



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### City Plan Commission

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Monday, April 2, 2018

4:00 PM

3rd Floor Conference Room

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#### Call to Order

*The meeting was called to order by Paul Medinger at 4:00P.M.*

#### Roll Call

*Paul Schoenfeld arrived at 4:30P.M.*

**Present:** 6 - Paul Medinger, Randy Turtenwald, Corliss Tischer, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou

**Excused:** 3 - Tim Kabat, Scott Neumeister, Cassandra Woodward

*Also In Attendance:*

*Gary Padesky, Alex Spies, Delores Spies, Steve McConaghy, Hunter Liske, Hannah Martell, Kevin Feyen, Francis Schelfhout, Jason Steffend, Greg Stenberg, Joe Bond, Todd Hase, Daniel Cooh, Todd Wilson, Jason Gilman, Lewis Kuhlman, Jack Zabrowski, Jim Webb, Tim Acklin, and Andrea Schnick.*

#### Approval of Minutes

*Approval of the February 26, 2018 Meeting Minutes. Motioner: Marcou, Seconder: Schoefeld-APPROVED.*

*Approval of the March 21, 2018 Special Meeting Minutes. Motioner: Marcou, Seconder: Yager-APPROVED*

**A motion was made by Marcou, seconded by Schoenfeld and Yager, That the previous two meetings minutes be APPROVED. The motion carried 5-0 by voice vote.**

#### Agenda Items:

1. [18-0315](#) Resolution approving Development Agreement with Spies Construction for development of the former Navy Reserve site.

**Attachments:** [Resolution](#)  
[Development Agreement](#)  
[CPC Staff Report 4-2-18](#)

*Lewis Kuhlman provided the background on the site, a motion went forth.*

**A motion was made by Yager, seconded by Marcou, that this Resolution be APPROVED along with the staff recommendations. The motion carried 5-0 by voice vote.**

2. [18-0355](#) AN ORDINANCE to amend Section 111-1 and Section 111-94 of the Code of Ordinances of the City of La Crosse allowing for wall signs to extend above the roof line of a building.

**Attachments:** [Ordinance](#)  
[CPC Staff Report 4-2-18](#)

*Randy asked if the signs will be in the right of way, and if any applicants would still have to go through the Street Privilege Approval process; and they will. Then, Elain asked if there would be signs for the names of the businesses, or billboards; there will only be signs for the names of the businesses present.*

**A motion was made by Marcou, seconded by Tischer, that this Ordinance be APPROVED. The motion carried 6-0 by voice vote.**

3. [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](#)

*Andrea provided a summary. KwikTrip has to determine if they'd consider a single family home redevelopment on the site and to explore options. CM Padesky provided some feedback noting previous conversations with KwikTrip, and supporting retaining the house. Also a P.I.L.O.T. if it cannot be saved. Steve McConaghy from KwikTrip provided some background noting the discription of the structure stating that they reached out to the property owners and that they were supportive of greenspace and the fence design. Carliss asked if the original purchase by KwikTrip was based on a business plan. Steve did not know, but explained this to be the case. Elaine asked about promise to Habitat's involvement-Steve said no. Jacqueline asked if the neighbor was owned and occupied-yes. Mr. Strittmoder (the neighbor) also noted concern about the possibility of KwikTrip Expanding, but that he likes the Fence Proposal.*

**A motion was made by Yager, seconded by Tischer, that this Application be REFERRED for 30 days. The motion carried 6-0 by voice vote.**

4. [18-0363](#) Application of Gundersen/City of La Crosse Joint Neighborhood Development Corp. for a Conditional Use Permit allowing demolition of structure for future development at 708 Hood St.

**Attachments:** [Application](#)  
[Coverletter](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 4-2-18](#)

*Paul Schoenfeld Asked about the timeline for archeology.*

**A motion was made by Marcou, seconded by Schoenfeld, that this Application be APPROVED with Planning's recommendations. The motion carried 6-0 by voice vote.**

5. [18-0365](#) Application of Bethany Lutheran Homes, Inc. for a Conditional Use Permit allowing a community living arrangement at 622 Bennora Lee Ct.

**Attachments:** [Application](#)  
[Coverletter](#)  
[Plans](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[Revised Eagle Crest South Phase 2 Architectural plans \(1\) 3-29-18.pdf](#)  
[Revised Eagle Crest South Phase 2 Architectural plans \(2\) 3-29-18.pdf](#)  
[Revised Eagle Crest South Phase 2 Civil plans 3-29-18.pdf](#)  
[CPC Staff Report 4-2-18](#)

**A motion was made by Yager, seconded by Tischer, that this Application be APPROVED including the Planning Departments recommendations. The motion carried 6-0 by voice vote.**

6. [18-0367](#) AN 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 construction of twin home at 1710 Hagar St.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Coverletter](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[Objection - Pintz 623 Powell Street](#)  
[Objection - Tooke 702-704 Powell St](#)  
[CPC Staff Report 4-2-18](#)  
[La Crosse Utilities Memo 4-2-2018](#)

**A motion was made by Turtenwald, seconded by Marcou, that this Ordinance be APPROVED with the addition of the Planning Department's recommendations. The motion carried 6-0 by voice vote.**

7. [18-0368](#) 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 - Specific to the Planned Development District - Specific to amend previous master plan to include the proposed Eagle Crest South expansion at 622 Bennora Lee Ct.

**Attachments:** [Ordinance](#)  
[Coverletter](#)  
[Petition](#)  
[Plans](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[Revised Eagle Crest South Phase 2 Architectural plans \(1\) 3-29-18](#)  
[Revised Eagle Crest South Phase 2 Architectural plans \(2\) 3-29-18](#)  
[Revised Eagle Crest South Phase 2 Civil plans 3-29-18](#)  
[CPC Staff Report 4-2-18](#)

*Tim Acklin and Jack Zabrowski provided some background noting regulated waiver of parking requirement. P.I.L.O.T. needs to be in place before the next council meeting. Randy asked about the lights standard height; they want 22 feet height for waiver offer 16 feet. Todd Hase provided some background for Bethany Lutheran Homes.*

**A motion was made by Tischer, seconded by Marcou, that this Ordinance be APPROVED adding the Planning Departments recommendations. The motion carried 6-0 by voice vote.**

8. [18-0469](#) Review of plans for a proposed building for Advanced Fiber Products located at 2970 Luoyang Avenue in the International Business Park.

**Attachments:** [Plans](#)  
[Cover Letter](#)  
[Letter from AFP - request to change an irrigation system requirement.pdf](#)  
[CPC Staff Report 4-2-18](#)

**A motion was made by Turtenwald, seconded by Tischer, that this Review of Plans be APPROVED with the addition of the Planning department's recommendations. The motion carried 6-0 by voice vote.**

9. [18-0466](#) Discussion on the Transportation Demand Management Plan.

**Attachments:** [TDM Plan- Draft](#)

*Jason Gilman provided background and introduced the plan- not for action at this meeting.*

10. [18-0436](#) 2018 Code of Ethics

**Attachments:** [City of La Crosse Code of Ethics Policy](#)

*Each member read and signed the new Code of Ethics policy.*

## **Adjournment**

*The meeting was adjourned at 5:48P.M.*

**A motion was made by Marcou, seconded by Schoenfeld, that the meeting be adjourned. The motion carried 6-0 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*