



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes City Plan Commission

---

Monday, June 4, 2018

4:00 PM

3rd Floor Conference Room

---

### Call to Order

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

### Roll Call

**Present:** 7 - Paul Medinger, Tim Kabat, Corliss Tischer, Elaine Yager, Paul Schoenfeld, Jacqueline Marcou, Cassandra Woodward  
**Excused:** 2 - Randy Turtenwald, Scott Neumeister

*Others present: Council Member Padesky, Council Member Richmond, Council Member Janssen, Council Member Olson, Ken Iverson, Matt Dinsmore, Jeff Rakers, Chris Hall, Bill Becker, Marv Becker, Steve McConaghy, Dave Ring, Mary Rathgaber, Jourdan Vian, Jason Gillett, Jason Gilman, Tim Acklin, Lewis Kuhlman, Andrea Schnick, Caroline Gregerson, Sara Olson.*

### Approval of Minutes

**A motion was made by Marcou, seconded by Medinger, to approve the April 30, 2018 meeting minutes. The motion carried 7-0 by voice vote.**

### Agenda Items:

1. [18-0362](#) Application of Kwik Trip, Inc. for a Conditional Use Permit allowing demolition of structure for green space at 1003 Losey Blvd. S.

**Attachments:** [Application](#)  
[Coverletter](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[Objection Jahimiak 905 Losey Blvd S](#)  
[CPC Staff Report 4-2-18](#)  
[CPC Recommendation Report 4-3-18](#)  
[Email from Kwik Trip 4-17-18](#)  
[CPC Staff Report 04-30-18](#)  
[CPC Recommendation Report 4-30-18](#)  
[CPC Staff Report 6-4-18](#)

A motion was made by Yager, seconded by Tischer, that this Application be APPROVED with the condition the applicant pay a PILOT and work closely with Planning on fencing and landscaping. The motion carried 4-3 by voice vote with Schoenfeld, Marcou and Kabat voting no.

2. [18-0510](#)

Resolution authorizing a land swap of property between Impact Seven, Inc. and the City of La Crosse for land near the Kane Street Garden.

**Attachments:** [Proposed Amended for F&P 6-7-18.docx](#)  
[Revised Site plans](#)  
[Resolution](#)  
[Exhibit A - Map of Land Swap](#)  
[Letter to City and Land Swap Development Plans](#)  
[CPC Staff Report 6-4-18](#)

A motion was made by Schoenfeld, seconded by Marcou, that the original Resolution be APPROVED with the City retaining ownership of the additional 5,000 square feet requested and granting the developer a construction easement to properly grade the site, and Planning, Engineering and the developer have the correct legal documents by the Common Council meeting on June 14, 2018. The motion carried 7-0 by voice vote.

3. [18-0527](#)

Resolution amending the Declaration of Protective Covenants at the International Business Park regarding landscaping requirement on Lot 22 - 2970 Luoyang Drive.

**Attachments:** [Resolution](#)  
[Amended Covenants](#)  
[Process for covenants amendment](#)  
[Notice of Request to Amend to Lot Owners](#)  
[Consent to Amendment - FiberPro Inc.pdf](#)  
[Consent to Amendment - River States Truck and Trailer](#)  
[Consent to Amendment - Habitat for Humanity](#)  
[Consent to Amendment - JJJ Properties LLC](#)  
[Consent to Amendment - DeBoer Pest Control.pdf](#)  
[Consent to Amendment - Dalco 6-1-18](#)  
[IBP Amendment for AFP Berlin 3030 5-24-18.pdf](#)  
[CPC Staff Report 6-4-18](#)

A motion was made by Yager, seconded by Medinger, that this Resolution be APPROVED with the condition it be approved by the Common Council on June 14, 2018 and the La Crosse County Board on June 21, 2018 before the building permit is issued otherwise the zoning violation will be reinstated. The motion carried 7-0 by voice vote.

4. [18-0572](#) Resolution declaring statement of project intentions for the La Crosse Regional Airport.

**Attachments:** [Resolution](#)  
[6-Year Statement of Project Intentions](#)  
[Aviation Bd Ltr 5-23-18](#)  
[CPC Staff Report 6-4-18](#)

A motion was made by Schoenfeld, seconded by Medinger, that this Resolution be APPROVED. The motion carried 7-0 by voice vote.

5. [18-0574](#) Resolution petitioning the Secretary of Transportation for Airport Improvement Aid.

**Attachments:** [Resolution](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Aviation Bd Ltr 5-23-18](#)  
[CPC Staff Report 6-4-18](#)

A motion was made by Medinger, seconded by Yager, that this Resolution be APPROVED. The motion carried 7-0 by voice vote.

6. [18-0644](#) Resolution authorizing the Mayor and City Clerk to sign Easement Deed for Public Utilities (Storm) and to accept on behalf of the Storm Sewer Utility a Bill of Sale of Storm Sewer Infrastructure from Kwik Trip, Inc.

**Attachments:** [Resolution](#)  
[Easement Deed](#)  
[BPW Ltr 5-21-18](#)  
[CPC Staff Report 6-4-18](#)

**A motion was made by Tischer, seconded by Yager, that this Resolution be APPROVED. The motion carried 7-0 by voice vote.**

7. [18-0645](#) Resolution authorizing the Mayor and City Clerk to sign Easement Deed for Public Utilities (Water) and to accept on behalf of the Water Utility a Bill of Sale of Watermain Infrastructure from Kwik Trip, Inc.

**Attachments:** [Resolution](#)  
[Easement Deed](#)  
[BPW Ltr 5-21-18](#)  
[CPC Staff Report 6-4-18](#)

**A motion was made by Marcou, seconded by Medinger, that this Resolution be APPROVED. The motion carried 7-0 by voice vote.**

8. [18-0667](#) Application of Maluna LLC (Sheldon Scott Hoyt) for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor License at 411 3rd St. S.

**Attachments:** [Application](#)  
[Floor Plan](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 6-4-18](#)

**A motion was made by Medinger, seconded by Marcou, that this Application be APPROVED. The motion carried 7-0 by voice vote.**

9. [18-0684](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - General and Public and Semi-Public District to the Planned Development District - Specific allowing multi-family residential housing and community center at 733 and 833 Kane Street.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Revised Plan Set 5-31-2018](#)  
[Plan Set](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 6-4-18](#)

A motion was made by Marcou, seconded by Medinger, that this Ordinance be APPROVED with the request for the waiver of the off-street parking requirement, the waiver of the requirement that all off-street parking be provided on the same parcel as the primary use, and the waiver of the required vision triangles on both the alley and street intersections be granted, and the conditions that all stormwater runoff from all impervious surfaces be retained on site and approved by the Engineering Department and the applicant submit a copy of their parking policy, preferably unbundled parking controls, and internal enforcement program to prevent long-term on-street parking to the City for public record. The motion carried 5-2 by voice vote with Tischer and Woodward voting no.

10. [18-0685](#)

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 and Residence District to the Traditional Neighborhood District - General allowing a second multi-family residential apartment building at 1114 and 1120 5th Ave. S.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Site Plan](#)  
[Coverletter](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[Objection - Rathgaber 1210 5th Ave S](#)  
[CPC Staff Report 6-4-18](#)

A motion was made by Marcou, seconded by Medinger, that this Ordinance be REFERRED FOR 30 DAYS. The motion carried 7-0 by voice vote.

11. [18-0686](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District to the Light Industrial District allowing combining of lots with adjacent parcel and business expansion at 812 and 814 Copeland Avenue.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Coverletter](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 6-4-18](#)

A motion was made by Marcou, seconded by Schoenfeld, that this Ordinance be APPROVED with the condition the applicant meet the commercial design review standards. The motion carried 5-2 by voice vote with Yager and Tischer voting no.

12. [18-0738](#)

Resolution approving lease with City Brewing Company, LLC for parking spaces on land near Marco Drive on Isle La Plume.

**Attachments:** [Resolution](#)  
[Lease](#)  
[Short Circuit Approval 5-22-18](#)  
[CPC Staff Report 6-4-18](#)  
[BPW Ltr 06-04-18](#)

A motion was made by Medinger, seconded by Marcou, that this Resolution be APPROVED. The motion carried 7-0 by voice vote.

13. [18-0776](#)

Review of plans for wastewater pretreatment project for Great Lakes Cheese located at 2200 Enterprise Avenue in the Interstate Industrial Park.

**Attachments:** [Plan Commission cover letter](#)  
[Architectural Set](#)  
[Civil Set](#)  
[Structural Set](#)  
[Covenants](#)  
[CPC Staff Report 6/4/18](#)

A motion was made by Medinger, seconded by Marcou, that this Review of Plans be APPROVED with the condition that the City Plumbing Inspector, Jason Riley, approves the final plans. The motion carried 7-0 by voice vote.

## Next Meeting Date/Agenda Items

*The next meeting is July 2, 2018.*

*Please mark your calendars for the CIP meetings:*

*Monday, July 2nd – Information Process and Announce Dates (Regular CPC Meeting)*

*Monday, July 23rd – Department Head Reports on CIP Requests*

*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 Marcou, seconded by Woodward, to adjourn the meeting. The motion carried 7-0 by voice vote. The meeting was adjourned at 5:47 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.*