



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, November 30, 2020

4:00 PM

3rd Floor Conference Room

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.

The meeting will also be conducted through video conferencing and may be viewed and accessed with the following link:
<https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

Members of the public will also be permitted to ask questions or provide statements via video conferencing. Members of the public will also be able to attend the meeting in person. The meeting will be held in the Council Chambers of City Hall located at 400 La Crosse Street. Social Distancing policies will be enforced.

Call to Order

The meeting was called to order by Mayor Tim Kabat at 4:01pm.

Roll Call

Present: 7 - Randy Turtenwald, James Cherf, Tim Kabat, Scott Neumeister, Chris Kahlow, Elaine Yager, Cassandra Woodward
Excused: 1 - Paul Schoenfeld
Absent: 1 - Paul Medinger

1 Approval of Minutes

Agenda Items:

- 2 [20-1645](#) Resolution transferring City-owned property to the Redevelopment Authority of La Crosse for the development of River Point District.

Attachments: [Resolution](#)
[Map of Redevelopment Projects of the RDA.doc](#)
[Map of parcels to be transferred](#)
[RiverPointDistrictParcelsMap_WithImagery_112020](#)
[RiverPointDistrictParcelsMap_WithImagery_112020 \(002\)](#)
[CPC REPORT 11.30.2020](#)

Motion made by Cherf. Seconded by Kahlow. The motion passed by voice vote unanimously. Item moves to F & P with recommendation of approval.

- 3 [20-1547](#) Application of Kwik Trip, Inc. for a Conditional Use Permit at 3505 Mormon Coulee Rd and 1906, 1910, 1920-1922 Ward Avenue allowing demolition of structures for green space until redeveloped.

Attachments: [Application](#)
[Drawings](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[LWCC Email Support 11.23.2020](#)
[CPC REPORT 11.30.2020](#)

Motion to approve made by Neumeister. Seconded by Turtenwald. The motion passed by voice vote unanimously. Item moves to J & A meeting with recommendation of approval with conditions. The applicant should be required to complete a PMSA.

While not required, City Staff recommends deconstruction in collaboration with the Habitat for Humanity Restore to salvage any useable material.

- 4 [20-1553](#) Resolution approving the sale of City owned surplus property, Lot 10, on Creekside Place to John Mazzola.

Attachments: [Resolution](#)
[CSM](#)
[CPC REPORT 11.30.2020](#)

Motion made by Yager. Seconded by Turtenwald. The motion passed by voice vote unanimously. Item moves to BPW and F&P meetings with recommendation of approval.

- 5 [20-1575](#) Application of City of La Crosse Fire Department for a Conditional Use Permit at 1532-34 and 1540 Liberty St. and 1539, 1543, 1547 and 1553 Charles Street allowing demolition of properties for green space until redeveloped for fire station.

- Attachments:** [Application](#)
 [Notice of Hearing](#)
 [Property Owner Buffer List](#)
 [Property Owner Buffer Map](#)
 [CPC REPORT 11.30.2020](#)
 [Marilyn White request for fence 11.26.2020](#)

Item 5 and 6 are related to each other. Actions will be taken together.

Motion made by Neumeister. Seconded by Yager. The motion passed by voice vote unanimously. Items move to J & A meeting with recommendation of approval.

- 6** [20-1576](#) 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 1532-34 and 1540 Liberty St. and 1539, 1543, 1547 and 1553 Charles Street.

- Attachments:** [Ordinance](#)
 [Application](#)
 [Notice of Hearing](#)
 [Property Owner Buffer List](#)
 [Property Owner Buffer Map](#)
 [CPC REPORT 11.30.2020](#)

See action on item 5.

- 7** [20-1632](#) Application of Nate Anderegg with Nicolai Apartments for a Conditional Use Permit at 3629 Calvert Road allowing demolition of structure for green space until redeveloped.

- Attachments:** [Coverletter](#)
 [Application](#)
 [Notice of Hearing](#)
 [Property Owner Buffer List](#)
 [Property Owner Buffer Map](#)
 [CPC REPORT 11.30.2020](#)

Items 7 and 8 are related to each other. Actions will be taken together.

Motion made by Neumeister. Seconded by Woodward. The motion passed by voice vote unanimously. Items move to J & A meeting with recommendation of approval, with the condition that the applicant sign a payment for municipal services agreement (PMSA) before final approval by the Common Council.

While not require, City Staff recommends the applicant reach out to Habitat for Humanity to inquire if they could salvage parts of the home for their use.

- 8** [20-1633](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of

the City of La Crosse transferring certain property from the Agricultural District to the Multiple Dwelling District allowing apartment building with garages at 3629 Calvert Road.

- Attachments:** [Ordinance](#)
 [Coverletter](#)
 [Petition](#)
 [Notice of Hearing](#)
 [Property Owner Buffer List](#)
 [Property Owner Buffer Map](#)
 [CPC REPORT 11.30.2020](#)

See action on Item 7.

- 9** [20-1634](#) 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 addition to buildings at 1825 Victory Street.

- Attachments:** [Ordinance](#)
 [Coverletter](#)
 [Petition](#)
 [Drawings](#)
 [Notice of Hearing](#)
 [Property Owner Buffer List](#)
 [Property Owner Buffer Map](#)
 [CPC REPORT 11.30.2020](#)

Motion made by Cherf. Seconded by Kahlow. The motion passed by voice vote unanimously. Item moves to J & A meeting with recommendation of approval.

- 10** **Updates on Comprehensive Plan Process**

No action taken on this item.

Adjournment

Motion made Kahlow. Seconded by Yager. The motion passed by voice vote unanimously. Meeting adjourned at 4:48pm.

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.

