



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, April 4, 2022

4:00 PM

Council Chambers

Roll Call

Present: 8 - James Cherf, Matt Gallagher, Scott Neumeister, Chris Kahlow, Elaine Yager, Mitch Reynolds, Jennifer Trost, Jacob Sciammas
Excused: 1 - Nabamita Dutta

Approval of Minutes from the February 28, 2022 meeting Minutes.

A motion was made by Yager, seconded by Kahlow, that this be **ADOPT ACTIONS BY SINGLE VOTE**. The motion carried by voice vote.

Agenda Items:

- 1 [21-1689](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood Development District - Specific to the Traditional Neighborhood Development District - Specific allowing for the conversion of first floor retail/commercial area to four residential units at 703 Farnam St.

A motion was made by Yager, seconded by Gallagher, that this Ordinance be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote (7-1) with Cherf voting no.
- 2 [22-0206](#) Resolution approving the partial alley vacation between 11th Street and 10th Street, Ferry Street and Division Street.

The word **partial** needs to be removed from the caption. This is a full vacation of the alley.
A motion was made by Cherf, seconded by Yager, that this Resolution be **ADOPTED**. The motion carried by voice vote (7-1), Kahlow voting no.
- 3 [22-0333](#) Application of LAX Food Hall LLC for a Conditional Use Permit at 508 Jay St. allowing permission to apply for a Combination "Class B" Beer & Liquor license.

Cherf has recused himself and sat in the gallery seating.
A motion was made by Kahlow, seconded by Neumeister, that this Application be **APPROVED**. The motion carried by voice vote.
Cherf returned to the commission.

- 4 [22-0353](#) 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 Residence District - to the Traditional Neighborhood Development District - Specific allowing for two 4-unit townhouses and two 4-car garages at 1024, 1034, and 1038 Denton Street.
- A motion was made by Neumeister, seconded by Yager, that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee.**
- A motion was made by Kahlow, seconded by Neumeister, to open 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.**
- The motion that this Ordinance Be RECOMMENDED TO BE ADOPTED to the Judiciary and Administration Committee was carried by voice vote (5-3) with Neumeister, Gallagher, and Kahlow voting no.**
- 5 [22-0355](#) Application of Studio Motif LLC for a Conditional Use Permit at 313 Pearl Street allowing for permission to apply for a Combination "Class B" Beer & Liquor license.
- A motion was made by Cherf, seconded by Sciammas, that this Application be APPROVED. The motion carried by voice vote.**
- 6 [22-0361](#) 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 Planned Development District - General allowing for mixed use redevelopment at 2415 State Road.
- Yager recused herself and sat in the gallery seating**
- A motion was made by Cherf, seconded by Kahlow to open a public hearing. The motion carried by voice vote.**
- A motion was made by Cherf , seconded by Gallagher to close the public hearing. The motion carried by voice vote.**
- A motion was made by Gallagher, seconded by Trost that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.**
- Yager returned to the commission.**
- 7 [22-0381](#) Request for exception to Commercial Design Standards by Todd Page allowing for an exception to the requirement that no parking stall may be closer to the street than the building setback line or the building on the same parcel and an exception to the requirement that parking areas shall be separated from primary buildings by a landscaped buffer for a project at 2552 Rose Street.
- A motion was made by Neumeister, seconded by Cherf, that this Request be APPROVED. The motion carried by voice vote.**

- 8 [22-0409](#) Resolution approving the 2037 La Crosse Regional Airport Master Plan.
- A motion was made by Kahlow, seconded by Yager, that this Resolution be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.**
- 9 [22-0512](#) Update on the Comprehensive Plan Process.
- 10 [22-0513](#) CIP Public Hearings will be on June 20th and July 18th 2022 at 6:00pm in the Council Chambers.

Adjournment

Mayor Reynolds Adjourned the meeting at 5:28pm.