



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes - Final

### City Plan Commission

---

Monday, October 29, 2018

4:00 PM

3rd Floor Conference Room

---

#### Call to Order

*Meeting was called to order by Mayor Kabat at 4:00pm.*

#### Roll Call

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

**Excused:** 1 - Cassandra Woodward

*Others present: Delores Spies, Philip Gelatt, Marty Kirchner, Steve Schauf, Jane Albertrts, Pat Sake, Greg Inda, Doug Ramsey, Kyle Schauf, Andrea Richmond, Jessica Olson, David Marshall, Jack Zabrowski, Lewis Kuhlman, Tim Acklin, Andrea Schnick, Media*

#### Approval of Minutes

*A motion was made by Yager, seconded by Marcou to approve the minutes of the October 1, 2018 meeting. The motion carried 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](#)  
[CPC Recommendation Report 4-30-18](#)  
[CPC Staff Report 9-4-18](#)  
[CPC Recommendation Report 9-4-18](#)  
[CPC Staff Report 10-29-18](#)

**A motion was made by Marcou, seconded by Medinger, that this Resolution be REFERRED for 60 days and that a new notice for all public meetings will be sent out to all of the properties within 200ft. The motion carried by voice vote.**

2. [18-1196](#) Resolution declaring Wittenberg Park as surplus property and authorizing a request for proposals process for development of the parcel.

**Attachments:** [Proposed Amended 10-10-18 Resolution](#)  
[Background on History of Park](#)  
[Map of Parcel](#)  
[Map of Parcel Flood Data](#)  
[CPC Staff Report 10-1-18](#)  
[CPC Recommendation Report 10-1-18](#)  
[CPC Staff Report 10-29-18](#)

**A motion was made by Neumeister, seconded by Medinger, that this Resolution be REFERRED for 6 months and for staff to complete a Request for Expressions of Interest and an Environmental Assesment. The motion carried by voice vote.**

3. [18-1226](#) Application of Philip Gelatt for a Conditional Use Permit allowing demolition of structure for green space at 444 Losey Court Lane.

**Attachments:** [Application](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 10-1-18](#)  
[CPC Recommendation Report 10-1-18](#)  
[J&A sign up 10-2-18](#)  
[Letter from Philip Gelatt 10-12-2018](#)  
[Request of Van Nuland for opaque privacy fence 10-8-18](#)  
[CPC Staff Report 10-29-18](#)  
[Kirchner Customer Builders Letter 10-4-18](#)  
[Photos of 444 Losey Court Lane 10-30-18](#)

**A motion was made by Neumeister, seconded by Tischer, that this Application be APPROVED with the proposed fence location/plans as submitted and the condition that a PILOT agreement is established and signed prior to the November 8, 2018 Common Council meeting. The motion carried by voice vote. Marcou voted NO.**

4. [18-1279](#) Resolution amending the Declaration of Protective Covenants at the International Business Park regarding addition of Lot 27 at Berlin Drive.

**Attachments:** [Resolution](#)  
[Notice to lot owners](#)  
[Amended Covenants 9-11-18](#)  
[Habitat for Humanity - Consent 9-25-18](#)  
[River States Truck and Trailer - Consent 9-25-18](#)  
[DeBoer Pest Control - Consent 9-26-18](#)  
[Werner Electric - Consent 9-26-18](#)  
[Charlise Investments LLC - Consent 9-26-18](#)  
[FiberPro - Consent 10-11-18](#)  
[CPC Staff Report 10-29-18](#)

**A motion was made by Tischer, seconded by Yager, that this Resolution be APPROVED. The motion carried by voice vote.**

5. [18-1374](#) Certified Survey Map - Part of the SW 1/4 of the NE 1/4 of Section 12, T15N, R7W, in the Town of Shelby, La Crosse County, Wisconsin (Knobloch Road - Servais).

**Attachments:** [CSM as submitted 9-28-18](#)  
[Submittal Checklist 9-28-18](#)  
[Review Checklist - complete 10-15-18](#)  
[Letter to Servais & Berg re meetings](#)  
[CPC Staff Report 10-29-18](#)

**A motion was made by Marcou, seconded by Medinger, that this Plat/Certified Survey Map be APPROVED. The motion carried by voice vote.**

6. [18-1383](#) Resolution approving lease with City Brewing Company, LLC for parking spaces on land near Joseph Houska Dr and Hood St on Isle La Plume.

**Attachments:** [Proposed Amended 10-29-18](#)  
[Resolution](#)  
[Lot Drawings](#)  
[Lease](#)  
[CPC Staff Report 10-29-18](#)  
[BPW Ltr 10-29-18](#)

**A motion was made by Medinger, seconded by Neumeister, that this Resolution be APPROVED AS AMENDED by the Board of Public Works. The motion carried by voice vote.**

7. [18-1388](#) Application of Housing Authority of the City of La Crosse for a Conditional Use Permit allowing a multi-family dwelling in the Washburn Neighborhood Residential District at 711, 713 and 717 Division Street.

**Attachments:** [Application](#)  
[Site Plans](#)  
[Coverletter](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 10-29-18](#)

**A motion was made by Schoenfeld, seconded by Marcou, that this Application be APPROVED with the condition that the project goes through the Mutli-Family Design Review Process. The motion carried by voice vote.**

8. [18-1467](#) Final RePlat of Part of Navy Reserve Addition to the City of La Crosse, La Crosse County, Wisconsin.

**Attachments:** [Final Plat](#)  
[Dept Administration Letter re wastewater treatment 10-18-18](#)  
[Declaration of Covenants](#)  
[Submittal Checklist](#)  
[CPC Staff Report 10-29-18](#)

**A motion was made by Medinger, seconded by Neumeister, that this Plat/Certified Survey Map be APPROVED. The motion carried by voice vote.**

## Adjournment

*A motion was made by Marcou, seconded by Medinger to ADJOURN. The motion carried 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.*