



Meeting Minutes - Final

City Plan Commission

Monday, April 4, 2016

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

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 February 29, 2016 Meeting Minutes.

A motion was made by Cornett, seconded by Tischer, that the minutes be approved. The motion carried by voice vote.

Agenda Items:

2. [16-0211](#) Resolution modifying the conditions of approval for the Conditional Use Permit for the Fenigor Group, LLC project at 500 Prospect Street, 513 Harvey Street and a parcel on Island Street (17-10213-091).
A motion was made by Becker, seconded by Cornett, that this Resolution be APPROVED with the following conditions:
 1. The owner-developer provide a map of paved, striped and properly dimension off street parking stalls designated for the units to be occupied.
 2. The owner-developer provides a schedule for completion of remaining conditions.
 3. The owner-developer provides a performance surety for all outstanding parking and landscape improvements, for review and approval of the Planning Department.
 4. No Occupancy Permit is to be granted until the structure passes final building inspection by the City including providing a signed agreement between the Fenigor Group and Pearl Street Brewery for a solution to the common wall penetration issues with Pearl Street Brewery.
3. [16-0224](#) Resolution approving sale of City owned land to Courtesy Corporation for construction of a new McDonalds.
A motion was made by Cherf, seconded by Neumeister, that this Resolution be APPROVED. The motion carried by voice vote.
4. [16-0225](#) Resolution vacating a portion of George Place.
A motion was made by Cherf, seconded by Neumeister, that this Resolution be APPROVED. The motion carried by voice vote.

5. [16-0249](#) Resolution renegotiating the sale of Lot 26 in the La Crosse International Business Park to James J. DeBoer Sr. and Donna J. DeBoer.
- A motion was made by Becker, Seconded by Cornett to divide the question. The initial motion by Becker, seconded by Cherf, approved the name change on the purchase agreement. There was a motion by Cornett, Seconded by Tischer to approve the renegotiation of the sale, with the City making the lateral improvements to the right of way. On voice vote, motion carried with two voting no, Becker and Cherf.**
6. [16-0259](#) 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 Residence District at 2006 Weston Street allowing for future property improvements.
- A motion was made by Becker, seconded by Cornett, that this Ordinance be APPROVED. The motion carried by voice vote.**
7. [16-0260](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood Development - General to the Traditional Neighborhood Development - Specific at 5305, 5313 and 5405 Mormon Coulee Road allowing for construction of a 49-unit handicap accessible multi-family apartment complex.
- There was a motion made by Cherf, seconded by Becker to divide the question. The first motion by Cherf, seconded by Becker, was to approve waiver 1 and 2 of the conditions. On voice vote, motion carried. The second motion made by Cornett, Seconded by Nuemeister, was to approve the 3rd waiver of 25 parking stalls. There was then a motion by Becker, Seconded by Cherf to amend the motion from 25 stalls to 12 stalls. On voice vote, the amendment failed, with Cherf and Becker voing yes, all others voting no. On the original motion, on voice vote, the motion carried, with one voting no, Cherf.**
- This Ordinance is recommended for approval with the following conditions:**
- 1) The waiver of off-street parking closer to the road than the building be approved.
 - 2) The waiver of 3 bicycle parking spaces be approved with the condition that the applicant must provide the remaining spaces if needed.
 - 3) The waiver of 25 parking spaces be approved based solely on past precedent and it being unclear as to where they would be located on the site. However, staff suggests the CPC, J&A, and Common Council have the applicant explain in further detail how much vehicle traffic occurs during the day for service providers and where overflow parking would occur.
8. [16-0261](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific at 3004 Gillette Street allowing for construction of two 16-unit multi-family apartment buildings.
- A motion was made by Cherf, seconded by Becker, that this Ordinance be APPROVED. The motion carried by voice vote.**

9. [16-0263](#) Application of Gundersen Health System for a Conditional Use Permit at 1501, 1507, 1511 and 1517 8th St. S., 1508, 1518 and 1524 9th St. S., 817 and 819 Denton St. allowing for demolition of structures for use as parking lots.
Schoenfeld recused himself.
A motion was made by Neumeister, seconded by Becker, that this Application be REFERRED for 30 days in order to have Gundersen Health Systems meet with the Neighborhood Association to address concerns. The motion carried by voice vote.
10. [16-0264](#) Application of Gundersen Health System for a Conditional Use Permit at 820 Farnam St. allowing for demolition of structure for use as green space.
Schoenfeld recused himself.
A motion was made by Cherf, seconded by Cornett, that this Application be APPROVED with the condition that a Payment in Lieu of Taxes be applied per City ordinance. The motion carried by voice vote.
11. [16-0266](#) Application of Nathan Brooks for a Conditional Use Permit at 2966 Airport Road allowing for mini-storage units.
Prior to the motion to deny, a motion was made by Nuemeister, seconded by Cornett to approve the Conditional Use Permit. On voice vote, the motion failed, with one voting yes.
A motion was made by Cherf, seconded by Becker, that this Application be DENIED. The motion carried by voice vote.
12. [16-0268](#) Certified Survey Map located in part of the NW 1/4 - SE 1/4, Section 27, T15N, R7W, Town of Shelby, La Crosse County, Wisconsin.
A motion was made by Becker, seconded by Cherf, that this Plat/Certified Survey Map be REFERRED for 30 days to the City Plan Commission. The motion carried by voice vote.
13. [16-0269](#) Certified Survey Map part of the Southeast Quarter of the Southeast Quarter in Section 35, Township 16 North, Range 7 West, Town of Medary, La Crosse County, Wisconsin.
A motion was made by Cherf, seconded by Cornett, that this Plat/Certified Survey Map be APPROVED. The motion carried by voice vote.
14. [16-0271](#) Resolution authorizing the sale of surplus land to Dahl Automotive.
A motion was made by Cornett, seconded by Tischer, that this Resolution be APPROVED with Schoenfeld voting no, with the condition that the City be able to purchase the property back at the same sale price should the City be interested in the parcel in the future. The motion carried by voice vote.

15. [16-0310](#) Review of plans for the proposed addition to Torrance Casting, located at 3131 Commerce Street in the Interstate Industrial Park.
- A motion was made by Neumeister, seconded by Cherf, that this Review of Plans be APPROVED. The motion carried by voice vote.**

Next Meeting Date/Agenda Items

May 2, 2016

Adjournment

Motion by Cherf, Seconded by Cornett to adjourn the meeting at 6:16PM. On voice vote, motion carried.