



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, July 3, 2017

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order by Council President Martin Gaul at 4:00 p.m.

Present: 5 - Scott Neumeister, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou, Martin Gaul

Excused: 2 - Tim Kabat, Vacant 1

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

Others present: Council Member Brever, Council Member Padesky, Council Member Marshall, Jerome Gundersen, Phil Addis, Marvin Wanders, James Wille, Delores Spies, Greg Wendling, Matthew Ellenz, Dan Ellenz, Cyndi Ellenz, Irene Barmore, Frank Barmore, David Olson, Joe Kish, Jason Gilman, Andrea Schnick, Lewis Kuhlman.

Approval of Minutes

A motion was made by Yager, seconded by Marcou, to approve the May 30, 2017 meeting minutes and June 21, 2017 special meeting minutes. The motion carried by voice vote.

Agenda Items:

[17-0547](#)

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 - General allowing for rental housing at 2008, 2012, 2018, 2024 Campbell Rd. and 303, 307 21st St. N.

Attachments: [Ordinance](#)
[Petition](#)
[CPC Staff Report 7-3-17](#)
[Email from Miner 2225 State](#)
[List of concerns and objections from GENA members re Wanders rezoning petition](#)
[Amendment of 5-16 GENA meeting response to Wanders rezoning petition](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 5-30-17](#)
[CPC Recommendation Report 5-30-17](#)
[J&A sign ups 5-30-17](#)
[Objection - Jordan 230 21st St N](#)
[Objection - Wissing 302 21st St N](#)
[GENA June 8 letter to Council](#)
[GENA Rezoning Survey Report](#)

Yager recused herself for this item. This item has no recommendation for a lack of quorum.

[17-0672](#)

Application of That Foreign Place LLC (Robbi R. Wolff) for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor license at 107 3rd St. S., Suite 102.

Attachments: [Application](#)
[Build Out Plans](#)
[CPC Staff Report 7-3-17](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)

A motion was made by Marcou, seconded by Yager, that this Application be APPROVED. The motion carried by voice vote.

[17-0709](#)

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 to allow for combining of parcels with adjacent property for development of commercial business at 613 Hagar Street.

Attachments: [Ordinance](#)
[Petition](#)
[CPC Staff Report 7-3-17](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)

A motion was made by Neumeister, seconded by Schoenfeld, that this Ordinance be APPROVED noting that the context sensitive issues be referred to the design review committee and the prohibition on employment growth above 12 employees be recorded to alert the current owner-operator and potential successors of this site/zoning limitation. The motion carried by voice vote.

[17-0711](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Local Business District allowing expansion of building to provide for larger storage area and walk-in cooler at 901 7th St. S.

Attachments: [Ordinance](#)
[Petition](#)
[CPC Staff Report 7-3-17](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)

A motion was made by Neumeister, seconded by Marcou, that this Ordinance be APPROVED. The motion carried by voice vote.

[17-0715](#)

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

Attachments: [CPC Staff Report 7-3-17](#)
[16-0575 Resolution for Reference](#)
[16-0575 Application for Reference](#)
[Letter to Wendling re meetings](#)

A motion was made by Yager, seconded by Neumeister, to refer the review of Conditional Use Permit for one year. The motion carried by voice vote.

[17-0822](#)

Review of Floor Plans for the property located at 512-522 8th Street S to complete the rezoning process to Traditional Neighborhood Development.

Attachments: [CPC Staff Report 7-3-17](#)
[Legislation- Ord#4379](#)
[Proposed Floor Plans 514 8th Street S](#)

A motion was made by Marcou, seconded by Schoenfeld, that this Review of Plans be APPROVED. The motion carried by voice vote.

[17-0706](#)

Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2) Wis. Stats of land from the Town of Campbell to the City of La Crosse (1504 Nakomis Avenue - Allen).

Attachments: [Petition](#)
[Revised Legal Description](#)
[Request for Review - Allen](#)
[LT WI Dept of Admin](#)
[DOA Questionnaire Letter dated 6-8-17](#)
[Letter to Allen re meetings](#)
[LF WI Dept of Admin - legal description 6-28-17](#)
[CPC Staff Report 7-3-17](#)

A motion was made by Yager, seconded by Neumeister, that this Petition be ACCEPTED AND FILED. The motion carried by voice vote.

[17-0707](#)

AN ORDINANCE to annex a parcel of land from the Town of Campbell to the City of La Crosse (1504 Nakomis Avenue - Allen).

Attachments: [Ordinance](#)
[Exhibit A - Revised Legal and Map 6-30-17](#)
[Exhibit A - Legal and Map](#)
[LF DOA 6-28-17](#)
[CPC Staff Report 7-3-17](#)

A motion was made by Yager, seconded by Neumeister, that this Ordinance be APPROVED. The motion carried by voice vote.

CIP Meeting Dates

All CIP meetings will begin at 4:00 p.m. in the 3rd floor conference room.

Monday, July 17th – Department Head Reports on CIP Requests

Monday, August 14th – Department Head Reports on CIP Requests

Monday, August 21st – CIP Public Hearing

Monday, September 11th – Final Action/Report

Monday, September 18th – Reserve Date for Further Review if Needed

Monday, September 25th – Reserve Date for Further Review if Needed

Next Meeting Date/Agenda Items

The next meeting is July 31, 2017.

Adjournment

A motion was made by Marcou, seconded by Schoenfeld, to adjourn the meeting. The motion carried 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.