



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final City Plan Commission

Monday, November 2, 2015

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order at 4:02pm.

Present: 9 - Richard Becker, Randy Turtenwald, James Cherf, Ryan Cornett, Tim Kabat, Scott Neumeister, Corliss Tischer, Elaine Yager, Paul Schoenfeld

Approval of Minutes

1. Approval of the September 28, 2015 meeting minutes.

Ryan Cornett moved to approve the minutes. Elaine Yager seconded. The motion passed 9-0.

Agenda Items:

2. [15-0510](#) Resolution approving First Amendment to Kwik Trip Development Agreement (Dairy and Freezer-Bakery Expansion Projects) and First Amendment to Land-Lease Freezer-Bakery Project.
Ryan Cornett moved to approve the Resolution. James Cherf seconded. The motion passed 9-0.
3. [15-0982](#) Resolution vacating a portion of an alley running between unplatted lands and Livingston Street and that portion of the alley not previously vacated running between Onalaska Avenue and unplatted lands.
James Cherf moved to approve the Resolution. Ryan Cornett seconded. The motion passed 9-0.

4. [15-1006](#) Application of Mary Mother of the Church Parish for a Conditional Use Permit at 2006 Weston Street allowing for demolition of former school building and replacing with green space for future addition to existing church/rectory and resolution approving same.
- Richard Becker moved to open a public hearing. Ryan Cornett seconded. The motion passed 9-0. James Cherf moved to approve the Conditional Use Permit with the following conditions: 1) The existing chain link fence located to the south and west of the former school building may stay for 4 years from Common Council approval. If construction of the new addition has not started by this date then the chain link fence must be removed. 2) All asphalt located to the west of the former school building is also removed. 3) Lot is seeded for green space. Ryan Cornett seconded. The motion passed 9-0.*
5. [15-1008](#) AN ORDINANCE to repeal Section 115-142(a)(3)c of the Code of Ordinances of the City of La Crosse regarding non-conforming uses in conformance with state law.
- Richard Becker moved to approve the Ordinance. Scott Neumeister seconded. The motion passed 8-1. Cherf voting no.*
6. [15-1013](#) Application of John and Joyce Boysen for a Conditional Use Permit at 340 29th St. S. to allow a fence greater than 6 feet in height and resolution approving same.
- James Cherf moved to approve the Conditional Use Permit with the condition that the applicant obtains a Fence Permit from the Fire Prevention and Building Safety Department and pay any fees associated with it. Ryan Cornett seconded. The motion passed 9-0.*
7. [15-1014](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Single Family District to the Residence District 411/415 13th St. S. allowing for an owner-occupied duplex.
- James Cherf moved to deny the Ordinance. Richard Becker seconded. The motion passed 6-2. Kabat & Cornett voting no. Neumeister abstained.*
8. [15-1016](#) Amended Resolution approving the acceptance of land for an alley bound by East Avenue, 19th Street, Adams Street and Jackson Street.
- Richard Becker moved to approve the Resolution with the condition that the current owner of the alley pays for all the costs associated with the transfer of the land to the City. James Cherf seconded. The motion passed 9-0.*
9. [15-1039](#) 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 1023-1025 Caledonia Street allowing for a 4-unit residential building.
- Richard Becker moved to approve the Ordinance. Elaine Yager seconded. The motion failed 3-6. Neumeister, Corliss, Kabat, Cornett, Schoenfeld, & Turtenwald voting no. Ryan Cornett moved to deny the Ordinance. Randy Turtenwald seconded. The motion passed 6-3. Yager, Becker, & Cherf voting no.*

10. [15-1040](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific at 2219 South Avenue allowing for a multifamily housing development.
- James Cherf moved to approve the Ordinance. Ryan Cornett seconded. The motion passed 9-0.*
11. [15-1041](#) Final Plat of Willow Heights to the Town of Shelby, Wisconsin and resolution approving same.
- James Cherf moved to approve the Ordinance. Ryan Cornett seconded. The motion passed 8-1. Kabat voting no.*
12. [15-1042](#) Application of La Crosse Community Housing Development Organization for a Conditional Use Permit at 421 Mississippi Street to demolish current residential structure leaving a vacant lot for future development and resolution approving same.
- Richard Becker moved to approve the Conditional Use Permit with the condition that a PILOT payment is established on the property. Scott Neumeister seconded. The motion passed 9-0.*
13. [15-1043](#) Certified Survey Map Part of Lot 4 CSM (v.15, p.131, Doc. No. 1620644) located in the NE 1/4 of the SW 1/4, Section 14, T16N-R7W to the City of La Crosse, La Crosse County, Wisconsin and waiver of sec. 113-1 Subdivision platting requirements and resolution approving same.
- Randy Turtenwald moved to approve the Certified Survey Map and the waiver of the platting requirements on the condition that any further land division shall follow the Subdivision requirements of Section 113. Ryan Cornett seconded. The motion passed 9-0.*
14. [15-0983](#) Resolution vacating a portion of an alley running between St. Andrew Street and Island Street.
- Ryan Cornett moved to approve the Resolution. Scott Neumeister seconded. The motion passed 9-0.*
15. [15-1100](#) Review of plans for signage and exterior building modifications at 2135 Enterprise Avenue.
- Scott Neumeister moved to approve. Ryan Cornett seconded. The motion passed 9-0.*
16. [15-1101](#) Review of plans for exterior building modifications at 672 Breezy Point Road.
- Ryan Cornett moved to approve. Randy Turtenwald seconded. The motion passed 9-0.*

17. [15-1102](#) Review of plans for exterior building modifications at 2110 Enterprise Avenue.
- Ryan Cornett moved to approve with the following conditions: 1) The applicant obtains a Building Permit from the Fire Prevention and Building Safety Department. 2) The applicant pays any fees associated with obtaining said Building Permit. 3) The applicant installs landscaping in form of trees and/or hedges at least 3ft in height along the length of the air handler in order to visually screen it from the street. Randy Turtenwald seconded. The motion passed 9-0.*

18. [15-1103](#) Review final floor plans for 512, 518, 520, & 522 8th Street S.
- Richard Becker moved to refer the item for 30 days to address the current condemnation order on the property. James Cherf seconded. The motion failed 0-9. James Cherf moved to approve with the following conditions: 1) The vacant building registration on these properties needs to be renewed in November. If the applicant does not intend to rent them out when this registration ends than they must re-register them with the City. 2) The applicant must obtain all proper permits with the Fire Prevention and Building Safety Department before any work can be completed. 3) The applicant must obtain final rental inspections from the City prior to renting out any units. 4) The applicant must meet all requirements from the City to remove the condemned status from 512 8th Street S by December 23, 2015. Richard Becker seconded. The motion passed 9-0.*

Next Meeting Date/Agenda Items

Adjournment

Richard Becker moved to adjourn the meeting. Scott Neumeister seconded. The motion passed 9-0. The meeting was adjourned at 5:56pm.

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.