



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, August 1, 2016

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order by Mayor Tim Kabat at 4:06 p.m.

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

Excused: 1 - Scott Neumeister

Approval of Minutes

A motion was made by Cornett, seconded by Yager, to approve the July 5, 2016 and July 26, 2016 meeting minutes. The motion carried by voice vote.

Agenda Items:

1. [16-0579](#) 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: [Updated Site Plan 7-27-16](#)
[Updated letter to Council 7-27-16](#)
[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](#)
[CPC Staff Report 8-1-16](#)

A motion was made by Cornett, seconded by Turtenwald, that this Ordinance be APPROVED with the condition that Planning staff will work with the applicant on concerns about density and layout. The motion carried 7-0 by voice vote with Cherf abstaining.

2. [16-0467](#) 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 Staff Report 8-1-16](#)

A motion was made by Cherf, seconded by Cornett, that this Resolution be REFERRED for 30 days in order for the applicant to provide additional information. The motion carried by voice vote.

3. [16-0653](#) Application of Generous Earth Pottery LLC for a Conditional Use Permit at 313-315 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 Staff Report 8-1-16](#)

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

4. [16-0654](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Multiple Dwelling District allowing for higher density residential developments at 5221 and 5233 33rd St. S.

Attachments: [Petition](#)
[Ordinance](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 8-1-16](#)

A motion was made by Becker, seconded by Cornett, that this Ordinance be APPROVED and requested Planning Staff prepare an analysis of density and slope for the August 2, 2016 J&A Committee meeting. The motion carried by voice vote.

5. [16-0659](#) Resolution authorizing the City Engineer to sign "Conveyance Of Rights In Land" as requested by the Wisconsin Department of Transportation for the Reconstruction of Rose Street from Livingston Street to West George Street (Project #1071-06-10, 82).

Attachments: [Proposed Amend Res for F&P Resolution](#)
[Conveyance of Rights in Land](#)
[BPW Ltr 8-2-16](#)
[CPC Staff Report 8-1-16](#)

A motion was made by Turtenwald, seconded by Cherf, that this Resolution be APPROVED AS AMENDED at the August 1, 2016 Board of Public Works meeting: to authorize signature of Statement of Non-Reimbursement by Utility, Conveyance of Land Rights and Temporary Construction Easements for the sewer; and a Quit Claim Deed for Lots 1, 2 and 3, the Conveyance of Land Rights and Temporary Construction Easement, and Statement of Non-Reimbursement by Utility for the water. The motion carried by voice vote.

6. [16-0660](#) Certified Survey Map located in Part of SE-NW, NE-SW, Section 6, T15N-R6W, Town of Shelby, La Crosse County, Wisconsin.

Attachments: [Coverletter](#)
[Certified Survey Map](#)
[Letter to Meyer re meetings](#)
[CPC Staff Report 8-1-16](#)

A motion was made by Cornett, seconded by Becker, that this Plat/Certified Survey Map be APPROVED. The motion carried by voice vote.

7. [16-0685](#) Resolution vacating a portion of the service road of the Plat of Hoeschler's Park Plaza Addition.

Attachments: [Resolution](#)
[Legal Description](#)
[Diagram](#)
[Lis Pendens](#)
[BPW Ltr 7-25-16](#)
[CPC Staff Report 8-1-16](#)
[Meeting Notice](#)
[LTR to DOT](#)
[Adjacent Properties Map](#)
[Adjacent Properties List](#)

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

8. [16-0693](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific at 330 Adams Street allowing for a drive through coffee shop.

Attachments: [Ordinance](#)
[Petition](#)
[Plans](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 8-1-16](#)

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

9. [16-0694](#) AN ORDINANCE to amend Section 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 at 529, 601 and 621 Park Plaza Drive allowing for a mixed use residential development.

Attachments: [Ordinance](#)
[Petition](#)
[Plans](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 8-1-16](#)

A motion was made by Cherf, seconded by Cornett, that this Ordinance be APPROVED with the condition that at no time shall the private roadway within

the development become public roadway. The motion carried by voice vote.

10. [16-0696](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District to the Commercial Business District at 2127 and 2135 George Street allowing operation of a motorcycle sales and service dealership.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 8-1-16](#)

A motion was made by Becker, seconded by Cherf, that this Ordinance be DENIED (request withdrawn). The motion carried by voice vote.

11. [16-0724](#) Review of proposed sign plans for Intech located at 672 Breezy Point Rd.

Attachments: [Proposed Signage for Intech](#)
[CPC Staff Report 8-1-2016.pdf](#)

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

12. [16-0714](#) Application of La Crosse Regional Airport for a Conditional Use Permit at 608 Dakota Street allowing demolition of structure and return to green space for approach protection for airport runway.

Attachments: [Application](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Staff Report 8-1-16](#)

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

13. City of La Crosse-Town of Shelby Boundary Agreement update and process.

A task force has been meeting with the Town of Shelby and their recommendations will now start coming before the CPC. There will be a joint public hearing in September or October to review the 20 year plan.

Next Meeting Date/Agenda Items

The next regular CPC meeting is August 29, 2016 at 4 p.m.

*Future CIP Meetings:
Tuesday, August 16, 2016 4:15 p.m.*

Tuesday, August 23, 2016 4:15 p.m. (Public Hearing)

Tuesday, September 13, 2016 4:15 p.m.

Tuesday, September 20, 2016 4:15 p.m. (If Needed)

Tuesday, September 27, 2016 4:15 p.m. (If Needed)

Adjournment

A motion was made by Cornett, seconded by Becker, to adjourn the meeting. The motion carried by voice vote. The meeting was adjourned by Mayor Tim Kabat at 4:51 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, with as much advance notice as possible.