



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Tuesday, September 5, 2017

4:00 PM

3rd Floor Conference Room

Call to Order

The meeting was called to order by Mayor Tim Kabat at 4:02 p.m.

Roll Call

Paul Medinger arrived to the meeting at 4:10 p.m. during agenda item 3, 17-0912.

Present: 7 - Paul Medinger, Randy Turtenwald, Tim Kabat, Scott Neumeister, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou

Excused: 2 - Vacant 1, Corliss Tischer

Others present: CM Padesky, CM Marshall, CM Janssen, CM Olson, CM Ostrem, Carol Gross, Marvin Wanders, Diana Hobson, Michael Richards, Jackie Armstrong, Peter Grabow, Carrie McNamer, Casey Weiss, Margaret Dihlman, Audrey Kader, Norah Garland, Peder Arneson, Teri Wildt, Rita VonHaden, Harley Orr, Joan Orr, Tyler Woodward, Nick Passe, Tess Sibley, Rita Magno, Bridgette Magno, Cassandra Woodward, Dan Radtke, Karl Secrist, Scott Wehrs, Bonnie LoPlano, Gary Kleinertz, Kate Mayer, Chrissy Flur, Gregg Blocker, Michelle Staehly, Chad Staehly, Pam Hartwell, Keith Lease, Tom Thompson, Jane Jordan, Harold Swanson, Jan Pearson, Lorie Lautz, Cheryl Hancock, Debbie Berman, Tanner Holst, David Olson, Jay Mottenry, Kristen Lueth, Jack Felsheim, Joyce Felsheim, Carmen DeYo, Sharon Sharp, Robbie Meyer, Liz Norton, 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 August 14, 2017 special meeting/CIP meeting minutes. The motion carried 7-0 by voice vote.

Agenda Items:

1. [17-1061](#) Resolution approving a partial alley vacation located between 21st Street and Vine Street.

Attachments: [Resolution](#)
[Lis Pendens](#)
[Map and Legal](#)
[Adjacent Property Owners List](#)
[Notice of Hearing](#)
[PD Letter and Affidavit of Service on Property Owner](#)
[CPC Staff Report 9-5-2017](#)

Elaine Yager recused herself for this item. A motion was made by Turtenwald, seconded by Neumeister, that this Resolution be APPROVED. The motion carried 5-0 by voice vote with Yager recusing herself.

2. [17-1054](#) Resolution approving request to have City release restriction on warehousing at 3089-3101 Airport Rd, previously known as Lot 4 in the Airport Industrial Park.

Attachments: [Resolution](#)
[Conveyance Agreement 1997](#)
[Conveyance Waiver](#)
[Declaration of Restrictions \(Covenants\)](#)
[CPC Staff Report 9-5-2017](#)

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

3. [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 - 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](#)

A motion was made by Marcou, seconded by Turtenwald, that this Ordinance be DENIED. The motion failed 3-4 by voice vote with Neumeister, Kabat, Yager and Medinger voting no.

A motion was made by Yager, seconded by Medinger, that this Ordinance be APPROVED. The motion carried 4-3 by voice vote with Marcou, Turtenwald and Schoenfeld voting no.

4. [17-1071](#) Application of Diana Hobson dba DnA Vintners for a Conditional Use Permit (amendment) at 1223 and 1229 Caledonia Street allowing for a winery with tasting room.

Attachments: [Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Letter of Recommendation - DNA Vintners](#)
[CPC Staff Report 9-5-2017](#)

A motion was made by Schoenfeld, seconded by Neumeister, that this Application be APPROVED. The motion carried 7-0 by voice vote.

5. [17-1056](#) Application of Western Technical College for a Conditional Use Permit allowing for demolition of structures to create green space at 314 and 320-322 8th St. N.

Attachments: [Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 9-5-2017](#)

A motion was made by Yager, seconded by Schoenfeld, that this Application be DENIED to allow applicant time to meet conditions in the planning staff report. No call for a vote was taken.

A motion was made by Marcou, seconded by Neumeister, that this Application be REFERRED for 60 days. The motion carried 7-0 by voice vote.

6. [17-0579](#) 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 Traditional Neighborhood District - General allowing for rental housing at 225-227 and 231 21st St. N.

Attachments: [Petition](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[David Olson May 15 Letter to Property Owners](#)
[Ordinance](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 5-30-17](#)
[CPC Staff Report REVISED 5-30-17](#)
[CPC Recommendation Report 5-30-17](#)
[J&A sign ups 5-30-17](#)
[Objection - Schwartz 226 23rd St N](#)
[Objection - Jordan 230 21st St N](#)
[Objection - Arnold 2005 State St](#)
[Objection - Barmore 2025 State St](#)
[Objection - Wissing 302 21st St N](#)
[David Olson June 4 letter to Council Members](#)
[Jason Gilman June 8 Memo to Mayor and Council Members](#)
[GENA June 8 letter to Council](#)
[GENA Rezoning Survey Report](#)
[8-21-2017 Olson Proposed Project](#)
[Olson TND Application Questions and Answers](#)
[CPC Staff Report 9-5-2017](#)

Elaine Yager recused herself for the item. A motion was made by Marcou, seconded by Schoenfeld, that this Ordinance be APPROVED with the conditions that the design review and design development take into consideration the character of existing homes in the neighborhood and reducing the number of bedrooms to 4 maximum per unit. The motion carried 4-2 by voice vote with Yager recusing herself, and Neumeister and Kabat voting no.

7. [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](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 7-31-17](#)
[CPC Recommendation Report 7-31-17](#)
[J&A sign up 7-31-17](#)
[CPC Staff Report 9-5-2017](#)

A motion was made by Medinger, seconded by Yager, that this Ordinance be APPROVED. The motion carried 7-0 by voice vote.

8. [17-1040](#) AN ORDINANCE to amend Section 115-398(d) of the Code of Ordinances of the City of La Crosse allowing fences regulated under Section 10-49(2)(b) to be exempt from this section.

Attachments: [Ordinance](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[CPC Staff Report 9-5-2017](#)

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

9. [17-1090](#) Resolution approving the sale of City owned surplus property to Riteway Bus LLC.

Attachments: [Resolution](#)
[Exhibit A](#)
[CPC Staff Report 9-5-2017](#)

A motion was made by Medinger, seconded by Neumeister, that this Resolution be APPROVED AS AMENDED with "BE IT FURTHER RESOLVED that the said land on Exhibit "A" shall retain a sign easement on the land" added to the Resolution. The motion carried 7-0 by voice vote.

10. [17-1193](#) Resolution approving the sale of City owned surplus land to Hydrite Chemical Co. to assist in the facilitation of an expansion project at 701 Sumner Street (Tax Parcel 17-10016-80).

Attachments: [Resolution](#)
[Exhibit A - legal and map](#)
[Short Circuit Approval](#)
[CPC Staff Report 9-5-2017](#)

A motion was made by Marcou, seconded by Medinger, that this Resolution be APPROVED with the following conditions: 30' easement for force main 15' on center; 40' easement for gravity main 20' on center; City's ability to renegotiate and settle the Hanke terminal lease; if a flood protection berm is developed, it will need to be on the Hydrite property being purchased; Hydrite is authorized to do the environmental study phase 1 and 2 prior to purchase; and design review will be required for improvements. The motion carried 7-0 by voice vote.

Adjournment

A motion was made by Schoenfeld, seconded by Yager, to adjourn the meeting. The motion carried 7-0 by voice vote. The meeting was adjourned at 6:52 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.