



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, April 3, 2017

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order by Mayor Tim Kabat at 4:00 p.m.

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

Excused: 2 - Scott Neumeister, Vacant 1

Others Present: Carl Barnes, Council Member Gary Padesky, Deak Swanson, Stan Tauscher, Jason Thompson, Tushar Patel, Jay Patel, Tim Pashar, Gary Kastner, Chris Kahlow, Todd Mandel, Mary Jo Hill, Randy Viner, Council Member Andrea Richmond, Robin Moses, Council Member Phil Ostrem, Jason Gilman, Tim Acklin, Lewis Kuhlman, Andrea Schnick, Sara Olson.

Approval of Minutes

A motion was made by Cherf, seconded by Tischer, to approve the February 27, 2017 meeting minutes. The motion carried 7-0 by voice vote.

Agenda Items:

[17-0162](#)

AN ORDINANCE to create Section 115-347(8) of the Code of Ordinances of the City of La Crosse allowing distilleries in the C-1 Local Business, C-2 Commercial, and C-3 Community Business zoning districts by a Conditional Use Permit.

Attachments: [Proposed Amend Ord for CPC 4-3-17](#)
[Ordinance](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice](#)
[CPC Recommendation Report 2-27-17](#)
[CPC Recommendation Report 2-27-17](#)
[CPC Staff Report 2-27-17](#)
[CPC Report 4-3-17](#)

A motion was made by Becker, seconded by Cherf, that this Ordinance be APPROVED AS AMENDED with "and are no larger than 5,000 square feet"

stricken from the proposed amended ordinance. The motion carried 7-0 by voice vote.

[17-0237](#)

Certified Survey Map Lot 1, C.S.M., Volume 14, Pg. 37, D.N. 1511295, Located in the SW-NE, Section 19, T16N-R6W, Town of Barre, La Crosse County, Wisconsin.

Attachments: [Ltr from Alex Koonce re Revised CSM](#)
[Revised CSM 3-29-17](#)
[Certified Survey Map](#)
[Letter to Stan Tauscher re meetings](#)
[CPC Report 4-3-17](#)

A motion was made by Yager, seconded by Tischer, that this Plat/Certified Survey Map be APPROVED. The motion carried 7-0 by voice vote.

[17-0245](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to Special Residence District allowing for a multi-family rental (tri-plex) at 1541 Wood Street.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 4-3-17](#)
[Objection - Every](#)
[Objection - Caponigro](#)

A motion was made by Becker, seconded by Cherf, that this Ordinance be APPROVED subject to the applicant removing the fence and tree north of the garage to accommodate an additional off-street parking space. The motion carried 7-0 by voice vote.

[17-0269](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Heavy Industrial District and Multiple Dwelling District to the Heavy Industrial District and Multiple Dwelling District allowing all parcels to have compatible zoning in order to reconfigure parcel lot lines at 1, 3, 5, 7, 9, 101 and 103 Buchner Place.

Attachments: [Ordinance](#)
[Petition](#)
[Plat of Survey](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 4-3-17](#)

A motion was made by Tischer, seconded by Yager, that this Ordinance be RECOMMENDED TO BE NOT ADOPTED. The motion carried 7-0 by voice vote.

[17-0271](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Local Business District allowing a storefront at 1649 Kane St/1026 Rublee St.

Attachments: [Ordinance](#)
[Petition](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 4-3-17](#)

A motion was made by Turtenwald, seconded by Yager, that this Ordinance be APPROVED with the condition that no additional indoor commercial space is used for the candy store business. The motion carried 7-0 by voice vote.

[17-0273](#)

Application of Tushar Patel dba Noble Hotels LLC for a Conditional Use Permit allowing for a manager apartment within hotel at 1906 Rose Street.

Attachments: [Application](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 4-3-17](#)

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

- 1) The dwelling unit can only be used by the owner, operator, or manager of the hotel.
 - 2) This Conditional Use Permit only allows for one (1) dwelling unit.
 - 3) The Conditional Use Permit is only valid to the existing owner(s). If ownership of the hotel changes the new owners must re-apply for a Conditional Use Permit if they want to keep the dwelling unit.
- The motion carried 7-0 by voice vote.

[17-0294](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Multi-Family District allowing construction of a multi-family

development on the vacant property at Charles and Kane Streets.

Attachments: [Ordinance](#)
[Petition](#)
[Architectural Design](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[CPC Report 4-3-17](#)

A motion was made by Cherf, seconded by Becker, that this Ordinance be APPROVED. The motion carried 7-0 by voice vote.

[17-0305](#)

Application of Katherine Soper for a Conditional Use Permit allowing for a yoga studio at 1924 14th St. S.

Attachments: [Application](#)
[Ltr from Colleen Gnabasik re parking](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Report 4-3-17](#)

A motion was made by Cherf, seconded by Becker, that this Application be REFERRED for 60 days. The motion carried 7-0 by voice vote.

[17-0308](#)

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 five units of owner-occupied housing at 918-920-922 5th Ave. S., 926-928-930 5th Ave. S. and 421 Mississippi St.

Attachments: [Ordinance](#)
[Petition](#)
[Drawings](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[CPC Report 4-3-17](#)

A motion was made by Cherf, seconded by Becker, that this Ordinance be APPROVED. The motion carried 7-0 by voice vote.

[17-0321](#)

AN ORDINANCE to amend Section 115-320(e)(2)(b) of the Code of Ordinances of the City of La Crosse regulating window openings on commercial facades in the Downtown Commercial Historic District.

Attachments: [Proposed Amended Ord from HPC 3-16-17](#)
[Ordinance](#)
[Notice of Hearing](#)
[CPC Report 4-3-17](#)

A motion was made by Becker, seconded by Cherf, that this Ordinance be **RECOMMENDED TO BE ADOPTED AS AMENDED** with the "Existing window openings" be changed to "Original window openings" in the proposed amended ordinance. The motion carried 7-0 by voice vote.

Next Meeting Date/Agenda Items

The next meeting is May 1, 2017.

Adjournment

A motion was made by Cherf, seconded by Becker, to adjourn the meeting. The motion carried 7-0 by voice vote. The meeting was adjourned by Mayor Tim Kabat at 5:40 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.