



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, October 3, 2016

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order at 4:02 p.m. by Mayor Tim Kabat.

Present: 8 - Richard Becker, Randy Turtenwald, James Cherf, Tim Kabat, Scott Neumeister, Corliss Tischer, Elaine Yager, Paul Schoenfeld

Excused: 1 - Ryan Cornett

Others present: Sean Cain, Theresa Besse, Rick Lommen, Council Member Andrea Richmond, Council Member Gary Padesky, Tyler Dahl, Wayne Delagrave, Robert DeBauche, Bob Kramer, Jeff Heilemen, Jansen Dahl, Tony Mihalovic, Steve Kepros, Steve Carlyon, Daniel Cook, Tim Acklin, Lewis Kuhlman, Sara Olson

Approval of Minutes

A motion was made by Yager, seconded by Tischer, to approve the August 29, 2016 regular meeting minutes, September 6, 2016 special meeting minutes, and September 20, 2016 CIP meeting minutes. The motion carried by voice vote.

Agenda Items:

[16-0830](#)

AN ORDINANCE to amend various sections of Chapter 109 of the Code of Ordinances of the City of La Crosse relating to shoreland-wetland zoning.

Attachments:

[Ordinance](#)

[Notice of Hearing](#)

[LT DNR & FEMA re proposed change to Code](#)

[CPC Report 10-3-16](#)

A motion was made by Yager, seconded by Cherf, that this Ordinance be APPROVED. The motion carried 7-1 by voice vote with Schoenfeld voting no.

[16-0831](#)

Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Campbell (1903 Nakomis Ave - Delagrave).

Attachments: [Petition](#)
[Legal Description \(updated\) & Map](#)
[Legal Dept submittal letter to DOA dated 8-25-16](#)
[DOR Questionnaire Letter dated 9-6-16](#)
[DOR public interest letter dated 9-22-2016](#)
[LT Delagraves re meetings](#)
[CPC Report 10-3-16](#)

A motion was made by Becker, seconded by Yager, to accept and file the petition. The motion carried by voice vote.

[16-0833](#)

AN ORDINANCE to annex a parcel of land from the Town of Campbell to the City of La Crosse (1903 Nakomis Avenue - Delagrave).

Attachments: [Ordinance](#)
[Updated - 1903 Nakomis Annexation Legal and Map](#)
[Legal Description & Map 9-28-16](#)
[CPC Report 10-3-16](#)

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

[16-0881](#)

Resolution authorizing the property located at 28th & Jackson Street known as "Bluffview Park" to be dedicated as a public park.

Attachments: [Resolution](#)
[Legal Description](#)
[Lis Pendens](#)
[BPW Ltr 9-19-16](#)
[CPC Report 10-3-16](#)

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

[16-0891](#)

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 continued use as green space / park at 1901 7th St. S.

Attachments: [Ordinance](#)
[Application](#)
[Plans](#)
[Notice of Hearing](#)
[Property Owner Buffer](#)
[Buffer Map](#)
[CPC Report 10-3-16](#)

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

[16-0892](#)

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 Local Business District to allow the combining of parcels for commercial use at 2419 George Pl., 2417 George Pl., 2421/2423 George St. and 2425 George St.

Attachments: [Ordinance](#)
[Application](#)
[Notice of Hearing](#)
[Property Owner Buffer](#)
[Buffer Map](#)
[LT DNR & FEMA re proposed Change to Flood Zoning District](#)
[CPC Report 10-3-16](#)

A motion was made by Cherf, seconded by Becker, that this Ordinance be APPROVED. The motion carried 7-0 by voice vote with Neumeister recusing himself and abstaining.

[16-0893](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Floodway District to the Heavy Industrial District in order to combine vacant parcel 17-20251-80 (Copeland Ave) with adjoining parcel for continued use of auto body drive and parking.

Attachments: [Ordinance](#)
[Application](#)
[Notice of Hearing](#)
[Property Owner Buffer](#)
[Buffer Map](#)
[LT DNR & FEMA re proposed change to Flood Zoning District](#)
[CPC Report 10-3-16](#)

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

[16-0894](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Light Industrial District to the Commercial District in order to combine parcels for continued use of automotive services at 715, 803 807, 811, 817, 819, 827 3rd St. S.

Attachments: [Ordinance](#)
[Application](#)
[Notice of Hearing](#)
[Property Owner Buffer](#)
[Buffer Map](#)
[CPC Report 10-3-16](#)

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

[16-0895](#)

Application of Ed O'Brien for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor license at 411 3rd St. S.

Attachments: [Request to WITHDRAW CUP Application](#)
[Application](#)
[Notice of Hearing](#)
[Buffer Map](#)
[Property Owner Buffer](#)
[CPC Report 10-3-16](#)

A motion was made by Becker, seconded by Cherf, that this Application be DENIED (applicant requested to withdraw the application). The motion carried by voice vote.

[16-0896](#)

Application of 228 Fifth Avenue South LLC (George Keith Brown) for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor license at 228 5th Ave. S.

Attachments: [Application](#)
[Notice of Hearing](#)
[Property Owner Buffer](#)
[Buffer Map](#)
[CPC Report 10-3-16](#)

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

[16-0897](#)

Application of New State Bank of La Crosse for a Conditional Use Permit allowing for parking lot at 111 5th Ave. N.

Attachments: [Application](#)
[Notice of Hearing](#)
[Buffer Map](#)
[Property Owner Buffer](#)
[CPC Report 10-3-16](#)

A motion was made by Cherf, seconded by Becker, that this Application be

APPROVED with the following conditions:

- 1) Tax parcel 17-20022-50 (115 5th Ave. N) is combined with tax parcels 17-20022-80, 17-20021-110 and 17-20021-120 (410 Main St).
 - 2) The proposed islands in the parking plan are landscaped, either with grass and/or plantings or through the use of planter boxes. It is highly encouraged by staff that the islands are landscaped in a way that will accommodate stormwater management as this is such a large amount of impervious surface.
 - 3) A PILOT payment is not recommended by staff due to improvements made to building and if the landscaping and stormwater management conditions are made. If the applicant does not want to meet those conditions a PILOT payment is recommended to be established on the property.
- The motion carried by voice vote.

[16-0923](#)

Review of plans for an addition to the property located at 646 Breezy Point Road in the Airport Industrial Park (Viking Electric Supply).

Attachments: [Viking Electric Supply Building Plans](#)
[CPC Staff Report](#)

A motion was made by Tischer, seconded by Becker, that this Review of Plans be **APPROVED**. The motion carried by voice vote.

[16-0954](#)

Review of plans for an addition to Fleet Paint and Body Repair located at 3332 Commerce St. in the Interstate Industrial Park.

Attachments: [Fleet Paint and Body Repair Tenant Build-out](#)
[Fleet Paint and Body Repair Tenant Garage Doors](#)
[CPC Staff Report](#)

A motion was made by Cherf, seconded by Neumeister, that this Review of Plans be **APPROVED**. The motion carried by voice vote.

Next Meeting Date/Agenda Items

The next meeting is October 31, 2016 at 4:00 p.m.

Adjournment

A motion was made by Cherf, seconded by Becker, to adjourn the meeting. The motion carried by voice vote. The meeting was adjourned at 5:15 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, with as much advance notice as possible.