



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, June 3, 2019

4:00 PM

3rd Floor Conference Room

Call to Order

Mayor Kabat called the meeting to order at 4:03 pm.

Roll Call

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

Excused: 1 - Paul Medinger

Approval of Minutes

A motion by Yager, second by Woodward to APPROVE the meeting minutes.
The motion carried by voice vote.

Agenda Items:

1. [19-0592](#) Resolution approving lease with Proksch Transit Inc. for parking spaces on the property at 11 Copeland Avenue (parcel #17-20251-100).

Attachments: [Resolution](#)

[Lease](#)

[BPW Letter 6-3-2019](#)

[CPC Staff Report 6-3-2019](#)

[CPC Recommendation Report 6-3-2019](#)

Staff gave overview. Neumeister asked is there was a reason staff went for 2 year lease instead of a 1 year lease. Andrea Schnick stated it was an administrative decision and the thought was that they would not need the whole site in the next two years. She also stated there is a clause that either party can end their lease with a 60 day notice. A motion by Yager, second by Woodward to APPROVE. The motion carried by voice vote.

2. [19-0594](#) Resolution approving lease with Mr. John M. Majerus for parking space on the property at 11 Copeland Avenue (parcel #17-20251-100).

Attachments: [Resolution](#)
[Lease](#)
[BPW Letter 6-3-2019](#)
[CPC Staff Report 6-3-2019](#)
[CPC Recommendation Report 6-3-2019](#)

Staff gave an overview. Motion by Yager, second by Schoenfeld to APPROVE.
The motion carried by voice vote.

3. [19-0659](#) 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 - Specific to the Planned Development District - Specific allowing for additional garage structure at 1 River Place Drive.

Attachments: [Ordinance](#)
[Petition](#)
[Coverletter](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 6-3-2019](#)
[CPC Recommendation Report 6-3-2019](#)

Staff gave an overview with a recommendation for approval including allowing the garage to exceed the 1,000 sqft restriction. Neumeister asked if the neighbors were notified and if there was any issues with the garages being built. Staff stated the neighbors were notified and they have not received any complaints. Schoenfeld how many spaces were they off for tenants. It was stated that they were off by about 12 spots but not every tenant has a vehicle or wants covered parking. Schoenfeld asked if there was potential for a second structure in the future. It was stated that their would be difficulty adding a second structure in the future. A motion by Neumeister, second by Yager to APPROVE. The motion carried by voice vote.

4. [19-0675](#) Application of Beverly Scott-Lawrence for a Conditional Use Permit allowing storage buildings in a heavy industrial zoning district at 226 and 232 Hood Street.

Attachments: [Coverletter](#)
[Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 6-3-2019](#)
[CPC Recommendation Report 6-3-2019](#)

Staff gave overview. Kahlow asked if this would effect the tax base? Lewis Kuhlman stated it was unclear and he would look further into this and have an answer by the Judiciary and Administrative Committee Meeting tomorrow. Motion made by Neumeister, second by Tischer to APPROVE the application. Beverly stated tax base would stay the same or go up since she will be improving the site. The motion carried by voice vote.

5. [19-0682](#)

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 District to the Commercial District allowing restaurant at 2225 16th St. S.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 6-3-2019](#)
[CPC Recommendation Report 6-3-2019](#)

Staff gave an overview. Tischer asked if they would even need to make ADA compliant or have this change? Gilman stated they may need to do a much larger renovation which could lead to a legal non-conforming issue if they don't get a conditional use permit. Owner stated he is proposing to put an addition on to the back which would require the conditional use permit. A motion made by Neumeister, second by Tischer to APPROVE. The motion carried by voice vote.

6. [19-0684](#)

Application of Western Technical College for a Conditional Use Permit at 528 8th St. N. and 714 La Crosse St. allowing demolition of structure to create green space for the campus.

Attachments: [Application](#)
[Drawings](#)
[Coverletter](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 6-3-2019](#)
[CPC Recommendation Report 6-3-2019](#)

Staff gave an overview. Mayor Kabat asked if the agreement has been fully executed. Woodward asked what were the uses prior to it become green space. Jack Zabrowski stated one of the locations use to be Gaming Generations and the other was a residential home. Woodard asked if there was a limit on when they would be replacing the green space or would it be green space indefinitely. Kabat stated these locations were identified as being

demolished and was approved by council. Kahlow asked who determined the WTC boundaries. Kabat stated WTC put together the boundaries for the council to approve and the council did approve the boundaries. Kahlow asked if it was safe to consider that every building in the boundary would eventually be demolished. Tischer asked if there would be any additional landscaping or if it was just going to be grass. Jack Zabrowski stated it would just be grass. Yager stated 714 La Crosse street looked very rough and needs to come down. She also asked if anyone was living at 528 8th street. Zabrowski stated there was no one living at 528 8th street. Jay Mchenry stated the gentleman living at 528 8th street passed away and the estate sold the house to WTC. He also stated the house had been unoccupied since last fall and they had brought habitat for humanity in to take anything they could reuse. WTC also let the fire department and police department use the house for training. Gilman confirmed payment for municipal services were brought down from finance today. Neumeister stated he hopes to find a better arrangement in the future to help save homes, instead of gutting them and using them for training before there was approval for tearing down. A motion by Tischer, second by Neumeister to APPROVE. The motion carried 6-2 with Woodward and Kahlow voting no.

7. [19-0702](#) Certified Survey Map - Lot 3 of the Certified Survey Map Recorded in Volume 16 of La Crosse County Certified Survey Maps, Page 70, as Document Number 1653041, and Part of the SW 1/4 of the NE 1/4 of Section 12, T15N, R7W, Town of Shelby, La Crosse County, Wisconsin (W5050 Knobloch Rd).

Attachments: [Review Checklist - 5-16-2019](#)
[CSM - as submitted 5-9-2019](#)
[Submittal Checklist 5-9-2019](#)
[County Response 5-10-2019](#)
[LT Servais re meetings](#)
[CPC Staff Report 6-3-2019](#)
[CPC Recommendation Report 6-3-2019](#)
[County Response - no comments 6-5-2019](#)

Staff gave an overview. Neumeister asked if we approved this already. Staff stated they previously approved one on the across the street. A motion by Yager, second by Woodward to APPROVE. The motion carried by voice vote.

8. [19-0777](#) Review of plans at 2966 Airport Rd in the Airport Industrial Park (Chee's Auto Body).

Attachments: [TITLE SHEET](#)
[A2 EXTERIOR ELEVATIONS REV 5 20 19](#)
[A3 EXTERIOR ELEVATIONS REV 5 20 19](#)
[BUILDING SECTION](#)
[FLOOR PLAN](#)
[FOUNDATION PLAN](#)
[FRAMING PLAN](#)
[SP1 SITE PLAN REV 5 20 19](#)
[STRUCTURAL NOTES](#)
[CPC Staff Report 6-3-2019](#)
[Signed CPC Resolution.pdf](#)

Staff gave overview. A motion by Schoenfield, second by Yager to APPROVE. Gilman asked if there would be outdoor storage, Schnick stated there would not be outdoor storage. The motion carried by voice vote.

Adjournment

A motion made by Tischer, second by Neumeister to ADJOURN the meeting. The motion carried and meeting adjourned at 4:35 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.