



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, November 29, 2021

4:00 PM

South Side Neighborhood Center- 1300 6th St S

In an effort to keep members of the public, City staff and City Plan Commissioners as safe as possible from the spread of COVID-19, City Staff highly encourages the public to submit any comments, concerns, questions, or support in writing ahead of the meeting to Tim Acklin at acklint@cityoflacrosse.org.

Members of the public who wish to SPEAK, may access via video conferencing with the following link:

Join the meeting: <https://call.lifetimesizecloud.com/4796124>

Call in by Phone (audio only)

United States: +1 (877) 422-8614

Meeting extension: 4796124#

The meeting will be conducted through video conferencing and may be VIEWED ONLY with the

following link:

<https://stream.lifetimesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

Members of the public will also be able to attend the meeting in person. The meeting will be held at the

South Side Neighborhood Center, located at 1300 6th Street South in La Crosse. Social distancing policies will be enforced.

Call to Order

The meeting was called to order at 4:01pm.

Roll Call

Present: 7 - James Cherf, Matt Gallagher, Scott Neumeister, Chris Kahlow, Mitch Reynolds, Jennifer Trost, Jacob Sciammas

Absent: 2 - Elaine Yager, Cassandra Woodward

Approval of Minutes

1. Approval of the November 1, 2021 Meeting Minutes.

James Cherf moved to approve the minutes. Chris Kahlow seconded. The motion passed by voice vote 7-0.

2. Approval of the November 15, 2021 Special Meeting Minutes.

Matt Gallager moved to approve to the minutes. Scott Neumesiter seconded. The motion passed by voice vote 6-0. Cherf Abstained.

Agenda Items:

3. [21-1565](#) Application of The Root Note LLC for a Conditional Use Permit at 115 4th St. S. allowing permission to apply for a Combination "Class B" Beer & Liquor license.
- Chris Kahlow moved to approve. James Cherf seconded. The motion passed by voice vote 7-0.**
4. [21-1568](#) 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 District - General to the Traditional Neighborhood District - Specific allowing for a 4-unit townhouse building at 618 and 624 Jackson St., and 1004 7th St. S.
- Chris Kahlow moved to approve with the waiver of one off-street parking space per staff recommendation. Jennifer Trost seconded. The motion passed by voice vote 7-0.**
5. [21-1582](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Light Industrial District to the Heavy Industrial District allowing for sales of welding and gas supplies at 901 Monitor St.
- James Cherf moved to approve. Chris Kahlow seconded. The motion passed by voice vote 7-0.**
6. [21-1569](#) AN ORDINANCE to amend Section 115-146(b) of the Code of Ordinances of the City of La Crosse increasing the permitted height of buildings in the R5-Multiple Dwelling Districts.
- Matt Gallager moved to open a public hearing. James Cherf seconded. The motion passed by voice vote 7-0. Jennifer Trost moved to close the public hearing. Chris Kahlow seconded. The motion passed by voice vote 7-0. Jennifer Trost moved to approve. Scott Neumeister seconded. The motion passed by voice vote 7-0.**
7. [21-1190](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District to the Special Multiple Dwelling District allowing for a four-story building at 2575 7th St. S.
- Matt Gallager moved to open a public hearing. Chris Kahlow seconded. The motion passed by voice vote 7-0. Jennifer Trost moved to close the public hearing. James Cherf seconded. The motion passed by voice vote 7-0. James Cherf moved to Refer for 30 days. Chris Kahlow seconded. The motion passed by voice vote 7-0.**

8. [21-1583](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Conservancy District to the Planned Development District - Specific allowing vacant Outlot (portion of 17-10687-270 Berlin Drive) to be combined with Lot 4 in the International Business Park making it more viable for development.
Scott Neumeister moved to Approve. Chris Kahlow seconded. The motion passed by voice vote 7-0.
9. [21-1623](#) Resolution authorizing Amended Wisconsin Land Purchase and Sale Contract for Lot 4 on Berlin Drive in International Business Park with Heather & Justin Yahnke.
Chris Kahlow moved to Approve. Scott Neumeister seconded. The motion passed by voice vote 7-0.
10. [21-1587](#) 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 Residence District allowing for the creation of a duplex at 719 Losey Blvd. N.
James Cherf moved to Approve. Scott Neumeister seconded. The motion passed by voice vote 7-0.
11. [21-1535](#) Resolution approving the Use and Facility Management Agreement between the City of La Crosse Parks, Recreation, and Forestry Department and Hatchery, LLC for the use and operation of business on the property located at 410 Veterans Memorial Dr. E.
Jennifer Trost moved to approve the lease. Chris Kahlow seconded. James Cherf moved to approve the amendments to the lease. Matt Gallager seconded. The motion passed 7-0. The motion to approve the lease as amended passed by voice vote 6-1. Scott Neumeister voting no.
12. [21-1665](#) Review and possible action on the proposals from various consulting firms for the Comprehensive Plan Update.
Final score sheets due to Planning by the end of the week (12/03/2021). Special meeting scheduled Monday December 6th at 4:00pm.
13. [21-1666](#) Review of Media Partner Contract for the Comprehensive Plan with River Travel Media.
Mayor Mitch Reynolds recused himself and left the building. Vice Chair Chris Kahlow took over running the meeting. Jennifer Trost made a motion to approve. Matt Gallager seconded. The motion passed by a voice vote 4-0. Scott Neumeister and James Cherf abstained.

Adjournment

The meeting was adjourned at 5:27pm.

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, with as much advance notice as possible.