



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, July 1, 2024

4:00 PM

Council Chambers

Call to Order

Mayor Reynolds called meeting to order at 4:06 PM.

Roll Call

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

Approval of Minutes from the June 3rd, 2024 meeting and the June 17th, 2024 meeting.

A motion was made by Yager, seconded by Kahlow both meeting minutes be APPROVED. Voice vote carried unanimously.

Agenda Items:

[24-0532](#)

Resolution approving a partial vacation of public street right-of-way on the West side of 8th St North.

Attachments: [Resolution](#)
[Legal description](#)
[Map](#)
[Staff Report](#)
[Application](#)
[Location map sketch](#)
[Lis Pendens Recorded - 5.17.2024](#)
[300-foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[PD Letter Re Service - 5.20.2024](#)
[Letter to DOT - 5.20.2024](#)
[Affidavit of Personal Service - 5.21.2024](#)
[CPC Staff Report 7.1.2024](#)
[Affidavit of Publication - Notice of Hearing](#)
[Michael Skiles Email - 7.2.2024](#)
[Kris Padesky Email - 7.2.2024](#)
[Daniel Skiles Email - 7.2.2024](#)
[Kathy Skiles-Seitz Email - 7.2.2024](#)
[Committee Registration Slips - 7.3.2024](#)

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 Kahlow to close public hearing. Voice vote carried unanimously.

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

[24-0679](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residential District to the Single Family Residence District, allowing for the property to be combined with the adjacent parcel, at 223 West Ave. S.

Attachments: [Ordinance 5299](#)
[Ordinance](#)
[Rezoning Petition](#)
[300-foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice of Hearing](#)
[CPC Staff Report 7.1.2024](#)
[Committee Registration Slips - 7.2.2024](#)

A motion was made by Cherf, seconded by Kahlow that this amendment be APPROVED. Voice vote carried unanimously.

[24-0735](#)

Resolution approving application of Sughra Group of Companies LLC for a Conditional Use Permit at 212 Main St. allowing for application of a Combination "Class B" Beer and Liquor License.

Attachments: [Resolution](#)
[Application](#)
[Recordable Legal Desc.](#)
[Floor Plan](#)
[300-foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Undeliverable Notice - Resent 6.20.2024](#)
[Undeliverable Mailing - 6.24.2024](#)
[Affidavit of Publication - Notice of Hearing](#)
[CPC Staff Report 7.1.2024](#)
[Ltr to Sughra with application instructions](#)

A motion was made by Kahlow, seconded by Cherf this application be APPROVED. Voice vote carried unanimously.

[24-0776](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Residence District, allowing for a duplex at 906 Gillette Street.

Attachments: [Ordinance 5300](#)
[Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[300-foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Notice - Resent 6.20.2024](#)
[Affidavit of Publication - Notice of Hearing](#)
[CPC Staff Report 7.1.2024](#)

A motion was made by Yager, seconded by Kahlow this amendment be APPROVED. Voice vote carried unanimously.

[24-0790](#)

AN AMENDED ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Traditional Neighborhood District - General, allowing for construction of a bakery, deli, and coffee shop with a second-story apartment at 1513 Market Street.

Attachments: [Ordinance 5298](#)
[Proposed Amended Ordinance for Council - 7.11.2024](#)
[Ordinance](#)
[Rezoning Petition](#)
[300-foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Undeliverable Notice - Resent 6.20.2024](#)
[Affidavit of Publication - Notice of Hearing](#)
[CPC Staff Report 7.1.2024](#)
[Undeliverable Notice -06.28.2024](#)
[Linda Lee Email - 6.29.2024](#)
[Committee Registration Slips - 7.2.2024](#)

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 Kahlow to close public hearing. Voice vote carried unanimously.

A motion was made by Trost, seconded by Sciammas to APPROVE.

A motion was made by Kahlow, seconded by Cherf to AMEND to be inclusive to only a "bakery, deli or coffee shop". Voice vote carried as follows. Trost: NO. Cherf, Kahlow, Yager, Sciammas, Szymalak, Gallager, and Mayor Reynolds: YES. Amendment carries.

Voice vote carried unanimous APPROVAL as amended.

[24-0857](#)

Resolution authorizing Wisconsin Land Purchase and Sale Contract with Huitage, LLC for Lot 9 at 3106 Berlin Drive in the International Business Park.

Attachments: [Resolution](#)
 [Lot 9 - Purchase and Sale Contract](#)
 [Letter of intent - Lot 9, Huitage](#)
 [Staff Report](#)
 [CPC Staff Report 7.1.2024](#)

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

[24-0859](#)

Resolution approving Certified Survey Map - Part of Government Lot 5, Section 6, T15N-R7W City of La Crosse, La Crosse County, WI and request for waiver of platting requirements.

Attachments: [Resolution](#)
 [CSM - Revised 6.26.2024](#)
 [Checklist - 6.14.2024](#)
 [CSM as Submitted - 6.14.2024](#)
 [Legislative Staff Report](#)
 [County Surveyor Comments - 6.17.2024](#)
 [CRM Approval - 6.18.2024](#)
 [Assessor Approval - 6.20.2024](#)
 [Utilities Approval & Comments - 6.21.2024](#)
 [CPC Staff Report 7.1.2024](#)
 [County Surveyor Comments - 6.28.2024](#)
 [Planning Approval - 7.3.2024](#)
 [County Approval - 7.1.2024](#)

A motion was made by Gallagher, seconded by Yager to APPROVE Certified Survey Map. Voice vote carried unanimously.

[24-0744](#)

Discussion, possible action and public hearing on the 2025-2029 Capital Improvement Project Budget.

Attachments: [2025-2029 Capital Project Summary Report-CPC DRAFT.pdf](#)
[2025-2029 Capital Project Detailed Report-CPC DRAFT.pdf](#)
[Andrew & Michelle Elliott re Forest Hills Tennis Courts and Northside Pool 6.2.2024](#)
[Linda Vale & Zach Gaugush Re Northside Community Pool - 6.15.2024](#)
[Holly Gorman Re Northside Community Pool - 6.17.2024](#)
[Joella Streibel Re Northside Community Pool - 6.17.2024](#)
[Proposed Amendments to Draft 2025-2030 CIP Projects Budget - Engineering - 6.17.2024](#)
[Amendment to 2025 CIP](#)
[Courtney Lokken Re Northside Community Pool - 6.17.2024](#)
[2025-2029 Capital Project Detailed Report-CPC 7-1-24 DRAFT.pdf](#)
[2025-2029 Capital Project Summary Report-CPC 7-1-24 DRAFT.pdf](#)

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

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

A motion was made by Kahlow to amend to add \$50,000 from CIP #594 to CIP #551. Sciammas seconded. Voice vote carried unanimously.

A motion was made by Gallagher for CIP #946 to amend to keep design funds in 2025 to round to \$100,000 and move construction dollars from 2026 to 2028 and round up to \$1,000,000 to be divided between \$500,000 from TID 17 and \$500,000 Plan Grant Account. Seconded by Sciammas. Voice vote carried as follows. Kahlow: NO. Mayor Reynolds, Yager, Sciammas, Cherf, Trost, Szymalak and Gallagher: YES. Amendment carries.

A motion was made by Trost, seconded by Gallagher to APPROVE as amended. Voice vote carried unanimously.

Adjournment

Mayor Reynolds adjourned the meeting at 5:39 PM.

City Plan Commission Members:

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