



# 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, November 1, 2021

4:00 PM

South Side Neighborhood Center- 1300 6th St S

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In an effort to keep members of the public, City staff and City Plan Commissioners as safe as possible from the spread of COVID-19, City Staff highly encourages the public to submit any comments, concerns, questions, or support in writing ahead of the meeting to Tim Acklin at [acklint@cityoflacrosse.org](mailto:acklint@cityoflacrosse.org).

Members of the public who wish to SPEAK, may access via video conferencing with the following link:

Join the meeting: <https://call.lifesizecloud.com/4796124>

Call in by Phone (audio only)

United States: +1 (877) 422-8614

Meeting extension: 4796124#

The meeting will be conducted through video conferencing and may be VIEWED ONLY with the following link:

<https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

Members of the public will also be able to attend the meeting in person. The meeting will be held at the South Side Neighborhood Center, located at 1300 6th Street South in La Crosse. Social distancing policies will be enforced.

### Call to Order

The meeting was called to order by Chair Mayor Reynolds at 4:01pm.

### Roll Call

**Present:** 8 - James Cherf, Scott Neumeister, Chris Kahlow, Elaine Yager, Cassandra Woodward, Mitch Reynolds, Jennifer Trost, Jacob Sciammas

**Excused:** 1 - Matt Gallager

### Approval of Minutes

1. Approval of the October 4, 2021 Meeting Minutes.

A motion was made by Cherf, seconded by Yager, that the minutes be APPROVED. The motion carried by voice vote.

### Agenda Items:

2. [21-1190](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District to the Special Multiple Dwelling District allowing for a four-story building at 2575 7th St. S.

A motion was made by Cherf, seconded by Kahlow, to enter into a Public Hearing. The motion carried by voice vote.

A motion was made by Cherf, seconded by Sciammas, to close the Public Hearing. The motion carried by voice vote.

A motion was made by Trost, seconded by Neumeister, that this item be REFERRED for 30 days so an ordinance amendment can be considered in the December Council cycle. The motion carried by voice vote.

3. [21-1192](#) Resolution approving request for exception to Multi-Family Housing Design Standards by Bethany Lutheran Homes, Inc. allowing for an exception to the requirement for one parking space per bedroom and one bike parking space for every three bedrooms for a project at 2575 7th St. S.  

A motion was made by Neumeister, seconded by Trost, to approve the Planning Staff recommendation which is approval of the request for exemption of the off-street parking and denial of the request for exemption of bicycle parking and requires that facilities for 5-10 bicycles are provided near the entrances along 7th Street S.. The motion carried by voice vote.
4. [21-1259](#) Resolution declaring certain property located at Nakomis Avenue (parcel #17-10675-165) as surplus property.  

A motion was made by Kahlow, seconded by Yager, that this Resolution be REFERRED for 60-days for the Legal Department to review the easement and the City's options. The motion carried by voice vote.
5. [21-1364](#) Resolution approving Amended and Restated Use and Facility Management Agreement between WisCorps, Inc. for the Use and Management of The Myrick Park Center.  

A motion was made by Yager, seconded by Woodward, that this Resolution be ADOPTED. The motion carried by voice vote.
6. [21-1402](#) Application of Kwik Trip, Inc. for a Conditional Use Permit at 2308 Rose Street allowing for demolition of existing structures to assist in selling the property for future development.  

A motion was made by Cherf, seconded by Sciammas, to enter into a Public Hearing. The motion carried by voice vote.

A motion was made by Cherf, seconded by Kahlow, to close the Public Hearing. The motion carried by voice vote.

A motion was made by Cherf, seconded by Neumeister, that this be APPROVED based on the Planning Staff recommendation with the condition that the PMSA be signed by the applicant prior to the Council meeting and that the CUP be reviewed in 12 months to consider the requirement to remove the concrete and seed the property. The motion carried by voice vote.
7. [21-1406](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Single Family Residence District allowing for the construction of a garage and privacy fence at 3441 Mormon Coulee Rd.

**A motion was made by Cherf, seconded by Neumeister, to enter into a Public Hearing. The motion carried by voice vote.**

**A motion was made by Sciammas, seconded by Yager, to close the Public Hearing. The motion carried by voice vote.**

**A motion was made by Yager, seconded by Neumeister, that this item be APPROVED. The motion carried by voice vote.**

8. [21-1445](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Low-Density Multiple Dwelling District to the Special Multiple Dwelling District allowing for the construction of a 4-story, 64-unit multi-family residential building at 410 and 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125 and 1127 4th St S, and 403, 409-411, 415-417 Jackson St.

**A motion was made by Woodward, seconded by Cherf, that this Ordinance be RECOMMENDED TO BE ADOPTED. The motion carried by voice vote.**

9. [21-1446](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District to the Commercial District allowing for an auto service facility at 1103 Rose St.

**A motion was made by Kahlow, seconded by Yager, to enter into a Public Hearing. The motion carried by voice vote.**

**A motion was made by Cherf, seconded by Yager, to close the Public Hearing. The motion carried by voice vote.**

**A motion was made by Yager, seconded by Sciammas, to APPROVE. The motion carried by voice vote.**

10. [21-1470](#) Resolution approving lease with Gary Arneson for the property at 500 Rose Street (parcel #17-10040-40).

**A motion was made by Neumeister, seconded by Kahlow, to REFER for 30 days.**

**A motion was made by Cherf, seconded by Kahlow, to enter into a Public Hearing. The motion carried by voice vote.**

**A motion was made Cherf, seconded by Kahlow, to close the Public Hearing. the motion carried by voice vote.**

**The motion to refer failed 6-2, with Neumeister and Kahlow voting yes.**

**A motion was made by Cherf, seconded by Yager, to APPROVE at a lease at \$500 per year until December 2024.. The motion carried by voice vote.**

11. Discussion with ISG on Pearl Street Enhancements.

**Will Kratt provided an overview of the project and stated that their would be many opportunities for public input and engagement.**

12. Comprehensive Plan Updates.- Role of Steering Committee, Consultant RFP, timeline, next steps.

**Tim Acklin provided several updates on the process to the Commission.**

**Chair Mayor Reynolds left the meeting at 6:08pm and recused himself from the final agenda item. Co-Chair CM Kahlow took over as Chair for the remainder of the meeting.**

13. [21-1549](#) Selection of Comp Plan Media Partner

**CPC Members to submit questions for consultants to Planning Staff by 12:00pm on 11/8/21. Planning Staff will submit additional information requests to consultants for their response by 11/11/21. CPC Members to submit evaluations to Planning Staff by 12:00pm on 11/15/21. A special virtual meeting to be held at 4:00pm 11/15.**

## **Adjournment**

**The meeting adjourned at 6:32pm.**

*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.*