



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### City Plan Commission

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Monday, May 1, 2017

4:00 PM

3rd Floor Conference Room

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#### Call to Order, Roll Call

*The meeting was called to order by Mayor Tim Kabat at 4:00 p.m.*

**Present:** 5 - Randy Turtenwald, Tim Kabat, Corliss Tischer, Elaine Yager, Paul Schoenfeld

**Absent:** 4 - Vacant 1, Vacant 1, Vacant 1, Vacant 2

*Others present: Council Member Gary Padesky, Council Member Jacqueline Marcou, Council Member Scott Neumeister, Council Member Andrea Richmond, Ruth Wiseman, Brett Sawyer, Jim Mau, Darla Krzoska, Mary Jo Hill, James Benson, Harold Frank, Sherrie Kramer, Jeffrey Kramer, Dianna Langlie, Tim Acklin, Andrea Schnick, Sara Olson.*

#### Approval of Minutes

A motion was made by Tischer, seconded by Yager, to approve the April 3, 2017 meeting minutes. The motion carried 5-0 by voice vote.

#### Agenda Items:

1. [17-0311](#) Resolution authorizing vacation of remaining alley located between Clinton Street and George Street.

**Attachments:** [Resolution](#)  
[Legal Description and Map](#)  
[Lis Pendens - recorded 4-19-17](#)  
[LTR to DOT Re Vacate - alley](#)  
[Notice to adjacent property owners](#)  
[Adjacent Property Owners](#)  
[Letter from Attorney for Riteway Bus LLC](#)  
[CPC Staff Report for 5-1-17](#)

A motion was made by Yager, seconded by Turtenwald, that this Resolution be APPROVED. The motion carried 5-0 by voice vote.

2. [17-0362](#) AN ORDINANCE to amend Sections 115-398(d) and (e) of the Code of

Ordinances of the City of La Crosse regarding fences on nonresidential property and prohibited fences.

**Attachments:**    [Ordinance](#)  
                          [Notice of Hearing](#)  
                          [CPC Staff Report for 5-1-17](#)

**A motion was made by Tischer, seconded by Schoenfeld, that this Ordinance be APPROVED with the conditions that fences up to 8 ft. are approved by CUP instead of the FD-DFPBS, similar to existing requirements for 8 ft. fences in residential districts, and that any fence height on vacant commercial or industrial lots require approval of a CUP. The motion carried 5-0 by voice vote.**

3.    [17-0407](#)

AN ORDINANCE to amend Section 115-1 and 115-347(6)c of the Code of Ordinances of the City of La Crosse to include health clubs as neighborhood commercial conditional uses in residential districts.

**Attachments:**    [Ordinance](#)  
                          [Notice of Hearing](#)  
                          [CPC Staff Report for 5-1-17](#)

**A motion was made by Yager, seconded by Tischer, that this Ordinance be APPROVED. The motion carried 5-0 by voice vote.**

4.    [17-0440](#)

Application of Renegade Enterprises, LLC for a Conditional Use Permit to demolish structure allowing for a parking lot at 520 3rd St. S.

**Attachments:**    [Coverletter](#)  
                          [Application](#)  
                          [Notice of Hearing](#)  
                          [Property Owner Buffer Map](#)  
                          [Property Owner Buffer List](#)  
                          [CPC Staff Report for 5-1-17](#)

**A motion was made by Yager, seconded by Schoenfeld, that this Application be DENIED. The motion carried 5-0 by voice vote.**

5.    [17-0441](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling and Heavy Industrial District to the Multiple Dwelling District allowing parcels to have compatible zoning in order to reconfigure parcel lot lines at 9 and 103 Buchner PI (Parcel C - Viner Property).

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Plat of Survey - proposed lot lines](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report for 5-1-17](#)

**A motion was made by Yager, seconded by Tischer, that this Ordinance be APPROVED with the following conditions:**

- 1. The legal description be properly reviewed for conformance with the attached Plat of Survey and matching legal description for the intended zoning.**
- 2. Verification be made by the surveyor that no remnant or un-zoned portions of parcels remain.**

**The motion carried 5-0 by voice vote.**

**6. [17-0444](#)**

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 and Multiple Dwelling District to the Planned Development District - Specific allowing for a mixed use development at 1011, 1023, 1027 La Crosse Street and 609, 615 11th St. N.

**Attachments:** [Ordinance](#)  
[Coverletter](#)  
[Petition](#)  
[Request for Waivers to the MultiFamily-Commercial Standards](#)  
[Site Plan & Drawings](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report for 5-1-17](#)

**A motion was made by Yager, seconded by Schoenfeld, that this Ordinance be APPROVED with the requested waivers:**

- 1. Requirement for commercial off-street parking.**
- 2. Requirement for all of the outdoor recreation space on the ground level.**

**The motion carried 5-0 by voice vote.**

**7. [17-0445](#)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Heavy Industrial District allowing for a vehicle storage lot at 410 Wood Street.

**Attachments:** [Ordinance](#)  
[Coverletter](#)  
[Petition](#)  
[Notice of Hearing](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report for 5-1-17](#)

**A motion was made by Tischer, seconded by Yager, that this Ordinance be RECOMMENDED TO BE NOT ADOPTED. The motion carried 5-0 by voice vote.**

8. [17-0446](#) Application of Robert A. and Diane C. Reinhart for a Conditional Use Permit at 1415 Cass Street allowing for a 10-foot border fence.

**Attachments:** [Coverletter](#)  
[Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)  
[CPC Staff Report for 5-1-17](#)

**A motion was made by Yager, seconded by Schoenfeld, that this Application be APPROVED. The motion carried 5-0 by voice vote.**

9. [17-0449](#) Certified Survey Map - Lot 1, CSM, Vol. 2, Pg. 160, Document No. 948597; Lot 1, CSM, V. 6, Pg. 13, Document No. 1100628; SW-SE, NW-SE, Section 35, T15N-R7W, Town of Shelby, La Crosse County, Wisconsin.

**Attachments:** [Coverletter](#)  
[Certified Survey Map](#)  
[Aerial Photo](#)  
[Ltr. to Cedar Valley Estates re: meetings](#)  
[CPC Staff Report for 5-1-17](#)

**A motion was made by Turtenwald, seconded by Tischer, that this Plat/Certified Survey Map be APPROVED. The motion carried 5-0 by voice vote.**

10. [17-0497](#) Review of Sign Plans for Gaming Generations located at 40 Copeland Ave in the Three Rivers Plaza.

**Attachments:** [Gaming Generations Sign Plan](#)  
[THREE RIVERS PLAZA SIGNA\\_001](#)  
[CPC Staff Report for 5-1-17](#)

**Yager recused herself for this item. A motion was made by Schoenfeld, seconded by Tischer, that this Review of Plans be APPROVED. The motion carried 4-0 by voice vote.**

11. [17-0493](#) Review of plans for exterior and site alterations for The Finish Line located at 2110 Enterprise Avenue in the Interstate Industrial Park.

**Attachments:**    [The Finish Line - Site Plan](#)  
[The Finish Line - Cover Letter](#)  
[Air handler and exhaust fan photo](#)  
[CPC Staff Report for 5-1-17](#)

A motion was made by Yager, seconded by Schoenfeld, that this Review of Plans be APPROVED. The motion carried 5-0 by voice vote.

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

*The next meeting is Tuesday, May 30, 2017. Election of officers will be included on the agenda.*

### **Adjournment**

*A motion was made by Yager, seconded by Schoenfeld, to adjourn the meeting. The motion carried 5-0 by voice vote. The meeting was adjourned at 5:03 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*