



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, March 1, 2021

4:00 PM

Lifesize Virtual Meeting

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 acklint@cityoflacrosse.org.

The meeting will also be conducted through video conferencing and may be viewed with the following link:

<https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

Members of the public who wish to speak, may access via video conferencing with the following link:

<https://call.lifesizecloud.com/4796124>

Click to call from Mobile (audio only)

United States: +1 (877) 422-8614,, 4796124#

Call in by Phone (audio only)

United States: +1 (877) 422-8614

Meeting extension: 4796124#

Call to Order

This meeting was called to order at 4:00PM by Mayor Tim Kabat.

Roll Call

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

Absent: 1 - Vacant 1

Approval of Minutes

- 1 [21-0274](#) Approval of the meeting minutes from February 1, 2021.

A motion was made by Kahlow, seconded by Schoenfeld, that this Minutes be approved The motion carried by voice vote.

Agenda Items:

- 2 [21-0127](#) Review of plans for sign at 660 Breezy Point Way (Inland) in the Airport Industrial Park.

Attachments: [Current photo.jpg](#)
[Sign Permit Application.pdf](#)
[Sign photo.pdf](#)
[CPC Report 030121](#)

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

- 3 [21-0140](#) Review of plans for signage at 3251 Berlin Drive in the International Business Park (FedEx).

Attachments: [Exterior Signage \(Address Sign\) - Shop Drawings.pdf](#)
[Sign Exhibit.pdf](#)
[Landscape Plan.pdf](#)
[Sign Permit Application.jpg](#)
[CPC Report 030121](#)

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

- 4 [21-0145](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Heavy Industrial District to Planned Development District - Specific allowing outdoor storage buildings at 2615 East Ave. S. (2601 & 2625 East Ave. S.).

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Site Plans 2.5.2021](#)
[Stormwater Memo 2.5.2021](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 3.1.2021](#)
[Stormwater Calculations 3.1.2021](#)

Elaine Yager abstained from voting on this item.

A motion was made by Neumeister, seconded by Woodward, that this Ordinance be recommended to be adopted to the Judiciary & Administration Committee, due back by 3/2/2021. The motion carried by voice vote.

- 5 [21-0154](#) Resolution authorizing Vacant Land Offer to Purchase for lot at 3150 Berlin Drive in the International Business Park with Acquisition Realty & Dev., LLC.

Attachments: [Resolution](#)
[Vacant Land Offer to Purchase](#)
[AirGas 021621 FLOORPLAN](#)
[CPC Report 030121](#)

A motion was made by Yager, seconded by Neumeister, that this Resolution be recommended to be adopted to the Finance & Personnel Committee, due back by 3/4/2021. The motion carried by voice vote.

- 6 [21-0162](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to Multiple Dwelling District allowing development of an apartment building at 432 Division St. & 608 5th Ave. S.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 3.1.2021](#)

A motion was made by Neumeister, seconded by Woodward, that this Ordinance be recommended to be not adopted to the Judiciary & Administration Committee, due back by 3/2/2021. The motion carried by voice vote.

- 7 [21-0181](#) 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 Commercial District allowing residential in upper floor at 1212 3rd St. S. (1214 & 1216 3rd St. S.).

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 3.1.2021](#)

A motion was made by Neumeister, seconded by Kahlow, that this Ordinance be recommended to be adopted to the Judiciary & Administration Committee, due back by 3/2/2021. The motion carried by voice vote.

- 8 [21-0144](#) Resolution authorizing the acquisition of property interests for a street opening and infrastructure improvements for the River Point District property and appropriation of funds.

Attachments: [Resolution](#)
 [Exhibit A](#)
 [Exhibit A - Page 2 \(Legal Description\)](#)
 [CPC Report 030121](#)

A motion was made by Turtenwald, seconded by Woodward, that this Resolution be recommended to be adopted to the Finance & Personnel Committee, due back by 3/4/2021. The motion carried by voice vote.

- 9 [21-0249](#) Resolution approving Estoppel Certificate for Industrial Park Restrictions for 3003 Airport Road.

Attachments: [Proposed Amended for F&P 3.4.2021](#)
 [Amended Estoppel Certificate - Clean](#)
 [Amended Estoppel Certificate - Redlined](#)
 [Resolution](#)
 [Estoppel Certificate](#)
 [Covenants](#)
 [Short Circuit Approval 2.22.2021](#)
 [CPC Report 030121](#)

A motion was made by Yager, seconded by Neumeister, that this Resolution be recommended to be adopted to the Finance & Personnel Committee, due back by 3/4/2021. The motion carried by voice vote.

- 10 [21-0267](#) Review of plans for site/building renovations for the property located at 3003 Airport Road in the Airport Industrial Park.

Attachments: [Site/Building Plans](#)
 [Canopy Elevation](#)
 [CPC Report 030121](#)

A motion was made by Yager, seconded by Neumeister, that this Review of Plans be approved with the condition the proposed signage is revised to meet Municipal Code. The motion carried by voice vote.

Adjournment

Motion to adjourn made by Kahlow, seconded by Woodward. Meeting adjourned at 5:08PM.

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.

