



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, July 31, 2017

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

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

Present: 6 - Paul Medinger, Randy Turtenwald, Tim Kabat, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou

Excused: 3 - Scott Neumeister, Vacant 1, Corliss Tischer

Others present: Council Member Olson, Council Member Marshall, Council Member Padesky, Council Member Ostrem, Scott Wehrs, Kristen Lueth, Jerry Passe, LeeAnn VanVreede, Dan Radtke, Bob Beckman, Phillip Johnson, Cheryl Hancock, Celine Donofrio, Casandra Woodward, Kyli Gobrecht, Bonnie LoPurtino, Nick Passe, Gregg Blocket, Teri Wildt, Matt Lewis, Jen Masewicz, Brian Schumacher, Pamela Dixon, Deb Daehn Zellmer, Brad Lossen, JoAnn Neve, Tom Thompson, Carol Gross, Peter Hughes, John Young, Tammy Anderson, Austin Reinhart, Susan Fox, Lee Rasch, Steven Hoernemann, George Parke, Peter Grabow, Chuck Berendes, Heather Olson, Dakota Sandlay, Vincent Hamilton, Josh Redenbaugh, Sue Redenbaugh, Jan Pearson, Phil Addis, Keith Lease, Megan Crockett, Jamie O'Neill, Cami Staehly, Peder Arneson, Paulette Coleman, Robert Weeth, Tabettha Coughlin, Todd Mandel, Audrey Kader, Jason Gilman, Tim Acklin, Lewis Kuhlman, Andrea Schnick, Sara Olson.

Approval of Minutes

A motion was made by Marcou, seconded by Medinger, to approve the July 3, 2017 meeting minutes and July 17, 2017 CIP meeting minutes. The motion carried 6-0 by voice vote.

Agenda Items:

- [17-0967](#) Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 7.
Attachments: [July 24, 2017 Legal Notice of Hearing JRB](#)
Members of the public made comment on the proposed amendment of boundaries and project plan for Tax Incremental District No. 7. A representative from Fowler and Hammer spoke in favor of expanding the boundary to include the former Pacal site that they currently own.
- [17-0966](#) Resolution Designating Proposed Amended Boundaries and Approving a

Project Plan Amendment for Tax Incremental District No. 7, City of La Crosse, Wisconsin.

Attachments: [JRB CPC -- Agendas Resolution](#)
[CPC Report 7/31/17](#)
[Project Plan - 2017.7.27 \(DRAFT\)](#)

A motion was made by Turtenwald, seconded by Marcou, that this Resolution be APPROVED. The motion carried 6-0 by voice vote.

3. [17-0383](#) Resolution authorizing sale of Lot 8 in the La Crosse International Business Park to Werner Electric.

Attachments: [Resolution](#)
[Letter of Intent](#)
[Commercial Offer to Purchase Draft](#)
[CPC Report 7/31/17](#)

A motion was made by Medinger, seconded by Schoenfeld, that this Resolution be APPROVED. The motion carried 6-0 by voice vote.

4. [17-0813](#) Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Campbell to the City of La Crosse (1350 Nakomis Ave - Uhls).

Attachments: [Petition](#)
[Revised Legal Description 7-19-17](#)
[Request for Review - Uhls](#)
[Letter to DOA 6-21-17](#)
[Letter from DOA re survey questionnaire 6-28-17](#)
[Ltr to Uhls re meetings](#)
[CPC Report 7-31-17](#)

A motion was made by Medinger, seconded by Turtenwald, that this Petition be ACCEPTED AND FILED. The motion carried 6-0 by voice vote.

5. [17-0814](#) AN ORDINANCE to annex a parcel of land from the Town of Campbell to the City of La Crosse (1350 Nakomis Ave - Uhls).

Attachments: [Ordinance](#)
[Exhibit A - Revised Legal Description 7-19-17](#)
[Exhibit A - Legal Description & Map](#)
[LF DOA 7-17-17](#)
[Ltr to Uhls re meetings](#)
[CPC Report 7-31-17](#)

A motion was made by Turtenwald, seconded by Medinger, that this Ordinance be APPROVED. The motion carried 6-0 by voice vote.

6. [17-0845](#) AN ORDINANCE to create Section 115-353(a)(3) of the Code of Ordinances of the City of La Crosse regarding off-premise parking lots.
- Attachments:*** [Ordinance](#)
[CPC Report 7-31-17](#)
- A motion was made by Medinger, seconded by Schoenfeld, that this Ordinance be APPROVED. The motion carried 6-0 by voice vote.**
7. [17-0908](#) 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 District to the Public and Semi-Public District allowing for a garden to be used by Hamilton school at 807 Johnson Street.
- Attachments:*** [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Report 7-31-17](#)
[J&A sign ups 7-31-17](#)
- Council Member Marcou recused herself from discussion and action on this item and left the room. A motion was made by Turtenwald, seconded by Schoenfeld, that this Ordinance be APPROVED. The motion carried 5-0 by voice vote.**
8. [17-0912](#) 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 Public and Semi-Public District allowing new development for Coulee Council on Addictions at 923, 927, 929, 935 and 939 Ferry Street.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Letter from CM Olson to Planning Dept 7-18-2017](#)
[Dir Planning response to CM Olson letter 7-20-17](#)
[Email from Chad Staehly in Opposition 7-24-17](#)
[Objection - Woodward 521 9th St S](#)
[Objection - Felsheim 527 9th St S](#)
[Objection - Johnson 513 9th St S](#)
[Letter from Deak Swanson in Support](#)
[Letter from La Crosse Police Dept in Support](#)
[Objection - Sibley 913 Ferry St](#)
[Objection - Grassman 523 9th St S](#)
[Letter from Gundersen Health System in Support](#)
[Letter from Chad Staehly in Opposition 7-31-17](#)
[CPC Report 7-31-17](#)
[J&A sign ups 7-31-17](#)

A motion was made by Marcou, seconded by Yager, that this Ordinance be **RECOMMENDED TO BE RE-REFERRED** for 30 days to allow the applicant time to meet with the Lincoln Middle School PTO, Lincoln Middle School principal and Washburn Neighborhood Association, to consider reducing the size of the parking lot, and to consider other site location options. The motion carried 6-0 by voice vote.

9. [17-0916](#)

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 new development consisting of five townhomes at 1300 State Road 16.

Attachments: [Ordinance](#)
[Petition](#)
[Plan](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 7-31-17](#)
[J&A sign up 7-31-17](#)

A motion was made by Turtenwald, seconded by Medinger, that this Ordinance be **APPROVED**. The motion carried 6-0 by voice vote.

10. [17-0917](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple District to the Special Multiple District requesting removal of a pre-existing restrictive covenant at 2415 Cass St.

Attachments: [Ordinance](#)
[Petition](#)
[Release of Deed Restriction](#)
[Restrictive Covenant 983566](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 7-31-17](#)
[J&A sign ups 7-31-17](#)

A motion was made by Yager, seconded by Marcou, that this Ordinance be APPROVED. The motion carried 6-0 by voice vote.

11. [17-0918](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Low Density Multiple District to the Planned Development District allowing for owner-occupied twindos at 1002 5th Ave. S.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 7-31-17](#)
[J&A sign up 7-31-17](#)

A motion was made by Medinger, seconded by Marcou, that this Ordinance be APPROVED. The motion carried 6-0 by voice vote.

Next Meeting Date/Agenda Items

The next meeting is Tuesday, September 5, 2017.

Future CIP meetings:

Monday, August 14, 2017 4 p.m. Council Chambers – Department Head Reports on CIP Requests and Public Hearing

Monday, September 11, 2017 4 p.m. 3rd Floor Conference Room – Final Action/Report

Monday, September 18, 2017 4 p.m. 3rd Floor Conference Room – (If Needed)

Monday, September 25, 2017 4 p.m. 3rd Floor Conference Room – (If Needed)

Adjournment

A motion was made by Medinger, seconded by Marcou, to adjourn the meeting. The motion carried 6-0 by voice vote. The meeting was adjourned at 5:58 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.