



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

City Plan Commission

Monday, August 31, 2020

4:00 PM

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 Andrea Trane at tranea@cityoflacrosse.org.

The meeting will also be conducted through video conferencing and may be viewed and accessed with

the following link:

<https://stream.lifetimesizecloud.com/extension/4857797/a8c61270-e220-4ad3-a234-c76d9d7dde51>

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 followed.

Call to Order

The meeting of the City Plan Commission was called to order at 4:03 p.m.

Roll Call

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

Excused: 2 - Paul Medinger, Cassandra Woodward

1. Approval of the August 3, 2020 Meeting Minutes.

A motion was made by Kahlow, seconded by Yager, that the August 3rd meeting minutes be APPROVED BY SINGLE VOTE . The motion carried by voice vote.

Agenda Items:

2. [20-0904](#) Resolution approving partial vacation of right-of-way on the south side of the 2200 block of Palace Street, between the west side of Larson Street and the west side of Kwik Trip Way.

Sponsors: Kabat

Attachments: [Resolution](#)
[Lis Pendens - recorded 7.28.2020](#)
[Lis Pendens](#)
[Exhibit A - Parcel A Survey](#)
[Exhibit B - Parcel B Survey](#)
[Parcel A Legal Description](#)
[Parcel B Legal Description](#)
[Notice of Hearing](#)
[Letter to PD Re: service of notice](#)
[Affidavit of Personal Service](#)
[BPW 8-4-20](#)
[CPC Report 8/31/2020](#)

City Planning staff presented the item, see attached staff report, with a recommendation for approval.

A motion was made by Neumeister, seconded by Cherf, that this Resolution be APPROVED . The motion carried by voice vote.

3. [20-1058](#) AN ORDINANCE to create Section 115-356(d) of the Code of Ordinances of the City of La Crosse allowing demolition of buildings without a Conditional Use Permit for transportation projects.

Sponsors: Kabat

Attachments: [Ordinance](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[CPC Report 8.31.2020](#)

Planning staff presented the item, see attached report, and recommended approval.

A motion was made by Turtenwald, seconded by Kahlow, that this Ordinance be APPROVED . The motion carried by voice vote.

4. [20-1125](#) Certified Survey Map - Part of the Fractional NW 1/4 of the NW 1/4 of Section 2, Township 15 North, Range 7 West, Town of Shelby, and Part of the SW 1/4 of the SW 1/4 of Section 35, Township 16 North, Range 7 West, Town of Medary, La Crosse County, Wisconsin.

Attachments: [CSM - as submitted](#)
[Submittal Checklist](#)
[County Response 8.11.2020](#)
[Chief Inspector Approval 8.13.2020](#)
[Assessor Approval 8.12.2020](#)
[Letter to Barbara Miller re meetings 8.25.2020](#)
[CPC Report 8.31.2020](#)
[Utilities Approval 8.31.2020](#)

Planning staff presented the item, see attached report, and recommended approval. Mayor had a question for staff. Did our pending boundary agreement come up in this discussion? Staff responded that this did not come up during research for this item.

A motion was made by Yager, seconded by Neumeister, that the Plat/Certified Survey Map be APPROVED . The motion carried by the following vote:

Yes: 6 - Turtenwald, Cherf, Neumeister, Kahlow, Yager,Schoenfeld

No: 1 - Kabat

Excused: 2 - Medinger,Woodward

5. [20-1131](#) Application of Northside Molzahn LLC for a Conditional Use Permit at 421-423 West Avenue North allowing demolition of building to create green space.

Attachments: [Application](#)
[Revised Notice of Hearing](#)
[Affidavit of Publication - Revised Notice](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Report 8.31.2020](#)
[Email - La Crosse County 8.31.2020](#)

Planning staff presented the item and recommended approval, see attached report.

A motion was made by Neumeister, seconded by Schoenfeld, that the Application be NO ACTION TAKEN. The motion failed by the following vote:

Yes: 3 - Turtenwald, Neumeister,Schoenfeld

No: 3 - Cherf, Kabat,Kahlow

Excused: 2 - Medinger,Woodward

Recuse: 1 - Yager

6. [20-1132](#) Application of School House Properties LLC for a Conditional Use Permit at 417 West Avenue North allowing demolition of building to create green space.

Attachments: [Application](#)
[Revised Notice of Hearing](#)
[Affidavit of Publication - Revised Notice](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 8.31.2020](#)
[Email - La Crosse County 8.31.2020](#)

A motion was made by Neumeister, seconded by Turtenwald, that the Application be NO ACTION TAKEN. The motion carried by the following vote:

Yes: 3 - Turtenwald, Neumeister, Schoenfeld

No: 3 - Cherf, Kabat, Kahlow

Excused: 2 - Medinger, Woodward

Recuse: 1 - Yager

7. [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.

Attachments:[Ordinance](#)[Petition](#)[Cover letter](#)[Notice of Hearing](#)[Affidavit of Publication - Notice](#)[Property Owner Buffer List](#)[Property Owner Buffer Map](#)[Objection-Parish 8.25.20](#)[LF Catholic Charities 8.14.20](#)[Memo from Catholic Charities re community concerns 8.26.20](#)[Objection - Nash 8.26.20](#)[Objection - Roupe 8.26.20](#)[Objection - Timmerman 8.26.20](#)[Objections\(6\) - Roesler 8.27.20](#)[Objections\(2\) - Valera 8.27.20](#)[Objections\(2\) - Halverson 8.27.20](#)[Objections\(2\) - Plascencia 8.27.20](#)[Objection - Hirsch-Johnson 8.27.20](#)[Objection - Erickson 8.27.20](#)[Objection - Monogram Co 8.27.20](#)[Objection - Buchner 8.27.20](#)[Objection - Temp 8.27.20](#)[Objection - Mini 8.27.20](#)[Objection - Minh Pham Jt.R.T. 8.27.20](#)[Objection - Kuschel 8.27.20](#)[Objection - Patzner 8.27.20](#)[Objection - Carroll 8.27.20](#)[Objection - Sye 8.27.20](#)[Objection - various 8.27.20](#)[Email from Rowan-Koenen 8.28.20](#)[Objection - Becker 8.28.20](#)[Objection - Hoeschler 8.28.20](#)[Email - Rowan-Koenen 8.28.20](#)[Email - Drift Mercantile 8.28.20](#)[Email - Lokken, Schwaller 8.28.20](#)[Email - Schulz 8.28.20](#)[Email - Jorgenson 8.28.20](#)[Email - Shephard 8.28.20](#)

[Email - Corona 8.28.20](#)
[Email - Mershon 8.28.20](#)
[Email - Burbach 8.29.20](#)
[Email - Durtsche 8.30.20](#)
[Email - rnme@charter.net 8.30.20](#)
[Email - Kyte 8.30.20](#)
[Email - Staehly 8.31.20](#)
[Email - Roesler 8.31.20](#)
[Email - Schroeder 8.30.20](#)
[Letter - Rasch 8.31.20](#)
[CPC Report 8.31.2020](#)
[Email - Johnson 8.31.20](#)
[Email - Lokken, Riley 8.31.20](#)
[Email - Stankiewicz 8.31.20](#)
[LCPD Calls for Service 413 3rd St S 8.31.20](#)
[LCPD Calls for Service 114 6th St N 8.31.20](#)
[Email - Cook 8.31.20](#)
[Email - Billings 8.31.20](#)
[Email - Kay 8.31.20](#)
[Objection Map 8.28.20](#)
[Objection Table 8.28.20](#)
[Email - Stuttgen 8.31.20](#)
[Email - Becker 8.31.20](#)
[Email - Catholic Charities Withdrawal 9.1.20](#)
[Email - Becker 8.28.2020](#)

Planning staff presented the item please see attached for full report. Planning staff recommends denial of the request. Committee member Elaine Yager asked if a solution could be reached by collaborating with neighborhood? Mayor stated that due to number of objections a 3/4 super-majority vote by Council would be needed for approval.

Parties Speaking in Support:

*Roberto Partarrieu
Tom Tygalar
Brad Sturm
Lyle Montgomery
Mary Richmond.
Karen Becker,
Sister Katherine Keiser
Kevin Burch*

CM Padesky asked if other locations outside of La Crosse were considered? Roberto stated no we did not consider other locations because our clients are in La Crosse.

Mayor asked if CC had been currently operating at reduced (15) capacity due to COVID, Roberto responded that they moved to Sacred Hearts School gym to provide adequate space.

Executive Director of CC states,
25% of population of La Crosse is below poverty line, our clients live in La Crosse.

Parties speaking in Opposition:
Lewis Parrish

Kevin Timmerman
Michael Temp
Washburn Residential Executive Board

Rubin Halverson
Cory Rupp
Chad and Shelly Staehly
Courtney Lokken and Lucas Schaller
John Nash
Roberto Partarrieu

Mayor, for clarification since this is a publicly posted agenda, and we have heard testimony for and against I appreciate the fact that the applicant is looking to withdraw the application. Can you (Roberto Partarrieu), send a note in writing to the Mayor and City Clerk that you are withdrawing you request for rezoning by 9/1/20. Roberto P. responded that he will do that.

Phil Ostrem, suggests Downtown and Washburn Neighborhood Council Members would be included in future negotiations with CC.

A motion was made by Kahlow, seconded by Cherf, that this Ordinance be RECOMMENDED TO BE NOT ADOPTED . The motion carried by voice vote.

8. [20-1167](#)

Resolution approving the sale of City owned surplus property on Enterprise Avenue to Great Lakes Cheese of La Crosse WI, LLC.

Sponsors: Kabat

Attachments: [Resolution](#)
[Vacant Land Offer to Purchase](#)
[CPC Report 8.31.2020](#)
[BPW letter 8.31.20](#)

A motion was made by Cherf, seconded by Neumeister, that this Resolution be APPROVED . The motion carried by voice vote.

9. [20-1217](#) Certified Survey Map - Part of NE 1/4 - NW 1/4 & SE 1/4 - NW 1/4, Section 31, T15N-6W, Town of Shelby, La Crosse County, Wisconsin.

Attachments: [Submittal Checklist](#)
[CSM as submitted](#)
[Letter to Roachs re meetings](#)
[Assessor Approval 8.25.2020](#)
[Utilities Approval 8.25.2020](#)
[Chief Inspector Approval 8.28.2020](#)
[CPC Report 8.31.2020](#)

A motion was made by Neumeister, seconded by Yager, that this Plat/Certified Survey Map be APPROVED. The motion carried by voice vote.

10. **20-1218** Certified Survey Map - Part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, and all of Lots 9 and 10, Block 1, Tyson Addition to the City of La Crosse, La Crosse County, Wisconsin and request for waiver of platting requirements.
 WITHDRAWN BY APPLICANT 8.31.2020

Attachments: Submittal Checklist & Waiver Request
 CSM - as submitted
 Letter to Daniel Sinniger re meetings
 County Comments 8.25.2020
 Assessor Approval 8.25.2020
 CPC Report 8.31.2020
 Engineering Comments 8.28.20
 Chief Inspector Denial 8.28.20
 Withdrawal 8.31.2020

Adjournment

The meeting was adjourned at 6:08 p.m.

A motion was made by Kahlow, seconded by Neumeister, that this meeting of the City Plan Commission be adjourned. The motion carried by voice vote.

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.