



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final City Plan Commission

Monday, September 29, 2014

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order at 4:00pm. Paul Medinger arrived at 4:11pm.

Present: 6 - Paul Medinger, Sara Sullivan, Richard Becker, Randy Turtenwald, Scott Neumeister, Angela Seeger

Excused: 3 - James Cherf, Tim Kabat, Karen Ringstrom

Approval of Minutes

1. Approval of the September 2, 2014 City Plan Commission Meeting Minutes

Scott Neumeister moved to approve Items #1, #2, & #3 together. Sara Sullivan seconded. The motion passed 5-0.

2. [14-1138](#) Approval of the September 17, 2014 Meeting Minutes.

Scott Neumeister moved to approve Items #1, #2, & #3 together. Sara Sullivan seconded. The motion passed 5-0.

3. Approval of the September 22, 2014 Special City Plan Commission Meeting Minutes

Scott Neumeister moved to approve Items #1, #2, & #3 together. Sara Sullivan seconded. The motion passed 5-0.

Agenda Items:

4. [14-1035](#) Resolution approving Tax Incremental District Eleven Amendment Four and Project Plan, City of La Crosse, Wisconsin.

Randy Turtenwald move to approve the Resolution. Angela Seeger seconded. The motion passed 5-0.

5. [14-1043](#) AN ORDINANCE to amend Subsection 115-347(6) and Subsection 115-347(6)(a)2 of the Code of Ordinances of the City of La Crosse to allow for structures that were originally built as churches to be used for limited retail and personal service business by Conditional Use Permit in residential zoning districts.
- Scott Neumeister move to approve the Ordinance with the understanding that approval of any Conditional Use Permits under this Ordinance must be contingent on all outstanding real state taxes, personal property taxes, and any other debt owed to the City is paid. Randy Turtenwald seconded. The motion passed 5-0.*
6. [14-1073](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Light Industrial District to the Local Business District at 1407/1501 St. Andrew Street allowing for residential apartments on upper floors.
- Sara Sullivan moved to approve the Ordinance. Angela Seeger seconded. The motion passed 5-0.*
7. [14-1074](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Commercial District at 716 Hood Street allowing for small local business.
- Angela Seeger moved to open a public hearing. Sara Sullivan seconded. The motion passed 6-0. Angela Seeger moved to close the public hearing. Sara Sullivan seconded. The motion passed 6-0. Sara Sullivan moved to approve the Ordinance. Angela Seeger seconded. The motion passed 6-0.*
8. [14-1075](#) AN ORDINANCE to amend Section 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 at 503, 509/511, 513/515 12th St. N. and 1117 Badger Street allowing for residential apartments.
- Angela Seeger moved to open a public hearing. Sara Sullivan seconded. The motion passed 6-0. Paul Medinger moved to close the public hearing. Angela Seeger seconded. The motion passed 6-0. Randy Turtenwald moved to approve the Ordinance. Angela Seeger seconded. The motion passed 6-0.*
9. [14-1076](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - General to the Heavy Industrial District at 1319/1325 St. Andrew Street and 606 George Street allowing for consistent zoning with adjacent land for potential expansion.
- Randy Turtenwald moved to open a public hearing. Paul Medinger seconded. The motion passed 6-0. Randy Turtenwald moved to close the public hearing. Scott Neumeister seconded. The motion passed 6-0. Sara Sullivan moved to approve the Ordinance. Angela Seeger seconded. The motion passed 6-0.*

10. [14-1077](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Public/Semi-Public District to the Commercial Business District at 315 State Street allowing for mixed use development.
- Randy Turtenwald moved to open a public hearing. Sara Sullivan seconded. The motion passed 6-0. Randy Turtenwald moved to close the public hearing. Sara Sullivan seconded. The motion passed 6-0. Randy Turtenwald moved to approve the Ordinance with the condition that the zoning reverts back to the Public/Semi-Public zoning district if the sale of the property does not take place by December 31, 2014. Paul Medinger seconded. The motion passed 6-0.*
11. [14-1079](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific at 1025 and 1031 Green Bay Street allowing for residential redevelopment.
- Randy Turtenwald moved to open a public hearing. Sara Sullivan seconded. The motion passed 6-0. Randy Turtenwald moved to close the public hearing. Angela Seeger seconded. The motion passed 6-0. Sara Sullivan moved to approve the Ordinance. Angela Seeger seconded. The motion failed 2-4. Medinger, Turtenwald, Neumeister, & Becker voting no. Randy Turtenwald moved to deny the Ordinance. Paul Medinger seconded. The motion passed 4-2. Sullivan & Seeger voting no.*
12. [14-1080](#) Application of Diana Hobson for a Conditional Use Permit at 1229 Caledonia Street allowing for a winery with tasting room.
- Sara Sullivan moved to open a public hearing. Paul Medinger seconded. The motion passed 6-0. Randy Turtenwald moved to close the public hearing. Paul Medinger seconded. The motion passed 6-0. Sara Sullivan moved to approve the application with the following conditions: 1) The tasting room cannot be closed for more than 90 days at a time. (City Ordinance) 2) The storage of all items or materials utilized for the production of wine shall be in an enclosed building. 3) The tasting room shall not exceed 5,000 square feet. Angela Seeger seconded. The motion passed 6-0.*
13. [14-1081](#) Communication from Margaret Ebner requesting the City of La Crosse accept Outlot 1 CSM Part of Government Lot 5, Section 15, T16N-R7W (west of Hwy 16 near 12th Ave) to be dedicated as a public street and resolution approving same.
- Randy Turtenwald moved to open a public hearing. Paul Medinger seconded. The motion passed 6-0. Randy Turtenwald moved to close the public hearing. Richard Becker seconded. The motion passed 6-0. Randy Turtenwald moved to approve provided that there is a one-year guarantee on the improvements. Sara Sullivan seconded. The motion passed 6-0.*
14. [14-1112](#) Review Sign Plans for the building located at 3181 Berlin Drive in the International Business Park. (Habitat for Humanity)
- Paul Medinger moved to approve the plans as submitted. Randy Turtenwald seconded. The motion passed 6-0.*

15. [14-1139](#) Review Plans for a parking lot located at 148 West Ave. (YMCA)

Sara Sullivan moved to approve the plans as submitted. Angela Seeger seconded. The motion passed 6-0.

Next Meeting Date/Agenda Items

Adjournment

Sara Sullivan moved to adjourn the meeting. Randy Turtenwald seconded. The motion passed 6-0. The meeting was adjourned at 5:33pm.

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.