



# 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 4, 2024

4:00 PM

Council Chambers

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The meeting is open for in-person attendance and will also be conducted through video conferencing.

To join the meeting click this link (or typing the URL in your web browser address bar):

[https://cityoflacrosse-org.zoom.us/j/88991607803?](https://cityoflacrosse-org.zoom.us/j/88991607803?pwd=d3hhNURndXZXZWRyRIZ4eWFtTndoQT09)

[pwd=d3hhNURndXZXZWRyRIZ4eWFtTndoQT09](https://cityoflacrosse-org.zoom.us/j/88991607803?pwd=d3hhNURndXZXZWRyRIZ4eWFtTndoQT09)

Meeting ID: 889 9160 7803; Passcode: CPC23; Call in: 1-305-224-1968.

The meeting can be viewed by visiting the Legislative Information Center

(<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the

far right in the meeting list.

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending

virtually and you wish to speak, contact the Department of Planning, Development and Assessment at

the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by

emailing [tranea@cityoflacrosse.org](mailto:tranea@cityoflacrosse.org), using a drop box outside of City Hall or mailing the Department of

Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601.

Questions, call

608-789-7512.

### Call to Order

The meeting was called to order at 4:00pm.

### Roll Call

**Present:** 8 - James Cherf, Matt Gallagher, Chris Kahlow, Mitch Reynolds, Jennifer Trost, Mark Neumann, Jacob Sciammas, James Szymalak

**Excused:** 1 - Elaine Yager

### Approval of Minutes

1. Approval of the September 30, 2024 Meeting Minutes.

**Mark Neumann moved to approve the September 30th, October 15, October 17th, and October 22nd meeting minutes. Chris Kahlow seconded. The motion passed 8-0 by voice vote.**

2. Approval of the October 15, 2024 Meeting Minutes.
3. Approval of the October 17, 2024 Meeting Minutes.
4. Approval of the October 22, 2024 Meeting Minutes.

### **Agenda Items:**

5. [24-0951](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential Neighborhood District to the Traditional Neighborhood District - Specific allowing for continued use of the property as a professional office space at 212 11th Street South.  
**James Cherf moved to open a public hearing. Chris Kahlow seconded. The motion passed 8-0 by voice vote.**  
**Hetti Brown spoke in favor the item.**  
**James Cherf moved to close the public hearing. James Syzmalak seconded. The motion passed 8-0 by voice vote.**  
**Jennifer Trost moved to approve this item. Mark Neumann seconded. The motion passed 6-2 by voice vote. Cherf and Kahlow voting no.**
6. [24-1353](#) Certified Survey Map - Located in the NE 1/4 & the SE 1/4 of the SW 1/4 and the NW 1/4 & SW 1/4 of the SE 1/4 of Section 23, and the NE 1/4 & SE 1/4 of the NW 1/4 and the NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 26, T15N, R7W, City of La Crosse and Town of Shelby, La Crosse County, Wisconsin.  
**Staff provided an overview of items 24-1353, 24-0731, 24-0732, and 24-1330 along with their recommendation.**  
**James Cherf moved to open a public hearing. Chris Kahlow seconded. The motion passed 8-0 by voice vote.**  
**Stephen Poneler, Town of Shelby resident and adjacent property owner, spoke in favor of the overall project.**  
**James Cherf moved to close the public hearing. James Syzmalak seconded. The motion passed 8-0 by voice vote.**  
**Chris Kahlow moved to approve this item. Matt Gallagher seconded. The motion passed 8-0 by voice vote.**
7. [24-0731](#) Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Shelby to the City of La Crosse (approx. 10.75 acres - Shrine Property).  
**Matt Gallagher moved to approve this item. Chris Kahlow seconded. The motion passed 8-0 by voice vote.**
8. [24-0732](#) AN ORDINANCE to annex a parcel of land from the Town of Shelby to the City of La Crosse (approx. 10.75 acres - Shrine Property).

**Chris Kahlow moved to approve this item. James Cherf seconded. The motion passed 8-0 by voice vote.**

9. [24-1330](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - Specific to the Planned Development District - Specific, allowing for the construction of a transient residential and congregate living facility at 5250 Justin Road, 6015, 6025, 6105 County Road MM and tax parcels 17-50365-102 and 11-2003-0.
- Chris Kahlow moved to approve this item. James Cherf seconded. The motion passed 8-0 by voice vote.**
10. [24-1007](#) Resolution Approving Development Agreement and Sale Agreement with Jeff Murphy and Jill Murphy for Former Fire Station #4 at 906 Gillette St.
- Jennifer Trost moved to approve this item. Chris Kahlow seconded. The motion passed 8-0 by voice vote.**
11. [24-1131](#) Resolution approving the partial vacation of the public street right-of-way on Chestnut Place.
- Jennifer Trost moved to approve this item. James Cherf seconded. The motion passed 8-0 by voice vote.**
12. [24-1302](#) Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Medary to the City of La Crosse (4224 Meadowlark Lane - Evans).
- Matt Gallagher moved to approve this item. Chris Kahlow seconded. The motion passed 8-0 by voice vote.**
13. [24-1303](#) AN ORDINANCE to annex a parcel of land from the Town of Medary to the City of La Crosse (Property adjacent to 4224 Meadowlark Lane - Evans).
- Chris Kahlow moved to approve this item. James Cherf seconded. The motion passed 8-0 by voice vote.**
14. [24-1329](#) Application of A1 Hospitality LLC for a Conditional Use Permit at 210 Jay Street, allowing permission to apply for a Combination "Class B" Beer & Liquor license.
- Matt Gallagher moved to approve this item. James Syzmalak seconded. The motion passed 8-0 by voice vote.**
15. [24-1333](#) Resolution approving the sale of City owned property at 800 Moore St to Taylor William DeFrang and Brian DeFrang.
- Chris Kahlow moved to approve this item. Mark Neumann seconded. The motion passed 8-0 by voice vote.**

## Adjournment

**The meeting adjourned at 4:27pm.**

*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.*

Mayor Mitch Reynolds, CP Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, CM Jennifer Trost, CM Mark Neumann, Matt Gallager, & James Szymalak.