



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, December 2, 2024

4:00 PM

Council Chambers

Call to Order

Mayor Reynolds called this meeting to order at 4:00 PM.

Roll Call

Present: 7 - James Cherf, Matt Gallagher, Elaine Yager, Mitch Reynolds, Jennifer Trost, Jacob Sciammas, James Szymalak

Excused: 2 - Chris Kahlow, Mark Neumann

Approval of Minutes from the November 4th, 2024 and November 6th, 2024 meetings.

A motion was made by Cherf, seconded by Szymalak that both meeting minutes be APPROVED. Voice vote carried unanimously.

Agenda Items:

[24-1323](#)

AN ORDINANCE to repeal and recreate Section 115-393 and amend Section 115-512 of the Code of Ordinances of the City of La Crosse regarding removal of all off-street parking requirements.

Attachments: [Ordinance 5317](#)
[Ordinance](#)
[Staff Report](#)
[Notice of Hearing](#)
[CPC.StaffReport.12022024.24-1323.JD](#)
[Neighborhood Revitalization Commission Proposals - 5.1.2024](#)
[Neighborhood Revitalization Commission – List of Agenda Items related to elimination of required minimums for off-street parking Memorandum to Neighborhood Revitalization Commission - Feedback 4.30.2021](#)
[Rebecca Haack Deetz - 12.2.2024](#)
[Daniel Deetz - 12.2.2024](#)
[Bill Bonadurer - 12.2.2024](#)
[Kevin Ducey - 12.3.2024](#)
[Affidavit of Publication - Hearing Notice](#)
[Committee Registration Slips - 12.3.2024](#)
[William Bonadurer - 12.6.2024](#)
[Paige Shafrath - 12.9.2024](#)
[Nicole Solheim - 12.9.2024](#)
[Natalie Henegan - 12.9.2024](#)
[Kelly Leibold - 12.10.2024](#)
[Carla Pena - 12.10.2024](#)
[Bridget Brown - 12.10.2024](#)
[Andrew Ericson - 12.11.2024](#)
[Samuel Deetz - 12.11.2024](#)
[Kevin Hundt - 12.11.2024](#)
[Kaya Fox - Habitat for Humanity - 12.11.2024](#)
[Kathleen Wallace - 12.11.2024](#)
[Paul George-Blazevich - 12.11.2024](#)
[Joseph Groenke - 12.11.2024](#)
[Diann Klos - 12.11.2024](#)
[Brian Fisher - 12.12.2024](#)
[Kevin Hundt - 12.12.2024](#)
[Orion Roen - 12.12.2024](#)
[Laurie Logan - 12.12.2024](#)
[Xiaotong Wang - 12.12.2024](#)
[Cathy Van Maren - 12.12.2024](#)

A motion was made by Cherf, seconded by Yager to open public hearing. Voice vote carried unanimously.

A motion was made by Cherf, seconded by Yager to close public hearing. Voice vote carried unanimously.

A motion was made by Trost, seconded by Sciammas to APPROVE. Voice vote carried as follows, Cherf NO. Mayor Reynolds, Yager, Sciammas, Trost, Gallager and Szymalak YES.

[24-1434](#)

Resolution approving application of Joseph Endrizzi/JME Products LLC for a Conditional Use Permit at 1513 Market Street allowing for demolition of existing structure for green space until property is redeveloped.

Attachments: [Resolution](#)
[CUP Application](#)
[300-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC.StaffReport.12022024.24-1434.TA](#)
[Undeliverable Notices - 11.20.2024](#)
[Affidavit of Publication - Hearing Notice](#)
[Committee Registration Slip - 12.3.2024](#)

A motion was made by Szymalak, seconded by Trost to APPROVE this conditional use permit. Voice vote carried unanimously.

[24-1435](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Commercial District, allowing for 1133 West George Street to be combined with an adjacent parcel of the same zoning.

Attachments: [Ordinance 5318](#)
[Ordinance](#)
[Rezoning Petition](#)
[300-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC.StaffReport.12022024.24-1435.LK](#)
[Affidavit of Publication - Hearing Notice](#)
[Undeliverable Notice - 12.19.2024](#)

A motion made by Cherf, seconded Szymalak to APPROVE this transfer of property. Voice vote carried unanimously.

[24-1437](#)

Resolution approving the sale of City owned property at 626 Monitor Street to Property Logic III.

Attachments: [Resolution](#)
[Staff Report](#)
[Property Logic / Karl Schilling Cover Letter](#)
[CPC.StaffReport.12022024.24-1437.AT](#)
[Marty Walleser Letter 12.1.2024](#)
[Lino Cortez 12.5.2024](#)
[Makenna Hart 12.5.2024](#)
[Pam Anibas 12.5.2024](#)
[Nathan Anibas 12.5.2024](#)
[Committee Registration Slips - 12.5.2024](#)
[John Neumann - 12.11.2024](#)
[Lydon Byus - 12.10.2024](#)
[Emery Byus - 12.11.2024](#)
[Hagen Plumbing - 12.12.2024](#)
[Hanson - 12.12.2024](#)
[Luxie Enterprise - 12.12.2024](#)
[Wiebke Fur & Trading - 12.12.2024](#)
[Property Logic Timeline and Updated Presentation - 12.12.2024](#)
[Fire House Commons Additional Questions - 12.12.2024](#)
[Steven Morey - 12.12.2024](#)
[Berger Plumbing - 12.12.2024](#)
[Chris Barton - 12.12.2024](#)
[Nicole Van Ert - 12.5.2024](#)
[Mike Schieber and Roger Dahl - 12.12.2024](#)

Unanimous consent to APPROVE.

24-1453

Resolution declaring certain property at 713 St. James St. (parcel #17-10010-90) as surplus property.

Attachments: [Resolution](#)
[Staff Report](#)
[CPC.StaffReport.12022024.24-1453.AT.docx2.pdf](#)

A motion was made by Yager, seconded by Szymalak to APPROVE. Voice vote carried unanimously.

24-1465

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 District to the Residence District, allowing for a duplex at 516 5th Avenue S.

Attachments: [Ordinance 5319](#)
[Ordinance](#)
[Rezoning Petition](#)
[300-foot Property Owner Buffer List](#)
[300-Foot Buffer Map](#)
[Notice of Hearing](#)
[CPC.StaffReport.12022024.24-1465.LK](#)
[Kevin Timmerman - 12.3.2024](#)
[Aaron Wickesberg - 12.3.2024](#)
[Affidavit of Publication - Hearing Notice](#)
[Committee Registration Slips - 12.3.2024](#)

A motion was made by Cherf, seconded by Yager to open public hearing. Voice vote carried unanimously.

A motion was made by Cherf, seconded by Yager to close public hearing. Voice vote carried unanimously.

A motion was made by Trost, seconded by Cherf to APPROVE transfer of this property. Voice vote carried as follows Yager NO. Trost, Mayor Reynolds, Sciammas, Cherf, Szymalak and Gallager YES.

[24-1473](#)

Resolution approving application of Gerrard Development LLC for a Conditional Use Permit at 907, 915, 919 & 927 Main Street and 115 & 117 10th Street N allowing for demolition of existing structure for green space until property is redeveloped.

Attachments: [Resolution](#)
[CUP Application](#)
[300-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC.StaffReport.12022024.24-1473.TA](#)
[Publication - Hearing Notice](#)
[Undeliverable Notice - 12.3.2024](#)
[Committee Registration Slip - 12.3.3024](#)

A motion was made by Cherf, seconded by Trost to APPROVE. Voice vote carried unanimously.

Adjournment

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