



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, July 1, 2019

4:00 PM

3rd Floor Conference Room

Call to Order

Mayor Kabat called the meeting to order at 4:02 pm.

Roll Call

Others present: Jason Gilman, Tim Acklin, Andrea Schnick, Jack Zabrowski, Lewis Kuhlman, Ashley Marshall, William Breipel, Blake Barnes, Valerie Fenske, Gary Padesky, Andrea Richmond, Jessica Olson, Phil Ostrem, Gary Wiegel, Ryan Thompson, Dustin Thompson, Daniel Moen, Dan Trussoni, Leah Burns, Kristine Cleary, Jorge Beltran, and Samuel Bachmeier.

Present: 6 - Randy Turtenwald, Tim Kabat, Scott Neumeister, Elaine Yager, Paul Schoenfeld, Cassandra Woodward

Excused: 1 - Corliss Tischer

Absent: 2 - Paul Medinger, Chris Kahlow

Approval of Minutes

A motion by Turtenwald, second by Schoenfeld to APPROVE the previous meeting minutes. The motion carried by voice vote.

Agenda Items:

1. [19-0757](#) Resolution authorizing the creation of a steering committee, solicitation of proposals from contractors and allocation of funding for a Safe Routes to School Plan update.

Attachments: [Resolution](#)
[CPC Staff Report 7-1-19](#)
[CPC Recommendation Report 7-1-2019](#)
[Dir. Finance Ltr 7-2-2019](#)

A motion made by Woodward, second by Turtenwald to APPROVE the resolution. The motion carried by voice vote.

2. [19-0818](#) Resolution authorizing the Planning and Development Department to solicit

proposals for the City Vision 2040 Downtown Master Plan and establishing the City Vision 2040 Steering Committee.

Attachments: [Resolution](#)
[CPC Staff Report 7-1-2019](#)
[CPC Recommendation Report 7-1-2019](#)

A motion made by Neumeister, second by Yager to APPROVE the resolution.
The motion carried by voice vote.

3. [19-0819](#)

Resolution approving Application of Thompson Animal Medical Center for a Conditional Use Permit allowing a veterinary clinic and pet boarding facility in Local Business District at 4532 and 4540 Mormon Coulee Road.

Attachments: [Resolution](#)
[Application](#)
[Cover letter](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 7-1-19](#)
[CPC Recommendation Report 7-1-2019](#)
[J&A sign up 7-2-2019](#)

A motion by Neumeister, second by Yager to APPROVE per staff recommendations with the three follow conditions: 1.) Any outdoor runs shall be located to the rear of the building and any such areas visible from the public ROW shall be enclosed with a privacy fence or similar weather-resistant, durable, and opaque material that meets Section 115-398 of the Municipal Code. Fences shall be no less than four (4) feet in height. 2.) All waste material shall be stored in closed containers and screened from all thoroughfares and adjoining properties by a fence, wall or plant screen at least as high as the containers. 3.) Emission of any offensive odors, beyond the lot line, shall not be permitted at any time. The motion carried by voice vote.

4. [19-0825](#)

An ORDINANCE to create Section 115-185 of the Code of Ordinances of the City of La Crosse establishing the Bridgeview Neighborhood Center Zone Overlay District.

Attachments: 115-185 Neighborhood Overlay District - Bridgeview.docx
CPC Staff Report 7-1-19
CPC Recommendation Report 7-1-2019

NOTE THIS ITEM WAS IMPROPERLY NOTICED AND THE ACTION TAKEN CANNOT BE HELD. THIS ITEM HAS BEEN REFERRED IN ORDER TO PROPERLY NOTIFY THE PUBLIC

5. [19-0834](#)

Resolution declaring certain property located at 1222 Denton Street (tax parcel 17-30046-10) as surplus property.

Attachments: [Resolution](#)
[Architectural and Engineering Analysis 9-6-2012](#)
[SSNC lease 12-15-2015 to 12-14-2020](#)
[CPC Staff Report 7-1-19](#)
[BPW Ltr 7-1-2019](#)
[CPC Recommendation Report 7-1-2019](#)

A motion made by Woodward, second by Schoenfield to APPROVE. The motion carried by voice vote.

6. [19-0858](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Public and Semi-Public District, Single Family District, Heavy Industrial District and Commercial District to the Public and Semi-Public District allowing combining of lots at 1005 Palace Street (Badger Hickey Park).

Attachments: [Ordinance](#)
[Petition](#)
[Coverletter](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Legal Description with Map 6-27-2019](#)
[Survey](#)
[CPC Staff Report 7-1-19](#)
[CPC Recommendation Report 7-1-2019](#)

A motion by Neumeister, second by Yager to APPROVE. The motion carried by voice vote.

7. [19-0869](#) Resolution approving Application of The Odd Fellows Temple LLC for a Conditional Use Permit at 121 4th St. S. (3rd floor event venue) allowing an application for a Combination "Class B" Beer & Liquor License.

Attachments: [Resolution](#)
[Application](#)
[Map - Event Venue](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 7-1-19](#)
[CPC Recommendation Report 7-1-2019](#)

A motion by Yager, second by Woodward to APPROVE the application. The motion carried by voice vote.

8. [19-0874](#)

AN AMENDED 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 Residence District allowing duplex at 730-732 15th St. S.

Attachments: [Amended Ordinance by J&A 7-2-2019](#)
[Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[Objection - Riniker 1519 Winnebago St](#)
[CPC Staff Report 7-1-19](#)
[Objection - Mindel 1523 Winnebago St](#)
[Objection Totals 7-1-2019](#)
[CPC Recommendation Report 7-1-2019](#)
[J&A sign ups 7-2-2019](#)

A motion by Neumeister, second by Yager to APPROVE per staff recommendation. The motion carried by voice vote.

9. [19-0875](#)

Resolution approving Application of Lighthouse Hospitality LLC for a Conditional Use Permit at 127 4th St. S. (1st floor restaurant) allowing an application for a Combination "Class B" Beer & Liquor License.

Attachments: [Resolution](#)
[Application](#)
[Coverletter](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 7-1-19](#)
[CPC Recommendation Report 7-1-2019](#)
[J&A sign ups 7-2-2019](#)

A motion by Neumeister, second by Yager to APPROVE. The motion carried by voice vote.

10. [19-0914](#)

Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 17.

Attachments: [Legal Notice](#)
 [Tribune notice published 6.24.19](#)

Blake Barnes from TrustPoint and Kristine Cleary from Cleary Management were in attendance to learn more about the amendment.

11. [19-0915](#) Resolution approving an amendment to the Project Plan and boundaries of Tax Incremental District No. 17, City of La Crosse, Wisconsin.

Attachments: [Resolution](#)
 [Exhibit A - Map](#)
 [Boundary amendment with TID 6 overlap](#)
 [Project Plan - 2019.6.19](#)
 [EDC Recommendation 6-27-19](#)
 [CPC Staff Report 7-1-2019](#)
 [CPC Recommendation Report 7-1-2019](#)

A motion made by Neumeister, second by Woodward to APPROVE. The motion carried by voice vote.

12. **CIP Budget Information Process and Announce Dates.**

The dates for the CIP Budget process are as follows:

Monday, July 22 - Department Head Reports on CIP Requests
Monday, August 12 - Department Head Reports on CIP Requests
Monday, August 19 - CIP Public Hearing (in Council Chambers)
Monday, September 9 - Final Action/Report
Monday, September 16 - Reserved date for Further Review if Needed
Monday, September 23 - Reserved date for Further Review if Needed

The next City Plan Commission meeting is set for July 29, 2019.

Adjournment

A motion was made by Neumeister, second by Schoenfield to ADJOURN. The motion carried by voice vote.

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.