



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, October 2, 2017

4:00 PM

3rd Floor Conference Room

Call to Order

The meeting was called to order by Mayor Tim Kabat at 4:03 p.m.

Roll Call

Present: 8 - Paul Medinger, Randy Turtenwald, Tim Kabat, Scott Neumeister, Corliss Tischer, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou

Excused: 1 - Vacant 1

Others present: Tess Sibley, Bridgette Magno, Jon Huffmaster, Bob Beckman, Casandra Woodward, Josh Redenbaugh, Sue Redenbaugh, Joe Kish, Phil Addis, James Wille, Jeff Fennie, Lin Hauffman, Marvin Wanders, Jan Pearson, Bonnie LoPlano, Fe Barmore, Cheryl Hancock, David Olson, Teri Wildt, Tom Thompson, Colin Klos, Nick Passe, Dan Radtke, Deak Swanson, Nora Garland, Scott Wehrs, Rita Vonbladen, Joyce Felsheim, Brad Williams, Jourdan Vian, Chief Tischer, Craig Snyder, Council Member Janssen, Council Member Olson, Council Member Ostrem, Jason Gilman, Tim Acklin, Andrea Schnick, Lewis Kuhlman, Sara Olson.

Approval of Minutes

A motion was made by Medinger, seconded by Yager, to approve the September 5, 2017 regular meeting minutes, September 18, 2017 CIP meeting minutes, and September 26, 2017 special meeting minutes. The motion carried 8-0 by voice vote.

Agenda Items:

1. [17-0912](#) AN AMENDED 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: [PMSA - Draft 08-03-17](#)
[Amended Ordinance](#)
[Ordinance](#)
[Petition](#)
[Notice of Hearing - August meetings](#)
[Affidavit of Publication - Notice](#)
[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 7-27-17](#)
[Letter from Ron Tischer La Crosse Police Chief in Support 7-27-17](#)
[Objection - Sibley 913 Ferry St](#)
[Objection - Grassman 523 9th St S](#)
[Letter from Scott Rathgaber/Gundersen Health System in Support 7-31-17](#)
[Letter from Chad Staehly in Opposition 7-31-17](#)
[CPC Report 7-31-17](#)
[CPC Recommendation Report 7-31-17](#)
[J&A sign ups 7-31-17](#)
[Objection - Staehly 507, 509, 511 9th St S](#)
[Notice of Hearing - Sept meetings](#)
[Affidavit of Publication - Notice](#)
[CPC Staff Report 9-5-2017](#)
[Email from Phillip Johnson in Opposition 9-1-17](#)
[Updated Site Plan 9-5-17](#)
[Letter from Bob Fleck/La Crosse Tribune in Support 9-5-17](#)
[CPC Recommendation Report 9-5-17](#)
[Handout - Rating of Concerns 9-5-17](#)
[J&A sign ups 9-5-17](#)
[Objection Calculation as of 9-14-2017](#)
[Request for referral 9-14-17](#)
[CPC Staff Report 10-2-2017](#)

A motion was made by Marcou, seconded by Turtenwald, that this Ordinance be DENIED. The motion failed 3-5 with Neumeister, Kabat, Medinger, Tischer

and Yager voting no.

A motion was made by Neumeister, seconded by Yager, that this Ordinance be APPROVED with the conditions that Coulee Council on Addictions be responsible for a Payment in Lieu of Taxes for the proposed development, and the proposed development is required to be reviewed for design review and in particular consider Traditional Neighborhood design guidance. The motion carried 5-3 by voice vote with Marcou, Schoenfeld and Turtenwald voting no.

2. [17-1159](#)

Resolution transferring Farnam Park to the Gundersen-City of La Crosse Neighborhood Development Corporation (JDC).

Attachments: [Resolution](#)
[CPC Staff Report 10-2-2017](#)

A motion was made by Turtenwald, seconded by Yager, that this Resolution be APPROVED. The motion carried 8-0 by voice vote.

3. [17-1228](#)

Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Medary to the City of LaCrosse (N3172 Vista Court North).

Attachments: [Petition](#)
[Legal Description and Map](#)
[DOR Letter 9-15-17 re questionnaire](#)
[CPC Staff Report 10-2-2017](#)

A motion was made by Neumeister, seconded by Schoenfeld, that this Petition be ACCEPTED AND FILED. The motion carried 8-0 by voice vote.

4. [17-1229](#)

AN ORDINANCE to annex a parcel of land from the Town of Medary to the City of La Crosse (N3172 Vista Court North).

Attachments: [Ordinance](#)
[Legal Description and Map](#)
[CPC Staff Report 10-2-2017](#)

A motion was made by Medinger, seconded by Marcou, that this Ordinance be APPROVED. The motion carried 8-0 by voice vote.

5. [17-1235](#)

Certified Survey Map - Lot 1, Lot 2, CSM, Vol. 10, Pg. 65, Doc. No. 1308876 and Lot 1, CSM, Vol. 8, Pg. 98, Doc. No. 1211167; located in part of the SE-NE, SW-NE, Section 26, T16N-R7W; also part of the SW-NE, Section 26, T16N-R7W, Town of Medary, La Crosse County, Wisconsin.

Attachments: [CSM](#)
[Letter to Property Owners re meetings](#)
[CPC Staff Report 10-2-2017](#)

A motion was made by Yager, seconded by Tischer, that this Certified Survey Map be APPROVED. The motion carried 8-0 by voice vote.

6. [17-1236](#)

Request for Exception to Standards for Commercial Design by James Wille

dba CRDN for an exception to parking lot design and standards and building facade standards with construction of new facility at 722 Rose St.

Attachments: [Request](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Design Review - C101 Site Plan](#)
[Design Review - CRDN 082517 Elevations](#)
[Design Review - Elevations 9-19-17](#)
[Design Review - Rendering](#)
[Design Review - CRDN Elevations 09-26-17](#)
[Design Review - CRDN 082517 Site Plan](#)
[CPC Staff Report 10-2-2017](#)

A motion was made by Neumeister, seconded by Medinger, that this Request for Exception to Standards for Commercial Design be APPROVED. The motion carried 6-2 by voice vote with Yager and Tischer voting no.

7. [17-1239](#)

Application of Craig's Towing for a Conditional Use Permit at 410 Wood Street allowing an off-premise parking lot for storage of vehicles.

Attachments: [Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 10-2-2017](#)

Council Member Neumeister recused himself from the item. A motion was made by Marcou, seconded by Medinger, that this Application be APPROVED. The motion carried 6-1 by voice vote with Turtenwald voting no and Neumeister recused.

8. [17-1267](#)

Preliminary Condominium Plat of Pettibone Pointe Condominium, La Crosse, Wisconsin.

Attachments: [Coverletter and Engineering Checklist](#)
[Rules and Regulations](#)
[Declaration of Condominium](#)
[Condo Plat and Drawings](#)
[Letter to Phil Addis re meetings](#)
[CPC Staff Report 10-2-2017](#)

A motion was made by Marcou, seconded by Medinger, that this Plat be APPROVED. The motion carried 8-0 by voice vote.

9. [17-1291](#) Application of City of La Crosse Planning and Development for a Conditional Use Permit at 809 and 821 6th St. S. allowing for twin homes in the Washburn Neighborhood Residential District.

Attachments: [Application](#)
[Revised House Plans 10-2-17](#)
[Floor Plans & Street Elevations](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 10-2-2017](#)

A motion was made by Yager, seconded by Tischer, that this Application be APPROVED with the conditions that final approval of the plans can be done by Replacement Housing Staff as directed by the Community Development Committee and approved final plans are submitted to the City Clerk's Office to be attached to this legislation. The motion carried 8-0 by voice vote.

10. [17-1292](#) Application of Nicholas Weber dba La Crosse Distilling Company LLC for a Conditional Use Permit at 129 Vine Street allowing for a distillery with tasting room.

Attachments: [Coverletter](#)
[Application](#)
[Survey](#)
[Current site and buildings](#)
[Proposed plan and operation](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 10-2-2017](#)

A motion was made by Marcou, seconded by Medinger, that this Application be APPROVED. The motion carried 8-0 by voice vote.

11. [17-1293](#) Request for Exception to Standards for Commercial Design by Coulee Council on Addictions, Inc. for an exception to off-street parking requirements for proposed facility at 921, 923, 927, 929, 935 and 939 Ferry Street.

Attachments: [Request](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 10-2-2017](#)
[Original site plan](#)

A motion was made by Yager, seconded by Tischer, that this Request for Exception to Standards for Commercial Design be APPROVED with the recommendation that the 20 parking spots in Mayo's lot 8 be signed accordingly to indicate for Coulee Council on Addictions after 5 p.m. Monday-Friday, weekends and holidays. The motion carried 7-1 by voice vote with Turtenwald voting no.

12. [17-1294](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific allowing for rental housing at 2008, 2012, 2018, 2024 Campbell Rd. and 303, 307 21st St. N.

Attachments: [Ordinance](#)
[Petition](#)
[Plans](#)
[CSM](#)
[Rev C101 Proposed Site Plan 9-26-17](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Objection - Wissing 302 21st St N](#)
[CPC Staff Report 10-2-2017](#)
[Revised Elevation Plan 10-2-2017](#)
[Revised Elevations drawings 10-2-2017](#)
[Construction Documents 08282017-Elevations A5 2](#)

Commissioner Yager recused herself from the item. A motion was made by Marcou, seconded by Neumeister, that this Ordinance be APPROVED with the revised site plan and additional green space. The motion carried 7-0 by voice vote with Yager recused.

13. [17-1298](#)

Resolution approving Western Technical College institutional campus master plan.

Attachments: [Resolution](#)
[WTC Letter re amended Campus Boundary Map 9-27-17](#)
[Amended Campus Map Map 9-27-17](#)
[2002 WTC master plan 9-27-17](#)
[Cover Letter & Boundary](#)
[CPC Staff Report 10-2-2017](#)

A motion was made by Marcou, seconded by Schoenfeld, that this Resolution be APPROVED. The motion carried 8-0 by voice vote.

14. [17-1362](#) Review of plans for Werner Electric at 3120 Berlin Dr., Lot 8 in the International Business Park.

Attachments: [Envelope Compliance Certificate](#)
[Architecture Set](#)
[Structural Set](#)
[Interior Finishes Narrative](#)
[Civil Set](#)
[CPC Staff Report 10-2-17](#)

A motion was made by Neumeister, seconded by Marcou, that this Review of Plans be APPROVED. The motion carried 8-0 by voice vote.

Adjournment

A motion was made by Medinger, seconded by Tischer, to adjourn the meeting. The motion carried 8-0 by voice vote. The meeting was adjourned at 6:02 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.