



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### City Plan Commission

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Monday, March 29, 2021

4:00 PM

Lifesize and Council Chambers

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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).

#### 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

#### Approval of Minutes

- 1 [21-0454](#) Approval of the Minutes from March 1, 2021.

**A motion was made by Kahlow, seconded by Woodward, to approve the minutes from March 1, 2021. The motion carried by voice vote.**

#### Agenda Items:

- 2 [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:** [Conditional Withdrawal Letter 3.11.2021](#)  
[Withdrawal Letter 3.10.2021](#)  
[Ordinance](#)  
[Petition](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Report 3.1.2021](#)  
[Halverson Objection - 518-520 5th Ave S](#)  
[Olson Objection - 613 5th Ave S](#)  
[CPC Recommendation Report 3.1.2021](#)  
[Becker Objection - 618 5th Ave S](#)  
[Gibb Objection - 626 5th Ave S](#)  
[Stolts Plascencia Objection - 614 5th Ave S](#)  
[Stolts Plascencia Objection - 616 5th Ave S](#)  
[Kroenig Objection - 601 5th Ave S](#)  
[CPC Report 3.29.2021](#)  
[Daley Objection - 521 Ferry St.pdf](#)  
[Legal Objection Table - updated 3.30.2021](#)

**A motion was made by Woodward, seconded by Kahlow, that this Ordinance be recommended to be not adopted to the Judiciary & Administration Committee. The motion carried by voice vote 5-3.**

- 3**     [21-0355](#)     Review of plans for sign at 3959 Kinney Coulee Road in the International Business Park (River States Truck & Trailer).

**Attachments:**     [4'x4' Poly Sign Location](#)  
                          [Sign Package La Crosse.pdf](#)  
                          [CPC Report 3.29.2021](#)

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

- 4**     [21-0354](#)     Review of building plans at 3150 Berlin Drive in the International Business Park (Airgas).

**Attachments:** [Building information](#)  
[Site Plan 3.25.2021.pdf](#)  
[Floorplan](#)  
[CPC Report 3.29.2021](#)  
[DIRECTIONAL Sign.pdf](#)  
[GROUND Sign.pdf](#)  
[PYLON Sign.pdf](#)  
[ART PYLON Sign.pdf](#)  
[WALL Sign.pdf](#)  
[Spec Data Sheet 2013.pdf](#)  
[STK2000 Panel Profiles.pdf](#)  
[STK2000 panel.jpg](#)  
[STK2000 Section Properties.pdf](#)  
[stk2000-steel-wall-panels-self-storage09.jpg](#)

**A motion was made by Neumeister, seconded by Cherf, that this Review of Plans be approved per staff recommendation, as follows:**

- 1) Informational signs must meet the size requirements in the covenants.
- 2) Denial of the pole sign.
- 3) Monument sign meet size requirements in the covenants
- 4) Approval of the proposed fence.
- 5) Approval of the proposed accessory structure and outside storage.
- 6) Approval of the revised plans for building materials. Must submit revised elevation plan to indicate compliance with the covenants.

**The motion carried by voice vote.**

- 5**      [21-0224](#)      AN ORDINANCE to amend Section 115-1 of the Code of Ordinances of the City of La Crosse defining bicycle sharing facilities.

**Attachments:**      [Ordinance](#)  
                                 [Notice of Hearing](#)  
                                 [CPC Report 3.29.2021](#)

**A motion was made by Cherf, seconded by Kahlow, that this Ordinance be recommended to be adopted to the Judiciary & Administration Committee. The motion carried by voice vote.**

- 6**      [21-0244](#)      Resolution approving a partial vacation of the alley located between Liberty Street, Charles Street and Gillette Street and Sill Street.

**Attachments:** [Draft map](#)  
[Lis Pendens](#)  
[Lis Pendens Recorded 03.04.21.pdf](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Map](#)  
[Notice of Hearing](#)  
[Ltr to DOT Re Vacation of Alley](#)  
[CPC Report 3.29.2021](#)

**Motion by Woodward to refer item for 30 days. Motion failed for lack of second.**

**Unanimous consent to approve the Board of Public Works recommendation, approving vacation with the stipulation that the City Clerk has direction not to record until such time as the Fire Chief directs indicates that all utility issues are resolved. Motion passed by voice vote.**

- 7      [21-0324](#)      AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family Dwelling District to the Public/Semi-Public District allowing new fire station at 906 Gillette Street.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Hearing Notice](#)  
[ARCH PRESENTATION DWGS Combined Page 001](#)  
[ARCH PRESENTATION DWGS Combined Page 002](#)  
[ARCH PRESENTATION DWGS Combined Page 003](#)  
[A102 - FLOOR PLAN](#)  
[Affidavit of Publication - Notice](#)  
[Undeliverable Notice](#)  
[CPC Report 3.29.2021](#)

**A motion was made by Cherf, seconded by Woodward, that this Ordinance be recommended to be adopted to the Judiciary & Administration Committee. The motion carried by voice vote.**

- 8      [21-0337](#)      Application of City of La Crosse Fire Department for a Conditional Use Permit at 906 Gillette Street allowing for demolition of property for green space until redeveloped for fire station.

**Attachments:** [Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[200-Foot Buffer Map](#)  
[ARCH PRESENTATION DWGS Combined Page 001](#)  
[ARCH PRESENTATION DWGS Combined Page 002](#)  
[ARCH PRESENTATION DWGS Combined Page 003](#)  
[A102 - FLOOR PLAN](#)  
[Affidavit of Publication - Notice](#)  
[CPC Report 3.29.2021](#)

**A motion was made by Cherf, seconded by Woodward, that this Application be referred to the Judiciary & Administration Committee, contingent upon historic designation by the Historic Preservation Commission. The motion carried by voice vote.**

- 9**      [21-0340](#)      Application of El Charro Bar Grill Mexican Restaurant LLC for a Conditional Use Permit at 115 5th Avenue S. allowing for permission to apply for a Combination "Class B" Beer & Liquor License.

**Attachments:** [Application](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[CPC Report 3.29.2021](#)

**A motion was made by Kahlow, seconded by Woodward, that this Application be approved. The motion carried by voice vote.**

- 10**      [21-0360](#)      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 self-storage buildings at 630 Fisherman's Road, La Crosse, Wisconsin.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[200-Foot Buffer Map](#)  
[Affidavit of Publication - Notice](#)  
[CPC Report 3.29.2021](#)

**A motion was made by Kahlow, seconded by Neumeister, that this item be recommended to be adopted to the Judiciary & Administration Committee. The motion carried by voice vote.**

- 11**      [21-0361](#)      Application of Ironside Properties LLC for a Conditional Use Permit at 630 Fisherman's Road allowing self-storage buildings.

**Attachments:**     [Application](#)  
                              [Notice of Hearing](#)  
                              [Property Owner Buffer List](#)  
                              [200-Foot Buffer Map](#)  
                              [Affidavit of Publication - Notice](#)  
                              [CPC Report 3.29.2021](#)

**A motion was made by Turtenwald, seconded by Cherf, that this Application be approved. The motion carried by voice vote.**

- 12**     [21-0320](#)     Resolution Petitioning the Secretary of Transportation for Airport Improvement Aid - Petition for Airport Project.

**Attachments:**     [Resolution](#)  
                              [Agency Agreement](#)  
                              [Notice of Hearing](#)  
                              [Affidavit of Publication - Notice](#)  
                              [Aviation Board Ltr 3.15.2021](#)  
                              [CPC Report 3.29.2021](#)

**A motion was made by Yager, seconded by Turtenwald, that this item be recommended to be adopted to the Finance & Personnel Committee. The motion carried by voice vote.**

## **Adjournment**

**Motion to adjourn made by Turtenwald, seconded by Woodward. Meeting adjourned at 5:21PM.**

*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.*