



# 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, November 28, 2016

4:00 PM

3rd Floor Conference Room

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#### Call to Order, Roll Call

*The meeting was called to order by Council Member Becker at 4:00 p.m. Mayor Tim Kabat arrived to the meeting at 4:15 p.m.*

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

*Others present: Council Member Padesky, Council Member Richmond, Council Member Swantz, Kristine Giornalista, Kate Bartlette, Sean Cain, Joe Chase, Phil Addis, Laura Olson, Nick Roush, Don Roush, John Desmond, Tracy Endrizzi, Rick Lommen, Todd Mandel, Roger Lundsten, Jason Gilman, Tim Acklin, Andrea Schnick, Lewis Kuhlman, Sara Olson.*

#### Approval of Minutes

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

#### Agenda Items:

1. [16-1060](#) Resolution approving the second sale of City owned land to Courtesy Corporation for construction of a new McDonalds Restaurant.

**Attachments:** [CPC Staff Report 11-28-16](#)

[Resolution](#)

[Exhibit A](#)

[Memo from Assessor - value](#)

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

2. [16-1096](#) Application of Immanuel Lutheran Church for a Conditional Use Permit to demolish structure allowing for green space at 1118 Avon Street.

**Attachments:**    [CPC Staff Report 11-28-16](#)  
[Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

**A motion was made by Turtenwald, seconded by Cornett, that this Application be APPROVED with the condition that a payment in lieu of taxes (PILOT) be established until the church expansion goes forward, and that the applicant sign the PILOT agreement prior to the December 8, 2016 Council meeting. The motion carried 7-1 by voice vote with Yager voting no.**

3.    [16-1097](#)    Application of Gundersen Health System for a Conditional Use Permit to demolish structure allowing for parking at 1502 9th St. S.

**Attachments:**    [CPC Staff Report 11-28-16](#)  
[Application](#)  
[Plans](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

**A motion was made by Cornett, seconded by Cherf, that this Application be APPROVED with the condition that a payment in lieu of taxes (PILOT) be established until the redevelopment goes forward, and that the applicant sign the PILOT agreement prior to the December 8, 2016 Council meeting. The motion carried 9-0 by voice vote.**

4.    [16-1098](#)    AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residential District to the Planned Development District - General allowing for an addition of a coffee shop/deli at 1514-1516 Market Street.

**Attachments:**    [CPC Staff Report 11-28-16](#)  
[Petition](#)  
[Ordinance](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

**A motion was made by Cherf, seconded by Cornett, that this Ordinance be REFERRED for 30 days. The motion carried 8-0 by voice vote.**

5.    [16-1099](#)    AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Low Density Multiple and Multiple Dwelling District to the Public/Semi-Public District allowing for parking at 812 Tyler St., 1501 8th St. S., 1507 8th St. S., 1511 8th St. S., 1517 8th St. S., 1502 9th St. S., 1508 9th St. S., 1514 9th St. S., 1518 9th St. S., 1524 9th St. S., 817-819 Denton St.

**Attachments:** [CPC Staff Report 11-28-16](#)  
[Ordinance](#)  
[Petition](#)  
[Plans](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

**A motion was made by Cornett, seconded by Cherf, that this Ordinance be APPROVED. The motion carried 9-0 by voice vote.**

6. [16-1100](#) 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 Planned Development District - General allowing for development of multifamily housing development at 707, 713 and 721 La Crosse Street.

**Attachments:** [CPC Staff Report 11-28-16](#)  
[Ordinance](#)  
[Petition](#)  
[Concept Board and Architectural Drawings](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

**A motion was made by Cherf, seconded by Cornett, that this Ordinance be APPROVED. The motion carried 9-0 by voice vote.**

7. [16-1101](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family and Multiple Dwelling District to the Planned Development District - General allowing for development of multifamily housing development at 733 Kane St., 1109 St. James St. and 901 George St.

**Attachments:** [CPC Staff Report 11-28-16](#)  
[Ordinance](#)  
[Petition](#)  
[Site Plans & Drawings](#)  
[Perspectives & Plans](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

**A motion was made by Cornett, seconded by Cherf, that this Ordinance be APPROVED. The motion carried 9-0 by voice vote.**

8. [16-1102](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Local Business District allowing for rebuild of McDonald's restaurant on property behind 2417 George Place (City owned surplus land).

**Attachments:** [CPC Staff Report 11-28-16](#)  
[Ordinance](#)  
[Petition](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

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

9. [16-1103](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Washburn Residential District to the Planned Development District - General allowing for single-family residential homeownership townhomes at 421 Mississippi St., 926-930 5th Ave. S. and 918-922 5th Ave. S.

**Attachments:** [CPC Staff Report 11-28-16](#)  
[Ordinance](#)  
[Petition](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

**A motion was made by Cornett, seconded by Neumeister, that this Ordinance be APPROVED. The motion carried 9-0 by voice vote.**

10. [16-1107](#) Request for Exception to Standards for Commercial Design by Wiebke Fur Co., Inc. for an exception to parking lot design and parking standards with construction of new facility at 100, 110 and 122 Rose St.

**Attachments:** [CPC Staff Report 11-28-16](#)  
[Request](#)  
[Conceptual Plans](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

**A motion was made by Cherf, seconded by Becker, that this Request for Exception to Standards for Commercial Design be REFERRED for 30 days. The motion carried 9-0 by voice vote.**

11. [16-1108](#) Application of Desmond Investments II LLC for a Conditional Use Permit to demolish structure allowing for vehicle turnaround, drop off and temporary parking at 312-316 7th St. S.

**Attachments:**    [CPC Staff Report 11-28-16](#)  
[Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

A motion was made by Cherf, seconded by Cornett, that this Application be APPROVED with the condition the applicant only utilize the space as green space. The motion carried 9-0 by voice vote.

12.    [16-1109](#)            Application of Rick Lommen dba Courtesy Corporation for a Conditional Use Permit to demolish current structures allowing construction of a new McDonald's restaurant at 2419 George Pl., 2417 George Pl., 2425 George St. and 2421-2423 George St.

**Attachments:**    [CPC Staff Report 16-1109](#)  
[Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

A motion was made by Cornett, seconded by Neumeister, that this Application be APPROVED with the condition that a payment in lieu of taxes (PILOT) be established if the improvement value of the new McDonalds restaurant is less than \$687,500, and that the applicant sign the PILOT agreement prior to the December 8, 2016 Council meeting. The motion carried 7-0 by voice vote with Cherf abstaining.

13.    [16-1110](#)            Application of Gundersen Health System for a Conditional Use Permit to demolish structures allowing green space at 1420 9th St. S.

**Attachments:**    [CPC Staff Report 16-1110](#)  
[Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

A motion was made by Cherf, seconded by Becker, that this Application be APPROVED with the condition that a payment in lieu of taxes (PILOT) be established until the redevelopment goes forward, and that the applicant sign the PILOT agreement prior to the December 8, 2016 Council meeting. The motion carried 9-0 by voice vote.

14.    [16-1111](#)            Application of Gundersen/City of La Crosse Neighborhood Development Corp. for a Conditional Use Permit to demolish structures allowing green space at 512-514 Farnam St.

**Attachments:**    [CPC Staff Report 11-28-16](#)  
[Application](#)  
[Notice of Hearing](#)  
[Property Owner Buffer Map](#)  
[Property Owner Buffer List](#)

A motion was made by Cornett, seconded by Cherf, that this Application be APPROVED with the condition that a payment in lieu of taxes (PILOT) be established until the redevelopment goes forward, and that the applicant sign the PILOT agreement prior to the December 8, 2016 Council meeting. The motion carried 9-0 by voice vote.

15.    [16-1140](#)

Consideration and possible action on the Toole Design workplan for South Avenue.

**Attachments:**    [Toole Design South Avenue Agreement.pdf](#)  
[Toole Design South Avenue Assessment Study.pdf](#)

A motion was made by Cherf, seconded by Becker, to form a South Avenue Steering Committee and to have the Steering Committee review and consider the Toole Design agreement. The Steering Committee shall have representation from the following stakeholders: Council Member Gaul, Council Member Formanek, Council Member Ostrem, neighborhood association leader(s), Chamber of Commerce staff and/or business owners along corridor, City Plan Commissioner(s), Planning Department staff, and Department of Transportation staff. Appointments of Steering Committee members will be made under separate legislation. The motion carried 9-0 by voice vote.

16.    Update on the La Crosse-Shelby Boundary Agreement and Schedule for Hearings

A motion was made by Cornett, seconded by Cherf, to convene in CLOSED SESSION. The motion carried 9-0 by roll call vote.

A motion was made by Cherf, seconded by Cornett, to reconvene in OPEN SESSION. The motion carried 9-0 by voice vote.

No action was taken.

### Next Meeting Date/Agenda Items

*There will be a special meeting on Monday, December 5, 2016 at 4:15 p.m.*

*The next regular meeting is Tuesday, January 3, 2017 at 4:00 p.m.*

### Adjournment

A motion was made by Cherf, seconded by Cornett, to adjourn the meeting. The motion carried 9-0 by voice vote. The meeting was adjourned by Mayor Tim Kabat at 5:45 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.*