



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Tuesday, January 3, 2017

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order at 4:02 p.m. by Mayor Tim Kabat.

Commissioner Tischer arrived to the meeting at 4:13 p.m.

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

Excused: 1 - Paul Schoenfeld

Absent: 1 - Scott Neumeister

Others present: Tracy Endrizzi, David Olson, Jessica Olson, Mindy Eitsen, Al Eitsen, Council Member Phil Ostrem, Joe Van Aelstyn, Phil Addis, Peter Gerrard, Jourdan Vian, Jason Gilman, Andrea Schnick, Lewis Kuhlman, Tim Acklin, Sara Olson.

Approval of Minutes

A motion was made by Cherf, seconded by Yager, to approve the November 28, 2016 meeting minutes and December 5, 2016 special meeting minutes. The motion carried 7-0 by voice vote.

Agenda Items:

1. [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~~ Traditional Neighborhood Development District - General allowing for an addition of a coffee shop/deli at 1514-1516 Market Street.

Attachments: [Proposed Amended Ord for CPC 1-3-17](#)
[Revised Notice of Hearing](#)
[Petition](#)
[Ordinance](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Recommendation Report 11-28-16](#)
[CPC Staff Report 11-28-16](#)
[J&A sign up](#)
[CPC Report 1-3-17](#)

A motion was made by Becker, seconded by Cherf, that this Ordinance be APPROVED with the following conditions:

- 1) Any commercial use stated in Section 115-347(6) of the Municipal Code may be permitted without having to get approval from the Common Council.
- 2) As stated in Section 115-347(6)(C)(2) of the Municipal Code the following uses must provide adequate off-street parking.
 - (i) Restaurants, cafes, coffee house, tea room or delicatessens, limited to indoor seating for 25 persons and outdoor seating is limited to 12 customers, drive-ins or drive-through facilities are prohibited.
 - (ii) New or used clothing and apparel.
 - (iii) Shoe repair.
 - (iv) Art gallery, framing, and stationary stores.
 - (v) Florist shop.
 - (vi) Antique shop.
 - (vii) Neighborhood grocery store.
 - (viii) Variety and dry goods store.

The motion carried 6-0 by voice vote.

2. [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 11-28-16](#)
[CPC Staff Report 11-28-16](#)
[CPC Report 1-3-17](#)

A motion was made by Cornett, seconded by Becker, that this Request for

Exception to Standards for Commercial Design be REFERRED for 30 days. The motion carried 6-0 by voice vote.

3. [16-1170](#)

Application of Peter Gerrard dba Gerrard Corporation for a Conditional Use Permit to demolish structure allowing for future multi-family housing development at 234 10th St. N.

Attachments: [Application](#)
[Notice of Hearing](#)
[Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 1-3-17](#)

A motion was made by Cornett, seconded by Turtenwald, that this Application be APPROVED with the conditions that:

- 1) 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 January 12, 2017 Council meeting.
- 2) The owner has agreed to contact Habitat ReStore so that they can remove any items Habitat ReStore finds suitable for donation.
- 3) The owner has agreed that the large, mature trees on the boulevard will not be removed.
- 4) The owner has agreed that the property will remain green space, stabilized by turf, until redevelopment occurs and will not be used as parking. The driveway will also be closed on 10th St to discourage parking on the parcel.
- 5) The owner will meet with the Planning Department in advance of further architecture development to discuss design review standards.

A motion was made by Cherf, seconded by Becker, that this Application be APPROVED with the conditions that:

- 1) 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 January 12, 2017 Council meeting.
- 2) The owner has agreed to contact Habitat ReStore so that they can remove any items Habitat ReStore finds suitable for donation.
- 3) The owner has agreed that the large, mature trees on the boulevard will not be removed.
- 4) The driveway will be closed on 10th St to discourage parking on the parcel.
- 5) The owner will meet with the Planning Department in advance of further architecture development to discuss design review standards.

The motion failed 2-5 with Cherf and Becker voting yes.

The original motion made by Cornett, seconded by Turtenwald, carried 6-1 by voice vote with Becker voting no.

4. [16-1201](#)

Annual Review of Conditional Use Permit at 2133 Sunset Lane allowing an adult family home within 2,500 feet of another community living arrangement facility.

Attachments: [Reference File 15-1221](#)
[11-20-2015 Application for CUP](#)
[Adult Family Home License issued by WisDHS](#)
[LT Eitsert re meetings](#)
[CPC Report 1-3-17](#)

A motion was made by Cornett, seconded by Cherf, that this Annual Review of Conditional Use Permit be APPROVED. The motion carried 7-0 by voice vote.

Next Meeting Date/Agenda Items

The next meeting is January 30, 2017 at 4:00 p.m.

Adjournment

A motion was made by Becker, seconded by Cornett, to adjourn the meeting. The motion carried 7-0 by voice vote. The meeting was adjourned at 4:40 p.m. by Mayor Tim Kabat.

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.