



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

City Plan Commission

Monday, September 28, 2020

4:00 PM

Common Council Chambers

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.lifefizecloud.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 at 4:00pm.

Present: 9 - Paul Medinger, Randy Turtenwald, James Cherf, Tim Kabat, Scott Neumeister, Chris Kahlow, Elaine Yager, Paul Schoenfeld, Cassandra Woodward

Roll Call

1. Approval of the August 31, 2020 Meeting Minutes.

Chris Kahlow moved to approve the minutes. Elaine Yager seconded. The motion passed by voice vote 8-0.

Approval of Minutes

Agenda Items:

2. [20-1133](#) 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 Commercial District allowing a community resource facility at 508 5th Avenue South.

Mayor Kabat informed the Commission that the applicant has officially submitted their withdraw request to the City. Staff provided a brief update to the Commission. Paul Medinger moved to approved the staff recommendation

to not adopt with the notation that the item has been withdrawn by the applicant. Elaine Yager seconded. The motion passed by voice vote 7-1. Kahlow voting no.

3. [20-1271](#) 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 Residence District to the Public/Semi Public District allowing future expansion of fire station at 1718 Losey Blvd S.

Mayor Kabat stated that Items #3 (20-1271) & #4 (20-1272) are related. Andrea Trane provided an overview for both items. Elaine Yager moved to approve both items #3 (20-1271) & #4 (20-1272). Paul Medinger seconded. CM Scott Neumeister joined the meeting at 4:11pm. The motion passed by voice vote 9-0.

4. [20-1272](#) Application of City of La Crosse Fire Department for a Conditional Use Permit at 1718 Losey Blvd. S. allowing demolition of building for future expansion of fire station.

(Was approved with Item #3 (20-1271))

5. [20-1293](#) 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 Commercial and Light Industrial allowing continued use of a community center and school with addition to the maintenance shop at 1305, 1321 and 1415 St. James Street.

Jack Zabrowski provided an overview of the item. Scott Neumeister moved to approve this item. Elaine Yager seconded. The motion passed by voice vote 9-0.

6. [20-1294](#) 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 Planned Development District - General allowing multi-tenant space at 1605 Rose St.

Lewis Kuhlman provided an overview of this item. Lewis stated that the applicant has also submitted a request to allow for Planned Development District zoning on a lot less than 2 acres in size. James Cherf asked if there would be concerns with odors associated with the CDB and bottling processes. Lewis stated that there were not. Elaine Yager asked if there would be any design standards implemented. Lewis stated that they will have to follow the City's design standards. Scott Neumeister stated that he was not against the project but wanted more information on the uses. He stated that he would like to see this item referred for 30 days to get more information. Mayor Kabat asked if he had specific details he was looking for. Scott stated that he was worried about the impact on the nearby neighborhood and that he also doesn't know exactly what will be going on there. He stated that he just wanted to be sure it was the right thing for the neighborhood and corridor. Elaine Yager stated that she agreed with Scott. There was a lot of unknown on what was proposed. Elaine stated that she would like to make sure it fits into the vision of the corridor. Ryan Johnson provided additional information on exterior improvements and the uses. Scott Neumeister stated that he still wanted more info on the CDB process to make sure that it does not have a negative impact on the neighborhood and to hold them to the same standards we had of the

business in the Rubber Mills. Scott Neumeister moved to refer this item for 30 days so the applicant can get more details on the CDB and soda making businesses. Elaine Yager seconded. Andrea Richmond stated that she is in support of the 30 day referral as she has concerns about these uses close to the neighborhood and wants it to be in conformance with the Hwy 53 Plan. The motion passed by voice vote 8-1. Woodward voting no.

7. [20-1295](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residential District to the Traditional Neighborhood District allowing multi-use residential and commercial space at 1601 Rublee St.

Tim Acklin provided an overview of the item. Mayor Kabat asked the applicant if they had any concerns with staff's conditions for parking. The applicant stated that currently there is a porous gravel area for parking but do have plans to upgrade the parking to staff's requirements in the future. Paul Medinger moved to approve this item per staff's recommendation that include the following conditions: 1) A parking lot plan is submitted to the Planning Department for approval. 2) Must include curb and gutter. 3) Must meet the drive aisle and parking space dimensions required in the City's design standards. 4) Must provide 1 space per residential unit and the parking requirement for professional office space which is 1 space for every 300sq. ft. of office space. Scott Neumeister seconded. The motion passed by voice vote 9-0.

8. [20-1360](#) Review of plans for improvement at 660 Breezy Point Road in the Airport Industrial Park (Inland).

Andrea Trane provided an overview of this item. Elaine Yager moved to approve the item. Chris Kahlow seconded. The motion passed by voice vote 9-0.

9. [20-1198](#) AN ORDINANCE to amend Section 115-398 of the Code of Ordinances of the City of La Crosse regarding fences and hedges.

Lewis Kuhlman provided an overview of the item. Andrea Richmond stated that Dave Reinhart and Craig Snyder worked on this ordinance to make improvements. She stated that the most important change was going from 4ft in height to 6ft in height on side yards as this was the most common complaint she was receiving. Chris Kahlow asked about the notification of neighbors for fences within 3ft of property lines amendment and wanted clarification. David Reinhart stated that the 15 day waiting period was being removed. There was still a requirement for a survey for a wood, or non-maintenance free, fence. Chris Kahlow stated that she would like to see an additional amendment that allows fences that need maintenance to be permitted without a neighbor signature if they are an absentee landlord. Barb Janssen stated that she would like this Ordinance approved as is as it gives additional options to property owners. Scott Neumeister moved to approve the ordinance as drafted. James Cherf seconded. The motion passed by voice vote 7-2. Woodward and Schoenfeld voting No.

Adjournment

Chris Kahlow moved to adjourn the meeting. James Cherf seconded. The motion passed by voice vote 9-0. The meeting was adjourned at 5:02pm.

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.