



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### City Plan Commission

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Tuesday, May 30, 2017

4:00 PM

3rd Floor Conference Room

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#### Call to Order, Roll Call

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

*Mayor Kabat left the meeting at 4:30 p.m. Mayor Kabat returned to the meeting at 5:58 p.m.*

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

**Excused:** 2 - Vacant 1, Corliss Tischer

*Others present: Council Member Marshall, Council Member Ostrem, Council Member Richmond, Council Member Olson, Robert Cooper, Ann McDonald, Kraig Brownell, Marvin Wanders, David Olson, Nora Garland, Kim Butterfield, Darci Thoune, Laura Olson, Phil Addis, Bob Grapes, Ruth Wiseman, Irene Barmore, Paul Barmore, Jane Jander, Carmen Deyoe, Keith Ender, Ethan Severson, Loren Anderson, Wilton Cruz, Sharon Sharp, Andy Dereno, Terri Gowen, Karrie Zielke, Liz Arnold, Jason Gilman, Tim Acklin, Lewis Kuhlman, Andrea Schnick, Sara Olson.*

#### Election of Vice Chair

**A motion was made by Turtenwald, seconded by Neumeister, to nominate Paul Medinger as vice chair. The motion carried 7-0 by voice vote.**

#### Approval of Minutes

**A motion was made by Medinger, seconded by Yager, to approve the May 1, 2017 meeting minutes. The motion carried 7-0 by voice vote.**

#### Agenda Items:

1. [17-0305](#) Application of Katherine Soper for a Conditional Use Permit allowing for a yoga studio at 1924 14th St. S.

**Attachments:**    [Application](#)  
[Ltr from Colleen Gnabasik re parking](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[CPC Recommendation Report 4-3-17](#)  
[CPC Report 4-3-17](#)  
[J&A sign ups](#)  
[CPC Report 5/30/17](#)

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

- 1) Install bike rack;
  - 2) Get direction from the BPW regarding parking in the driveway;
  - 3) Applicant work with planning staff to ensure that the architectural aesthetics are in keeping with the surrounding neighborhood;
  - 4) The Conditional Use Permit only be approved at the address for the current applicant; if ownership of the property changes to someone other than Katherine Soper, they would need to reapply for a Conditional Use Permit.
- The motion carried 6-0 by voice vote.

2.     [17-0516](#)

Certified Survey Map - All of Lot 4, CSM, Vol. 2, Pg. 110, Document No. 938605; also part of vacated Tietze Rd. and vacated Mill St. being part of the SW-NW, NW-NW, Section 19, T15N-R6W, Town of Shelby, La Crosse County, Wisconsin.

**Attachments:**    [Coverletter and aerial map](#)  
[Certified Survey Map](#)  
[Letter to Kreibich re meetings](#)  
[CPC Report 5/30/17](#)

A motion was made by Medinger, seconded by Marcou, that this Plat/Certified Survey Map be APPROVED contingent on the Town of Shelby and La Crosse County approving the same. The motion carried 7-0 by voice vote.

3.     [17-0517](#)

Application of Chileda Institute, Inc. for a Conditional Use Permit at 1825 Victory Street allowing for 10-foot perimeter fencing and 8-foot utility fencing.

**Attachments:**    [Coverletter](#)  
[Application](#)  
[Letter in Support from Chief Tischer](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Report 5/30/17](#)

A motion was made by Neumeister, seconded by Yager, that this Application

be **APPROVED**. The motion carried 7-0 by voice vote.

4. [17-0547](#)

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 2008, 2012, 2018, 2024 Campbell Rd. and 303, 307 21st St. N.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Email from Miner 2225 State](#)  
[List of concerns and objections from GENA members re Wanders rezoning petition](#)  
[Objection - Jordan 230 21st St N](#)  
[Amendment of 5-16 GENA meeting response to Wanders rezoning petition](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Report 5/30/17](#)

**A motion was made by Turtenwald, seconded by Schoenfeld, that this Ordinance be RECOMMENDED TO BE RE-REFERRED for 30 days. The motion carried 5-0 by voice vote with Yager recusing herself.**

5. [17-0576](#)

Request for Exception to Standards for Multi-Family Housing Design by Gundersen Health System for an exception to parking requirements for medical housing development at 711 and 713 Tyler St., 1401, 1403, 1407, 1409, 1415, 1417, 1421 and 1423 7th St. S. and 710 and 712 Farnam St.

**Attachments:** [Request](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Report 5/30/17](#)

**A motion was made by Yager, seconded by Neumeister, that this Application be APPROVED with the condition that signs are installed at the three parking spaces stating that they are reserved for parking for the medical resident housing. The motion carried 7-0 by voice vote.**

6. [17-0577](#)

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - General to the Planned Development District - Specific at 529 Park Plaza Drive allowing for a mixed use residential development with changes to original design.

**Attachments:** [Petition](#)  
[Landscape Plan](#)  
[Ordinance](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Report 5/30/17](#)

A motion was made by Yager, seconded by Medinger, that this Ordinance be **APPROVED** with the condition that the stormwater management plan be revised and resubmitted for approval by the Design Review Committee prior to receiving a Building Permit for the units that are being relocated on the Site Plan. The motion carried 7-0 by voice vote.

7. [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:** [Ordinance](#)  
[Petition](#)  
[Notice of Hearing](#)  
[David Olson Letter to Property Owners](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Report 5/30/17](#)  
[Objection - Schwartz 226 23rd St N](#)  
[Objection to Olson rezoning - Jordan 230 21st St N](#)

A motion was made by Neumeister, seconded by Marcou, that this Ordinance be **RECOMMENDED TO BE RE-REFERRED** for 30 days. The motion carried 5-0 by voice vote with Yager recusing herself.

8. [17-0582](#)

Resolution authorizing the release of an eight (8) foot utility easement included within the Kramer Industrial Addition and a thirty (30) foot utility easement included within Coher's Addition.

**Attachments:** [Resolution](#)  
[Document No. 719334](#)  
[Document No. 801892](#)  
[CPC Report 5/30/17](#)

A motion was made by Turtenwald, seconded by Medinger, that this Resolution be **APPROVED** with the condition that the new thirty (30) foot utility easement proposed in Item #17-0583 is accepted. The motion carried 7-0 by voice vote.

9. [17-0583](#)

Resolution accepting a thirty (30) foot wide utility easement from Kwik Trip.

**Attachments:**     [Resolution](#)  
                                 [Quit Claim Deed by Utility](#)  
                                 [CPC Report 5/30/17](#)

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

10. City Plan Commission Workshop

*This item was referred to the next meeting.*

### **Next Meeting Date/Agenda Items**

*The next meeting is July 3, 2017. The City Plan Commission Workshop will be on the agenda in addition to regular items.*

### **Adjournment**

**A motion was made by Yager, seconded by Medinger, to adjourn the meeting. The motion carried 7-0 by voice vote. The meeting was adjourned at 6:01 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*