



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final City Plan Commission

Monday, November 3, 2014

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order at 4:03pm

Present: 7 - Sara Sullivan, Richard Becker, Randy Turtenwald, James Cherf, Tim Kabat, Scott Neumeister, Karen Ringstrom

Excused: 1 - Paul Medinger

Absent: 1 - Angela Seeger

Approval of Minutes

1. Approval of the September 29, 2014 Meeting Minutes.

Richard Becker moved to approve the minutes. Sara Sullivan seconded. The motion passed 7-0.

Agenda Items:

2. [14-1148](#) Resolution vacating a portion of an alley between 1207 and 1211 Bainbridge Street.

James Cherf moved to open a public hearing. Richard Becker seconded. The motion passed 7-0. Richard Becker moved to close the public hearing. Sara Sullivan seconded. The motion passed 7-0. Randy Turtenwald moved to refer the item for 30 days in order to allow time for the Town of Campbell to respond to the request. Richard Becker seconded. The motion passed 7-0.

3. [14-1150](#) AN ORDINANCE to create Subsection Section 115-343(17) of the Code of Ordinances of the City of La Crosse allowing residential on the ground floor in the Community Business zoning district by a Conditional Use Permit.

James Cherf moved to approve the Ordinance. Richard Becker seconded. The motion passed 7-0.

4. [14-1168](#) Application of STIZO LLC for a Conditional Use Permit at 400 4th St. N. allowing for adaptive reuse to a private dorm for Western Technical College students including residential on first floor and resolution approving same.
- James Cherf moved to open a public hearing. Richard Becker seconded. The motion passed 7-0. James Cherf moved to close the public hearing. Richard Becker seconded. The motion passed 7-0. Richard Becker moved to approve the Conditional Use Permit with the following conditions: 1) Final plans must go through the Multi-Family Design Review process. 2) Final floor plans must be approved by the Plan Commission. A first floor lobby is strongly recommended. Scott Neumeister seconded. The motion passed 6-0. James Cherf abstained.*
5. [14-1167](#) Application of Gundersen Health System for a Conditional Use Permit at 608 and 718 Farnam St. and 1404, 1406, 1408 and 1410 8th St. S. to demolish existing structures and allow for green space and resolution approving same.
- James Cherf moved to approve the Conditional Use Permit with the following conditions: 1) A Payment In Lieu Of Taxes (PILOT) is established for 608 Farnam Street until a structure of equal or greater value is constructed on the parcel. 2) A PILOT is established for 718 Farnam Street, 1404, 1406, 1408 and 1410 8th St. if a Building Permit is not issued within one (1) year. 3) Any proposed housing that has a density higher than a single family home must meet all of the requirements of the Multi-Family Housing Design Standards Ordinance. 4) If resident housing is developed by Gundersen Health System the subject parcels must be rezoned to the Traditional Neighborhood Development District in order to be consistent with the existing zoning of the resident housing located to the south of Gundersen's campus. Sara Sullivan seconded. Randy Turtenwald moved to open a public hearing. James Cherf seconded. The motion passed 7-0. James Cherf moved to amend one of the conditions from the Traditional Neighborhood Development District to the Planned Development District. Richard Becker seconded. The motion passed 7-0. James Cherf moved to close the public hearing. Richard Becker seconded. The motion passed 7-0. The motion, as amended, passed 7-0.*
6. [14-1214](#) Request of Moorings Homeowners Association that Moorings Drive be dedicated as public street and resolution approving same.
- James Cherf moved to open a public hearing. Richard Becker seconded. The motion passed 7-0. Richard Becker moved to close the public hearing. Sara Sullivan moved to close the public hearing. The motion passed 7-0. Randy Turtenwald moved to approve the Board of Public Works Recommendation with the following amendment: 1) Create a ROW located 2' from both the north and south edges of the existing pavement instead of dedicating the street to the water's edge on the south side. And the following additional conditions: 1) Establish a five (5) foot snow easement on the south side of the existing from ROW. 2) Establish easements for two (2) storm sewer outfalls. 3) Appropriate \$5,000 for title work & recording fees. Richard Becker seconded. The motion passed 7-0.*

Next Meeting Date/Agenda Items

Adjournment

Richard Becker moved to adjourn the meeting. James Cherf seconded. The motion passed 7-0. The meeting was adjourned at 4:30pm.

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.