



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, February 26, 2018

4:00 PM

3rd Floor Conference Room

Call to Order

The meeting was called to order by Mayor Tim Kabat at 4:00 P.M.

Roll Call

Present: 7 - Paul Medinger, Randy Turtenwald, Tim Kabat, Corliss Tischer, Elaine Yager, Paul Schoenfeld, Cassandra Woodward

Excused: 2 - Scott Neumeister, Jacqueline Marcou

Also Present: Andrea Schnick, Tim Acklin, Lewis Kuhlman, Jack Zabrowski, William and Brian Knobloch, Ted Roberts, Chris Fechner, Robert Spencer, David Olson, Karl Schilling, James Makepeace, Phill Addis, and C.M. Richmond.

Approval of Minutes

A motion was made by Turtenwald, seconded by Medinger, that the January 29th, 2018 minutes be APPROVED. The motion carried 7-0 by voice vote.

Agenda Items:

1. [18-0129](#) Certified Survey Map - Outlot 5, Arbor Meadows and part of the SE 1/4 of the SE 1/4 of Section 3, part of the NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 10, all in T15N, R7W, Town of Shelby, La Crosse County, Wisconsin (Spencer Trust).

Attachments: [CSM](#)
[Checklist and Invoice](#)
[LT Hilby and Spencer Trust re meetings](#)
[CPC Staff Report 2/26/18](#)

Certified Survey Map - Outlot 5, Arbor Meadows and part of the SE 1/4 of the SE 1/4 of Section 3, part of the NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 10, all in T15N, R7W, Town of Shelby, La Crosse County, Wisconsin (Spencer Trust) be approved.

A motion was made by Medinger, seconde by Yager, that this Plat/Certified Survey Map be APPROVED. The motion carried 7-0 by voice vote.

2. [18-0140](#) Resolution approving a permanent Easement Deed for Drainage from La Crosse County and appropriation of funds.
- Attachments:** [Resolution](#)
[Easement Deed For Drainage](#)
[BPW Ltr 2-19-18](#)
[CPC Staff Report 2/26/18](#)
- Resolution approving a permanent Easement Deed for Drainage from La Crosse County and appropriation of funds be APPROVED.*
- A motion was made by Turtenwald, seconde by Schoenfeld, that this Resolution be APPROVED. The motion carried 7-0 by voice vote.**
3. [18-0142](#) Resolution approving a permanent Easement Deed for Parking Facility Access for Habitat For Humanity and appropriation of funds.
- Attachments:** [Resolution](#)
[Easement Deed](#)
[BPW Ltr 2-19-18](#)
[CPC Staff Report 2/26/18](#)
- Resolution approving a permanent Easement Deed for Parking Facility Access for Habitat For Humanity and appropriation of funds be APPROVED with the amendment that the source of funds be changed to TID #9 Cash Funds (2016 CIP 215) (2015 CIP #230)*
- A motion was made by Turtenwald, seconde by Yager, that this Resolution be APPROVED AS AMENDED. The motion carried 7-0 by voice vote.**
4. [18-0147](#) Resolution approving a partial vacation of the alley located between George Street near Campbell and Salem.
- Attachments:** [Resolution](#)
[Legal Description and Map](#)
[Lis Pendens](#)
[LTR to DOT Re: Vacation of Alley](#)
[LTR to PD Re: delivery of notices](#)
[Hearing Notice](#)
[Affidavit of Service - Hazelton](#)
[Affidavit of Service - Roberts](#)
[CPC Staff Report 2/26/18](#)
[photo](#)
- Resolution approving a partial vacation of the alley located between George Street near Campbell and Salem.*
- A motion was made by Medinger, seconde by Tischer, that this Resolution be APPROVED. The motion carried 7-0 by voice vote.**

5. [18-0192](#) Application of Peter Gerrard dba Gerrard Corporation for a Conditional Use Permit allowing for demolition of structures for future development at 1002-1004-1006-1008 Vine Street and 1016-1018-1020 Vine Street.

Attachments: [Coverletter from Phil Addis 1-26-18](#)
[Application](#)
[Legal Descriptions](#)
[Deed 1016 Vine Street](#)
[Deed on 1008 Vine](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 2/26/18](#)

Application of Peter Gerrard dba Gerrard Corporation for a Conditional Use Permit allowing for demolition of structures for future development at 1002-1004-1006-1008 Vine Street and 1016-1018-1020 Vine Street be APPROVED.

A motion was made by Medinger, seconde by Tischer, that this Application be APPROVED. The motion carried 7-0 by voice vote.

6. [18-0204](#) Resolution authorizing the acquisition of property interests for a street opening and infrastructure improvements for the Riverside North property and appropriation of funds.

Attachments: [Resolution](#)
[Exhibit A - ROW and Legal Description](#)
[BPW Ltr 2-19-18](#)
[CPC Staff Report 2/26/18](#)

Resolution authorizing the acquisition of property interests for a street opening and infrastructure improvements for the Riverside North property and appropriation of funds be APPROVED.

A motion was made by Turtenwald, seconde by Schoenfeld, that this Resolution be APPROVED. The motion carried 7-0 by voice vote.

7. [18-0217](#) Preliminary & Final Plat of Waterview Subdivision to the City of La Crosse, LaCrosse County, Wisconsin.

Attachments: [Preliminary Plat](#)
[Final Plat](#)
[Submittal Checklist](#)
[Submittal Coverletters](#)
[Declaration of Covenants, Conditions and Restrictions.pdf](#)
[LT Makepeace, Fehner and Property Logic re meetings.docx](#)
[CPC Staff Report 2/26/18](#)
[Permit for Highway Connection](#)
[Preliminary Plat Markup](#)
[Waterview Subdivision Review](#)

Preliminary & Final Plat of Waterview Subdivision to the City of La Crosse, La Crosse County, Wisconsin be APPROVED contingent on the Plats being revised to incorporate the comments from the City Planning staff report the Water Utility, Engineering Department, and the Wisconsin Department of Transportation.

A motion was made by Turtenwald, seconde by Medinger, that this Plat/Certified Survey Map be APPROVED. The motion carried 7-0 by voice vote.

8. [18-0227](#) Certified Survey Map - All of Lot 1 & Outlot 1, CSM V.9, P.127, D.N.1267180; Outlot 2, CSM, V.10, P.89, D.N.1317049; also part of the NW-SE, NE-SE, Sec.12, T15N-R7W, Town of Shelby, La Crosse County, Wisconsin (Knobloch).

Attachments: [CSM](#)
[Checklist](#)
[LT Knobloch re meetings](#)
[CPC Staff Report 2/26/18](#)

Certified Survey Map - All of Lot 1 & Outlot 1, CSM V.9, P.127, D.N.1267180; Outlot 2, CSM, V.10, P.89, D.N.1317049; also part of the NW-SE, NE-SE, Sec.12, T15N-R7W, Town of Shelby, La Crosse County, Wisconsin (Knobloch) be APPROVED.

A motion was made by Schoenfeld, seconde by Woodward, that this Plat/Certified Survey Map be APPROVED. The motion carried 7-0 by voice vote.

9. [17-1599](#) Resolution approving the sale of City-owned land to Steve and Barbara Rendler.

Attachments: [Resolution](#)
[Exhibit A](#)
[Policy re Sale of City-Owned land](#)
[CPC Staff Report 12-4-17](#)
[CPC Recommendation Report 12-4-17.pdf](#)
[CPC Report 1-2-18](#)
[CPC Recommendation Report 1-2-18.pdf](#)
[BPW Ltr 2-19-18](#)
[CPC Staff Report 2/26/18](#)

Resolution approving the sale of City-owned land to Steve and Barbara Rendler be DENIED.

A motion was made by Turtenwald, seconde by Woodward, that this Resolution be DENIED. The motion carried 7-0 by voice vote.

Adjournment

A motion was made by Turtenwald, seconde by Tischer, the meeting be adjourned. The motion carried 7-0 by voice vote.

Next meeting date: April 2nd, 2018 at 4:00 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.