



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Tuesday, January 2, 2024

4:00 PM

Council Chambers

Call to Order

Mayor Reynolds called this meeting to order at 4:01 PM.

Roll Call

Present: 8 - James Cherf, Matt Gallagher, Chris Kahlow, Jenasea Hameister, Elaine Yager, Mitch Reynolds, Jennifer Trost, James Szymalak

Excused: 1 - Jacob Sciammas

Approval of Minutes of the December 4, 2023 meeting.

A motion was made by Cherf, seconded by Yager that these minutes be APPROVED.

Agenda Items:

[24-0021](#)

Annual Code of Ethics Policy Review.

Attachments: [City of La Crosse Code of Ethics Policy](#)

All committee members have reviewed and agree to the Code of Ethics.

[23-1494](#)

Resolution amending the Declaration of Protective Covenants for the La Crosse International Business Park with respect to Lots 22, 23, & 24 at 2970 Luoyang Ave.

- Attachments:** [Resolution](#)
[Proposed Revised Covenants](#)
[Notice to Property Owners and/or Agents](#)
[Process for amendment from City Attorney](#)
[Weiss Commercial Real Estate - Consent](#)
[Peters Investment - Consent](#)
[Charlise Investments - Consent](#)
[Advanced Fiber - Consent](#)
[Dalco - Consent](#)
[DeBoer - Consent](#)
[Habitat - Consent](#)
[River States - Consent](#)
[Stansfield - Consent](#)
[Staff Report](#)
[CPC.StaffReport.01022023.23-1494.JE](#)
[1494 - Committee Registration Slips - 1.2.2024.pdf](#)
[CPC Recommendation Report - 1.3.2024](#)

A motion was made by Yager, seconded by Szymalak that this resolution be APPROVED. Voice vote carried unanimously.

[24-0034](#)

Review of plans for Advanced Fiber Pro's building expansion located at Lots 22, 23, & 24 at 21970 Luoyang Ave in the International Business Park.

- Attachments:** [Architectural Plans](#)
[Civil Plans](#)
[Exterior Elevations](#)
[Example photo of exposed aggregate with broom finish](#)
[CPC.StaffReport.01022023.24-0034.JE](#)
[CPC Recommendation Report - 1.3.2024](#)

A motion was made by Yager, seconded by Szymalak that these plans be APPROVED. Voice vote carried unanimously.

[23-1240](#)

Resolution approving a partial vacation of the alley located between Maple Street and Weston Street.

Attachments: [Resolution](#)
[Lis Pendens](#)
[Exhibit A](#)
[Lis Pendens - Recorded - 11.14.2023](#)
[Notice of Hearing](#)
[PD letter Re Service On Property Owners](#)
[Affidavits of Personal Service](#)
[Letter to Department of Transportation](#)
[LT Blanks re admin fee for Maple St vacation 12.21.2023](#)
[CPC.StaffReport.01022023.23-1240.LK](#)
[BPW Letter 1.2.2024](#)
[Staff Report](#)
[Committee Registraton Slip - 1.4.2024](#)
[CPC Recommendation Report - 1.3.2024](#)

A motion was made by Trost, seconded by Cherf that this resolution be APPROVED. Voice vote carried unanimously. Hameister abstained.

23-1338

Second Amended resolution approving application of GMX Real Estate Group LLC for a Conditional Use Permit at 3900 State Road 16 allowing for demolition of structure for future development of three quick serve restaurants, a carwash, and new parking stalls. *(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(g) to confer with legal counsel. Following such closed session, the Committees and/or Council may reconvene in open session.)*

Attachments: [Second Amended Resolution by Council - 1.11.2024](#)
[Amended Resolution by J&A 1.2.2024.docx](#)
[Resolution](#)
[Application & Cover Letter](#)
[Plans](#)
[200-foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Undeliverable Mailing - resent 11.20.2023](#)
[CPC StaffReport - 12.04.2023 - 23-1338.AT](#)
[Undeliverable Mailing - 12.11.2023](#)
[Undeliverable Mailing - 12.13.2023](#)
[CPC.StaffReport.01022024.23-1338.AT](#)
[Letter from Cathy Van Maren - 1.1.2024](#)
[CPC Recommendation Report - 1.3.2024](#)

A motion was made by Trost, seconded by Szymalak that this application be APPROVED. The voice vote carried the following, Mayor Reynolds, Trost,

Szymalak, Gallager, Hameister, Kahlow: YES. Yager and Chorf: NO.

[23-1428](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for one three-bedroom residential rental unit and one efficiency residential apartment at 3001 State Road.

Attachments: [Ordinance 5278](#)
[Ordinance](#)
[Rezoning Petition and Cover Letter](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC.StaffReport.01022023.23-1428.JD](#)
[Objection - Burbach - 1.2.2024](#)
[Committee Registration Slip - 1.2.2024](#)
[CPC Recommendation Report - 1.3.2024](#)

Mayor Reynolds asked for unanimous consent to move to a public hearing, unanimous consent granted. Mayor Reynolds asked for unanimous consent to close public hearing, unanimous consent granted. A motion was made by Trost, seconded by Yager that this ordinance be APPROVED. Voice vote carried unanimously.

[23-1468](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific allowing for a twindo at 512-514 Farnam St.

Attachments: [Ordinance 5279](#)
[Ordinance](#)
[Rezoning Petition](#)
[Plot Plan](#)
[Foundation Plan](#)
[First Floor Plan](#)
[Second Floor Plan](#)
[Rear Elevation](#)
[Front Elevation](#)
[Notice of Hearing](#)
[200-foot Buffer List](#)
[Buffer Map](#)
[CPC.StaffReport.01022023.23-1468.TA](#)
[Committee Registration Slip - 1.2.2024](#)
[CPC Recommendation Report - 1.3.2024](#)

A motion was made by Cherf, seconded by Yager that this ordinance be APPROVED. Voice vote carried unanimously.

[23-1471](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District and Commercial District to the Traditional Neighborhood Development District - General allowing for a surface parking lot and a mixed-use development with the main floor being parking and commercial and upper floors being residential apartments at 118 9th St. N, 922 & 928 State St., 915 & 927 Main St., and 117 & 119 10th St. N.

Attachments:

[Ordinance](#)

[Rezoning Petition](#)

[Application Narrative](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC.StaffReport.01022023.23-1471.AT](#)

[Support Letter - Luke Eide - 12.28.2023](#)

[Support Letter - WTC - 12.26.2023](#)

[Support Letter - YMCA - 12.26.2023](#)

[Support Letter - APTIV - 12.28.2023](#)

[Support Letter - LCF - 12.22.2023](#)

[Support Letter - Addison Schnuelle - 1.1.2024](#)

[Support letter - Chileda - 1.1.2024](#)

[Support Letter - Reliant Real Estate - 1.2.2024](#)

[Support Letter - Rick Schneider - 1.2.2024](#)

[Support Letter - Jane Klekamp - 1.2.2024](#)

[Haven on Main Presentation for 1.2.2024](#)

[Support Letter - Shannon Utesch - 1.2.2024](#)

[Committee Registration Slips - 1.2.2024](#)

[Additional Information Submitted - 1.2.2024](#)

[CPC Recommendation Report - 1.3.2024](#)

[Communication from Haven on Main - decrease in units](#)

[Site Plan with no Satellite Lot](#)

[Coulee Cap Forecasted Apartment Unit Assumptions](#)

Mayor Reynolds asked for unanimous consent to move to a public hearing, unanimous consent granted. Mayor Reynolds asked for unanimous consent to close public hearing, unanimous consent granted. A motion was made by Trost, seconded by Szymalak to APPROVE, no vote. A motion was made by Kahlow, seconded by Cherf to separate parcel 17-20204-7 from this item, voice vote carried as follows. Mayor Reynolds, Kahlow, Yager, Cherf, Gallager, Szymalak, Hameister: YES. Trost: NO. A motion was made by Cherf, seconded

by Yager to APPROVE the remaining parcels, voice vote carried unanimously. Hamesiter was excused from meeting at 5:04 PM. A motion was made by Kahlow, seconded by Cherf to DENY parcel 17-20204-7. Voice vote carried as follows. Yager, Trost, Szymalak: NO. Mayor Reynolds, Cherf, Kahlow, Gallagher: YES.

[24-0006](#)

Resolution approving Preliminary Plat of GMX La Crosse Subdivision Plat to the City of La Crosse, La Crosse County, Wisconsin.

Attachments: [Resolution](#)
[Plat Checklist](#)
[GMX Plat 3](#)
[GMX Plat with topo](#)
[Letter Re Meetings](#)
[CPC.StaffReport.01022023.24-0006.AT](#)
[DOA - Prelim Plat Certification Letter - 1.2.2024](#)
[DOA Prelim Plat Certification](#)
[Committee Registration Slip - 1.2.2024](#)
[CPC Recommendation Report - 1.3.2024](#)

A motion was made by Gallagher, seconded by Kahlow that this subdivision plat be APPROVED contingent on final review of existing easement language and council approval of conditional use permit for demolition. Voice vote carried as follows. Mayor Reynolds, Kahlow, Gallagher, Cherf, Trost, Szymalak: YES. Yager: NO.

Adjournment

Mayor Reynolds adjourned the meeting at 5:13 PM.

City Plan Commission Members:

Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf,
Jennifer Trost, Matt Gallagher, Jenasea Hameister & James Szymalak.