



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, January 30, 2017

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order by Mayor Tim Kabat at 4:03 p.m.

Present: 8 - Richard Becker, Randy Turtenwald, James Cherf, Ryan Cornett, Tim Kabat, Corliss Tischer, Elaine Yager, Paul Schoenfeld

Excused: 1 - Scott Neumeister

Others present: Council Member Padesky, Council Member Richmond, Jourdan Vian, Nick Roush, Don Roush, Vicki Markussen, Bob and Amy DeBauche, Jeff Brezinka, Jason Gilman, Tim Acklin, Lewis Kuhlman, Andrea Schnick, Sara Olson.

Approval of Minutes

A motion was made by Cherf, seconded by Yager, to approve the January 3, 2017 meeting minutes. The motion carried by voice vote.

Agenda Items:

1. [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: [Request](#)
[Conceptual Plans](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Recommendation Report 1-30-17](#)
[CPC Report 1-30-17](#)
[CPC Recommendation Report 1-3-17](#)
[CPC Report 1-3-17](#)
[CPC Recommendation Report 11-28-16](#)
[CPC Staff Report 11-28-16](#)

A motion was made by Cherf, seconded by Cornett, that this Request for Exception to Standards for Commercial Design be APPROVED with the condition that the applicant include a pedestrian path from the sidewalk to the main storefront entrance for the final design review approval. The motion carried by voice vote.

2. [17-0023](#)

AN ORDINANCE to amend Section 115-1 and create Section 115-343(6)n of the Code of Ordinances of the City of La Crosse allowing for the number of rooms for rent in bed and breakfast establishments be determined by a Conditional Use Permit.

Attachments: [Ordinance](#)
[Complete Ordinance with amendment 115-343\(6\).pdf](#)
[CPC Recommendation Report 1-30-17](#)
[CPC Report 1-30-17](#)

A motion was made by Becker, seconded by Yager, that this Ordinance be APPROVED. The motion carried by voice vote.

3. [17-0038](#)

AN 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 - Specific allowing for a multifamily housing development at 707, 713 and 721 La Crosse Street.

Attachments: [Ordinance](#)
[Petition & Request for Exceptions to MFH Standards](#)
[Revised Plans 1-30-17](#)
[Site Plans & Drawings](#)
[CPC Recommendation Report 1-30-17](#)
[CPC Report 1-30-17](#)

A motion was made by Cherf, seconded by Cornett, that this Ordinance be APPROVED with the revised plans and waivers to the multi-family design standards including:

1. A waiver to the minimum 5' setback at the west edge of the parking area.
2. Permitting the parking to be 2' closer to the Street than the nearest point of the building along La Crosse Street.
3. Permitting the parking along 7th Street to be closer to the street than the building.
4. Permitting 27 of the required off-street parking stalls to be leased off site (59 are required and the site design will only accommodate 32). The motion carried by voice vote.

4. [16-1219](#)

Review of plans for signage for Fleet Paint and Body Repair located at 3332 Commerce St. in the Interstate Industrial Park.

Attachments: [Fleet Paint & Body Repair wall sign](#)
[CPC Recommendation Report 1-30-17](#)
[CPC Report](#)

A motion was made by Becker, seconded by Cherf, that this Review of Plans be APPROVED. The motion carried by voice vote.

5. [17-0069](#) Review of plans for signage for Great Lakes Cheese located at 2200 Enterprise Ave. in the Interstate Industrial Park.

Attachments: [Great Lakes Cheese Building Receiving](#)
[Great Lakes Cheese Building Shipping](#)
[Map of Signs](#)
[CPC Recommendation Report 1-30-17](#)
[CPC Report](#)

A motion was made by Becker, seconded by Cornett, that this Review of Plans be APPROVED. The motion carried by voice vote.

6. Public Hearing regarding the proposed amendments of boundaries and project plans for Tax Incremental Districts No. 13 & 14 (See the Public Hearing Notice which was published on January 23, 2017).

No comments were made by members of the public.

[17-0067](#)

Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 13, City of La Crosse, Wisconsin.

Attachments: [CPC -- Res TID 13.doc](#)
[TID 13 Project Plan 2017.1.19.pdf](#)
[CPC Recommendation Report 1-30-17](#)
[CPC Report 1-30-16](#)

A motion was made by Yager, seconded by Cornett, that this Resolution be APPROVED. The motion carried by voice vote.

[17-0068](#)

Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 14, City of La Crosse, Wisconsin.

Attachments: [CPC -- Res - TID 14.doc](#)
[TID 14 Project Plan 2017.1.19.pdf](#)
[CPC Recommendation Report 1-30-17](#)
[CPC Report 1-30-17](#)

A motion was made by Yager, seconded by Cornett, that this Resolution be APPROVED. The motion carried by voice vote.

7. Code of Ethics review

All members had reviewed the Code of Ethics in advance of the meeting. Mayor Kabat will submit the certification to the City Clerk.

Next Meeting Date/Agenda Items

The next meeting is February 27, 2017.

Adjournment

A motion was made by Cherf, seconded by Becker, to adjourn the meeting. The motion carried by voice vote. The meeting was adjourned by Mayor Tim Kabat at 4:35 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, with as much advance notice as possible.