



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes - Final

### City Plan Commission

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Monday, July 30, 2018

4:00 PM

3rd Floor Conference Room

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#### Call to Order

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

#### Roll Call

**Present:** 9 - Paul Medinger, Randy Turtenwald, Tim Kabat, Scott Neumeister, Corliss Tischer, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou, Cassandra Woodward

#### Approval of Minutes

A motion was made by Medinger, seconded by Yager, to approve the July 2, 2018 meeting minutes. The motion carried 9-0 by voice vote.

#### Agenda Items:

[18-0762](#)

Resolution approving partial vacation of Scarlett Drive right-of-way.

**Attachments:**

[Resolution](#)

[Exhibit A - Legal Description and Map](#)

[Lis Pendens](#)

[Notice of Hearing](#)

[Letter to PD for Service](#)

[Adjacent Property Owners List](#)

[Letter to DOT](#)

[CPC Staff Report 7-30-18](#)

[BPW Ltr 7-30-18](#)

A motion was made by Tischer, seconded by Yager, to approve the application with the condition that any remnant of the vacated property be joined to the adjacent Sherwood Park to assure public access. The motion carried 9-0 by voice vote.

[18-0811](#)

Application of John and Sangeetha Kelly for a Conditional Use Permit allowing demolition of structure for green space at 2036 Cass Street.

**Attachments:** [Application](#)  
[Landscape Plan](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 7-30-18](#)

**A motion was made by Marcou, seconded by Neumeister, to refer for 60 days. The motion carried 8-1 voice vote with Kabat voting no.**

[18-0932](#)

Resolution approving the sale of City owned surplus property to Trueblood Properties, LLC.

**Attachments:** [Resolution](#)  
[CPC Staff Report 7-30-18](#)  
[BPW Ltr 7-30-18](#)

**A motion was made by Marcou, seconded by Medinger, to approve the resolution. The motion carried 9-0 by voice vote.**

[18-0947](#)

Application of Tony and Heather Reyerson for a Conditional Use Permit allowing demolition of structure for future development 2028 Ward Avenue.

**Attachments:** [Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[CPC Staff Report 7-30-18](#)  
[Letter from Living Word Christian Church 7-30-18](#)

**A motion was made by Tischer, seconded by Schoenfeld, to approve the application with the condition that the owner shall enter into a payment in Lieu of Taxes (PILOT) agreement as required for demolition in the city. The motion carried 8-1 with Neemeister voting no.**

[18-0959](#)

Application of The Driftless Axe, LLC for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor License at 300 4th St. S. Ste 101.

**Attachments:** [Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 7-30-18](#)

**A motion was made by Marcou, seconded by Woodward, to approve the application. Council member Yager recused herself. The motion carried 8-0 by voice vote.**

Council member Yager returned to the panel.

[18-0978](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Agricultural District to the Planned Development District - General allowing a multifamily housing development project on Lots 1 and 2 of the Waterview Subdivision (southeast corner of State Road 35 and Sunnyside Drive).

**Attachments:**    [Ordinance](#)  
[Coverletter](#)  
[Petition](#)  
[Site Plan](#)  
[Plat of Waterview Subdivision](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 7-30-18](#)

**A motion was made by Neumeister, seconded by Schoenfeld, to approve the application. The motion carried 9-0 by voice vote.**

[18-0980](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Agricultural District to the Residence District, Special Multiple Dwelling District and Conservancy District allowing for subdivision improvements and future residential development on Lots 3 through 25 and Outlots 1 and 3 of the Waterview Subdivision (5800 State Road 35).

**Attachments:**    [Ordinance](#)  
[Coverletter](#)  
[Petition](#)  
[Plat of Waterview Subdivision](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[Letter to DNR and FEMA re flood planing zoning](#)  
[CPC Staff Report 7-30-18](#)

**A motion was made by Marcou, seconded by Woodward, to approve the application. The motion carried 9-0 by voice vote.**

[18-0982](#)

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 Traditional Neighborhood District - Specific allowing development of single family homes, shelter and green space on vacant lots at 2226 Green Bay Street.

**Attachments:** [Ordinance](#)  
[Coverletter](#)  
[Petition](#)  
[Site Plans, Drawings and Detail](#)  
[Development Agreement](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[CPC Staff Report 7-30-18](#)

**A motion was made by Woodward, seconded by Medinger, to approve the application. The motion carried 9-0 by voice vote.**

**18-0991**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Local Business District allowing parking lots to be combined and paved at 1233 Avon Street.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Drawing](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 7-30-18](#)

**A motion was made by Marcou, seconded by Neumeister, to approve the application. The motion carried 9-0 by voice vote.**

**18-1005**

Application of Niki Paisley for a Conditional Use Permit to demolish structure allowing green space until future development 2013 Sunset Lane.

**Attachments:** [Coverletter](#)  
[Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[CPC Staff Report 7-30-18](#)

**A motion was made by Neumeister, seconded by Tischler, to approve the application. The motion carried 9-0 by voice vote.**

### Next Meeting Date/Agenda Items

*The next meeting is September 4, 2018.*

*Please mark your calendars for the CIP meetings:*

*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 Yager, to adjourn the meeting. The motion carried 9-0 by voice vote. The meeting was adjourned at 5:00 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.*