



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, December 4, 2017

4:00 PM

3rd Floor Conference Room

Call to Order

The meeting was called to order by Mayor Kabat at 4:00 p.m.

Roll Call

Council Member Medinger arrived to the meeting at 4:05 p.m.

Present: 9 - Paul Medinger, Randy Turtenwald, Tim Kabat, Scott Neumeister, Corliss Tischer, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou, Cassandra Woodward

Others present: Council Member Padesky, Council Member Richmond, Scott Phillips, Donovan Zielke, Gerald Jorgensen, Linda Lee, Darcy Lenz, Nate Hundt, Mandi Hundt, Daniel Moen, Emily Zielke, Margaret Chiraghdin, Inderyas Chiraghdin, Jean Saladino, David Gardiner, Eric Garland, Nora Garland, Barb Rendler, Steve Rendler, Carla Pena, Jourdan Vian, Jason Gilman, Tim Acklin, Lewis Kuhlman, Jack Zabrowski, Ian Corder, Sara Olson.

Approval of Minutes

A motion was made by Marcou, seconded by Yager, to approve the October 30, 2017 meeting minutes. The motion carried 8-0 by voice vote.

Agenda Items:

1. [17-1056](#) Resolution approving 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: [Resolution](#)
[Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 9-5-2017](#)
[CPC Recommendation Report 9-5-17](#)
[Sept 8 WTC Letter in response to Sept 5 CPC conditions](#)
[CPC Staff Report 10-30-17](#)
[CPC Recommendation Report 10-30-17.pdf](#)
[PMSA 11-9-174](#)
[CPC Staff Report 12-4-17](#)

A motion was made by Turtenwald, seconded by Marcou, that this Application be APPROVED with the condition the applicant sign a payment in lieu of taxes (PILOT) agreement before the December 14, 2017 Common Council meeting. The motion carried 8-0 by voice vote.

2. [17-1544](#) Resolution declaring certain property located at 604 2nd St. S. (parcel #17-30103-30) as surplus property.

Attachments: [Resolution](#)
[GIS Aerial](#)
[Parcel Information](#)
[BPW Ltr 10-23-17.pdf](#)
[Policy for Sale of City-Owned Surplus Land](#)
[CPC Staff Report 12-4-17](#)

A motion was made by Neumeister, seconded by Woodward, that this Resolution be APPROVED. The motion carried 9-0 by voice vote.

3. [17-1572](#) AN ORDINANCE to repeal and recreate Section 115-86 of the Code of Ordinances of the City of La Crosse pertaining to requirements related to protest of rezoning applications.

Attachments: [Ordinance 11-8-17](#)
[Notice of Hearing](#)
[CPC Staff Report 12-4-17](#)

A motion was made by Tischer, seconded by Medinger, that this Ordinance be APPROVED. The motion carried 9-0 by voice vote.

4. [17-1591](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District to the Local Business District requesting amendment to a pre-existing restrictive covenant to add convenience store as a restricted use at 931 16th

St. S./1601 Jackson St.

Attachments: [Ordinance](#)
[Amendment to Restrictive Covenant 11-6-17](#)
[Petition](#)
[GIS map](#)
[Pictures](#)
[Restrictive Covenant - June 1990](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Lenz Objection - 1624 Mississippi St](#)
[Saladino Objection - 1620 Mississippi St](#)
[Larson Objection - 1616 Mississippi St](#)
[Zielke Objection - 1626 Jackson St](#)
[Pfaff Opposition - 1702 Jackson St](#)
[Abraham Opposition - 1604 Main St](#)
[CPC Staff Report 12-4-17](#)

A motion was made by Turtenwald, seconded by Yager, that this Ordinance be RECOMMENDED TO BE NOT ADOPTED. The motion carried 9-0 by voice vote.

5. [17-1595](#)

Application of City Brewing Company LLC for a Conditional Use Permit at 1102 4th St. S. allowing for fencing and swing gate on vacant parcel.

Attachments: [Application](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 12-4-17](#)

A motion was made by Marcou, seconded by Medinger, that this Application be APPROVED with the conditions that: 1. Owner shall leave enough distance from the southern-most parking stall to the new fence to avoid people backing into the fence from the 90 degree stall; 2. Owner shall match existing fence to maintain the general character of the fencing; and 3. Owner shall acquire all necessary permits for the fence and abide by all applicable fence ordinance requirements. The motion carried 9-0 by voice vote.

6. [17-1596](#)

Certified Survey Map Part of SW-NW, NW-SW, Section 23, T15N-R7W to the Town of Shelby, La Crosse County, Wisconsin.

Attachments: [CSM](#)
[Reapp explanation.pdf](#)
[LT Jorgensen re meetings](#)
[CPC Staff Report 12-4-17](#)

A motion was made by Yager, seconded by Neumeister, that this Certified Survey Map be APPROVED as presented with the condition the recorded access agreement be submitted to the City Clerk's office as part of this Legislative record. The motion carried 9-0 by voice vote.

7. [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](#)

A motion was made by Turtenwald, seconded by Schoenfeld, that this Resolution be REFERRED for 30 days to follow the process of declaring it surplus property, advertising the parcel for sale in the La Crosse Tribune and with a sign on the property, and determining the fair market value with the Assessor's Office. The motion carried 9-0 by voice vote.

Next Meeting Date

The next meeting is Tuesday, January 2, 2018 at 4:00 p.m.

Adjournment

A motion was made by Marcou, seconded by Schoenfeld, to adjourn the meeting. The motion carried 9-0 by voice vote. The meeting was adjourned at 5:20 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.