



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### City Plan Commission

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Monday, July 29, 2019

4:00 PM

3rd Floor Conference Room

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#### Call to Order

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

#### Roll Call

**Present:** 7 - Paul Medinger, Randy Turtenwald, Tim Kabat, Chris Kahlow, Elaine Yager, Paul Schoenfeld, Cassandra Woodward  
**Excused:** 1 - Corliss Tischer  
**Absent:** 1 - Scott Neumeister

#### Approval of Minutes

##### July 1, 2019 Meeting Minutes

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

#### Agenda Items:

- [19-1091](#) Fiscal Impact Analysis for Tax Exemptions, Demolitions, and Conversions.  
**Attachments:** [Fiscal Impact Study-Final Draft.pdf](#)  
A motion by Yager, second by Woodward to RECEIVE AND FILE. The motion carried by voice vote.
- [19-1029](#) Resolution appropriating funds for Trane Park from Tax Incremental District 15.  
**Attachments:** [Resolution](#)  
[CPC Staff Report 7-29-2019](#)  
A motion by Medinger, second by Yager to APPROVE. The motion carried by voice vote.
- [19-0906](#) AN ORDINANCE to create Division 6 of Ch. 115, Art. VII of the Code of Ordinances of the City of La Crosse regarding Solar Energy Systems.

**Attachments:** [Ordinance](#)  
[Notice of Hearing](#)  
[CPC Staff Report 7-29-2019](#)

**A motion by Woodward, second by Medinger to REFER for 30 days. The motion carried by voice vote.**

4. [19-1003](#)

Application of Mayo Clinic Health System - Franciscan Medical Center for a Conditional Use Permit allowing demolition of existing buildings for construction of a parking lot at 1001-1007 Jackson St. and 930 11th St. S.

**Attachments:** [Application](#)  
[Coverletter](#)  
[Site Map & Plan](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[Property Owner Buffer Map](#)  
[CPC Staff Report 7-29-2019](#)

**A motion by Schoenfeld, second by Medinger to APPROVE per staff recommendations with four conditions as follows:**

1. That a payment in lieu of taxes (PILOT) agreement be signed before Common Council approval of the Conditional Use Permit (CUP). Generally these payment in lieu of tax agreements are written to allow the owner to offset the loss in tax base by future development.
2. Request that Mayo Clinic Health System create and adopt Transportation Demand Management (TDM) guidance for their La Crosse campus to mitigate the increased demand for parking in the future based on the City's TDM plan for which Mayo Health Systems participated. City Planning staff would be willing to assist with the process of TDM plan creation.
3. Planning staff recommends the use of native and non-invasive species in landscaping and planting on the proposed project.
4. Mayo Clinic Health Systems is to consolidate all eight parcels into one parcel.

**The motion carried 5-2 with Kabat and Kahlow voting No.**

## Adjournment

**A motion by Kahlow, second by Woodward to ADJOURN. The motion carried by voice vote. The meeting ADJOURNED at 5:02 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*