



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, May 3, 2021

4:00 PM
Southside Neighborhood Center - 1300 6th Street South, La Crosse, WI

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 at 4PM by Mayor Mitch Reynolds.

Roll Call

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

Approval of Minutes

- 1 [21-0628](#) Approval of the Minutes from March 29, 2021.

A motion was made by Kahlow, seconded by Woodward, that the Minutes be APPROVED. The motion carried by voice vote.

Agenda Items:

- 2 [21-0396](#) Certified Survey Map - Part of SE 1/4 of the NE 1/4 of Section 28, Township 16 North, Range 7 West, Town of Medary, La Crosse County, Wisconsin.

Attachments: [Cover Letter & Submittal Checklist 3.17.2021](#)
[CSM - as submitted 3.17.2021](#)
[LT Surveyor re meetings](#)
[County Response 3.18.2021](#)
[Assessor Response 3.18.2021](#)
[Utilities Response 3.19.2021](#)
[Engineering Response 3.24.2021](#)
[Chief Inspector Response 3.22.2021](#)
[CPC Report 5.3.2021](#)
[CPC Recommendation Report 5.4.2021](#)

A motion was made by Neumeister, seconded by Yager, that this Plat/Certified Survey Map be APPROVED. The motion carried by voice vote 5 to 3, with Schoenfeld, Woodward and Kahlow voting in opposition.

3 [21-0503](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Light Industrial District to the Heavy Industrial District allowing for a self-storage building at 607 Copeland Ave.

Attachments: [Ordinance](#)
 [Cover Letter](#)
 [Petition](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [CPC Report 5.3.2021](#)
 [Affidavit of Publication - Hearing Notice](#)
 [CPC Recommendation Report 5.4.2021](#)

A motion was made by Kahlow, seconded by Cherf, to move for a Public Hearing on this item. Motion passed by voice vote unanimously.

A motion was made by Kahlow, seconded by Cherf, to move to close the Public Hearing on this item. Motion passed by voice vote unanimously.

A motion was made by Neumeister, seconded by Turtenwald, to refer this item for 30 days. The motion failed by voice vote 4 to 4, with Kahlow, Woodward, Cherf and Mayor Reynolds voting in opposition.

A motion was made by Cherf, seconded by Woodward, that this Ordinance be RECOMMENDED TO BE NOT ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote 7 to 1, with Neumeister voting in opposition.

4 [21-0505](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District, Light Industrial District, and Local Business District to the Heavy Industrial District allowing for parking lot expansion at 325 & 327 Jackson Street, 1102, 1112, 1116, 1120, 1126, 1128, and 1130 4th St. S., and 1111 3rd St. S.

Attachments: [Ordinance](#)
[Cover Letter](#)
[Petition](#)
[Letter of Transmittal](#)
[CSM 03.22.2021](#)
[Zoning District Classifications](#)
[Zoning Exhibit Legal Description](#)
[Zoning Exhibit Map](#)
[Civil Sheet Index](#)
[Civil Existing Site and Demolition Plan](#)
[Civil Site Plan](#)
[Civil Grading and Erosion Control Plan](#)
[Civil Utility Plan](#)
[Civil Landscape and Restoration Plan](#)
[Civil Details 1](#)
[Civil Details 2](#)
[Civil Site Plan-Photometric](#)
[Notice of Hearing](#)
[200-foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Notice 4.26.21](#)
[CPC Report 5.3.2021](#)
[Affidavit of Publication - Hearing Notice](#)
[CPC Recommendation Report 5.4.2021](#)

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

- 5 [21-0506](#) Application of City Brewing Company LLC for a Conditional Use Permit at 325 & 327 Jackson Street, 1102, 1112, 1116, 1120, 1126, 1128, and 1130 4th St. S.

Attachments: [Letter of Transmittal](#)
[Cover Letter](#)
[Application](#)
[Zoning District Classifications](#)
[Zoning Exhibit Legal Description](#)
[Zoning Exhibit Map](#)
[CSM 3.22.2021](#)
[Civil Sheet Index](#)
[Civil Site Plan](#)
[Civil Existing Site and Demolition Plan](#)
[Civil Grading and Erosion Control Plan](#)
[Civil Landscape and Restoration Plan](#)
[Civil Utility Plan](#)
[Civil Details 1](#)
[Civil Details 2](#)
[Civil Site Plan-Photometric](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Notice 4.26.21](#)
[CPC Report 5.3.2021](#)
[Affidavit of Publication](#)
[CPC Recommendation Report 5.4.2021](#)

A motion was made by Neumeister, seconded by Yager, that this Application be APPROVED per staff recommendation, except for the condition denying a chain link fence, with the condition a PILOT Agreement is established for each parcel. These agreements would be removed upon issuance of an Occupancy Permit for a new building development/expansion. The motion carried by voice vote 5 to 3, with Kahlow, Schoenfeld and Turtenwald voting in opposition.

6 [21-0507](#) Certified Survey Map - Part of NW - SE, NE - SE, Section 28, T16N-R7W; Town of Medary, La Crosse County, Wisconsin.

Attachments: [Submittal Checklist 3.22.2021](#)
[CSM Submitted 3.22.2021](#)
[LT Surveyor - Re Meetings](#)
[Utilities Approval 4.8.2021](#)
[FP&BS Approval 4.8.2021](#)
[County Comments 4.9.2021](#)
[Assessor Approval 4.9.2021](#)
[CPC Report 5.3.2021](#)
[CPC Recommendation Report 5.4.2021](#)

A motion was made by Neumeister, seconded by Cherf, that this Plat/Certified Survey Map be APPROVED. The motion carried by voice vote 6 to 2, with Kahlow and Woodward voting in opposition.

7 [21-0533](#)

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 - Specific allowing for multifamily housing and activity center at 1319 and 1325 Saint Andrew Street.

Attachments: [Ordinance](#)
[Application Narrative](#)
[Petition](#)
[Preliminary Plat](#)
[Final Plat](#)
[Project Costs](#)
[Project Schedule](#)
[Site Plans](#)
[Red Cloud Landscaping](#)
[Red Cloud Street Lighting Photometrics](#)
[Stormwater Narrative](#)
[Geotechnical Evaluation Report](#)
[Site Aerial Perspective](#)
[7-Unit Drawings FINAL](#)
[7-Unit townhouse design checklist FINAL](#)
[Activity Center](#)
[Apartment Building](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Undeliverable Notice 4.26.21](#)
[CPC Report 5.3.2021](#)
[Affidavit of Publication - Hearing Notice](#)
[CPC Recommendation Report 5.4.2021](#)

Yager recused herself from voting on this item.

A motion was made by Neumeister, seconded by Turtenwald, that this Ordinance be RECOMMENDED TO BE RE-REFERRED for 30 days to the City Plan Commission. The motion carried by voice vote unanimously with Yager recused.

8 [21-0597](#)

Review of plans for building addition and other site alterations at 3131 Commerce Street in the Interstate Industrial Park (Torrance Casting).

Attachments: [Cover Letter from DBS Group.pdf](#)
[Plans.pdf](#)
[2008 CPC meeting notes.pdf](#)
[CPC Report 5.3.2021](#)
[CPC Recommendation Report 5.4.2021](#)

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

- 9 [21-0605](#) Review of plans at 2929 Airport Rd in the Airport Industrial Park (Company Store).

Attachments: [Elevation](#)
 [CPC Report 5.3.2021](#)
 [CPC Recommendation Report 5.4.2021](#)

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

- 10 **2022-2026 CIP Meetings**

A motion was made by Cherf, seconded by Yager, that this CIP Meetings Schedule be APPROVED. The motion carried by voice vote unanimously.

Adjournment

Motion to adjourn made by Kahlow, seconded by Woodward. Meeting adjourned at 5:31PM.

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.