



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, December 2, 2019

4:00 PM

3rd Floor Conference Room

Call to Order

Mayor Kabat called the meeting to order at 4:00 pm.

Roll Call

Others present: Ashley Marshall, Tim Acklin, Jason Gilman, Andrea Schnick, Lewis Kuhlman, Karen Troyanek, John Troyanek, Adam Hoffer, Tom McCary, Steven Lowe, Judy Dolan, and Jim Buchner.

Present: 8 - Randy Turtenwald, James Cherf, Tim Kabat, Scott Neumeister, Chris Kahlow, Elaine Yager, Paul Schoenfeld, Cassandra Woodward

Excused: 1 - Paul Medinger

Approval of Minutes

A motion by Yager, second by Woodward, to APPROVE the previous meeting minutes. The motion carried by voice vote.

Agenda Items:

1. [19-1675](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District to the Commercial District allowing convenience store with fuel sales and car wash at 3305 Mormon Coulee Road (Kwik Trip).

Attachments: [Ordinance](#)
[Petition](#)
[Drawings](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 11-27-19](#)

Woodward recused herself from the commission for this item. Yager recused herself from the commission for this item. Acklin gave an overview with a recommendation of approval. A motion by Schoenfeld, second by Cherf to APPROVE the ordinance. The motion carried by voice vote.

2. [19-1686](#) 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 property to be rented as a duplex at 1452 George St.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 11-27-19](#)
[Objection - Troyanek](#)

Neumeister recused himself from the commission for this item. Cherf recused himself from the commission for this item. Kuhlman gave an overview with a recommendation for approval. Applicant spoke for this item and answered questions from the commission members and public. Karen Troyanek spoke against the application. Jessica Olson spoke in favor of the application. Mayor Kabat noted the objection received via e-mail. A motion by Woodward, second by Kahlow to APPROVE the ordinance. The motion carried by a vote of 5-1 with Yager voting No.

3. [19-1692](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood Development District to the Public/Semi-Public District allowing fire station at 5248 33rd St. S.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 11-27-19](#)

Gilman gave an overview with a recommendation of approval. A motion by Neumeister, second by Yager to APPROVE the ordinance. The motion carried by voice vote.

4. [19-1711](#) Public Hearing regarding the proposed amendment of project plans for Tax Incremental Districts No. 11, 13, 14, 15, 16 & 17.

Attachments: [Public Hearing Legal Notice](#)

5. [19-1700](#) Resolution approving an Amendment to the Project Plan of Tax Incremental District No. 11, City of La Crosse, Wisconsin.

Attachments: [Resolution](#)
[Exhibit A - Project Plan for 12.2.19 Mtgs](#)
[CPC Staff Report 11-27-19](#)

A motion was made by Woodward, second by Yager, that this Resolution be APPROVED . The motion carried by voice vote.

6. [19-1701](#) Resolution approving an Amendment to the Project Plan of Tax Incremental District No. 13, City of La Crosse, Wisconsin.

Attachments: [Resolution](#)
[Exhibit A - Project Plan for 12.2.19 Mtgs](#)
[CPC Staff Report 11-27-19](#)

A motion was made by Woodward, second by Yager, that this Resolution be APPROVED . The motion carried by voice vote.

7. [19-1702](#) Resolution approving an Amendment to the Project Plan of Tax Incremental District No. 14, City of La Crosse, Wisconsin.

Attachments: [Resolution](#)
[Exhibit A - Project Plan for 12.2.19 Mtgs](#)
[CPC Staff Report 11-27-19](#)

A motion was made by Woodward, second by Yager, that this Resolution be APPROVED . The motion carried by voice vote.

8. [19-1703](#) Resolution approving an Amendment to the Project Plan of Tax Incremental District No. 15, City of La Crosse, Wisconsin.

Attachments: [Resolution](#)
[Exhibit A - Project Plan for 12.2.19 Mtgs](#)
[CPC Staff Report 11-27-19](#)

A motion was made by Woodward, second by Yager, that this Resolution be APPROVED . The motion carried by voice vote.

9. [19-1704](#) Resolution approving an Amendment to the Project Plan of Tax Incremental District No. 16, City of La Crosse, Wisconsin.

Attachments: [Resolution](#)
[Exhibit A - Project Plan for 12.2.19 Mtgs](#)
[CPC Staff Report 11-27-19](#)

A motion was made by Woodward, second by Yager, that this Resolution be APPROVED . The motion carried by voice vote.

10. [19-1705](#) Resolution approving an Amendment to the Project Plan of Tax Incremental District No. 17, City of La Crosse, Wisconsin.

Attachments: [Resolution](#)
[Exhibit A - Project Plan for 12.2.19 Mtgs](#)
[CPC Staff Report 11-27-19](#)

A motion was made by Woodward, second by Yager, that this Resolution be APPROVED . The motion carried by voice vote.

11. [19-1718](#) Resolution declaring certain property located at 5235 Creekside Place (parcel 17-50363-30) as surplus property.

Attachments: [Resolution](#)
[CPC Staff Report 11-27-19](#)
[BPW Letter 12-2-19](#)

Gilman gave an overview with recommendation to approve. A motion by Neumeister, second by Woodward to APPROVE this resolution. The motion carried by voice vote.

12. [19-1722](#) Resolution approving Real Estate Purchase Agreement with Scannell Properties, LLC for a portion of Lot 27 in the International Business Park. *(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committees and/or Council may reconvene in open session.)*

Attachments: [Proposed Amend for F&P 12-5-19](#)
[RE Purch Agmt amended 11-22-19 by EDC](#)
[Resolution](#)
[Real Estate Purchase Agreement](#)
[CPC Staff Report 11-27-19](#)

Schnick gave an overview with recommendation of approval. A motion by Kahlow, second by Yager to APPROVE this resolution. The motion carried by voice vote.

13. [19-1717](#) Resolution declaring certain property located at 5215 Creekside Place (parcel 17-50363-20) as surplus property.

Attachments: [Resolution](#)
[CPC Staff Report 11-27-19](#)
[BPW Letter 12-2-19](#)

A motion by Neumeister, second by Cherf to APPROVE this resolution. The motion carried by voice vote.

Adjournment

A motion by Cherf, second by Schoenfeld, to ADJOURN the meeting. The motion carried by voice vote. The meeting adjourned at 5:00 pm.

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.

