



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, April 30, 2018

4:00 PM

3rd Floor Conference Room

Call to Order

The meeting was called to order by Mayor Tim Kabat at 4:01 p.m.

Roll Call

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, Council Member Marshall, Council Member Ostrem, Greg Stenberg, Marilyn Kendhammer, Mike Kendhammer, Jason Gilman, Tim Acklin, Lewis Kuhlman, Sara Olson, Andrea Schnick, Jack Zabrowski.

Approval of Minutes

A motion was made by Marcou, seconded by Medinger, to approve the April 2, 2018 meeting minutes. The motion carried 9-0 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](#)
[CPC Recommendation Report 12-4-17.pdf](#)
[CPC Staff Report 1-29-18.pdf](#)
[CPC Recommendation Report 1-29-18.pdf](#)
[CPC Staff Report 04-30-2018](#)

A motion was made by Yager, seconded by Marcou, that this Resolution be REFERRED to the Common Council on May 10, 2018 with no recommendation pending results of the meeting with Western Technical College on May 7, 2018. The motion carried 7-2 by voice vote with Tischer and Woodward voting no.

2. [18-0362](#)

Application of Kwik Trip, Inc. for a Conditional Use Permit allowing demolition of structure for green space at 1003 Losey Blvd. S.

Attachments: [Application](#)
[Coverletter](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Objection Jahimiak 905 Losey Blvd S](#)
[CPC Staff Report 4-2-18](#)
[CPC Recommendation Report 4-3-18](#)
[CPC Staff Report 04-30-18](#)

A motion was made by Neumeister, seconded by Schoenfeld, that this Application be DENIED.

A motion was made by Marcou, seconded by Woodward, that this Application be referred for 30 days to allow planning staff time to discuss with the applicant what other options may be and to direct inspection staff to assess the condition of the home's exterior. The motion failed 4-5 with Turtenwald, Schoenfeld, Neumeister, Kabat and Medinger voting no.

The original motion that this Application be DENIED carried 8-1 by voice vote with Tischer voting no.

Gilman will research if informal dining on green space adjacent to a commercial lot is allowed in R1 and if there are any instances of this elsewhere in the City.

3. [18-0478](#)

Certified Survey Map - All of Lot 1, CSM V. 15, P. 146, D.N.1628248; also part of the SW-SE, Section 14, T15N-R7W, Town of Shelby, La Crosse County, Wisconsin (Kendhammer).

Attachments: [Checklist 4-10-18](#)
[Coverletter](#)
[CSM](#)
[2013 CSM for reference](#)
[Letter to Kendhammer re meetings 4-17-18](#)
[CPC Staff Report 04-30-18](#)

A motion was made by Marcou, seconded by Neumeister, that this Certified Survey Map be APPROVED. The motion carried 9-0 by voice vote.

4. [18-0512](#)

Resolution adopting the Hwy 53 Corridor Master Plan (Rose St/Copeland Ave from the City Limits near Exit 3 to the La Crosse River) and abolishing the steering committee.

Attachments: [Resolution](#)
[Executive Summary](#)
[Background](#)
[Community Engagement](#)
[Appendix A- Market Analysis](#)
[Plan Recommendations](#)
[FINAL USH 53 Master Plan](#)
[Implementation Plan](#)
[Introduction](#)
[CPC Report 04-30-18](#)

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

5. [18-0526](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District to the Planned Development District granting release from irrigation violation per restrictive covenants at 2970 Luoyang Ave (Lot 22).

Attachments: [Ordinance](#)
[Petition](#)
[Irrigation Requirement in Covenants](#)
[CPC Reports re zoning violation \(irrigation\)](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 04-30-18](#)

A motion was made by Yager, seconded by Medinger, that this Ordinance be APPROVED with the condition the covenants amendment be completed for the building permit to be issued, otherwise the zoning violation will be reinstated. The motion carried 9-0 by voice vote.

6. [18-0466](#) Discussion on the Transportation Demand Management Plan.

Attachments: [TDM Draft 040618](#)

Jason Gilman reviewed the draft plan and asked for feedback from the Commission. Comments included:

-Woodward was excited about the plan and supportive of active commuting. She was also interested in large employer incentives that promote active commuting.

-Kuhlman noted buildings versus surface parking is beneficial to both the company but also the City.

-Yager noted we would need to enhance our public transit system if promoting non-single driver commuting. Mayor Kabat noted the transit plan includes more express and circulator routes. Yager inquired if large employers have been surveyed to see if employee interest would be enough to support the ridership needed for additional transit routes.

-Tischer noted Park and Rides at the edges of town with buses often enough to downtown and large employers could be successful. She also noted that the plan may not be conducive to seniors who have mobility issues.

-Schoenfeld stressed the importance of enhanced transit systems. He noted a smartphone app would be helpful to see where the buses are on their routes.

-CM Marshall noted the Park and Rides could be in the outlying municipalities for ease of use.

-Mayor Kabat noted parking maximums and implementing no parking requirements in certain redevelopment areas.

-CM Marcou inquired if we worked with the County on developing the plan; Kuhlman noted several County staff served on the ad hoc committee.

Gilman noted commissioners could share additional comments via email or written on a hard copy of the plan.

Next Meeting Date/Agenda Items

The next meeting is June 4, 2018.

Please mark your calendars for the CIP meetings:

Monday, July 2nd – Information Process and Announce Dates (Regular CPC Meeting)

Monday, July 23rd – Department Head Reports on CIP Requests

Monday, August 13th – Department Head Reports on CIP Requests
Monday, August 20th – CIP Public Hearing (in Council Chambers)
Monday, September 10th – Final Action/Report
Monday, September 17th – Reserve Date for Further Review if Needed
Monday, September 24th – Reserve Date for Further Review if Needed

Adjournment

A motion was made by Medinger, seconded by Woodward, to adjourn the meeting. The motion carried 9-0 by voice vote. The meeting was adjourned at 5:40 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.