



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

City Plan Commission

Monday, July 2, 2018

4:00 PM

3rd Floor Conference Room

Call to Order

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

Roll Call

Present: 6 - Tim Kabat, Scott Neumeister, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou, Cassandra Woodward

Excused: 3 - Paul Medinger, Randy Turtenwald, Corliss Tischer

Others present: Scott Rathgaber, Greg Wendling, Gary Kastner, Bruce Banes.

Approval of Minutes

A motion was made by Marcou, seconded by Yager, to approve the June 4, 2018 meeting minutes. The motion carried 6-0 by voice vote.

Agenda Items:

1. 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 and Residence District to the Traditional Neighborhood District - General allowing a second multi-family residential apartment building at 1114 and 1120 5th Ave. S.

Attachments: [Revised Plans 06-28-18](#)
[Ordinance](#)
[Petition](#)
[Site Plan](#)
[Coverletter](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Objection - Rathgaber 1210 5th Ave S](#)
[CPC Staff Report 6-4-18](#)
[CPC Recommendation Report 6-4-18](#)
[Letter from PPH Neighborhood Association](#)
[CPC Staff Report 7-2-18](#)
[CPC Recommendation Report 7-2-18](#)

A motion was made by Marcou, seconded by Woodward, to deny the application. The motion carried 5-1 by voice vote.

2. Report of the Transportation Demand Management Committee.

Attachments: [Report](#)
[CPC Staff Report 7-2-18](#)
[CPC Recommendation Report 7-2-18](#)

A motion was made by Yager, seconded by Neumeister, to move report to council to report & file. The motion carried 6-0 by voice vote.

3. AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District to the Commercial District allowing parking lots to be combined and paved at 1229 Avon Street.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 7-2-18](#)
[CPC Recommendation Report 7-2-18](#)

A motion was made by Marcou, seconded by Woodward, to deny the application based on Planning Department's recommendation. The motion carried 6-0 by voice vote.

4. Review of Conditional Use Permit allowing a bed & breakfast in the single family district at 1419 Cass Street.

Attachments: [16-0739 Resolution for Reference](#)
[16-0739 Application for Reference](#)
[Letter to Banes and Rigger re meetings](#)
[CPC Staff Report 7-2-18](#)
[CPC Recommendation Report 7-2-18](#)

A motion was made by Neumiester, seconded by Medinger, to approve the Conditional Use Permit and to remove the condition for the annual review. The motion carried 6-0 by voice vote.

5. Review of Conditional Use Permit at 2631 South Avenue allowing for an auto diagnostic and electrical repair shop.

Attachments: [17-0715 Resolution for Reference](#)
[16-0575 Resolution for Reference](#)
[16-0575 Application for Reference](#)
[Letter to Wendling re meetings](#)
[CPC Staff Report 7-2-18](#)
[CPC Recommendation Report 7-2-18](#)

A motion was made by Yager, seconded by Woodward, to approve with the condition that it be reviewed in 1 year from Common Council Approval. The motion carried 6-0 by voice vote.

6. Application of Impact Seven, Inc. for a Conditional Use Permit allowing demolition of structures for green space at 901 George St. and 1109 St. James St.

Attachments: [Application](#)
[Site drawings](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 7-2-18](#)
[CPC Recommendation Report 7-2-18](#)

A motion was made by Marcou, seconded by Schoenfeld, to approve with the condition that the garages may remain only as long as they are being used for the community garden. The motion carried 6-0 by voice vote.

7. 2019-2023 Capital Improvement Program Budget
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

Mayor Kabat provided the overview of the dates & the next meeting.

Next Meeting Date/Agenda Items

The next meeting is July 30, 2018.

Adjournment

A motion was made by Marcou, seconded by Neumiester, to adjourn the meeting. The motion carried 6-0 by voice vote. The meeting was adjourned at 4:53 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.