



Meeting Minutes - Final City Plan Commission

Monday, April 28, 2014

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order at 4:02 PM. Karen Ringstrom arrived at 4:11PM.

Present: 6 - Sara Sullivan, Richard Becker, Randy Turtenwald, James Cherf, Tim Kabat, Karen Ringstrom

Excused: 2 - Scott Neumeister, Angela Seeger

1. [14-0522](#) Public Hearing on proposed creation of Tax Incremental Finance District Number Sixteen, City of La Crosse, Wisconsin, and the proposed boundaries thereof and proposed project plan for such Tax Incremental District.

Planning and Development staff provided an overview of proposed TID #16 to the Commission. No one present wished to speak on this item.

Approval of Minutes

2. Approval of the March 31, 2014 Meeting Minutes

Richard Becker moved to approve the March 31, 2014 minutes. Sara Sullivan seconded. The motion passed 6-0.

3. Approval of the April 10, 2014 Special Meeting Minutes

Richard Becker moved to approve the April 10, 2014 minutes. Randy Turtenwald seconded. The motion passed 6-0.

Agenda Items:

4. [14-0308](#) AN ORDINANCE to amend Section 15.02(B) of the Code of Ordinance of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Community Business District to allow property to be used as student housing at 400 4th St. N.

Richard Becker moved to approve the Ordinance with the condition that, prior to December 1, 2014, the UDO is adopted allowing residential on the first floor of a property zoned Community Business that is not located in the historic core and the property is sold to Stizo Development LLC, for the use stipulated in this rezoning application. Failure to satisfy both conditions shall render the conditional rezoning null and void. Sara Sullivan seconded. The motion passed 5-1. James Cherf voting no.

5. [14-0372](#) AN ORDINANCE to annex a parcel of land from the Town of Campbell to the City of La Crosse (1938 Nakomis Avenue - Lakowske).
Randt Turtenwald moved to approve the Ordinance. Richard Becker seconded. The motion passed 6-0.
6. [14-0373](#) Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Campbell to the City of La Crosse (1938 Nakomis Ave - Lakowske).
Richard Becker moved to accept and file the petition. Sara Sullivan seconded. The motion passed 6-0.
7. [14-0379](#) AN ORDINANCE to amend Section 15.02(B) of the Code of Ordinances of the City of La Crosse by adding thereto new territory and making additions and corrections to the zoning map. (Cherokee Ave - Binsfeld Property).
Randy Turtenwald moved to approve the Ordinance. James Cherf seconded. The motion passed 6-0.
8. [14-0470](#) AN ORDINANCE to amend Subsection 15.02(B) of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - Specific to the Planned Development District - Specific at 2344 State Road 16 allowing for construction of a duplex.
James Cherf moved to approve the Ordinance. Sara Sullivan seconded. The motion passed 5-0.
9. [14-0392](#) Resolution approving the North Side Municipal Dock Sub-Lease (Loggers and Hanke).
James Cherf moved to approve the Resolution. Sara Sullivan seconded. The motion passed 6-0.
10. [14-0467](#) Request for Exception to Standards for Commercial Design by La Crosse Hotel Group LLC for the hotel project at 2nd and La Crosse Streets allowing for a waiver of landscape buffer and parking setback requirements and resolution approving same.
James Cherf moved to open a Public Hearing. Richard Becker seconded. The motion passed 5-0. James Cherf moved to close the Public Hearing. Richard Becker seconded. The motion passed 5-0. James Cherf moved to approve the request for excetions to the commercial design standards. Sara Sullivan seconded. The motion passed 6-0.
11. [14-0468](#) Application of La Crosse Hotel Group LLC for a Conditional Use Permit at 2nd and La Crosse Streets for demolition of existing building and pavement areas allowing for development of hotel and parking and resolution approving same.
James Cherf moved to approve the application and to amend the caption to include "and for greenspace". Richard Becker seconded. The motion passed 6-0.

12. [14-0469](#) Application of Golden Taps LLC (Bijan Jadali) for a Conditional Use Permit at 520 State Street allowing for a Combination "Class B" Beer and Liquor license and resolution approving same.
- James Cherf moved to approve the application. Richard Becker seconded. The motion passed 6-0.*
13. [14-0478](#) Resolution adopting a Public Participation Plan as part of the Comprehensive Plan Amendment Process.
- James Cherf moved to approve the resolution. Sara Sullivan seconded. The motion passed 6-0.*
14. [14-0355](#) Resolution authorizing the Airport to petition the Secretary of Transportation for Airport Improvement Aid.
- Richard Becker moved to approve the resolution. Sara Sullivan seconded. The motion passed 6-0.*

Next Meeting Date/Agenda Items

Adjournment

James Cherf moved to adjourn the meeting. Sara Sullivan seconded. The motion passed 6-0. The meeting was adjourned at 4:25 PM

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.