



# 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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Tuesday, January 4, 2022

4:00 PM

South Side Neighborhood Center

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Members of the public will be able to attend the meeting in person at the South Side Neighborhood Center, located at 1300 6th Street South in La Crosse, or online via video conferencing with the links below. Masks are required and social distancing will be enforced.

The meeting can be VIEWED by clicking this link (or typing the URL in your web browser address bar):

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

If you wish to SPEAK, you can do so as part of the virtual meeting with this link:

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

Click to call from Mobile (audio only)

United States: +1 (877) 422-8614, 4796124#

Call in by Phone (audio only)

United States: +1 (877) 422-8614

Meeting extension: 4796124#

### Call to Order

**The Chair called the meeting to order at 4:00pm.**

### Roll Call

**Present:** 8 - James Cherf, Matt Gallagher, Scott Neumeister, Chris Kahlow, Elaine Yager, Mitch Reynolds, Jennifer Trost, Jacob Sciammas

**Excused:** 1 - Vacant 1

### Approval of Minutes

Approval of the November 29, 2021 Meeting Minutes.

Approval of the December 6, 2021 Special Meeting Minutes.

Approval of the December 9, 2021 Special Meeting Minutes.

Approval of the December 20, 2021 Special Meeting Minutes.

**A motion was made by Yager, seconded by Kahlow, to approve the minutes from November 29, December 6, December 9 and December 20. The motion carried by voice vote.**

**Agenda Items:**

- 1     [21-1259](#)     Resolution declaring certain property located at Nakomis Avenue (parcel #17-10675-165) as surplus property.

**Attachments:**     [Proposed Amended for F&P 11.4.2021](#)  
                          [Resolution](#)  
                          [GIS Map: Nakomis Ave](#)  
                          [Memo Re Tentative Assessment 9.15.21](#)  
                          [CPC Report 10.4.21](#)  
                          [CPC Recommendation Report 10.5.21](#)  
                          [CPC Report 11.1.21](#)  
                          [CPC Recommendation Report 11.2.21](#)  
                          [CPC Report 1.4.2022](#)

**A motion was made by Neumeister, seconded by Kahlow, that this Resolution be REFERRED for 60-days. The motion carried by voice vote.**

- 2     [21-1689](#)     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 Development District - Specific to the Traditional Neighborhood Development District - Specific allowing for the conversion of first floor retail/commercial area to four residential units at 703 Farnam St.

**Attachments:**     [Ordinance](#)  
                          [Cover Letter and Preliminary Plans](#)  
                          [Petition](#)  
                          [Hearing Notice](#)  
                          [200-Foot Buffer List](#)  
                          [Buffer Map](#)  
                          [CPC Report 1.4.2022](#)  
                          [Returned Mailing 12.29.21](#)  
                          [Affidavit of Publication - Hearing](#)

**A motion was made by Cherf, seconded by Neumeister, to DENY the Ordinance amendment.**

**Neumeister, Sciammas, Cherf voted in favor of DENIAL. Gallagher, Yager, Trost, Kahlow and Reynolds voted to oppose DENIAL. The motion failed.**

**A motion was made by Yager, seconded by Trost, to APPROVE the Ordinance amendment.**

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

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

**Yager, Kahlow, Trost, Neumeister, Reynolds, Gallagher voted to APPROVE. Cherf and Sciammas voted to DENY. The motion carried by voice vote.**

- 3     [21-1690](#)     Application of Latino Bar LLC for a Conditional Use Permit at 115 5th Ave. S. allowing permission to apply for a Combination "Class B" Beer & Liquor license.

**Attachments:**     [Application](#)  
                          [Hearing Notice](#)  
                          [200-Foot Buffer List](#)  
                          [Buffer Map](#)  
                          [CPC Report 1.4.2022](#)  
                          [Affidavit of Publication - Hearing](#)

**A motion was made by Neumeister, seconded by Sciammas, that this Application be APPROVED. The motion carried by voice vote.**

- 4     [22-0016](#)           Approval of Comprehensive Plan Name.

**Attachments:**     [CPC Report 1.4.2022](#)

A motion was made by Cherf, seconded by Yager, that Forward La Crosse be APPROVED to be the name of the Comprehensive Plan. The motion carried by voice vote.

- 5     [22-0017](#)           Discussion on and Selection of Comprehensive Plan Writing Consultant

**Attachments:**     [1. GRAEF Presentation Slides](#)  
                          [2. HKGi Presentation Slides](#)  
                          [HKGi Interview Question Responses](#)  
                          [3. Design Workshop Presentation Slides](#)  
                          [CPC Report 1.4.2022](#)  
                          [Interview Ranking](#)

A motion was made by Neumeister, seconded by Yager, to select GRAEF. The motion carried by voice vote.

## Adjournment

The meeting ADJOURNED at 4:43pm.

*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.*