allowing single-family home at 957 Hood St.

Attachments: [Ordinance](#)
 [Application](#)
 [Notice of Hearing](#)
 [Property Owner Buffer Map](#)
 [Property Owner Buffer List](#)
 [CPC Staff Report 9-30-19](#)

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

4. [19-1320](#) Application of Gary Harter for a Conditional Use Permit allowing demolition of structure for green space at 1133 Liberty Street.

Attachments: [Application](#)
 [Notice of Hearing](#)
 [Property Owner Buffer List](#)
 [Property Owner Buffer Map](#)
 [CPC Staff Report 9-30-19](#)

A motion was made by Neumeister, seconded by Schoenfeld, that this Application be REFERRED for 30 days. The motion carried by voice vote.

5. [19-1344](#) Review of plans at 2110 Enterprise Ave in the Interstate Industrial Park (Mini-Warehouse/Self-Storage).

Attachments: [Plans](#)
 [Proposed CSM 9.25.19](#)
 [CPC Staff Report 9-30-19](#)
 [Proposed CSM 9.30.19](#)

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

6. [19-1352](#) Application of Sue Bute for a Conditional Use Permit allowing mini-warehouse buildings in a heavy industrial zoning district at 2110 Enterprise Avenue.

Attachments: [Application](#)
[Drawings](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 9-30-19](#)

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

7. [19-1353](#) Application of John and Joyce Deal for a Conditional Use Permit allowing demolition of structure for greenspace 1908 30th St. S.

Attachments: [Application](#)
[Coverletter](#)
[Site Map](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 9-30-19](#)

A motion was made by Turtenwald, seconded by Kabat, that the Application be APPROVED with conditions that the applicant sign a payment for municipal services agreement and the garage is allowed to stay on the parcel . The motion failed due to a tie vote. No additional motion was made. The application moves forward with no recommendation.

**Turtenwald, Kabat, and Neumeister voted Yes.
Kahlow, Yager, and Schoenfeld voted No.**

8. [19-1354](#) 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 District to the Special Multiple District allowing for an apartment building at 1033 Caledonia St.

Attachments: [Ordinance](#)
[Coverletter](#)
[Application](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[Objection - Vang 1027 Caledonia St](#)
[Objection - Vang 1019 Caledonia St](#)
[CPC Staff Report 9-30-19](#)
[Objection withdrawal - Vang 1027 Caledonia 9-27-19](#)
[Objection withdrawal - Vang 1019 Caledonia 9-27-19](#)
[Request by Applicant to Postpone](#)

A motion was made by Yager, seconded by Kahlow, that this Ordinance be REFERRED for 30 days per request from applicant. The motion carried by voice vote.

9. [19-1355](#)

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 and Heavy Industrial District to the Planned Development District - General allowing mixed use development at 11, 26 and 41 Copeland Avenue (Riverside North Development).

Attachments: [Ordinance](#)
[Petition](#)
[Cover Memo](#)
[Map Riverside North](#)
[Planned Development District - Development Plan](#)
[Appendix 6.2 - Archaeological Literature Review](#)
[Appendix 6.3 - Ecology Background and Recommendations](#)
[Appendix 6.4 - SEH Contamination Summary](#)
[Appendix 6.5 - SEH Floodplain & Stormwater Requirements Summary](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 9-30-19](#)

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

Adjournment

A motion by Schoenfeld, second by Yager to ADJOURN. The motion carried by voice vote. The meeting adjourned at 5:30 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.