



# 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, May 4, 2020

4:00 PM

Council Chambers

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In an effort to keep members of the public, City staff and Council Members as safe as possible from the spread of COVID-19, the City Plan Commission meeting will be conducted through video conferencing. The meetings can be accessed through the following link:  
<https://stream.lifesizecloud.com/extension/1271327/e7506959-fe5d-44ac-805c-9016fb33bd90>

#### Call to Order

*The meeting was called to order at 4:00pm.*

**Present:** 7 - Paul Medinger, Randy Turtenwald, James Cherf, Tim Kabat, Chris Kahlow, Elaine Yager, Paul Schoenfeld

**Excused:** 1 - Scott Neumeister

**Absent:** 1 - Cassandra Woodward

#### Approval of Minutes

1. Approval of the April 9, 2020 Meeting Minutes.

**Chris Kahlow moved to approve the minutes. Elaine Yager seconded. The motion carried by voice vote.**

#### Agenda Items:

2. [20-0256](#) AN AMENDED 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 - General to the Planned Development District - General at 1325 St. Andrew Street.

**Elaine Yager recused herself from this item.**

**Chris Kahlow moved to approve with the following conditions: 1) The Star Association Inc obtaining ownership and closing on the property from Stizo Development LLC 2) The signed and delivered PMSA agreement 3) Acquisition of actual receipt of tax credits and grants anticipated to make the project happen as outlined in your materials. 4) Completion and submittal of the Economic Impact Analysis. Paul Medinger seconded. The motion carried by voice vote.**

3. [20-0450](#) 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 Multi-Family District allowing multi-family development at 207-213 Rose Street.

James Cherf asked if plans for the new building would come back to the City for review since none were attached to the petition. Andrea Schnick stated that it would have to go through the City's Design Review process. Mayor Kabat asked staff to determine what the max density could be built on these properties with the existing zoning and the overlay district regulations and report back to the Common Council meeting. Elaine Yager asked if the neighbors' concerns have been alleviated. The applicant stated that they sent letters out to them with more details of their development but did not knock on doors. Chris Kahlow stated that CM Barb Janssen has heard from neighbors that they feel this project would not be an improvement to the neighborhood. James Cherf moved to approve. Paul Medinger seconded. The motion carried 4-3 by voice vote. Kabat, Kahlow, Yager voting NO.

4. [20-0500](#) Resolution authorizing agreement for consulting services with RDG Schutte Wilscam Birge, Inc. (dba RDG Planning & Design) for the City Vision 2040 Downtown Master Plan.  
  
Chris Kahlow moved to approve. James Cherf seconded. The motion carried by voice vote.
5. **20-0549** Certified Survey Map - All of Lot 6 & Lot 7, Willow Heights; located in the SW-SE, Section 12, T15N-R7W; Town of Shelby, La Crosse County, WI (Black Wolf Partners Revocable Trust).  
  
This item was withdrawn from the legislative review by the City. No action was taken.
6. [20-0550](#) Request for Exception to Standards for Commercial Design by Trueline, Inc. allowing for exception to first-floor facade window requirements for project at 604 2nd St. S.  
  
Elaine Yager moved to approve. James Cherf seconded. The motion carried by voice vote 6-1. Kahlow voting NO.
7. [20-0551](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Commercial Industrial District allowing a family historical museum and monument at 303 Rose Street.  
  
Mayor Kabat asked staff to clarify the caption. Lewis Kuhlman stated it should be C1-Local Business. Elaine Yager stated that she was not sure how sustainable the proposed use would be at this location. Lewis Kuhlman stated that the applicant would not own the property but the owner was in support of this use. James Cherf questioned this location for the proposed use. He stated that it was too small a lot for a forge and it is located in the floodplain. He also stated that there did not seem to be a clear vision and questioned why staff recommended approval. Lewis Kuhlman stated that there may be a language barrier with the applicant and some details may have been misunderstood. After talking with the applicant items will not be "forged" on this property. They would be made elsewhere. Paul Schoenfeld asked what uses are permitted now. Lewis Kuhlman stated the property can be used either for a single-family home or a duplex. Mayor Kabat asked if the property was rezoned to C1-Local Business if the existing use would be considered legal-nonconforming. Lewis Kuhlman stated yes. Elaine Yager moved to deny stating that there was just not enough details or information. Chris Kahlow

seconded. The motion carried by voice vote.

8. [20-0602](#) Resolution Authorizing the Mayor and City Clerk to Sign Drainage Easement Agreement for East-West Drainage Easement with Scannell Properties for Development in the International Business Park.

**James Cherf moved to approve both Items #8 & #9. Paul Medinger seconded. The motion carried by voice vote.**

9. [20-0603](#) Resolution Authorizing the Mayor and City Clerk to Sign Drainage Easement Agreement for North-South Drainage Easement with Scannell Properties for Development in the International Business Park.

**James Cherf moved to approve both Items #8 & #9. Paul Medinger seconded. The motion carried by voice vote.**

10. Capital Budget Process Schedule

**Mayor Kabat went over the Capital Budget meeting schedule with the Commission. No action was taken.**

## Adjournment

**Chris Kahlow moved to adjourn the meeting. James Cherf seconded. The motion carried by voice vote. The meeting was adjourned at 5:07pm.**

*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.*