



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

City Plan Commission

Monday, October 1, 2018

4:00 PM

3rd Floor Conference Room

Call to Order

The meeting was called to order at 4:15pm by Mayor Kabat.

Roll Call

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

Others present: Scott Buschman, Tom Hundt, Fran Formanek, Brian E. Benson, Brian D. Benson, Tricia Wavra, R. Brougham, Sarah Carlson, John Mazzola, Claudia Thielen, Troy Nedegaard, Lesley Patterson, Patricia Gund, Mike Pinter, Jeff Brezinka, Eric Accola, Benita Socha, Robert Jansen, Julianne Jansen, Brian Darling, Staci Williams, Toby Lau, Carl Miller, Terri Pinter, Stephen Gund, Holly Kampa, Brent Thielen, Daniel Hannan, John Kelly, Peter Grabow, Melissa Gelatt, Robert Campbell, Philip Gelatt, Jason Gilman, Tim Acklin, Andrea Schnick, Lewis Kuhlman, Jack Zabrowski

Approval of Minutes

1. Approval of the September 4, 2018 Meeting Minutes.
2. Approval of the September 10, 2018 Meeting Minutes.
3. Approval of the September 17, 2018 Meeting Minutes.

A motion was made by Marcou, seconded by Medinger, that the the minutes of the September 4, September 10 and 17, 2018 meetings be APPROVED. The motion carried by voice vote.

Agenda Items:

4. [18-0811](#) Resolution approving Application of John and Sangeetha Kelly for a Conditional Use Permit allowing demolition of structure for green space at 2036 Cass Street.

Attachments: [Resolution](#)
[PMSA - signed by Kellys 10-11-18](#)
[Application](#)
[Landscape Plan](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 7-30-18](#)
[CPC Recommendation Report 7-30-18](#)
[Letter from Douglas Farmer 7-30-2018](#)
[J&A sign up 7-31-18](#)
[Letter from Kellys 8-6-18](#)
[Letter from Mark Halter 8-6-18](#)
[Letter and Documents from Kellys 9-18-18 \(revised\)](#)
[CPC Staff Report 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
[J&A sign up 10-2-18](#)

A motion was made by Neumeister, seconded by Yager, that this Application be APPROVED with Planning staff's recommendation of a PILOT and the plan to move the property. The motion carried by voice vote.

5. [18-1191](#) Resolution vacating alleys at the location of Bennett Street, Townsend Street and two 16-foot alleys off of 15th Street near Trane Park.

Attachments: [Resolution](#)
[Legals and Map](#)
[Adjacent Properties](#)
[Notice to Adjacent Properties](#)
[Letter to DOT](#)
[Lis Pendens - Recorded 8-31-18](#)
[CPC Staff Report 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
[BPW Ltr 10-1-18](#)

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

6. [18-1196](#) Resolution declaring Wittenberg Park as surplus property and authorizing a request for proposals process for development of the parcel.

Attachments: [Proposed Amended 10-10-18](#)
[Resolution](#)
[Background on History of Park](#)
[Map of Parcel](#)
[Map of Parcel Flood Data](#)
[CPC Staff Report 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)

A motion was made by Marcou, seconded by Yager, that this Resolution be REFERRED for 30 days, due back 10/29/2018. The motion carried by voice vote.

7. [18-1226](#) Application of Philip Gelatt for a Conditional Use Permit allowing demolition of structure for green space at 444 Losey Court Lane.

Attachments: [Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
[J&A sign up 10-2-18](#)
[Letter from Philip Gelatt 10-12-2018](#)
[Request of Van Nuland for opaque privacy fence 10-8-18](#)

A motion was made by Neumeister, seconded by Tischer, that this Application be REFERRED for 30 days, due back 10/29/2018. The motion carried by voice vote.

8. [18-1255](#) Application of Tomah VA Medical Center for a Conditional Use Permit allowing Community Living Arrangement at 3120 Farnam Street.

Attachments:

[Application](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Arial photos](#)
[Plot Map](#)
[Floor Plan](#)
[Description of Transitional Residence Program](#)
[VHA Handbook - Mental Health Residential Treatment Program](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[Jansen Letter of Opposition 9-23-18](#)
[Jansen Objection 10-1-18](#)
[Meyer Letter of Opposition 9-24-18](#)
[Meyer Objection 9-25-18](#)
[Weber Letter of Support 9-26-18](#)
[CPC Staff Report 10-1-18](#)
[Kampa Objection 9-24-18](#)
[Kampa Letter of Opposition 9-30-18](#)
[Tomah VA Request for 30-day referral 9-27-18](#)
[Buschman Objection 9-27-18](#)
[Wavra Objection 9-27-18](#)
[Barlow Objection 9-27-18](#)
[Socha Objection 9-27-18](#)
[Gund Objection 9-28-18](#)
[Patterson Objection and Letter of Opposition 9-28-18](#)
[Landry Letter of Opposition 9-28-18](#)
[Bakken Objection 10-1-18](#)
[Thielen Letter of Opposition 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
[Leach Objection 10-1-18](#)
[Thielen Objection 10-1-18](#)
[J&A sign ups 10-2-18](#)
[Pinter Objection and Letter of Opposition 10-17-18](#)
[Schultz \(LAVMP\) Letter in Support 10-12-18.pdf](#)

A motion was made by Medinger, seconded by Marcou, that this Application be REFERRED for 60 days, due back 12/3/2018. The motion carried by voice vote.

9. [18-1268](#) 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 Low Density Multiple District allowing four-unit condos on Lots 3, 4, 5, 6, 18, 19, 20, 22, 23, 24 and 25 of Waterview Subdivision (Sunnyside Drive West and River Run Road).

Attachments: [Ordinance 5068](#)
[Petition](#)
[Coverletter](#)
[Architectural Drawings](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
[J&A sign up 10-2-18](#)

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

10. [18-1269](#) 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 Special Multiple District allowing for student housing at 316, 312, 304 West Ave. N. and 1225 Vine St.

Attachments: [Ordinance 5069](#)
[Petition](#)
[Coverletter](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Staff Report 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
[J&A sign up 10-2-18](#)
[Affidavit of Publication - Notice](#)

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

11. [18-1277](#) Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Medary to the City of La Crosse (N3178 Vista Court North - Keppel).
- Attachments:** [Petition](#)
[Affidavit of Service of Petition upon Medary](#)
[DOA Questionnaire Letter 9-18-18](#)
[CPC Staff Report 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
Memo on Deferred Assessment - N3178 Vista Court North 10-9-18
[DOR Public Interest Letter 10-08-18](#)
- A motion was made by Turtenwald, seconded by Medinger, that this Petition be APPROVED. The motion carried by voice vote.**
12. [18-1278](#) AN ORDINANCE to annex a parcel of land from the Town of Medary to the City of La Crosse (N3178 Vista Court North - Keppel).
- Attachments:** [Ordinance 5070](#)
[Exhibit A](#)
[CPC Staff Report 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
- A motion was made by Turtenwald, seconded by Medinger, that this Ordinance be APPROVED. The motion carried by voice vote.**
13. [18-1326](#) Review of plans for monument sign at 2200 Enterprise Ave in the Interstate Industrial Park (Great Lakes Cheese).
- Attachments:** [Art](#)
[Plot Plan](#)
[Setbacks](#)
[Sign Permit Application](#)
[CPC Staff Report 10-1-18](#)
- A motion was made by Neumeister, seconded by Marcou, that this Review of Plans be APPROVED. The motion carried by voice vote.**

14. [18-1346](#) Resolution approving Certified Survey Map - Part of the NE 1/4 of the NW 1/4 of Section 16, T15N, R7W, in the Town of Shelby, La Crosse County, Wisconsin (Losey Blvd/Ward Ave - McDonalds).

Attachments: [Resolution](#)
[CSM - as submitted 9-20-18](#)
[Submittal Checklist 9-20-18](#)
[CPC Staff Report 10-1-18](#)
[CPC Recommendation Report 10-1-18](#)
[Review Checklist 10-1-18](#)

A motion was made by Medinger, seconded by Neumeister, that this Plat/Certified Survey Map be APPROVED. The motion carried by voice vote.

15. [18-1348](#) Review of plans for monument sign at 3216 Commerce St in the Interstate Industrial Park (DuraTech Industries).

Attachments: [Art and Plot Plan](#)
[Sign Permit Application](#)
[Email from DuraTech](#)
[CPC Staff Report 10-1-18](#)

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

Future Meeting Dates

Adjournment

A motion was made by Jacqueline Marcou to adjourn. Seconded by Paul Medinger. Motion carried 9-0 at 6:17pm.

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.