



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes - Final City Plan Commission

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Monday, September 28, 2015

4:00 PM

3rd Floor Conference Room

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### Call to Order, Roll Call

*The meeting was called to order at 4:02pm.*

**Present:** 7 - Richard Becker, Randy Turtenwald, James Cherf, Ryan Cornett, Tim Kabat, Corliss Tischer, Elaine Yager

**Excused:** 1 - Scott Neumeister

### Approval of Minutes

1. Approval of the August 18, 2015 CIP Meeting Minutes.

*James Cherf moved to approve the August 18, 2015, August 31, 2015 & September 14, 2015 meeting minutes. Ryan Cornett seconded. Richard Becker stated that the last motion in the August 18, 2015 minutes needed to be amended from Randy Turtenwald making the motion to Richard Becker. The motion passed 6-0.*

2. Approval of the August 31, 2015 Meeting Minutes.
3. Approval of the September 14, 2015 Special Meeting Minutes.

### Agenda Items:

4. [15-0886](#) Petition for Direct Annexation by One-Half Approval Pursuant to Sec. 66.0217(3)(a), Wis. Stats. - Strupp Trucking - Kwik Trip Property.  
*Richard Becker moved to accept and file the Petition. James Cherf seconded. The motion passed 6-0.*
5. [15-0887](#) AN ORDINANCE to annex a parcel of land from the Town of Medary to the City of La Crosse (Strupp Trucking - Kwik Trip Property).  
*James Cherf moved to approve the Ordinance. Richard Becker seconded. The motion passed 6-0.*

6. [15-0901](#) AN ORDINANCE to amend Section 115-110 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 (Strupp Trucking - Kwik Trip Property).  
*James Cherf moved to approve the adoption of the ordinance for all of the parcels north of the railroad tracks and referral of parcels 9-10460-0 & 9-1020-1 for 30 days so they can be rezoned to Right-Of-Way and referral of parcels 9-996-0, 9-996-1, & 9-1018-1 for 30 days so they can be rezoned to the Conservancy District. Richard Becker seconded. The motion passed 6-0.*
7. [15-0915](#) AN ORDINANCE to create Section 8-52(a), renumber Section 8-52(a) through (f) and create Section 8-53(c) of the Code of Ordinances of the City of La Crosse regarding restriction on use of airport property.  
*Richard Becker moved to approve the Ordinance. Ryan Cornett seconded. The motion passed 6-0.*
8. [15-0916](#) Resolution approving transfer of land to the Mississippi Valley Conservancy, Inc.  
*James Cherf moved to approve the Resolution. Ryan Cornett seconded. The motion passed 6-0.*
9. [15-0921](#) Resolution approving the project plan and establishing the boundaries for and the creation of Tax Incremental District No. 17, City of La Crosse, Wisconsin.  
*Randy Turtenwald moved to approve the Resolution. Ryan Cornett seconded. The motion passed 6-0.*
10. [15-0929](#) Certified Survey Map Part of SW-NW, NW-SW, Section 23, T15N-R7W to the Town of Shelby, La Crosse County, Wisconsin and resolution approving same.  
*James Cherf moved to approve the Certified Survey Map as submitted. Richard Becker seconded. The motion passed 6-0.*
11. [15-0930](#) AN AMENDED ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Public and Semi-Public District to the Limited Commercial District on parcel bounded by South Ave., 7th St. S. and Clinic Ct. (Parcel ID 17-30080-150) allowing for a hotel and dining establishment.  
*James Cherf moved to approve the Ordinance with the condition that the zoning reverts back to the Public/Semi-Public District if the project does not move forward in 1 year. Ryan Cornett seconded. The motion passed 6-0.*
12. [15-0969](#) Application of VEH Properties, LLC for a waiver of the two-story requirement for new construction at 707, 713, 717, & 721 La Crosse Street which is located within the downtown area as defined in 115-390(1) (e) of the Code of Ordinances of the City of La Crosse.  
*James Cherf moved to deny the application. Randy Turtenwald seconded. The motion passed 6-0.*

13. [15-0937](#) Request for Exception to Standards for Commercial Design by VEH Properties LLC for a two-tenant commercial building at 707, 713, 717 and 721 La Crosse Streets allowing for a waiver of parking lot placement.  
*Richard Becker moved to deny the Request as the applicant will be withdrawing their application. James Cherf seconded. The motion passed 6-0.*
14. [15-0934](#) AN ORDINANCE to amend Paragraph 115-390(1)(e) of the Code of Ordinances of the City of La Crosse to require that all waivers of the requirement that all buildings within the stated boundary have a minimum of two stories are reviewed by the Common Council.  
*Richard Becker moved to approve the Ordinance. James Cherf seconded. The motion passed 6-0.*
15. [15-0938](#) Application of Generous Earth Pottery LLC for a Conditional Use Permit at 309 Pearl Street allowing permission to apply for a Combination "Class B" Beer & Liquor license and resolution approving same.  
*James Cherf moved to approve the Application. Richard Becker seconded. The motion passed 6-0.*
16. [15-0939](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Local Business District to the Multiple Dwelling District at 1132 Rose Street allowing for construction of a new garage.  
*James Cherf moved to approve the Ordinance. Ryan Cornett seconded. The motion passed 6-0.*
17. [15-0952](#) AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Commercial District to the Traditional Neighborhood District - General at 5305, 5313 and 5405 Mormon Coulee Road allowing for multifamily apartments.  
*James Cherf moved to approve the Ordinance with the following modifications to the site plan prior to an application for TND – Specific rezoning: 1) Redesign the building to be at the 50 foot setback with as much parking as possible facing north and east. 2) If feasible, shift the entrance to farther east or to the northeast side of the property. Corliss Tischer seconded. The motion passed 6-0.*
18. [15-0996](#) Review plans for a building expansion of Advanced Fiber located at 2970 Louyang Avenue.  
*Ryan Cornett moved to approve the plans with the condition that the 2012 condition on irrigation still holds - the irrigation requirement will be waived until such time as a new building is constructed. If another building is not constructed within five years (September 2017), irrigation shall be installed. Failure to install irrigation shall be a zoning violation under the City's PDD ordinance. James Cherf seconded. The motion passed 6-0.*

19. [15-0971](#) Review plans for a Building Expansion of Great Lakes Cheese located at 2200 Enterprise Avenue.  
*James Cherf moved to approve the plans as submitted. Ryan Cornett seconded. The motion passed 6-0.*
20. [15-0994](#) Review request from Turtle Stack Brewery for a one-time change in hours for Oktoberfest at 125 2nd Street S.  
*Richard Becker moved to approve the request. James Cherf seconded. The motion passed 6-0.*
21. [15-0920](#) Amended Resolution authorizing sale of Lot 26 in the La Crosse International Business Park to James J. DeBoer Sr. and Donna J. DeBoer.  
*Richard Becker moved to approve the Resolution as amended by the Economic Development Commission. James Cherf seconded. The motion passed 6-0.*
22. [15-0995](#) Review of sign plans for Inland Printing located at 3209 Airport Road.  
*Richard Becker moved to approve the request. James Cherf seconded. The motion passed 6-0.*

### Next Meeting Date/Agenda Items

### Adjournment

*James Cherf moved to adjourn the meeting. Ryan Cornett seconded. The motion passed 6-0. The meeting was adjourned at 5:21pm.*

*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.*