



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, December 30, 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, Chris Kahlow, Elaine Yager, Mitch Reynolds, Jennifer Trost, Mark Neumann, James Szymalak

Excused: 2 - Matt Gallager, Jacob Sciammas

Approval of Minutes from the December 2nd, 2024 meeting.

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

Agenda Items:

[24-1592](#)

AN 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 Development District - General, allowing for the construction of townhomes at 6103 River Run Road.

Attachments: [Ordinance](#)
[Applicant Request to Refer 30 days - 12.30.2024](#)
[Rezoning Petition](#)
[Cover Letter and Plans](#)
[300-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC.StaffReport.12302024.24-1592.TA](#)
[Rick Lanser - 12.24.2024](#)
[Kevin & Marcia Kvigne - 12.24.2024](#)
[Wanda Spraggon - 12.25.2024](#)
[Rick Lanser - 12.26.2024](#)
[Jeri Sebo - 12.27.2024](#)
[Jacqueline & Debbie Kettner-Sieber - 12.27.2024](#)
[Debbie Seago - 12.29.2024](#)
[David & Jo Ellen Hartman - 12.29.2024](#)
[Diane Branson - 12.29.2024](#)
[John & Jenny Schroeder - 12.30.2024](#)
[Margie Mason - 12.30.2024](#)
[William O'Leary - 12.30.2024](#)
[Michael & Jeanne Voss - 12.30.2024](#)
[Will Kariuki & Tony Letourneau - 12.30.2024](#)
[Affidavit of Publication - Notice of Hearing](#)
[Committee Registration Slips - 1.2.2025](#)
[Pat Middleton - 1.2.2025](#)
[Diana & James Birnbaum - 12.29.2024](#)

**A motion was made by Cherf, seconded by Kahlow 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 Szymalak, seconded by Yager to REFER for 30 days.
Voice vote carried unanimously.**

24-1536

AN ORDINANCE to repeal, recreate, and amend various sections of Chapter 115 of the Code of Ordinances of the City of La Crosse relating to Conditional Use Permits.

Attachments: [Ordinance 5322](#)
 [Notice of Adoption - Summary of Ord 5322](#)
 [Ordinance](#)
 [Staff Report](#)
 [Notice of Hearing](#)
 [CPC.StaffReport.12302024.24-1536.TA](#)
 [Affidavit of Publication - Notice of Hearing](#)

A motion was made by Cherf, seconded by Yager to APPROVE this ordinance. Voice vote carried unanimously.

[24-1567](#)

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 District to the Special Multiple Dwelling District, allowing for low-density residential housing at 818 Vine Street.

Attachments: [Ordinance 5324](#)
 [Ordinance](#)
 [Rezoning Petition](#)
 [Notice of Hearing](#)
 [300-Foot Property Owner Buffer List](#)
 [Buffer Map](#)
 [CPC.StaffReport.12302024.24-1567.LK](#)
 [Undeliverable Hearing Notice - 12.19.2024](#)
 [Undeliverable Hearing Notice - 12.30.2024](#)
 [Affidavit of Publication - Notice of Hearing](#)
 [Affidavit of Publication - Ordinance](#)

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

[24-1573](#)

Resolution Approving Development Agreement and Sale Agreement with Glenside Park LLC (formerly Willow Grove LLC) for property at 1307 16th St S.

Attachments: [Development Agreement - Signed 1.31.2025](#)
[Purchase & Sale Agreement - Signed 1.31.2025](#)
[Resolution](#)
[Development Agreement](#)
[Sale Agreement](#)
[Legislative Staff Report](#)
[Willow Grove Updated Proposal August 2024](#)
[Willow Grove Updated Proposal June 2024](#)
[CPC.StaffReport.12302024.24-1573.AT](#)
[Jennifer Corcoran - 1.9.2025](#)

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

24-1587

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District (with restrictive use) to the Special Multiple Dwelling District, requesting an amendment to a pre-existing restrictive covenant to allow for a mix of studio, 1-, 2-, and 3-bedroom market rate apartments at 1707 Main Street.

Attachments: [Ordinance 5325](#)
[Ordinance](#)
[Rezoning Petition](#)
[Cover Letter and Plans](#)
[300-Foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Undeliverable Notices - Re-mailed 12.19.2024](#)
[CPC.StaffReport.12302024.24-1587.AT](#)
[Undeliverable Hearing Notices - 12.19.2024](#)
[Undeliverable Hearing Notice - 12.30.2024](#)
[Affidavit of Publication - Notice of Hearing](#)
[Committee Registration Slips - 1.2.2025](#)
[Undeliverable Hearing Notice - 1.13.2025](#)
[Affidavit of Publication - Ordinance](#)

A motion was made by Cherf, seconded by Szymalak to APPROVE this ordinance. Voice vote carried unanimously.

24-1590

Resolution approving Certified Survey Map - Block 4 of St. Paul's First Addition to the City of La Crosse and Parts of the NE-NW and NW-NW of Section 20, T16N, R7W, City of La Crosse, La Crosse County, Wisconsin and request for approval of an easement for existing sewer utility line currently within the City-owned property.

Attachments: [CSM - Signed 1.10.2024](#)
 [Resolution](#)
 [CSM - Revised 12.19.2024](#)
 [CSM - Revised 12.18.2024](#)
 [CSM - Revised 12.12.2024](#)
 [CSM and Submittal Checklist - 12.6.2024](#)
 [Planning Comments - 12.9.2024](#)
 [CRM Comments - 12.9.2024](#)
 [County Approval - 12.9.2024](#)
 [Utilities Approval - 12.9.2024](#)
 [Assessor Approval - 12.9.2024](#)
 [Engineering Comments - 12.10.2024](#)
 [Engineering Approval - 12.12.2024](#)
 [Legislative Staff Report](#)
 [CPC.StaffReport.12302024.24-1590.AT](#)
 [LT Surveyor - Re CSM Meetings - 12.20.2024](#)
 [CRM Comment - 1.2.2025](#)
 [CRM Approval - 1.10.2025](#)

A motion was made by Kahlow, seconded by Cherf to APPROVE this Certified Survey Map. Voice vote carried unanimously.

Adjournment

Mayor Reynolds adjourned this meeting at 4:41 PM.

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