



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

City Plan Commission

Monday, October 4, 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.

Members of the public who wish to SPEAK, may access via video conferencing with the following link:

Join the meeting: <https://call.lifesizecloud.com/4796124>

Click to call from Mobile (audio only)

United States: +1 (877) 422-8614,, 4796124#

Call in by Phone (audio only)

United States: +1 (877) 422-8614

Meeting extension: 4796124#

The meeting will be conducted through video conferencing and may be VIEWED ONLY with the

following link:

<https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

Members of the public will also be able to attend the meeting in person. The meeting will be held at the

South Side Neighborhood Center, located at 1300 6th Street South in La Crosse. Social distancing policies will be enforced.

Call to Order

Meeting was called to order at 4:00 p.m.

Roll Call

Present: 7 - James Cherf, Matt Gallager, Chris Kahlow, Elaine Yager, Mitch Reynolds, Jennifer Trost, Jacob Sciammas

Excused: 2 - Scott Neumeister, Cassandra Woodward

Approval of Minutes

A motion was made by Cherf, seconded by Kahlow, that the previous meetings minutes be approved. The motion carried by voice vote.

Agenda Items:

1. [21-1193](#) Resolution approving the vacation of Farwell Street.

Sponsors: Weaver

Attachments: [Resolution](#)
[Lis Pendens](#)
[Map & Legal Description](#)
[Notice of Hearing](#)
[Letter to PD Re Service on Property Owner](#)
[Letter to DOT Re Vacate - Farwell St](#)
[Lis Pendens - Recorded 8.27.21](#)
[Affidavit of Personal Service 8.31.21](#)
[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)

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

2. [21-1277](#) Resolution establishing the City Plan Commission as the steering committee for the comprehensive planning process.

Sponsors: Kahlow

Attachments: [Resolution](#)
[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)

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

3. [21-0675](#) 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 Traditional Neighborhood District allowing for an apartment building at 1106-1108 King St.

Attachments: [Ordinance](#)
[Petition](#)
[Letter from Applicant](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Legal Objector - Ludlow 5.26.21](#)
[Legal Objector - Tolvstad 5.26.21](#)
[Legal Objector - Warren 5.28.21](#)
[Affidavit of Publication - Hearing Notice](#)
[Legal Objector Map](#)
[CPC Report 6.1.21](#)
[King St-Concept Presentation 5.25.2021.pdf](#)
[Objection - Schneider 5.28.21](#)
[Objection - Brinks 5.31.21](#)
[Legal Objector - Garvey 6.1.21](#)
[Objection - Harned 6.1.21](#)
[Legal Objector - Lokken and Riley 6.1.21](#)
[Lifestream Chat 6.1.21 \(Judiciary & Administration Committee Mtg\)](#)
[Committee Registration Slips 6.1.21](#)
[Opposition Letter Lokken and Riley 6.1.21](#)
[CPC Recommendation Report 6.2.21](#)
[Legal Objector - Franzini \(West Avenue Rentals\) 6.3.21](#)
[Email from Lokken and Riley 6.7.21](#)
[Request for Referral 6.8.21](#)
[Objection Letter - Koenen 6.8.21](#)
[Objection Letter - Jury 6.8.21](#)
[Support Letter - Habitat for Humanity 6.8.21](#)
[Support Letter - Bartheld 6.9.21](#)
[Legal Objector - Green 6.9.21](#)
[Objection Letter - Jury 6.10.21](#)
[Objection Letter - Aubrey 6.10.21.pdf](#)
[Support Letter - Gorski 6.11.21](#)
[Support Letter - Gruendeman 6.23.21](#)
[Request for Referral 7.9.2021](#)
[CPC Report 8.2.2021](#)
[CPC Recommendation Report 8.2.21](#)
[Updated King Street Concept Plan and Elevations - 8.24.21](#)

[Support Letter - John Dingman 8.26.21](#)
[Support Letter - MJ Property Ventures LLC 8.26.21](#)
[CPC Report 8.30.21](#)
[CPC Recommendation Report 8.30.21](#)
[Legal Objector - Fortney 8.31.21](#)
[Legal Objector Table - Updated 8.31.21](#)
[King St Apartment Proposal - D. Jury 8.31.21](#)
[Revised Plans - Submitted 8.31.21](#)
[Committee Registration Slips 8.31.21](#)
[Withdrawal Letter - 9.29.21](#)
[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)

A motion was made by Kahlow, seconded by Yager, that this Ordinance be RECOMMENDED TO BE NOT ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.

4. [21-1190](#)

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 Special Multiple Dwelling District allowing for a four-story building at 2575 7th St. S.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[Letter to DNR/FEMA Re Change to Flood Zoning District](#)
[Affidavit of Publication](#)
[Buffer List](#)
[Buffer Map](#)
[CPC Report 8.30.21](#)
[CPC Recommendation Report 8.30.21](#)
[Committee Registration Slips 8.31.21](#)
[Additional Information from Applicant 8.31.21](#)
[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)

A motion was made by Cherf and seconded by Sciammas to open a public hearing. A motion was made by cherf and seconded by Sciammas to close the public hearing both unanimous.

A motion was made by Kahlow and seconded by Cherf that this be referred for 30 days. This motion failed by a vote of 4 no - Gallager, Reynolds, Trost, Sciammas, 2 yes - Kahlow and Cherf.

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

Yes: 4 - Gallagher, Reynolds, Trost, Sciammas

No: 3 - Cherf, Kahlow, Yager

Excused: 2 - Neumeister, Woodward

5. [21-1192](#) Resolution approving request for exception to Multi-Family Housing Design Standards by Bethany Lutheran Homes, Inc. allowing for an exception to the requirement for one parking space per bedroom and one bike parking space for every three bedrooms for a project at 2575 7th St. S.

Attachments: [Resolution](#)
[Request for Exception](#)
[Notice of Hearing](#)
[Buffer List](#)
[Buffer Map](#)
[Affidavit of Publication](#)
[CPC Report 8.30.21](#)
[CPC Recommendation Report 8.30.21](#)
[Committee Registration Slips 8.31.21](#)
[Additional Information from Applicant 8.31.21](#)
[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)

A motion was made by Kahlow and seconded by Cherf to open a public hearing, a motion was made by Cherf and seconded by Sciammas to close the public hearing both unanimous.

A motion was made by Trost, seconded by Gallagher, that the resolution be APPROVED granting an exemption to the off-street parking requirements, but denying the exemption to bicycle parking requirements. Parking for 5-10 bicycles shall be provided near the entrances along 7th Street S. The motion carried by the following vote:

Yes: 5 - Gallagher, Yager, Reynolds, Trost, Sciammas

No: 2 - Cherf, Kahlow

Excused: 2 - Neumeister, Woodward

6. [21-1289](#) Application of Events on Main LLC for a Conditional Use Permit at 422 Main St allowing for permission to apply for a Combination "Class B" Beer and Liquor license.

- Attachments:** [Application](#)
[Interior Photos](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Affidavit of Publication](#)
[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)

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

7. [21-1342](#) Resolution approving a sublease request by American Tower Corporation for a cell tower on the Airport premise.

Sponsors: Richmond

- Attachments:** [Resolution](#)
[American Tower Sublease Request](#)
[Aviation Board Letter 9.20.21](#)
[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)

A motion was made by Yager, seconded by Kahlow, that this Resolution be ADOPTED. The motion carried by voice vote.

8. [21-1012](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Public/Semi Public District to the Commercial District allowing for commercial purposes at 520 Veterans Memorial Dr. E.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[LT DNR & FEMA RE Change to Flood Zoning Dist.-1st Notice](#)
[Letter from J. Koosman 7.28.21](#)
[Letter from N. Green 7.28.21](#)
[Letter from L. Moe 7.28.21](#)
[Letter from J. Scheidt 7.28.21](#)
[Letter from K. Gleason 7.29.21](#)
[Letter from K. Johnson 7.29.21](#)
[CPC Report 8.2.2021](#)
[Interior and Exterior Plan Photos 7.30.21](#)
[Support Letter from C. Hanson 7.30.21](#)
[Letter from Stugelmayers 7.30.21](#)
[CPC Recommendation Report 8.2.21](#)
[Committee Registration Slips 8.3.21](#)
[Livestream Comments 8.3.21](#)
[Letter from P. Ballard and R. Fish 8.5.21](#)
[Letter from K. Schroeder 8.5.21](#)
[Letter to Tribune from C. Olson 8.6.21](#)
[Letter from D. & S. Skoloda 8.8.21](#)
[Letter from J. Scheidt 8.6.21](#)
[Letter from B. Heintz 8.9.21](#)
[Support Letter from J. Robinson 8.10.21](#)
[Support Letter from K. Lenth 8.10.21](#)
[Support Letter from J. Fisher 8.10.21](#)
[Support Letter from M. Roberts 8.8.21](#)
[Support Letter from A. Wood 8.9.21](#)
[Support Letter from N. Van Ert 8.10.21](#)
[Support Letter from T. Beltz 8.10.21](#)
[Summary Re Project from Parks Director 8.10.21](#)
[Fish Hatchery RFP 2.26.2021](#)
[Letter from R. Fischer 8.11.21](#)
[Letter from C. Van Maren 8.14.21](#)
[Letter from B. Fowler 8.16.21](#)
[Letter from K. Potaracke 8.17.21](#)

[Letter from M. Rudrud 8.17.21](#)
[Letter from A. Meadow 8.17.21](#)
[Letter from C. Hartt 8.17.21](#)
[Letter from B. Buchner 8.18.21](#)
[Letter from J. Cowan 8.17.21](#)
[Letter from B. Heintz 8.18.21](#)
[Letter from P. Venzke 8.18.21](#)
[Affidavit of Publication - Hearing](#)
[Opposition Letter from Chamberlain 8.30.21](#)
[Letter from B. Janney 9.10.21](#)
[Letter from B. Heintz 9.14.21](#)
[Letter from R. Schnick 9.30.21](#)
[CPC Report 10.4.21](#)
[Petitions Against Rezoning 10.4.21](#)
[Timeline for Hatchery- 410 Veterans Memorial Drive 10.4.21](#)
[Rotary letters against proposal of Airbnb 10.5.21](#)
[CPC Recommendation Report 10.5.21](#)
[Opposition Letter J. Green 10.5.21](#)
[Support Letter from Boudreau 10.5.2021](#)
[Letter in Favor K. Boudreau 10.5.21](#)

A motion was made by Cherf seconded by Yager to open an public hearing, a motion was made by Cherf seconded by Kahlow to close a public hearing both unanimous.

A motion was made by Cherf, seconded by Sciammas, that the Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by the following vote:

Yes: 6 - Cherf, Gallager, Kahlow, Reynolds, Trost, Sciammas

No: 1 - Yager

Excused: 2 - Neumeister, Woodward

9. [21-1291](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Heavy Industrial District to the Commercial District allowing for apartments at 2967 Airport Rd.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Objection - Asfor 9.22.21](#)
[Affidavit of Publication](#)
[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)

A motion was made by Cherf seconded by Sciammas to open a public hearing, a motion was made by Cherf seconded by Sciammas to close the public hearing both unanimous.

A motion was made by Yager, seconded by Sciammas, that this Ordinance be RECOMMENDED TO BE NOT ADOPTED to the Judiciary & Administration Committee. The motion carried by the following vote:

Yes: 6 - Cherf, Gallagher, Kahlow, Yager, Reynolds, Sciammas

No: 1 - Trost

Excused: 2 - Neumeister, Woodward

10. [21-1259](#)

Resolution declaring certain property located at Nakomis Avenue (parcel #17-10675-165) as surplus property.

Sponsors: Richmond

Attachments: [Resolution](#)
[GIS Map: Nakomis Ave](#)
[Memo Re Tentative Assessment 9.15.21](#)
[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)

A motion was made by Kahlow, seconded by Sciammas, that this Resolution be REFERRED for 30 days to the City Plan Commission, due back by 11/1/2021. The motion carried by voice vote.

11. [21-1276](#)

Resolution adopting the City of La Crosse Safe Routes to School Plan 2020.

Sponsors: Sleznikow

Attachments: [Resolution](#)
[Safe Routes to School Plan 2020](#)
[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)

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

12. [21-1339](#) Resolution approving a third amendment to the Airport Fixed Base Operator's Lease and Operating Agreement between TDM, INC., D/B/A Colgan Air Services and the City of La Crosse.

Sponsors: Richmond

Attachments: [Resolution](#)
[TDM Third Amendment](#)
[TDM Extension - Background Letter](#)
[Aviation Board Letter 9.20.21](#)
[CPC Report 10.4.21](#)
[CPC Recommendation Report 10.5.21](#)

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

13. [21-1382](#) Review of Building Plans, DeBoer Pest Control in International Business Park.

Attachments: [DeBoer Pest Control Building Plans Extension](#)
[Exterior Building Elevations 9.27.21](#)
[CPC Report 10.4.21](#)

A motion was made by Yager, seconded by Sciammas, that this Review of Plans be APPROVED with final review of permits by the Community Risk Management office and approval of the stormwater management plan by Engineering. The motion carried by voice vote.

Adjournment

meeting adjourned at 6:14 p.m.

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.