



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, October 30, 2017

4:00 PM

3rd Floor Conference Room

Call to Order

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

Roll Call

Present: 8 - Paul Medinger, Randy Turtenwald, Tim Kabat, Scott Neumeister, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou, Cassandra Woodward
Excused: 1 - Corliss Tischer

Others present: Council Member Richmond, Council Member Marshall, Clint Torp, William Hilton, Wade Hackbarth, Jay McHenry, Jim Christenson, Kris Rayne, Jonathan Klink, Conley Malone, Jason Gilman, Tim Acklin, Lewis Kuhlman, Andrea Schnick, Sara Olson.

Approval of Minutes

A motion was made by Yager, seconded by Medinger, to approve the October 2, 2017 meeting minutes. The motion carried 8-0 by voice vote.

Agenda Items:

1. [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](#)
[CPC Recommendation Report 9-5-17](#)
[Sept 8 WTC Letter in response to Sept 5 CPC conditions](#)
[CPC Report 10/30/17](#)

A motion was made by Marcou, seconded by Neumeister, that this Application be APPROVED with the condition the applicant sign a payment in lieu of taxes (PILOT) agreement before the November 9, 2017 Common Council meeting. The motion carried 8-0 by voice vote.

2. [17-1129](#)

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by adding thereto new territory and making additions and corrections to the zoning map (1903 Nakomis Ave. - Delagrave).

Attachments: [Ordinance - final zoning](#)
[Annexation description and map](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 10/30/17](#)

A motion was made by Marcou, seconded by Medinger, that this Ordinance be APPROVED. The motion carried 8-0 by voice vote.

3. [17-1130](#)

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by adding thereto new territory and making additions and corrections to the zoning map (Medary & Shelby City-owned parcels).

- Attachments:** [Ordinance - final zoning](#)
[Annexation descriptions and maps](#)
[Notice of Hearing](#)
[Map1](#)
[Map2](#)
[Map3](#)
[Map](#)
[Map5](#)
[Map6](#)
[Map7](#)
[Map8](#)
[Map9](#)
[Map10](#)
[Map11](#)
[Map12](#)
[Map13](#)
[Map14](#)
[Property Owner Buffer List - Map 1](#)
[Property Owner Buffer List - Map 2](#)
[Property Owner Buffer List - Map 3](#)
[Property Owner Buffer List - Map 4](#)
[Property Owner Buffer List - Map 5](#)
[Property Owner Buffer List - Map 6](#)
[Property Owner Buffer List - Map 7](#)
[Property Owner Buffer List - Map 8](#)
[Property Owner Buffer List - Map 9](#)
[Property Owner Buffer List - Map 10](#)
[Property Owner Buffer List - Map 11](#)
[Property Owner Buffer List - Map 12](#)
[Property Owner Buffer List - Map 13](#)
[Property Owner Buffer List - Map 14](#)
[Undeliverable Mailing - Resent 10-25-17](#)
[CPC Report 10-30-17](#)

A motion was made by Turtenwald, seconded by Schoenfeld, that this Ordinance be APPROVED. The motion carried 8-0 by voice vote.

4. [17-1132](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by adding thereto new territory and making additions and corrections to the zoning map (608 Dakota St. - City-owned parcel).

Attachments: [Ordinance - final zoning](#)
[Annexation description and map](#)
[Notice of Hearing](#)
[Property Owner Buffer Map.pdf](#)
[Property Owner Buffer List.pdf](#)
[CPC Report 10/30/17](#)

A motion was made by Marcou, seconded by Medinger, that this Ordinance be APPROVED. The motion carried 8-0 by voice vote.

5. [17-1133](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by adding thereto new territory and making additions and corrections to the zoning map (1504 Nakomis Ave. - Allen).

Attachments: [Ordinance - final zoning](#)
[Annexation description and map](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 10/30/17](#)

A motion was made by Neumeister, seconded by Schoenfeld, that this Ordinance be APPROVED. The motion carried 8-0 by voice vote.

6. [17-1135](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by adding thereto new territory and making additions and corrections to the zoning map (1350 Nakomis Ave. - Uhls).

Attachments: [Ordinance - final zoning](#)
[Annexation description and map](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 10/30/17](#)

A motion was made by Medinger, seconded by Woodward, that this Ordinance be APPROVED. The motion carried 8-0 by voice vote.

7. [17-1386](#) Resolution petitioning the Secretary of Transportation for airport improvement aid.

Attachments: [Resolution](#)
[Notice of Hearing](#)
[Aviation Bd Ltr 10-17-17.pdf](#)
[CPC Report 10/30/17](#)

A motion was made by Yager, seconded by Medinger, that this Resolution be APPROVED. The motion carried 8-0 by voice vote.

8. [17-1394](#) Resolution approving partial alley vacation of property located between Harvey Street, Powell Street and St. Andrew Street.

Attachments: [Resolution](#)
[Legal Description and Map](#)
[Sept 1 Request to vacate](#)
[Lis Pendens.pdf](#)
[Adjacent Property Owners - Map](#)
[Adjacent Property Owners - List](#)
[Ltr to PD for Personal Service](#)
[Notice of Hearing](#)
[Affidavit of Personal Service](#)
[CPC Report 10/30/17](#)

A motion was made by Marcou, seconded by Schoenfeld, that this Resolution be APPROVED. The motion carried 8-0 by voice vote.

9. [17-1454](#) Resolution declaring recently opened public streets as named roadways.

Attachments: [Proposed Amendment for J&A 10-31-17](#)
[Resolution](#)
[Exhibit 1](#)
[Exhibit 2](#)
[Misc Street Name Dedications 2017](#)
[BPW Ltr 10-23-17](#)
[CPC Report 10-30-17](#)

A motion was made by Turtenwald, seconded by Neumeister, that this Resolution be APPROVED with the amendment of 'Grey Place' being changed to 'McDonald Court' unless the code requires it to be called something else. The motion carried 8-0 by voice vote.

10. [17-1457](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Heavy Industrial District at 3302 Commerce Street allowing for additional parking for future growth of Dura Tech Industries, Inc.

Attachments: [Ordinance](#)
[Petition](#)
[Plat of Survey and Plans](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Letter from MAJEO LLC - Brick Oven Bakery 10/25/17](#)
[CPC Report 10/30/17](#)

A motion was made by Neumeister, seconded by Yager, that this Ordinance be APPROVED. The motion carried 8-0 by voice vote.

11. [17-1486](#)

Application of H&H Investment Properties LLC for a Conditional Use Permit at 622 8th St. S. allowing for a duplex in the Washburn Residential District.

Attachments: [Application](#)
[Plans & Drawings](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Objection - Manske](#)
[CPC Report 10/30/17](#)

A motion was made by Medinger, seconded by Turtenwald, that this Application be APPROVED with the following conditions: 1) Development must go through the City's Multi-Family Design Review Process; 2) Limit the development to five bedrooms maximum; and 3) Must meet the off-street parking requirement of one space per bedroom and no waiver of this design requirement may be applied for. The motion carried 8-0 by voice vote.

Next Meeting Date/Agenda Items

The next meeting is December 4, 2017.

Adjournment

A motion was made by Marcou, seconded by Medinger, to adjourn the meeting. The motion carried 8-0 by voice vote. The meeting was adjourned at 4:51 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.