



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, April 29, 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: Tim Acklin, Jason Gilman, Ashley Marshall, Andrea Schnick, Lewis Kuhlman, Jack Zabrowski, Marcus Zettler, Toby Farley, Josh Redenbaugh, Sue Redenbaugh, David Riel, Steve Schauf, Kyle Schauf, Paul Boushe, Mike McArdle, Andy Vang, Kevin Kellogg, Gary Kastner, Andrea Richmond, Jason Odegaard and Don Moon.

Present: 5 - Randy Turtenwald, Tim Kabat, Elaine Yager, Paul Schoenfeld, Cassandra Woodward

Excused: 2 - Scott Neumeister, Corliss Tischer

Approval of Minutes

A motion by Yager, Second by Schoenfeld to APPROVE the previous meeting minutes.

Agenda Items:

1. [18-1196](#) Amended Resolution declaring Wittenberg Park as surplus property and authorizing a request for proposals process for development of the parcel.

Attachments: [Amended Resolution 11-1-18](#)
[Resolution](#)
[Background on History of Park](#)
[Map of Parcel](#)
[Map of Parcel Flood Data](#)
[CPC Staff Report 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
[CPC Staff Report 10-29-18](#)
[CPC Recommendation Report 10-29-18](#)
[Wittenberg Park Request for Letters of Interest 4-22-2019](#)
[Gorman & Co Response Letter 4-15-2019](#)
[CPC Staff Report 4-29-19](#)
[CPC Recommendation Report 4-29-2019](#)

Staff gave an overview by Andrea Schnick. Staff recommends denial of the resolution and requests the support from the council to explore options to deal with the under utilization of this area. Jason Odegaard stated a big concern for the parks department is what are they going to do with the space now. He also states that they need to address the needs of this area and that he looks forward to working with Planning staff. Andrea Richmond states she has been to this location 7 or 8 times in the last month. She states she doesn't see anything else being developed on the area and would like something for the kids in the area to do. A motion was made by Yager, second by Schoenfeld to approve the denial per staff recommendation. The motion carried by voice vote.

2. [19-0426](#)

Application of Craig's Towing for a Conditional Use Permit at 410 Wood Street allowing an off-premise parking lot for storage of vehicles (amendment).

Attachments: [Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 4-29-19](#)
[CPC Recommendation Report 4-29-2019](#)

Staff overview given by Jason Gilman. Schoenfeld asked if staff had received any feedback from the neighbors. Gilman stated he has not received any feedback from neighbors and that there is a condition about the standards of how long car can be disabled. Josh from Craigs Towing stated that to put a fence along the east side that backs with the neighbors he would have to cut down shrubs and other natural barriers and he felt the neighbors would prefer the natural barrier. He also states he wants to keep the lot clean so he had no issue with having vehicles sitting disabled for more than 120 days. Josh also stated that they have cameras and have not had any safety issues around the lot. A motion was made by Yager, second by Medinger to APPROVE per staff

recommendation with the condition that cars cannot sit disabled for more than 120 days and they put a fence along Wood St. and Island St. The motion carried by voice vote.

3. [19-0437](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by changing the zoning for substantial portions of the City - comprehensive rezoning transferring certain property from Floodway District to the Single Family District (1000 US Hwy 14/61 17-20272-10) and Heavy Industrial District (2601 Conoco Rd 17-10254-63, 2707 Conoco Rd 17-10254-63, 2631 Conoco Rd 17-10254-63, Conoco Rd 17-10254-63).

Attachments: [Ordinance](#)
[Map](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[CPC Staff Report 4-29-19](#)
[CPC Recommendation Report 4-29-2019](#)

Staff overview given by Lewis Kuhlman. A motion was made by Woodward, second by Medinger to APPROVE the ordinance. The motion carried by voice vote.

4. [19-0504](#) SolSmart Zoning Review

Attachments: [SolSmart_PZD1_LaCrosse.pdf](#)

Staff gave an overview. Schoenfeld asked what would happen to front yards in residential areas. Kuhlman stated it would follow the same rules as encroachment similar to patio or other accessories. A motion was made by Medinger, second by Schoenfeld to receive and file the review. The motion carried by voice vote.

5. [19-0519](#) AN ORDINANCE to amend Section 115-1 and Section 115-149(a)(1) and create Section 115-347(9) of the Code of Ordinances of the City of La Crosse defining Veterinary Clinics, Animal Hospitals and kennels and permitting them in the C1-Local Business and C2-Commerical Districts by a Conditional Use Permit.

Attachments: [Proposed Amended for J&A 4-30-2019](#)
[Ordinance](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[CPC Staff Report 4-29-2019](#)
[CPC Recommendation Report 4-29-2019](#)

Staff overview given by Tim Acklin. Yager asked for explanation on the uses with CUP. A motion made by Woodward, second by Yager, to APPROVE with the change of the word were to where and add the word pet to the definition. The motion carried by voice vote.

6. [19-0521](#) Request for Exception to Standards for Multi-Family Housing Design by

Housing Authority of the City of La Crosse allowing for exception of on-premise parking for new duplex development at 428 7th St. S.

Attachments: [Request](#)
[Plan Drawing](#)
[Coverletter](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 4-29-2019](#)
[CPC Recommendation Report 4-29-2019](#)

Staff overview given by Lewis Kuhlman. Woodward stated that the requester had come to the Washburn Neighborhood Association and there was only one person with a concern. She also stated that the Washburn Neighborhood Association voted to approve the design. A motion made by Schoenfeld, second by Yager to **APPROVE** the request. The motion carried by voice vote.

7. [19-0525](#)

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 Multiple Dwelling District allowing single family home at 1027 Caledonia St.

Attachments: [Ordinance](#)
[Coverletter](#)
[Petition](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 4-29-2019](#)
[CPC Recommendation Report 4-29-2019](#)

Staff overview given by Jack Zabrowski. Yager asked if they had a timeline for construction. Andy Vang stated he was waiting for approval for demolition and hopefully start construction mid to late may. David Reil stated he felt there was a problem with notification not being clear. He would like to see the county program changed from acquisition and demolition to acquisition and rehabilitation or renovation. Yager stated to Reil that the commission will take the things he said seriously. Yager also stated as much as we would like to save historical locations the financial cost to restore sometimes is too much. A motion was made by Yager, second by Medinger to **APPROVE** per staff recommendation.

8. [19-0542](#)

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 Traditional Neighborhood District - Specific allowing for student

housing and office at 316, 312, 304 and 326 West Ave. N. and 1225 Vine St.

Attachments: [Ordinance](#)
[Petition](#)
[Plans](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 4-29-2019](#)
[CPC Recommendation Report 4-29-2019](#)

Staff overview given by Tim Acklin. A motion was made by Woodward, second by Yager to APPROVE the ordinance. The motion carried by voice vote.

9. [19-0543](#)

Request for Exception to Standards for Commercial Design by St. James Catholic Church allowing for exception of on-premise parking for new building addition at 1032 Caledonia St.

Attachments: [Request](#)
[Coverletter](#)
[Site Plan, Code & Structure Info - Drawing A001](#)
[Existing & Addition First Floor Plan - Drawing A100](#)
[Roof & Roof Framing Plan - Drawing A102](#)
[Building Elevations - Drawing A200](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 4-29-2019](#)
[CPC Recommendation Report 4-29-2019](#)

Staff overview given by Andrea Schnick. A motion was made by Yager, second by Schoenfeld to APPROVE the request. The motion carried by voice vote.

10. [19-0544](#)

Request for Exception to Standards for Multi-Family Housing Design and Commercial Design by Marcus J. Zettler allowing for exception of off-street parking requirement and landscape buffer requirement for RMD Development LLC rehabilitation project at 800-802 Rose St.

Attachments: [Request](#)
[Site Concept Drawing](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 4-29-2019](#)
[CPC Recommendation Report 4-29-2019](#)

Staff overview given by Andrea Schnick. Yager asked how large the commercial space was. Marcus Zettler stated it takes up all of the first floor minus one hallway for the residential and is roughly 2700 square feet. Zettler also mentioned that there will be 4 feet of usable space added to the back as a patio space. A motion was made by Schoenfeld, second by Yager, to APPROVE request. The motion carried by voice vote.

11. [19-0545](#) Application of The Driftless Axe, LLC (Toby Farley) for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor License at 300 4th St. S. (suites 100 & 101).

Attachments: [Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 4-29-2019](#)
[CPC Recommendation Report 4-29-2019](#)

Staff overview given by Jack Zabrowski. Yager stated she knows Toby Farley and he is a good guy and will do well. A motion made by Yager, second by Woodward to APPROVE the application. The motion carried by voice vote.

12. [19-0605](#) Public Hearing regarding the proposed amendment of project plan for Tax Incremental District No. 15.

Attachments: [Legal Notice](#)

Mayor Kabat opened the floor up to anyone wishing to speak. No one wishing to speak.

13. [19-0599](#) Resolution approving an amendment to the Project Plan of Tax Incremental District No. 15, City of La Crosse, Wisconsin.

Attachments: [Resolution](#)
[Legal Notice](#)
[Exhibit A - Project Plan](#)
[CPC Staff Report 4-29-2019](#)
[CPC Recommendation Report 4-29-2019](#)

Staff overview given by Andrea Schnick. A motion made by Yager, second by Medinger to APPROVE the resolution. The motion carried by voice vote.

Adjournment

A motion made by Schoenfeld, second by Yager to ADJOURN the meeting. The meeting adjourned at 5:06 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.