



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, June 28, 2021

4:00 PM

South Side Neighborhood Center

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.

Call to Order

This meeting was called to order at 4:00PM by Vice Chair, Council Member Chris Kahlow.

Roll Call

Present: 6 - James Cherf, Scott Neumeister, Chris Kahlow, Elaine Yager, Cassandra Woodward, Jennifer Trost
Excused: 2 - Paul Schoenfeld, Mitch Reynolds
Absent: 1 - Randy Turtenwald

Approval of Minutes

[21-0978](#) Approval of the minutes from June 21, 2021.

A motion was made by Woodward, seconded by Cherf, that this Minutes be APPROVED. The motion carried by voice vote unanimously.

Agenda Items:

1. [21-0684](#) Resolution approving partial vacation of right-of-way located on 14th Street between Badger Street and Farwell Street.

Attachments: [Resolution](#)
[Lis Pendens](#)
[Legal and Map](#)
[Hearing Notice](#)
[LT DOT Re Vacation 5.25.21](#)
[PD letter Re Service on Owners 5.25.21](#)
[Affidavit of Personal Service](#)
[Lis Pendens Recorded 5.26.21](#)
[CPC Staff Report 6.28.2021](#)
[BPW Letter 6.28.2021](#)

A motion was made by Yager, seconded by Woodward, that this Resolution be **RECOMMENDED TO BE ADOPTED** to the Finance & Personnel Committee. The motion carried by voice vote unanimously.

2. [21-0758](#) AN ORDINANCE to amend Section 115-148(b)(1) and (2) and Section 115-343(13) of the Code of Ordinances of the City of La Crosse regarding conditional uses in the Washburn District.

Attachments: [Ordinance](#)
[Notice of Hearing](#)
[CPC Staff Report 6.28.2021](#)
[Affidavit of Publication - Hearing Notice](#)

A motion was made by Neumeister, seconded by Yager, that this Ordinance be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote unanimously.

3. [21-0846](#) 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 Multiple Dwelling District allowing for a residence at 1740 State Street.

Attachments: [Ordinance](#)
[Petition](#)
[Letter from Petitioner](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 6.28.2021](#)
[Affidavit of Publication - Hearing Notice](#)

A motion was made by Woodward, seconded by Cherf, that this Ordinance be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote unanimously.

4. [21-0850](#) Application of Carson Real Estate LLC for a Conditional Use Permit at 1011

10th St S allowing for removal of structure and creation of patio area, additional parking, and area for dumpster and storage.

Attachments: [Application](#)
[Letter from Applicant](#)
[Photos](#)
[Site Plan](#)
[Recordable Legal Description](#)
[Hearing Notice](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 6.28.2021](#)
[Affidavit of Publication - Hearing Notice](#)

A motion was made by Cherf, seconded by Neumeister, that this Application be APPROVED with the condition a PILOT agreement be established. The motion carried by voice vote 5-1 with Trost voting in opposition.

5. [21-0852](#)

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 Light Industrial District allowing for a garage or retail space at 1720 16th St S.

Attachments: [Ordinance](#)
[Petition](#)
[Letter from Petitioner](#)
[Hearing Notice](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Mailing 6.23.21](#)
[CPC Staff Report 6.28.2021](#)
[Affidavit of Publication - Hearing Notice](#)

A motion was made by Yager, seconded by Cherf, that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote unanimously.

6. [21-0857](#)

Application of Gundersen Health System for a Conditional Use Permit at 1508, 1514, 1518, and 1524 9th St S, 819 Denton St, 1501, 1507, 1511, 1517, and 1523 8th St S, and 812 Tyler St allowing for off street parking.

Attachments: [Application](#)
[Letter from Applicant](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 6.28.2021](#)
[Affidavit of Publication - Hearing Notice](#)
[Undeliverable Mailing 6.28.21](#)

A motion was made by Cherf, seconded by Yager, that this Application be APPROVED with the following conditions:

1. Gundersen Health System staff will work with the City Planning Department and the Joint Development Corporation on a five-year campus redevelopment plan that involves Gundersen and surrounding properties. 2. Gundersen Health System staff will work with the City Planning Department on a traffic demand management assessment. 3. Gundersen Health System will continue its Payment for Municipal Services Agreement with respect to these parcels. 4. The Conditional Use Permit shall be issued for a period of five (5) years which shall commence on the date of issuance. At the end of the five-year period, the parcels to which the permit is applicable shall revert to their prior zoning status unless otherwise changed or permitted through the normal procedures per city ordinance.

The motion carried by voice vote 5-1 with Trost voting in opposition.

7. [21-0851](#)

Application of La Cro Products, Inc. for a Conditional Use Permit at 1636 Liberty St. allowing for removal of structure and creation of parking or green space with the intent to build/add on to current business.

Attachments: [Application](#)
[Ltr from Lawyer on behalf of Applicant](#)
[Hearing Notice](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 6.28.2021](#)
[Affidavit of Publication - Hearing Notice](#)
[Remodel Estimate 6.28.21](#)
[Pictures 6.28.2021](#)
[Proposed site plan 6.28.2021](#)
[La Cro Products Brochure 6.28.2021](#)
[Letters of Support 6.28.2021](#)

A motion was made by Cherf, seconded by Yager, that this Application be APPROVED with the condition a PMSA be established. The motion carried by voice vote unanimously.

8. [21-0859](#)

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 Multiple Dwelling District allowing for a 19-unit apartment building at 1417 13th St S.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 6.28.2021](#)
[Affidavit of Publication - Hearing Notice](#)

A motion was made by Woodward, seconded by Trost, that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote unanimously.

9. [21-0873](#) Resolution authorizing Wisconsin Land Purchase and Sale Contract for Lot 4 on Berlin Drive in the International Business Park with Heather & Justin Yahnke.

Attachments: [Resolution](#)
[Letter of Intent](#)
[Preliminary Plans](#)
[Wisconsin Land Purchase and Sale Contract](#)
[CPC Staff Report 6.28.2021](#)

A motion was made by Yager, seconded by Neumeister, that this Resolution be RECOMMENDED TO BE ADOPTED to the Finance & Personnel Committee. The motion carried by voice vote unanimously.

10. [21-0865](#) Application of RIP Current Restaurant & Bar LLC for a conditional use permit at 200 Pearl St allowing for permission to apply for a Combination "Class B" Beer & Liquor License.

Attachments: [Application](#)
[Recordable Legal Description](#)
[Hearing Notice](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Mailing 6.24.21](#)
[CPC Staff Report 6.28.2021](#)
[Affidavit of Publication - Hearing Notice](#)

A motion was made by Cherf, seconded by Woodward, that this Application be APPROVED. The motion carried by voice vote unanimously.

11. [21-0611](#) Resolution approving a vacation of street known as Forest Ave.

Attachments: [Resolution](#)
[Forest Avenue Description](#)
[Map and Legal - Forest Avenue](#)
[Lis Pendens](#)
[Hearing Notice](#)
[LT DOT Re Vacate 5.25.21](#)
[PD letter Re Service on Owner 5.25.21](#)
[Affidavit of Personal Service](#)
[Lis Pendens Recorded 5.26.21](#)
[CPC Staff Report 6.28.2021](#)
[BPW Letter 6.28.2021](#)

A motion was made by Yager, seconded by Cherf, that this Resolution be RECOMMENDED TO BE ADOPTED to the Finance & Personnel Committee. The motion carried by voice vote unanimously.

12. [21-0648](#) Resolution approving Application of Viterbo University, Inc. for Conditional Use Permit at 821/823 7th St S allowing for demolition of existing duplex and conversion of the majority of the lot to green space.

Attachments: [Resolution](#)
[Application](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Mailing - Resent 5.25.21](#)
[Affidavit of Publication - Hearing Notice.pdf](#)
[CPC Report 6.1.21](#)
[Undeliverable Notice 6.1.21](#)
[Committee Registration Slip 6.1.21](#)
[CPC Recommendation Report 6.2.21](#)
[CPC Staff Report 6.28.2021](#)

A motion was made by Cherf, seconded by Woodward, that this Resolution be NOT ADOPTED. The motion carried by voice vote 4-2 with Yager and Neumeister voting in opposition.

Adjournment

Motion to adjourn made by Woodward, seconded by Cherf. Meeting adjourned at 5:57PM.

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.