



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### City Plan Commission

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Wednesday, January 2, 2019

4:00 PM

Council Chambers

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#### Call to Order

Mayor Kabat called the meeting to order at 4:01 P.M.

#### Roll Call

**Present:** 7 - Paul Medinger, Tim Kabat, Scott Neumeister, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou, Cassandra Woodward

**Excused:** 1 - Corliss Tischer

**Absent:** 1 - Randy Turtenwald

#### Approval of Minutes

A motion was made by Woodward, seconded by Medinger to APPROVE the December 3, 2018 meeting minutes. The motion carried by voice vote.

#### Agenda Items:

1. [18-1255](#) Application of Tomah VA Medical Center for a Conditional Use Permit allowing Community Living Arrangement at 3120 Farnam Street.

**Attachments:** [Application](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Aerial photos](#)  
[Plot Map](#)  
[Floor Plan](#)  
[Description of Transitional Residence Program](#)  
[VHA Handbook - Mental Health Residential Treatment Program](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[Jansen Letter of Opposition 9-23-18](#)  
[Jansen Objection 10-1-18](#)  
[Meyer Letter of Opposition 9-24-18](#)  
[Meyer Objection 9-25-18](#)  
[Weber Letter of Support 9-26-18](#)  
[CPC Staff Report 10-1-18](#)  
[Kampa Objection 9-24-18](#)  
[Kampa Letter of Opposition 9-30-18](#)  
[Tomah VA Request for 30-day referral 9-27-18](#)  
[Buschman Objection 9-27-18](#)  
[Wavra Objection 9-27-18](#)  
[Barlow Objection 9-27-18](#)  
[Socha Objection 9-27-18](#)  
[Gund Objection 9-28-18](#)  
[Patterson Objection and Letter of Opposition 9-28-18](#)  
[Landry Letter of Opposition 9-28-18](#)  
[Bakken Objection 10-1-18](#)  
[Thielen Letter of Opposition 10-1-18](#)  
[CPC Recommendation Report 10-1-18](#)  
[Leach Objection 10-1-18](#)  
[Thielen Objection 10-1-18](#)  
[J&A sign ups 10-2-18](#)  
[Pinter Objection and Letter of Opposition 10-17-18](#)  
[Schultz \(LAVMP\) Letter in Support 10-12-18](#)  
[Pinter Objection 11-29-18](#)  
[La Crosse Home Fact Sheet - 11-29-18](#)  
[Bush Letter in Support 10-25-18](#)  
[Myre Objection 11-15-18](#)

[CPC Staff Report 12-3-2018](#)  
[Brougham Objection 11-30-18](#)  
[Objection - anonymous sender 11-30-18](#)  
[Cartwright Objection 12-3-18](#)  
[CPC Recommendation Ltr 12-3-18](#)  
[CPC sign ups 12-3-18](#)  
[CM Olson letter 12-5-18](#)  
[J&A sign ups 12-4-18](#)  
[Sevey Objection 12-6-18](#)  
[Tomah VA Medical Center Director Letter to City La Crosse Common Council 12/19/18](#)  
[Enclosure A - Tomah VAMC Vocational Rehabilitation Partners and Employers 12/19/18](#)  
[Enclosure B - Overhead Depiction of 3120 Farnam Street 12/19/18](#)  
[Enclosure C - Photograph of 3120 Farnam Street Garage 12/27/18](#)  
[Enclosure D - Overhead view 3120 Farnam Street and Surrounding Properties 12/27/18](#)  
[Enclosure E - Photograph of Driveway Frontage at 3120 Farnam Street 12/27/18](#)  
[Enclosure F - Overhead View of River Valley VA Outpatient Clinic and Staff Parking 12/27/18](#)  
[Enclosure G - River Valley VA Outpatient Clinic Landlord Letter Re-Parking 12/19/18](#)  
[Enclosure H - Furman Center Policy Brief - The Impact of Supportive Housing on Surrounding Neighborhoods - Evidence from New York City 12/19/18](#)  
[Enclosure I - CWT-TR Room Inspection Sheet 12/19/18](#)  
[Enclosure K - Core Competencies of the CWT-TR House Manager 12/27/18](#)  
[Enclosure L - CWT-TR House Manager Position Description 12/27/18](#)  
[Enclosure M - Tomah VA CUP Community Town Hall Meeting 12/19/18](#)  
[Enclosure N - Vocational Rehabilitation Environment Inspection 12/19/18](#)  
[3120 Farnam St - Interior and Exterior Photos 12/19/18](#)  
[CPC Staff Report 1-2-2019](#)  
[Emails Regarding Safety Concerns 12-28-18](#)  
[Farnam Property Video.mp4](#)  
[Pinter Letter in Opposition 1-2-19](#)

**A motion was made by Medinger, seconded by Schoenfeld to APPROVE per staff recommendation with conditions that there be an annual review conducted, the payment for Municipal services is agreed to between the federal government and the city, and no more than 8 individuals can be served at this location. The motion carried 7-0.**

2. [18-1710](#) Review/Renewal for the conditional use permit allowing for a 2-unit family

dwelling in the Washburn Residential District at 322 9th St. S.

**Attachments:** [2014 Resolution Approving CUP at 322 9th St. S.](#)  
[CPC Staff Report 1-2-2019](#)

**A motion was made by Medinger, seconded by Yager to APPROVE per staff recommendation. The motion carried 6-1 with Woodward voting no.**

3. [18-1697](#)

Request for Exception to Standards for Multi-Family Housing Design by Thomas & Deree Friedewald, partners of South Properties, LLC, allowing for exceptions to parking and landscape requirements for new development at 505 11th St. N.

**Attachments:** [Request](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[CPC Staff Report 1-2-2019](#)

**A motion was made by Neumeister, seconded by Marcou to APPROVE per staff recommendation. The motion carried 7-0.**

4. [18-1647](#)

Application of 4009 MCR Partners LLC for a Conditional Use Permit allowing demolition of structure for future commercial development at 4009 Mormon Coulee Road.

**Attachments:** [Application](#)  
[Coverletter](#)  
[Site Plans - Existing and Proposed](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[CPC Staff Report 1-2-2019](#)

**A motion was made by Yager, seconded by Schoenfeld to APPROVE per staff recommendation. The motion carried 7-0.**

5. [18-1660](#)

Resolution approving First Amendment to Development Agreement with Spies Construction for Navy Reserve Site.

**Attachments:** [Resolution](#)  
[1st Amendment](#)  
[CPC Staff Report 1-2-2019](#)

**A motion was made by Medinger, seconded by Woodward to APPROVE per staff recommendation. The motion carried 7-0.**

6. [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](#)  
[PMSA 11-9-174](#)  
[CPC Staff Report 12-4-17](#)  
[CPC Recommendation Report 12-4-17](#)  
[CPC Staff Report 1-29-18.pdf](#)  
[CPC Recommendation Report 1-29-18](#)  
[CPC Staff Report 04-30-2018](#)  
[CPC Recommendation Report 4-30-18](#)  
[CPC Staff Report 9-4-18](#)  
[CPC Recommendation Report 9-4-18](#)  
[CPC Staff Report 10-29-18](#)  
[CPC Recommendation Report 10-29-18](#)  
[Notice of Hearing \(re-notice\) 11-27-18](#)  
[Property Owner Buffer List 11-27-18](#)  
[Property Owner Buffer Map 11-27-28](#)  
[CPC Staff Report 1-2-2019](#)

**A motion was made by Medinger, seconded by Woodward to REFER for 60 days. The motion carried 7-0.**

7.     [18-1695](#)     AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple District and Local Business District to the Traditional Neighborhood District - General allowing multi-purpose building with student housing and office area at 304, 312, 316 and 326 West Avenue North.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Drawings](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[CPC Staff Report 1-2-2019](#)

A motion was made by Woodward, seconded by Neumeister to APPROVE. The motion carried 7-0.

## Adjournment

A motion was made by Medinger, seconded by Marcou to ADJOURN. The motion carried by voice vote. The meeting ADJOURNED at 6:10 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*