



# 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, February 27, 2017

4:00 PM

3rd Floor Conference Room

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#### Call to Order, Roll Call

*The meeting was called to order by Mayor Tim Kabat at 4:04 p.m.*

**Present:** 6 - Richard Becker, Randy Turtenwald, James Cherf, Tim Kabat, Corliss Tischer, Paul Schoenfeld

**Excused:** 3 - Scott Neumeister, Vacant 1, Elaine Yager

*Others present: Paul Hansen, Mark Hansen, Derek Millin, Council Member Padesky, Matt Tully, Craig Snyder, Dan Chandler, Peter Johnson, Kurt Schroeder, David LaValley, Council Member Happel, Bill Bonadurer, Jason Gilman, Tim Acklin, Andrea Schnick, Lewis Kuhlman, Sara Olson.*

#### Approval of Minutes

A motion was made by Cherf, seconded by Tischer, to approve the January 30, 2017 meeting minutes. The motion carried 6-0 by voice vote.

#### Agenda Items:

1. [17-0114](#) Application of City of La Crosse (on behalf of Scott & Mary Rathgaber) for a Conditional Use Permit to combine two undeveloped residential lots creating one single lot for the construction of a single family home at 1208 5th Ave. and 1212 5th Ave.

**Attachments:** [Application](#)  
[Site Plans](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 2-27-17](#)

A motion was made by Becker, seconded by Cherf, that this Application be **APPROVED**. The motion carried 6-0 by voice vote.

2. [17-0157](#) Application of Nesnah Ventures LLC for a Conditional Use Permit allowing demolition of building on the north side of property for construction of a senior living community at 2415 Cass Street.

**Attachments:**    [Application](#)  
[Site Plans/Drawings](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 2-27-17](#)

A motion was made by Becker, seconded by Cherf, that this Application be APPROVED with the following condition:

1) The permit must be reviewed annually so the Common Council may make a determination as to the effect of the facility on the health, safety and/or welfare of the City residents. The annual review process will start with the City Plan Commission and J&A Committee before review at the Common Council. The motion carried 6-0 by voice vote.

3.    [17-0158](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple District to the Special Multiple District releasing a deed restriction for property at 2415 Cass Street.

**Attachments:**    [Ordinance](#)  
[Petition](#)  
[Plans/Drawings](#)  
[Release of Deed Restriction 2-3-17](#)  
[Deed Restriction #983566](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 2-27-17](#)

A motion was made by Becker, seconded by Cherf, that this Ordinance be APPROVED with the condition that the restrictive covenant on the property be amended to not exceed 42 units. The motion carried 6-0 by voice vote.

4.    [17-0160](#)

Resolution approving lease with Davy Engineering Co.

**Attachments:**    [Resolution](#)  
[Lease](#)  
[BPW Ltr 2-20-17](#)  
[CPC Staff Report 2-27-17](#)

A motion was made by Cherf, seconded by Becker, that this Resolution be REFERRED for 60 days. The motion carried 6-0 by voice vote.

5.    [17-0161](#)

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 Public/Semi-Public District allowing the combining of parcels and construction of a storage building at 1710 Losey Blvd., 2300 Green Bay

St. and 2310 Green Bay St.

**Attachments:**    [Ordinance](#)  
[Petition](#)  
[Final Plans](#)  
[Cover Letter](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 2-27-17](#)

**A motion was made by Becker, seconded by Cherf, that this Ordinance be APPROVED with the following conditions:**

- 1) Screen the parking lot from the memorial according to Sec. 115-553(i)
  - 2) Screen the storage facility similar to screening for the parking lot.
- The screening should be installed within one year with an extension possible at the request of the fire department; screening should be installed no later than the completion of the first phase of the Naval Reserve site build out. The motion carried 6-0 by voice vote.

6.    [17-0162](#)

AN ORDINANCE to create Section 115-347(8) of the Code of Ordinances of the City of La Crosse allowing distilleries in the C-1 Local Business, C-2 Commercial, and C-3 Community Business zoning districts by a Conditional Use Permit.

**Attachments:**    [Ordinance](#)  
[Notice of Hearing](#)  
[CPC Staff Report 2-27-17](#)

**A motion was made by Becker, seconded by Cherf, that this Resolution be REFERRED for 30 days. The motion carried 6-0 by voice vote.**

7.    [17-0175](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District to the Commercial District allowing a used vehicle dealership at 722 Rose Street.

**Attachments:**    [Ordinance](#)  
[Petition](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report 2-27-17](#)

**A motion was made by Becker, seconded by Tischer, that this Ordinance be RECOMMENDED TO BE NOT ADOPTED to the Judiciary & Administration Committee. The motion carried 6-0 by voice vote.**

8.    [17-0182](#)

Review of plans for addition and remodel of DuraTech Industries at 3216 Commerce St in the Interstate Industrial Park.

**Attachments:**     [DuraTech Architectural Plans](#)  
                                 [DuraTech Civil Plans](#)  
                                 [CPC Report 2-27-17](#)

**A motion was made by Cherf, seconded by Becker, that this Review of Plans be APPROVED. The motion carried 6-0 by voice vote.**

- 9.     Update on the La Crosse-Shelby Boundary Agreement

**A motion was made by Becker, seconded by Tischer, to convene in CLOSED SESSION. The motion carried 6-0 by roll call vote.**

**A motion was made by Becker, seconded by Cherf, to reconvene in OPEN SESSION. The motion carried 6-0 by voice vote.**

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

*The next meeting is April 3rd at 4 p.m.*

### **Adjournment**

**A motion was made by Becker, seconded by Cherf, to adjourn the meeting. The motion carried 6-0 by voice vote. The meeting was adjourned by Mayor Tim Kabat at 5:35 p.m.**

*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.*