



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Tuesday, May 30, 2023

4:00 PM

Council Chambers

Call to Order

Mayor Reynolds called the meeting to order at 4:02pm.

Roll Call

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

Approval of Minutes from the May 1, 2023 meeting.

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

Agenda Items:

- 1 [23-0491](#) Resolution authorizing the City of La Crosse to enter a Professional Services Agreement with Alta Planning + Design, Inc. for the preparation of a Bicycle and Pedestrian Master Plan Update.

Attachments: [Resolution](#)
[Professional Service Agreement with Alta](#)
[Staff Report](#)
[FOR REFERENCE Resolution 22-0903](#)
[FOR REFERENCE Resolution 22-1076](#)
[CPC Staff Report 053023; 23-0491](#)

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

- 2 [23-0531](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial and Residence Districts to the Traditional Neighborhood Development District - General allowing for apartments, green space, and off-street parking at 620 and 626 Cass Street, 308, 316, 318, and 322 7th St. S.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[General Development Plan](#)
[Notice of Hearing](#)
[Property Owner Buffer List](#)
[Property Owner Buffer Map](#)
[Undeliverable Notices Resent 5.15.2023](#)
[CPC Staff Report 053023; 23-0531](#)
[Revised General Development Plan - 5.30.2023](#)

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

3 [23-0533](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District and Planned Development District-General to the Planned Development District-Specific allowing for the development of medium to high density residential, office, and commercial uses and dedicated public open spaces within the River Point District.

Attachments: [Ordinance](#)
[Cover Letter](#)
[Rezoning Petition](#)
[River Point District Phasing Plan](#)
[Revised River Point District PDD Document 5.17.2023](#)
[River Point District PDD document 5.5.2023](#)
[CVT Geotechnical Report - Pavements and Utilites](#)
[Erosion Control & Stormwater Management Plan](#)
[FEMA Information](#)
[Grading Plan - Phase 1](#)
[Phase 2 Landscaping Plan](#)
[River Bend Rd Water-Sewer-Storm Plans](#)
[Soils Management Plan](#)
[River Point District Plat](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Undeliverable Notice - Resent 5.18.23](#)
[CPC Staff Report 053023; 23-0533](#)

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

- 4 [23-0538](#) AN ORDINANCE to create Section 10-49(2)(b)(4) and to amend Section 115-398 (a)(4) of the Code of Ordinances of the City of La Crosse to allow changes to the fences required for certain beer gardens.
- Attachments:** [Ordinance](#)
 [Staff Report](#)
 [Notice of Hearing](#)
 [CPC Staff Report 053023; 23-0538](#)
 [Committee Registration Slip - 5.30.2023](#)
- A motion was made by Kahlow, seconded by Cherf, that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.**
- 5 [23-0539](#) Resolution approving Request for Exception to Commercial Design Standards by La Crosse Fire Department allowing for an exception to parking standards for a project at 920 Gillette St., 1534 Liberty St., and 1540 Liberty St.
- Attachments:** [Resolution](#)
 [Request and Site Plan](#)
 [Notice of Hearing](#)
 [Property Owner Buffer Map](#)
 [Property Owner Buffer List](#)
 [CPC Staff Report 053023; 23-0539](#)
- A motion was made by Yager, seconded by Sciammas, that this Resolution be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.**
- 6 [23-0547](#) Resolution approving Certified Survey Map - Part of the Southeast Quarter of the Northwest Quarter and Part of the Northeast Quarter of the Southwest Quarter, Section 6, Township 15 North, Range 6 West, Town of Shelby, La Crosse County, Wisconsin (W4802 Meyers Rd.).
- Attachments:** [Resolution](#)
 [CSM and Submittal Checklist - 5.9.2023](#)
 [Letter to Surveyor Re Meetings](#)
 [CRM Approval - 5.10.2023](#)
 [Assessor Approval - 5.10.2023](#)
 [County Approval - 5.11.2023](#)
 [Utilities Approval - 5.11.2023](#)
 [Engineering Approval - 5.12.2023](#)
 [CPC Staff Report 053023; 23-0547](#)
- A motion was made by Szymalak, seconded by Kahlow, that this Resolution be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee.**

The motion carried by voice vote.

- 7 [23-0565](#) Resolution declaring certain property located at 906 Gillette Street (parcel #17-10104-21) as surplus property.

Attachments: [Resolution](#)
 [Staff Report](#)
 [CPC Staff Report 053023; 23-0565](#)

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

- 8 [23-0566](#) Resolution approving the Sale of Surplus Property - 2702 & 2706 Onalaska Ave.
(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committees and/or Council may reconvene in open session.)

Attachments: [Resolution](#)
 [Offer Letter](#)
 [OTP 2702 Onalaska Ave](#)
 [OTP 2706 Onalaska Ave](#)
 [2702 Onalaska Avenue Site Plan and View](#)
 [2706 Onalaska Avenue Site Plan and View](#)
 [Onaslaska Ave Presentation](#)
 [Single Family Design GuidelinesScore](#)
 [Staff Report](#)
 [CPC Staff Report 053023; 23-0566](#)

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

- 9 [23-0579](#) Public Hearing regarding proposed amendment to the Project Plan of Tax Incremental District No. 10.

Attachments: [Legal Notice - TID 10.pdf](#)

A motion was made by Gallagher, seconded by Cherf, to OPEN the PUBLIC HEARING for this item and the next three items. The motion carried by voice vote.

There were no speakers from the public.

- 10 [23-0580](#) Public Hearing regarding proposed amendment of the boundaries and Project Plan of Tax Incremental District No. 17.

Attachments: [Legal Notice - TID 17.docx](#)

Please see notes under item #9.

- 11 [23-0581](#) Public Hearing regarding proposed amendment of the boundaries and Project Plan of Tax Incremental District No. 18.
- Attachments:** [Legal Notice - TID 18.docx](#)
- Please see notes under item #9.
- 12 [23-0582](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 21, the proposed boundaries of the District, and the proposed Project Plan for the District.
- Attachments:** [Legal Notice - TID 21.docx](#)
- Please see notes under item #9.
- A motion was made by Cherf, seconded by Kahlow to CLOSE the PUBLIC HEARING for this item and the last three items. The motion carried by voice vote.**
- 13 [23-0583](#) Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 10.
- Attachments:** [Plan Commission Resolution for TID 10.docx](#)
 [Project Plan](#)
 [CPC Staff Report 053023; 23-0583.docx.pdf](#)
 [Signed CPC resolution TID 10.pdf](#)
- A motion was made by Trost, seconded by Yager, that this Resolution be ADOPTED . The motion carried by voice vote.**
- 14 [23-0584](#) Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 17.
- Attachments:** [Plan Commission Resolution for TID 17.docx](#)
 [Project Plan](#)
 [CPC Staff Report 053023; 23-0584.docx.pdf](#)
 [Signed CPC resolution TID 17.pdf](#)
- A motion was made by Kahlow, seconded by Yager, that this Resolution be ADOPTED. The motion carried by voice vote.**
- 15 [23-0585](#) Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 18.
- Attachments:** [Plan Commission Resolution TID 18.docx](#)
 [Project Plan](#)
 [CPC Staff Report 053023; 23-0585.docx.pdf](#)
 [Signed CPC resolution TID 18.pdf](#)
- A motion was made by Gallager, seconded by Cherf, that this Resolution be ADOPTED. The motion carried by voice vote.**

- 16 [23-0586](#) Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 21.

Attachments: [Plan Commission Resolution for TID 21.docx](#)
 [Project Plan](#)
 [CPC Staff Report 053023; 23-0586.docx.pdf](#)
 [Signed CPC resolution TID 21.pdf](#)

A motion was made by Yager, seconded by Kahlow, that this Resolution be ADOPTED. The motion carried by voice vote.

- 17 [23-0628](#) Review of plans at 2930 Airport Rd in the Airport Industrial Park (Performance Elite Gymnastics).

Attachments: [Revised Civil Plans - 5.24.23.pdf](#)
 [Combined Set - 5.12.23](#)
 [Revised Civil Plans - 5.22.23](#)
 [Civil Plans - 5.12.23](#)
 [Stormwater Narrative - 5.12.23](#)
 [Modeling Summary - 5.12.23](#)
 [Storm Water O&M Agreement - 5.20.23](#)
 [EX SITE SLAMM results - 5.22.23](#)
 [PRO SITE SLAMM results - 5.22.23](#)
 [CPC Staff Report 053023; 23-0628.docx.pdf](#)

Commissioner Cherf has recused himself and taken a seat in the audience.

A motion was made by Yager, seconded by Kahlow, that this Review of Plans be APPROVED CONDITIONAL UPON approval of the stormwater by the Engineering Department. The motion carried by voice vote.

Commissioner Cherf has returned to his seat on the commission.

- 18 [23-0645](#) Update on Comprehensive Plan.

Adjournment

Mayor Reynolds adjourned the meeting at 5:03pm.

City Plan Commission:

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