



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes City Plan Commission

---

Monday, July 31, 2023

4:00 PM

Council Chambers

---

### Call to Order

Mayor Reynolds called the meeting to order at 4:00pm.

### Roll Call

**Present:** 9 - Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, James Szymalak, Jenasea Hameister, Jennifer Trost, Matt Gallager, Mitch Reynolds

### Approval of Minutes from the July 5, 2023 meeting.

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

### Agenda Items:

- 1 [23-0765](#) 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 construction of a 2-unit townhome at 943 Hood Street.

**Attachments:** [Ordinance](#)  
[Rezoning Petition](#)  
[Notice of Hearing](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[Undeliverable Notice - Resent 7.17.2023](#)  
[CPC Staff Report 073123; 23-0765](#)

A motion was made by Trost, seconded by Yager, that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.

- 2 [23-0778](#) Application of Capella Catering LLC for a Conditional Use Permit at 411 3rd St S, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

**Attachments:** [Application](#)  
[Notice of Hearing](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[CPC Staff Report 073123; 23-0778](#)

A motion was made by Kahlow, seconded by Cherf, that this Application be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote.

3 [23-0790](#)

Application of People's Food Cooperative, Inc. for a Conditional Use Permit at 315 5th Ave S, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

**Attachments:** [Application](#)  
[Notice of Hearing](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[CPC Staff Report 073123; 23-0790](#)

A motion was made by Kahlow, seconded by Sciammas, that the Application be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote.

4 [23-0791](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Special Multiple Dwelling District to the Planned Development District - General allowing for construction of approximately 14 2-bedroom homes at 5917 River Run Rd.

**Attachments:** [Ordinance](#)  
[Request for Referral - 7.25.2023](#)  
[Rezoning Petition](#)  
[Notice of Hearing](#)  
[200-Foot Buffer List - Revised 7.31.2023](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[DNR-FEMA Letter](#)  
[General Development Plan](#)  
[Objection - DeFino & Letourneau - 7.24.2023](#)  
[CPC Staff Report 073123; 23-0791](#)

A motion was made by Cherf, seconded by Sciammas, to open a public hearing. The motion carried by voice vote.

Speaker: David Hartman

A motion was made by Cherf, seconded by Kahlow, to close public hearing. The motion carried by voice vote.

A motion was made by Yager, seconded by Sciammas, that the Ordinance be RECOMMENDED TO BE RE-REFERRED to the September Council Cycle. The motion carried by voice vote.

- 5      [23-0805](#)      Resolution declaring certain properties located on Kinney Coulee Rd, parcels 17-10575-64 and 17-10575-63, as surplus property.

**Attachments:**      [Resolution](#)  
                                 [Staff Report](#)  
                                 [CPC Staff Report 073123; 23-0805](#)

A motion was made by Kahlow, seconded by Cherf, that the Resolution be RECOMMENDED TO BE ADOPTED to the Finance and Personnel committee. The motion carried by voice vote.

- 6      [23-0815](#)      Resolution transferring parcels owned by the Redevelopment Authority to the City of La Crosse.

**Attachments:**      [Resolution](#)  
                                 [Map](#)  
                                 [Amendment VI to the Redevelopment Plan](#)  
                                 [Staff Report](#)  
                                 [Deed RDA to City - Riverpoint Transfer 7-20-23](#)  
                                 [Exhibit A - legal description 7-20-23](#)  
                                 [CPC Staff Report 073123; 23-0815](#)

A motion was made by Gallagher, seconded by Kahlow, that this Resolution be RECOMMENDED TO BE ADOPTED to the Finance & Personnel Committee. The motion carried by voice vote.

- 7      [23-0834](#)      AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Community Business District allowing for construction of a mixed use, multifamily development at 401 3rd St. N.

**Attachments:**      [Ordinance](#)  
                                 [Rezoning Petition](#)  
                                 [Cover Letter](#)  
                                 [The Chalmers Proposal - Plans](#)  
                                 [T. Wall Enterprises - Track Record Book](#)  
                                 [Notice of Hearing](#)  
                                 [200-Foot Buffer List](#)  
                                 [Buffer Map](#)  
                                 [CPC Staff Report 073123; 23-0834](#)

A motion was made by Cherf, seconded by Kahlow, to open a public hearing. The motion carried by voice vote.

Speaker: Jake Bunz

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 Trost, seconded by Kahlow, that this Ordinance be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote.

8 [23-0833](#)

Application of The Chalmers Residences LLC for a Conditional Use Permit at 215 Pine Street and 401 3rd Street N, allowing permission to apply for allowing for residential living quarters on the ground floor of a 4-story multifamily development.

**Attachments:** [CUP Application](#)  
[Cover Letter](#)  
[The Chalmers Proposal - Plans](#)  
[T. Wall Enterprises - Track Record Book.pdf](#)  
[Notice of Hearing](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[CPC Staff Report 073123; 23-0833](#)

A motion was made by Kahlow, seconded by Trost, that the Application be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote.

9 [23-0835](#)

Application of JJAWC LLC for a Conditional Use Permit at 401 2nd Street N Suite 102, allowing permission to apply for allowing for vacant commercial space on ground floor to be built out as 8 apartments.

**Attachments:** [Application](#)  
[Plans](#)  
[Notice of Hearing](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[CPC Staff Report 073123; 23-0835](#)

A motion was made by Trost, seconded by Kahlow, that the Application be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote.

10 [23-0880](#)

Review of plans at 2966 Airport Rd in the Airport Industrial Park: Chee's Auto Repair

**Attachments:** [Chee's Auto Plans](#)  
[CPC Staff Report 073123; 23-0880.docx.pdf](#)

A motion was made by Gallager, seconded by Yager, that the Review of Plans be **RECOMMENDED TO BE ADOPTED** to the Finance and Personnel Committee.

The motion carried by voice vote.

- 11 [23-0904](#) Comprehensive Plan Update.

### Adjournment

Mayor Reynolds adjourned the meeting at 4:29pm.