



Meeting Minutes - Final
City Plan Commission

Monday, March 2, 2015

4:00 PM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order at 4:00pm. Commissioner Randy Turtenwald arrived at 4:07pm.

- Present:** 7 - Paul Medinger, Sara Sullivan, Richard Becker, Randy Turtenwald, James Cherf, Tim Kabat, Karen Ringstrom
- Excused:** 1 - Scott Neumeister
- Absent:** 1 - Angela Seeger

1. [15-0254](#) Resolution approving a Project Plan Amendment for Tax Incremental District Five, City of La Crosse, Wisconsin.
Richard Becker moved to open a Public Hearing for agenda items 15-0254 & 15-0255. James Cherf seconded. The motion passed 6-0. Richard Becker moved to close the Public Hearing for agenda items 15-0254 & 15-0255. James Cherf seconded. The motion passed 6-0. No action was taken.
2. [15-0255](#) Resolution approving a Project Plan Amendment for the Tax Incremental District No. 9, City of La Crosse, Wisconsin.

Approval of Minutes

3. Approval of the February 2, 2015 Meeting Minutes

James Cherf moved to approve the minutes. Richard Becker seconded. The motion passed 6-0.

Agenda Items:

4. [15-0141](#) Resolution authorizing the partial vacation of the east portion of Gillette Street off of Oak Street.
James Cherf moved to approve the Resolution. Paul Medinger seconded. The motion passed 6-0.
5. [15-0151](#) Resolution approving Easement Deed from Kwik Trip, Inc.
James Cherf moved to approve the Resolution. Paul Medinger seconded. The motion passed 6-0.

6. [15-0157](#) Application of 434 Holdings, Inc. for a Conditional Use Permit at 434 3rd St. S. allowing for demolition of current building and resolution approving same.
- James Cherf moved to open a Public Hearing. Richard Becker seconded. The motion passed 6-0. James Cherf moved to close the Public Hearing. Richard Becker seconded. The motion passed 6-0. James Cherf moved to approve with the condition that a PILOT be established on the property if a Building Permit is not applied for by August 1, 2015. Richard Becker seconded. The motion passed 6-0.*
7. [15-0162](#) Application of Housing Authority of the City of La Crosse for a Conditional Use Permit at 703, 711, 713, 717 Division Street allowing demolition of current structures for green space and future development and resolution approving same.
- James Cherf moved to open a Public Hearing. Richard Becker seconded. The motion passed 7-0. James Cherf moved to close the Public Hearing. Richard Becker seconded. The motion passed 7-0. Sara Sullivan moved to approve with the following conditions:*
- 1) The project must meet all of the Multi-Family Standards in Section 115 of the Municipal Code of Ordinances.*
 - 2) Any new buildings must be at least two-stories in height.*
 - 3) A PILOT payment is established for the properties.*
- James Cherf seconded. The motion passed 7-0.*
8. [15-0164](#) Application of George Keith Brown for a Conditional Use Permit at 802 7th St. S. allowing for the addition of an apartment in the basement of the present 8-plex and resolution approving same.
- James Cherf moved to approve with the condition that the Occupancy Permit is not issued until the landscaping plan is implemented. Richard Becker seconded. The motion passed 7-0.*
9. [15-0165](#) AN ORDINANCE to amend Section 115-110 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 at 315 State Street allowing for mixed use development.
- James Cherf moved to approve the ORDINANCE. Richard Becker seconded. The motion passed 7-0.*

10. [15-0166](#)

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 Special Multiple District to the Planned Development District - General at 1243 Badger Street; 507, 513, 517 and 531 13th St. N. and 1234 and 1240 La Crosse Street allowing rental housing.

James Cherf moved to open a Public Hearing. Richard Becker seconded. The motion passed 7-0. James Cherf moved to close the Public Hearing. Richard Becker seconded. The motion passed 7-0. James Cherf moved to approve with the following concerns that will need to be addressed prior to final design review and Planned Development District-Specific zoning:

- 1) A parking solution that addresses staff concerns needs to be finalized and a signed agreement between UWL and the applicant needs to be submitted.*
 - 2) Staff is concerned about the surface parking lot that fronts La Crosse Street. This lot will need to be more than adequately screened from the street with landscaping.*
 - 3) Once floor plans are completed, a final parking requirement will be calculated. At that time, if the applicant cannot supply the necessary parking on site, the applicant will need to apply for an exemption from the Design Review standards.*
 - 4) Staff strongly recommends the term of the agreement with UWL be for a minimum of 15 years. This will provide time for the City to implement its Transportation Vision, which will work to reduce parking demands in the core of the City.*
 - 5) In conversations with the developer staff discussed the potential for a Phase II of the project that includes the acquisition of the three properties to the north of the proposed building. Phase II would allow for the potential for a second building and additional parking to serve both buildings. Staff is in full support of a Phase II as long as the second building is mixed use, fronts La Crosse Street, and reduces the need for off-site parking of both projects.*
 - 6) The Developer's 30 minute on-street parking requests require submission of a Traffic and Parking signage application through Engineering Department.*
- Richard Becker seconded.*

James Cherf moved to amend the motion and add that the applicant consider other parking solutions prior to final design review and Planned Development District-Specific zoning. Richard Becker seconded. The motion passed 7-0. The motion as amended passed 7-0.

11. [15-0239](#)

Review Plans for the new YMCA Teen Center and surface parking lot located at 11th & King Streets.

Paul Medinger moved approve the plans as submitted. James Cherf seconded. The motion passed 7-0.

12. Update on the Unified Development Code Process.

Staff provided an update to the Commission on the Unified Development Code Process. No action was taken.

Next Meeting Date/Agenda Items

Adjournment

Richard Becker moved to adjourn the meeting. James Cherf seconded. The motion passed 7-0. The meeting was adjourned at 5:29pm.

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.