



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### City Plan Commission

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Tuesday, July 5, 2016

4:00 PM

3rd Floor Conference Room

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#### Call to Order, Roll Call

*The meeting was called to order by Becker at 4:01 p.m.*

**Present:** 7 - Richard Becker, Randy Turtenwald, James Cherf, Ryan Cornett, Scott Neumeister, Elaine Yager, Paul Schoenfeld

**Excused:** 2 - Tim Kabat, Corliss Tischer

#### Approval of Minutes

1. Approval of the May 31, 2016 Meeting Minutes.

*A motion was made by Cornett, seconded by Cherf, to approve the minutes from the May 31, 2016 meeting. The motion carried by voice vote.*

#### Agenda Items:

2. AN ORDINANCE to amend Section 8-82 through 8-171 of the Code of Ordinances of the City of La Crosse - Airport Overlay Zoning District Ordinance for the City of La Crosse, Wisconsin.

**Attachments:** [Ordinance 4943](#)  
[Proposed Amendment for CPC 7-5-16](#)  
[Ordinance](#)  
[Map](#)  
[Notice of Hearing](#)  
[J&A sign up](#)  
[Affidavit of Publication - Notice](#)  
[CPC Recommendation Report 7-5-16](#)  
[CPC Staff Report 7-5-16](#)  
[Comments from Attorney for No CapX 2020](#)  
[J&A sign ups](#)

*A motion was made by Neumeister, seconded by Becker, that this Ordinance be RECOMMENDED TO BE RE-REFERRED for 30 days to review the impact of the ordinance, to distribute the Environmental Assessment for the Dairyland Power Q-1D Project to the Plan Commission and to hold a meeting with the City Attorney to discuss the role of the Board of Zoning Appeals. The motion carried by voice vote.*

3. Resolution approving a loan request from TID # 16 with the Fenigor Group, LLC for the renovation of the Historic Rubber Mills Building at 1501 St. Andrew Street.

**Attachments:** [Resolution](#)  
[Authority to Procure Loans](#)  
[Agreement](#)  
[Exhibit B](#)  
[Exhibit F-Construction Schedule](#)  
[Guaranty](#)  
[Memo-Term Sheet](#)  
[Promissory Note](#)  
[Memo to Council re delinquent PP taxes](#)  
[CPC Recommendation Report 5-31-16](#)  
[CPC Staff Report 5-31-16](#)  
[F&P sign up](#)  
[CPC Recommendation Report 7-5-16](#)  
[CPC Staff Report 7-5-16](#)  
[CPC LTR - 5-31-16](#)

*A motion was made by Cherf, seconded by Turtenwald, that this Resolution be REFERRED for 60 days. The motion failed 2-5 with Becker, Neumeister, Schoenfeld, Cornett and Yager voting no. A motion was made by Cornett, seconded by Schoenfeld, that this Resolution be REFERRED for 30 days. The motion carried unanimously.*

4. Resolution vacating a portion of the corner of Clinic Court and Denton Street.

**Attachments:** [Resolution](#)  
[Plat](#)  
[Footprint](#)  
[Lis Pendens - Clinic Court - Denton](#)  
[BPW Ltr 6-22-16](#)  
[Affidavit of Personal Service on Gundersen](#)  
[CPC Recommendation Report 7-5-16](#)  
[CPC Staff Report 7-5-16](#)

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

5. Resolution authorizing the Hwy 53 Master Plan Steering Committee to enter into a Professional Services Agreement with Perkins & Will for the preparation of a Master Plan for the Hwy 53/Rose St/Copeland Ave Corridor.

**Attachments:** [Resolution](#)  
[Reference File 15-1239](#)  
[LaCrosse Highway 53 Framework Plan](#)  
[Exhibit 1 - Scope of work](#)  
[Exhibit 2 - La Crosse Terms and Conditions](#)  
[La Crosse Highway 53 C103-2015 - Final Contract](#)  
[CPC Recommendation Report 7-5-16](#)  
[CPC Staff Report 7-5-16](#)  
[Dir. Finance Ltr 7-5-16](#)

*A motion was made by Cornett, seconded by Yager, that this Resolution be APPROVED . The motion carried by voice vote.*

6. Application of Greg Wendling for a Conditional Use Permit at 2631 South Avenue allowing for an auto diagnostic and electrical repair shop and resolution approving same.

**Attachments:** [Resolution](#)  
[Application](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Recommendation Report 7-5-16](#)  
[CPC Staff Report 7-5-16](#)  
[J&A sign up](#)

*A motion was made by Cornett, seconded by Cherf, that this Application be APPROVED subject to compliance with all requirements section 115-347 (7), with the condition that the Conditional Use Permit is re-reviewed in 1 year (July 2017 Council Cycle), and the owner/applicant work with the traffic engineer to consolidate drive openings and add a buffer between the parking area and sidewalk to avoid customer parking where it may obstruct or conflict with the sidewalk. The motion carried by voice vote.*

7. 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 Planned Unit Development District - General allowing for development of multi-unit apartment complexes at 2306 State Road 16.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Site Plan](#)  
[Notice of Hearing](#)  
[Affidavit of Publication - Notice](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer](#)  
[CPC Recommendation Report 7-5-16](#)  
[CPC Staff Report 7-5-16](#)  
[Objection by Stacy Jacob 2228 Sunset Ln](#)  
[Objections by James and Pamela McDonald 2220 Sunset Lane](#)  
[J&A sign ups](#)

*A motion was made by Cornett, seconded by Neumeister, that this Ordinance be RECOMMENDED TO BE REFERRED for 30 days to allow the applicant to meet the requirements of Sec. 115-156(e)(2)a. The motion carried by voice vote.*

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

*The next City Plan Commission meeting is scheduled for August 1st at 4 p.m. in the 3rd floor conference room. In addition, the City Plan Commission will hold special meetings on July 26th, August 16th, August 23rd and September 13th to review the CIP. These will all occur at 4 p.m. in the 3rd floor conference room.*

### **Adjournment**

*A motion was made by Cherf, seconded by Cornett, that the meeting be adjourned at 5:29 p.m. The motion carried by voice vote.*

*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.*