



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes - Final

### City Plan Commission

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Monday, August 30, 2021

4:00 PM

South Side Neighborhood Center

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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](mailto:acklint@cityoflacrosse.org).

The meeting will be conducted through video conferencing and may be VIEWED ONLY 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:

Join the meeting: <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#

Members of the public will also be able to attend the meeting in person. The meeting will be held at the Southside Neighborhood Center, located at 1300 6th Street South in La Crosse. Social distancing policies will be enforced.

### Call to Order

The meeting was called to order by Mayor Reynolds at 4:00pm.

### Roll Call

**Present:** 8 - James Cherf, Scott Neumeister, Chris Kahlow, Elaine Yager, Paul Schoenfeld, Mitch Reynolds, Jennifer Trost, Matt Gallager

**Excused:** 1 - Cassandra Woodward

### Approval of Minutes

[21-1266](#)

Approval of the Minutes from August 9, 2021.

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

**Agenda Items:**

1. [21-1148](#) Resolution adopting the Imagine 2040 La Crosse Downtown Plan and abolishing the City Vision 2040 Steering Committee.  
  
**Attachments:** [Resolution](#)  
[Imagine 2040 La Crosse Downtown Plan](#)  
[CPC Report 8.30.21](#)  
[CPC Recommendation Report 8.30.21](#)  
  
**A motion was made by Neumeister, seconded by Schoenfeld, that this Resolution be ADOPTED. The motion carried by voice vote.**
  
2. [21-1083](#) Application of Desmond Investments II LLC for a Conditional Use Permit at 318 7th St S allowing for removal of structure for green space until redeveloped.  
  
**Attachments:** [Application](#)  
[Attorney Letter on behalf of Applicant](#)  
[Site Map](#)  
[Hearing Notice](#)  
[CPC Report 8.30.21](#)  
[Affidavit of Publication - Hearing Notice](#)  
[CPC Recommendation Report 8.30.21](#)  
  
**A motion was made by Kahlow, seconded by Cherf to enter into a public hearing. The motion carried by voice vote.**  
  
**Mr. Mike Desmond answered questions from CM Trost.**  
  
**A motion was made by Cherf, seconded by Kahlow to close the public hearing.**  
  
**A motion was made by Neumeister, seconded by Schoenfeld, that this Application be APPROVED. The motion carried by voice vote. Trost voted NO.**
  
3. [21-1175](#) Application of Jeffrey Sagen for a Conditional Use Permit at 3101 Lauderdale Ct. allowing for clearing of property for future sale.  
  
**Attachments:** [Application](#)  
[Notice of Hearing](#)  
[Recordable Legal Description](#)  
[Affidavit of Publication](#)  
[CPC Report 8.30.21](#)  
[CPC Recommendation Report 8.30.21](#)  
  
**A motion was made by Cherf, seconded by Schoenfeld, that this Application be APPROVED. The motion carried by voice vote. Trost voted NO.**

4. [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](#)  
[Support Letter - Gorski 6.11.21](#)  
[Support Letter - Gruendeman 6.23.21](#)  
[Request for Referral 7.9.2021](#)  
[CPC Report 8.2.2021](#)  
[CPC Recommendation Report 8.2.21](#)  
[Updated King Street Concept Plan and Elevations - 8.24.21](#)

[Support Letter - John Dingman 8.26.21](#)

[Support Letter - MJ Property Ventures LLC 8.26.21](#)

[CPC Report 8.30.21](#)

[CPC Recommendation Report 8.30.21](#)

[Legal Objector - Fortney 8.31.21](#)

[Legal Objector Table - Updated 8.31.21](#)

**A motion was made by Kahlow, seconded by Cherf, to Deny the Ordinance amendment.**

**A motion was made by Schoenfeld, seconded by Cherf to enter into a public hearing. The motion carried by voice vote.**

**Mr. Daryll Jury spoke in opposition.**

**Mr. Kevin Biondo spoke in support.**

**Mr. Biondo requested that his proposal be amended to construct 4 units on this property.**

**A motion was made by Kahlow, seconded by Gallagher to close the public hearing. The motion carried by voice vote.**

**A motion was made by Cherf, seconded by Schoenfeld, to reopen the public hearing. The motion carried by voice vote.**

**Mr. Kevin Biondo spoke again in support.**

**CM Kahlow asked questions of Mr. Biondo.**

**Mr. Daryll Jury spoke again in opposition.**

**A motion was made by Kahlow, seconded by Cherf, to close the public hearing. The motion carried by voice vote.**

**A motion was made by Gallagher to amend application to propose 4 townhomes rather than a 12 unit multi-family complex.**

**A motion to refer for 30-days was made by Neumeister, seconded by Yager.**

**The motion carried by a vote of 4-3 with NO by Schoenfeld, Gallagher and Cherf.**

5. [21-1176](#) 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 the Traditional Neighborhood District - Specific District allowing for residential on the first floor of the building at 420 5th Avenue S.

**Attachments:** [Ordinance](#)  
[Rezoning Petition](#)  
[Notice of Hearing](#)  
[Affidavit of Publication](#)  
[CPC Report 8.30.21](#)  
[CPC Recommendation Report 8.30.21](#)

**A motion was made by Cherf, seconded by Schoenfeld, that this Ordinance be RECOMMENDED TO BE ADOPTED. The motion carried by voice vote.**

6. [21-1190](#) 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 to the Special Multiple Dwelling District allowing for a four-story building at 2575 7th St. S.

**Attachments:** [Ordinance](#)  
[Rezoning Petition](#)  
[Notice of Hearing](#)  
[Letter to DNR/FEMA Re Change to Flood Zoning District](#)  
[Affidavit of Publication](#)  
[CPC Report 8.30.21](#)  
[CPC Recommendation Report 8.30.21](#)

**A motion was made by Cherf, seconded by Schoenfeld, to Adopt the Ordinance Amendment.**

**A motion was made by Cherf, seconded by Kahlow to enter into a public hearing. The motion carried by voice vote.**

**Debra Howe spoke with questions on the development and opposition to increased height, concerns over parking and lighting.**

**Patrick, campus administrator, spoke in favor of the amendment.**

**John VonRuden spoke in opposition of the amendment.**

**Barb Dryer spoke in opposition of the amendment.**

**Todd Wilson spoke in favor of the amendment.**

**A motion was made by Cherf, seconded by Schoenfeld, to close the public hearing.**

**A motion was made by Neumeister, seconded by Kahlow, to refer for 30 days. The motion carried by voice vote.**

7. [21-1192](#) Request for exception to Multi-Family Housing Design Standards by Bethany Lutheran Homes, Inc. allowing for an exception to the requirement for one parking space per bedroom and one bike parking space for every three bedrooms for a project at 2575 7th St. S.

**Attachments:** [Request for Exception](#)  
[Notice of Hearing](#)  
[Affidavit of Publication](#)  
[CPC Report 8.30.21](#)  
[CPC Recommendation Report 8.30.21](#)

**A motion was made by Neumeister, seconded by Kahlow, to refer for 30 days. The motion carried by voice vote.**

**This item was reviewed at the same time as 21-1190**

8. [21-1202](#) Review of Plans for Sign at 2929 Airport Rd in Airport Industrial Park (AmeriDown Factory Outlet).

**Attachments:** [Sign Permit Application](#)  
[Overhead View](#)  
[Sign Example](#)  
[South Elevation photo](#)  
[CPC Report 8.30.21](#)  
[CPC Recommendation Report 8.30.21](#)

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

9. [21-1220](#) Review of Sign Plan at 2325 Enterprise Ave in the Interstate Industrial Park (ABC Supply Co., Inc.).

**Attachments:** [ABC Sign Diagram](#)  
[ABC Sign Plot Map Full Property](#)  
[ABC Sign Plot Map](#)  
[ABC Sign Proof](#)  
[Sign Permit](#)  
[CPC Report 8.30.21](#)  
[CPC Recommendation Report 8.30.21](#)

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

10. [21-1252](#) Review of building plans for Heavenly Crossroads, Lot #4 in International Business Park.

**Attachments:** [Building Plans Heavenly Cross Roads IBP Lot 4](#)  
[CPC Report 8.30.21](#)  
[Heavenly Crossroads Exterior Lighting Layout](#)  
[CPC Recommendation Report 8.30.21](#)

**A motion was made by Gallager, seconded by Schoenfeld, that this Review of Plans be APPROVED with conditions by the Planning Department.**

**A motion was made by Schoenfeld, seconded by Kahlow, to open public hearing.**

**Mr. Justin Yahnke spoke regarding masonry requirement.**

**The motion carried by voice vote.**

## **Adjournment**

**The meeting adjourned at 6:13pm.**

*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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*