



Meeting Minutes - Final

City Plan Commission

Tuesday, May 31, 2016

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

Present: 7 - Richard Becker, Randy Turtenwald, James Cherf, Ryan Cornett, Tim Kabat, Elaine Yager, Paul Schoenfeld

Excused: 2 - Scott Neumeister, Corliss Tischer

Approval of Minutes

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

1. Approval of the May 2, 2016 Meeting Minutes.

James Cherf moved to approve the minutes. Ryan Cornett seconded. The motion passed 7-0.

Agenda Items:

2. [16-0033](#) Resolution approving sale of property adjacent to the Shelby Baseball fields known as Shelby Baseball Parking Lot to the Town of Shelby.
Richard Becker moved to refer the item for 90 days in order to let the Boundary Agreement Task Force review this item. James Cherf seconded. The motion passed 6-1. (Cornett voting no)
3. [16-0275](#) AN ORDINANCE to annex parcels of land from the Town of Campbell to the City of La Crosse (City of La Crosse owned parcel at 608 Dakota Street).
Ryan Cornett moved to approve the Ordinance. James Cherf seconded. The motion passed 7-0.
4. [16-0362](#) Application of Joan + Jay LLC (Joan Ferris and Jerry Sparks) for a Conditional Use Permit at 300 3rd St. S. allowing for a Combination "Class B" Beer & Liquor License and resolution approving same.
James Cherf moved to approve the application. Ryan Cornett seconded. The motion passed 7-0.

5. [16-0405](#) Resolution vacating a portion of a Rublee Street, Fairview Drive and Elm Street east of Kramer Street.
Richard Becker moved to approve the Resolution. Randy Turtenwald seconded. The motion passed 7-0.
6. [16-0415](#) Resolution petitioning the Secretary of Transportation for Airport Improvement Aid.
Ryan Cornett moved to approve the Resolution. Richard Becker seconded. The motion passed 7-0.
7. [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.
James Cherf moved to refer this item for 30 days. Paul Schoenfeld seconded. The motion passed 7-0.
8. [16-0471](#) AN ORDINANCE to create Section 115-347(7) of the Code of Ordinances of the City of La Crosse allowing for general garages for minor automobile repair services in the C1-Local Business zoning district by a Conditional Use Permit.
James Cherf moved to approve the Ordinance. Richard Becker seconded. The motion passed 7-0.
9. [16-0482](#) Application of Jansen Dahl dba Automotive Enterprises LLC for a Conditional Use Permit at 410 and 414 Division Street allowing demolition of single family homes for landscaped parking area.
Ryan Cornett moved to approve the application with the following recommendations: 1) Applicant shall reduce number of curb cuts on the overall site to one on each adjacent street and is encouraged to reorient parking to use the adjacent alley way for access. 2) Applicant shall create a buffer or curb along the entire sidewalk to prevent cars from driving over it. 3) Both parcels shall be requested to be combined into 400 Division Street at the same time a Demolition Permit is applied for. Elaine Yager seconded. The motion passed 5-2. (Turtenwald, Schoenfeld voting no)
10. [16-0483](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Low Density Multiple District at 2006 Weston Street allowing for future property improvements (e.g. additional garage and new parish hall).
Ryan Cornett moved to approve the Ordinance. Richard Becker seconded. The motion passed 7-0.

11. [16-0484](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Commercial District at 1216 Rose Street allowing for consistent zoning with adjacent parcel necessary to combine parcels.
- James Cherf moved to approve the Ordinance. Ryan Cornett seconded. The motion passed 7-0.*
12. [16-0485](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family District to the Local Business District at 1221 Caledonia Street allowing for lower commercial space and upper residential space.
- Ryan Cornett moved to approve the Ordinance. James Cherf seconded. The motion passed 7-0.*
13. [16-0486](#) AN AMENDED ORDINANCE to amend Subsection 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 - General allowing for a mixed use with residential duplexes and townhomes at Park Plaza Dr. and 529, 601, 611 and 621 Park Plaza Dr.
- James Cherf moved to approve the Ordinance with the request that the proposed street will remain a private street. Richard Becker seconded. The motion passed 6-1. (Turtenwald voting no)*
14. [16-0487](#) Preliminary Plat of The Quarry at Irish Hill to the Town of Shelby, Wisconsin and resolution approving same.
- James Cherf moved to approve the preliminary plat with waivers of the City's platting requirements and with the following conditions: 1) The access must comply with NFPA 1 Chapter 18 regarding fire department access and water supply. 2) NFPA 1141 Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban areas must be followed. Ryan Cornett seconded. The motion passed 5-2. (Schoenfeld, Kabat voting no)*
15. [16-0497](#) Certified Survey Map - Lot 1 of Certified Survey Map, Volume 13, Page 108, Document #1486530, and part of the NW - SE of Section 18, T16N, R7W, Town of Campbell, La Crosse County, Wisconsin and resolution approving same.
- James Cherf moved to approve the Certified Survey Map. Richard Becker seconded. The motion passed 7-0.*
16. [16-0505](#) Preliminary Plat (reapplication) of Maple Ridge Addition to the Town of Medary, Wisconsin and resolution approving same.
- Ryan Cornett moved to approve the preliminary plat with the following conditions: 1) The developer provide a fiscal impact analysis of the development to the County. 2) The development be evaluated to prevent "skylining". 3) The area surrounding the development be evaluated, targeting the 1 per 35 recommendation, preserving lands around the development toward conservation development and low density rural development patterns. Richard Becker seconded. The motion passed 5-2. (Schoenfeld, Kabat voting no)*

Next Meeting Date/Agenda Items

17. Future CIP Meeting Dates.

James Cherf moved to accept the CIP Meeting schedule. Richard Becker seconded. The motion passed 7-0.

Adjournment

James Cherf moved to adjourn the meeting. Ryan Cornett seconded. The motion passed 7-0. The meeting was adjourned at 5:16pm.

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.