



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### City Plan Commission

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Monday, February 28, 2022

4:00 PM

South Side Neighborhood Center

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#### Call to Order

Mayor Reynolds is excused and Vice Chair Kahlow is presiding in his place.  
Vice Chair Chair Kahlow called the meeting to order at 4:02pm.

#### Roll Call

**Present:** 8 - James Cherf, Matt Gallagher, Scott Neumeister, Chris Kahlow, Elaine Yager, Jennifer Trost, Jacob Sciammas, Nabamita Dutta  
**Excused:** 1 - Mitch Reynolds

#### Approval of Minutes from the January 31, 2022 meeting minutes

Motion made by Yager, seconded by Cherf to **APPROVE** the minutes from January 31, 2022. The motioned carried by voice vote.

#### Agenda Items:

- 1 [21-1259](#) Resolution declaring certain property located at Nakomis Avenue (parcel #17-10675-165) as surplus property.  
**A motion was made by Yager, seconded by Cherf, that this resolution be RECOMMENDED TO BE NOT ADOPTED to the Finance and Personnel Committee with a request to follow up with the DNR for a solution and bring that information to the April meeting. The motion carried by voice vote.**
- 2 [21-1642](#) Resolution approving a partial vacation of street known as Oakland St.  
**A motion was made by Gallagher, seconded by Cherf, that this resolution be RECOMMENDED TO BE ADOPTED to the Finance & Personnel Committee. The motion carried by voice vote.**
- 3 [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.  
**The motion was amended by Cherf, seconded by Gallagher, that this ordinance be RECOMMENDED TO BE RE-REFERRED for 3 months to the Judiciary & Administration Committee. The motion carried by voice vote.**

- 4     [22-0045](#)     AN ORDINANCE to amend Section 115-393(a) of the Code of Ordinances of the City of La Crosse eliminating off-street parking requirements for non-residential uses in commercial zoning districts.
- A motion was made by Neumeister, seconded by Trost, that this ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.**
- 5     [22-0068](#)     Resolution vacating the existing sanitary sewer easement and re-establishing a new sanitary sewer easement for property near Valley View Mall.
- A motion was made by Neumeister, seconded by Gallager, that this resolution be RECOMMENDED TO BE ADOPTED AS AMENDED to the Finance & Personnel Committee. The motion carried by voice vote.**
- 6     [22-0129](#)     Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Shelby to the City of La Crosse - 2602 Shelby Road (Konichek).
- A motion was made by Cherf, seconded by Yager, that this Petition be RECOMMENDED TO BE APPROVED to the Judiciary and Administration Committee. The motion carried by voice vote.**
- 7     [22-0130](#)     AN ORDINANCE to annex a parcel of land from the Town of Shelby to the City of La Crosse (2602 Shelby Road - Konichek).
- A motion was made by Cherf, seconded by Yager, that this ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.**
- 8     [22-0181](#)     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 - Heavy Industrial District allowing for the same zoning across the whole parcel for future improvement and use at 2500 County Road SS.
- Neumeister left the meeting, excused, at 5:04pm.**
- Motion made by Cherf, and seconded by Gallager to open public hearing. The motion carried by voice vote.**
- Motion made by Cherf, and seconded by Yager, to close public hearing. The motion carried by voice vote.**
- Motion made by Cherf, and seconded by Yager, that this ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion failed by voice vote, 3-4. Trost, Dutta, Sciammas, and Kahlow voting no.**
- Motion made by Trost, seconded by Sciammas, that this ordinance be RECOMMENDED TO BE NOT ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote, 4-3. Gallager, Cherf and Yager voting no.**

- 9      [22-0201](#)      AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Community Business District, Commercial District, and Special Multiple Dwelling District to the Public and Semi-Public District allowing for consistent zoning across all parcels at 712 La Crosse St, 320, 314, 310 and 308 8th St N, 624 Vine St, and 232 6th St N.
- A motion was made by Cherf, seconded by Yager to open public hearing. The motion carried by voice vote.**
- A motion was made by Cherf, seconded by Yager to close public hearing. The motion carried by voice vote.**
- A motion was made by Cherf, seconded by Yager, that this ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote, 5-2. Kahlow and Trost voting no.**
- 10     [22-0208](#)      Resolution approving amendment to the Declaration of Protective Covenants for the International Business Park with respect to Lot 4.
- A motion was made by Yager, seconded by Cherf, that this resolution be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.**
- 11     [22-0266](#)      Resolution requesting waiver of City requirement for a subdivision plat and allowance of the substitution of a Certified Survey Map (CSM) in its place at 2415 State Road.
- Yager recused herself for this item and sat in the public seats.**
- A motion was made by Gallagher, seconded by Trost, that this resolution be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.**
- 12     [22-0277](#)      Resolution approving easements with Birdd Land Investments, Inc. for property located near the International Business Park.
- A motion was made by Gallagher, seconded by Yager, that this resolution be RECOMMENDED TO BE ADOPTED to the Finance and Personnel Committee. The motion carried by voice vote.**
- 13     [22-0286](#)      Review of plans for roof project at 3131 Commerce Street in the Interstate Industrial Park (Torrance Casting).
- A motion was made by Cherf, seconded by Yager, that this Review of Plans be APPROVED. The motion carried by voice vote.**
- 14     [22-0299](#)      Review of updated building plans for Heavenly Crossroads, Lot #4 in International Business Park
- A motion was made by Cherf, seconded by Yager, that this Review of Plans be APPROVED. The motion carried by voice vote.**

- 15    [22-0293](#)            Selection of Comprehensive Plan logo
- 16    [22-0156](#)            Update on the Comprehensive Plan process

**Adjournment**

Acting Chair Kahlow adjourned the meeting at 7:02pm.