



# 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, August 29, 2016

4:00 PM

3rd Floor Conference Room

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#### Call to Order, Roll Call

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

**Present:** 8 - Richard Becker, Randy Turtenwald, James Cherf, Ryan Cornett, Tim Kabat, Corliss Tischer, Elaine Yager, Paul Schoenfeld

**Absent:** 1 - Scott Neumeister

*Others present: Nancy Gerrard, Jane Wood, Brandon Rigger, Bruce Banes, Michael Peterson, Kerrie Muhr, Darla Krzoska, Diane Reinhart, Council Member Gary Padesky, Brad Williams (WIZM), News 19 reporter, News 8 reporter, Jourdan Vian (La Crosse Tribune), Council Member Doug Happel, Mark Schlafer, Sean Cane, Jason Gilman, Tim Acklin, Sara Olson.*

#### Approval of Minutes

A motion was made by Cornett, seconded by Cherf, to approve the August 1, 2016 meeting minutes. The motion carried by voice vote.

#### Agenda Items:

1. [16-0739](#) Application of Bruce E. Banes and Brandon C. Rigger (Castle La Crosse LLC) for a Conditional Use Permit at 1419 Cass Street allowing a bed & breakfast in a single family district.

**Attachments:** [Application](#)  
[REVISED Notice of Hearing](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 8-29-16](#)  
[Objection - Reinharts 8-26-16](#)  
[Objection - Heglund 8-29-16](#)

A motion was made by Cornett, seconded by Tischer, that this Application be APPROVED with the following conditions:  
1) If the property ceases to be used as a Bed and Breakfast establishment for

- more than one (1) year, the CUP is rescinded and new CUP will have to be applied for.
- 2) All proposed signage must comply with the City of La Crosse's Sign Code.
  - 3) If the adjacent property owner to the west would like additional screening of the parking area the applicant must provide a 6ft solid fence or other form of screening.
  - 4) Must submit a parking plan of the site clearly depicting the proposed parking spaces with dimensions and include the width of the drive aisles. Plan must be approved by the Traffic Engineer.
  - 5) Must provide six (6) off-street parking spaces for guests. Must provide two (2) off-street parking for the owners. Each space must be 8.5ftx17ft.
  - 6) Must submit a floor plan for each floor of the building depicting its proposed use.
  - 7) Must provide adequate refuse and recycling containers for the property. If dumpsters are used they must be screened from the alley with a dumpster enclosure. Plans and designs of the dumpster enclosure must be approved by the City Plan Commission.
  - 8) Any proposed lighting must meet Municipal Code Section 103-330 (8).
  - 9) Property may only be used as a bed and breakfast only. No other special events that are advertised to the public may be held at this location. The building may not be rented out for private parties or receptions. Special events for the paying guests would be permitted. Any private events hosted by the owners would be permitted.
  - 10) A 15ft vision clearance must be maintained at the driveway off of Cass Street.
- The motion carried unanimously by voice vote.

2. [16-0467](#)

Resolution approving a loan request from TID # 16 with the Fenigor Group, LLC for the renovation of the Historic Rubber Mills Building at 1501 St. Andrew Street.

*(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:** [Development Agreement - EDC Approved 08-25-16](#)  
[Exhibit A, B, D, E, F - EDC Approved 08-25-16](#)  
[Exhibit G - EDC Approved 08-25-16](#)  
[Resolution](#)  
[Authority to Procure Loans](#)  
[Agreement](#)  
[Exhibit B](#)  
[Exhibit F-Construction Schedule](#)  
[Guaranty](#)  
[Memo-Term Sheet](#)  
[Promissory Note](#)  
[Memo to Council re delinquent PP taxes](#)  
[CPC Recommendation Report 5-31-16](#)  
[CPC Staff Report 5-31-16](#)  
[F&P sign up](#)  
[CPC Recommendation Report 7-5-16](#)  
[CPC Staff Report 7-5-16](#)  
[CPC Recommendation Report 8-1-16](#)  
[CPC Staff Report 8-1-16](#)  
[CPC Staff Report 8-29-16](#)

**A motion was made by Cornett, seconded by Becker, that this Resolution be APPROVED as a "pay as you go" TIF grant per the EDC's review and recommendation and contingencies including code compliance verification and the verification of value and resulting increment for disbursements according to the cash flow pro forma for years 2018-2021 totaling \$500,000. The motion carried unanimously by voice vote.**

**3. [16-0791](#)**

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 to the Planned Development District - Specific allowing for a medical resident housing development at 711 Tyler Street.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Plans](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 8-29-16](#)

**A motion was made by Cherf, seconded by Becker, that this Ordinance be APPROVED. The motion carried unanimously by voice vote.**

4. [16-0803](#) Resolution approving alley vacation for property located between Third Street, Fourth Street, Market Street and Ferry Street.

**Attachments:** [Resolution](#)  
[Legal and Map](#)  
[Lis Pendens](#)  
[BPW Ltr 8-23-16](#)  
[CPC Staff Report 8-29-16](#)  
[Notice of Hearing](#)  
[LT DOT Re Hearing](#)  
[Adjacent Property List](#)

**A motion was made by Cornett, seconded by Cherf, that this Resolution be APPROVED. The motion carried unanimously by voice vote.**

5. [16-0804](#) Resolution approving Consent and Estoppel Agreement between the City, Redevelopment Authority and Optum Services as assignee to Riverside Center LLC, Riverside Center II, LLC and Riverside Center III, LLC.  
*(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:** [Resolution](#)  
[Consent and Estoppel Agreement](#)  
[CPC Staff Report 8-29-16](#)

**A motion was made by Becker, seconded by Cherf, that this Resolution be REFERRED to the Finance & Personnel Committee with no recommendation. The motion carried unanimously by voice vote.**

6. Consideration of the La Crosse-Shelby Boundary Agreement progress and negotiations

**A motion was made by Cornett, seconded by Becker, to convene in closed session. The motion carried unanimously by roll call vote.**

**A motion was made by Cornett, seconded by Becker, to reconvene in open session. The motion carried unanimously by voice vote.**

**No action was taken.**

### **Next Meeting Date/Agenda Items**

*Upcoming meetings:*

*Tuesday, September 6, 2016 at 6:45 p.m. - Special Meeting*

*Tuesday, September 20, 2016 at 4:15 p.m. - CIP Meeting*

*Monday, October 3, 2016 at 4 p.m. - Regular Meeting*

*--Consideration of the La Crosse-Shelby Boundary Agreement progress and negotiations will remain on the agenda*

## Adjournment

**A motion was made by Becker, seconded by Cornett, to adjourn the meeting. The motion carried by voice vote. The meeting was adjourned at 5:21 p.m. by Mayor Tim Kabat.**

*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.*