



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Monday, September 28, 2015

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

Approval of Minutes

1. Approval of the August 18, 2015 CIP Meeting Minutes.
2. Approval of the August 31, 2015 Meeting Minutes.
3. Approval of the September 14, 2015 Special Meeting Minutes.

Agenda Items:

4. [15-0886](#) Petition for Direct Annexation by One-Half Approval Pursuant to Sec. 66.0217(3)(a), Wis. Stats. - Strupp Trucking - Kwik Trip Property.
Attachments: [Petition](#)
[Letter from DOR 9-8-15](#)
[Engineer Report 9-28-15](#)
[Assessor Report 9-24-15](#)
[CPC Report 9-28-15](#)
5. [15-0887](#) AN ORDINANCE to annex a parcel of land from the Town of Medary to the City of La Crosse (Strupp Trucking - Kwik Trip Property).
Attachments: [Ordinance](#)
[Ex A - Legal Description and Map](#)
[CPC Report 9-28-15](#)
6. [15-0901](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by adding thereto new territory and making additions and corrections to the zoning map (Strupp Trucking - Kwik Trip Property).
Attachments: [Ordinance](#)
[Legal Description and Map](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 9-28-15](#)

7. [15-0915](#) AN ORDINANCE to amend Section 8-52 through 5-53 of the Code of Ordinances of the City of La Crosse - Restrictions on use of airport property and Landing fees and space rental.
Attachments: [Ordinance](#)
[Min Standards - FINAL](#)
[Rules and Regs - FINAL](#)
[CPC Report 9-28-15](#)
8. [15-0916](#) Resolution approving transfer of land to the Mississippi Valley Conservancy, Inc.
Attachments: [Resolution](#)
[MVC - CM 1253](#)
[MVC - PLE 306738](#)
[MVC - QCD for drainage easement final 083115](#)
[MVC - QCD for mitigation site final 083115](#)
[CPC Report 9-28-15](#)
9. [15-0921](#) Resolution approving the project plan and establishing the boundaries for and the creation of Tax Incremental District No. 17, City of La Crosse, Wisconsin.
Attachments: [Resolution](#)
[Project Plan - 2015-9-9 DRAFT 2](#)
[Project Plan - 2015-9-4 DRAFT 1](#)
[CPC Report 9-28-15](#)
[EDC Report 09-25-15](#)
10. [15-0929](#) Certified Survey Map Part of SW-NW, NW-SW, Section 23, T15N-R7W to the Town of Shelby, La Crosse County, Wisconsin.
Attachments: [CSM](#)
[Letter to Jorgensen re meetings](#)
[CPC Report 9-28-15](#)
11. [15-0930](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Public and Semi-Public District to the Limited Commercial District on parcel bounded by South Ave., 7th St. S. and Clinic Ct. (Parcel ID 17-30080-150) allowing for a hotel and dining establishment.
Attachments: [Ordinance](#)
[Application](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 9-28-15](#)

12. [15-0969](#) Application of VEH Properties, LLC for a waiver of the two-story requirement for new construction at 707, 713, 717, & 721 La Crosse Street which is located within the downtown area as defined in 115-390(1)(e) of the Code of Ordinances of the City of La Crosse.
Attachments: [Application](#)
[CPC Report 15-0969](#)
13. [15-0937](#) Request for Exception to Standards for Commercial Design by VEH Properties LLC for a two-tenant commercial building at 707, 713, 717 and 721 La Crosse Streets allowing for a waiver of parking lot placement.
Attachments: [Application](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 9-28-15](#)
14. [15-0934](#) AN ORDINANCE to amend Paragraph 115-390(1)(e) of the Code of Ordinances of the City of La Crosse to require that all waivers of the requirement that all buildings within the stated boundary have a minimum of two stories are reviewed by the Common Council.
Attachments: [Ordinance](#)
[Explanation](#)
[CPC Report 9-28-15](#)
15. [15-0938](#) Application of Generous Earth Pottery LLC for a Conditional Use Permit at 309 Pearl Street allowing permission to apply for a Combination "Class B" Beer & Liquor license.
Attachments: [Application](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 9-28-15](#)
16. [15-0939](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Local Business District to the Multiple Dwelling District at 1132 Rose Street allowing for construction of a new garage.
Attachments: [Ordinance](#)
[Application](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 9-28-15](#)

17. [15-0952](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Commercial District to the Traditional Neighborhood District - General at 5305, 5313 and 5405 Mormon Coulee Road allowing for multifamily apartments.
- Attachments:** [Ordinance](#)
[Application](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 9-28-15](#)
18. [15-0996](#) Review plans for a building expansion of Advanced Fiber located at 2970 Louyang Avenue.
- Attachments:** [Advanced Fiber Add 02-demo plan](#)
[Advanced Fiber Add 02-Detail](#)
[Advanced Fiber Add 02-Erosion Control](#)
[Advanced Fiber Add 02-existing](#)
[Advanced Fiber Add 02-site plan](#)
[Advanced Fiber Add 02-Utility](#)
[Advanced Fiber Products - lighting](#)
[APF-site plan](#)
[CPC Report 15-0996](#)
19. [15-0971](#) Review plans for a Building Expansion of Great Lakes Cheese located at 2200 Enterprise Avenue.
- Attachments:** [4497 RENDERING_1](#)
[4497 RENDERING_2](#)
[4497 RENDERING_3](#)
[C0.00 CIVIL COVER SHEET](#)
[C0.50 SITE DEMO EROSION & SEDIMENT CONTROL PLAN](#)
[C1.00 SITE LAYOUT PLAN](#)
[CPC Report 15-0971](#)
20. [15-0994](#) Review request from Turtle Stack Brewery for a one-time change in hours for Oktoberfest at 125 2nd Street S.
- Attachments:** [Request](#)
[CPC Report 15-0994](#)

21. [15-0920](#) Resolution authorizing sale of Lot 26 in the La Crosse International Business Park to James J. DeBoer Sr. and Donna J. DeBoer.

Attachments: [Proposed Am Res 15-0920](#)

[Resolution](#)

[Letter of Intent](#)

[CPC Report 9-28-15](#)

[EDC Report 9-25-15](#)

22. [15-0995](#) Review of sign plans for Inland Printing located at 3209 Airport Road.

Attachments: [Sign Plans](#)

[CPC Report 15-0995](#)

Next Meeting Date/Agenda Items

Adjournment

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.