



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, May 1, 2023

4:00 PM

Council Chambers

Call to Order

Mayor Reynolds called the meeting to order at 4:00pm.

Roll Call

Present: 9 - Elaine Yager, Jacob Sciammas, James Cherf, James Szymalak, Matt Gallager, Mitch Reynolds, Chris Kahlow, Jennifer Trost, Jenasea Hameister

Approval of Minutes from the April 3, 2023 meeting.

A motion was made by Kahlow, seconded by Cherf, that these minutes be **RECOMMENDED TO BE ADOPTED**. The motion carried by voice vote.

Agenda Items:

[23-0409](#)

Application of Christopher and Kelly Jo Eberlein for a Conditional Use Permit at 4808 Stanley Court allowing for a detached garage.

Attachments:

[Application](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Heritage Preservation Commission Staff Report 4.27.2023](#)

[CPC Staff Report 5.1.23; 23-0409](#)

[Heritage Preservation Commission Resolution 4.27.2023](#)

A motion was made by Yager, seconded by Cherf, that the Application be **RECOMMENDED TO BE ADOPTED** per staff report, which states that trim boards and shakes in the gables are used. The motion carried by voice vote.

[23-0410](#)

Application of Allan McCormick for a Conditional Use Permit at 455 Park Plaza Drive allowing for removal of structure and creation of green space for future development of a multi-story, mixed-use building.

Attachments: [Application](#)
[Email from Applicant Re: Plans](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC Staff Report 5.1.23; 23-0410](#)

A motion was made by Cherf, seconded by Trost, that the Application be RECOMMENDED TO BE ADOPTED. The motion carried by voice vote.

[23-0418](#)

Resolution transferring City-owned parcels to the Redevelopment Authority of La Crosse for the development of River Point District.

Attachments: [Proposed Amended Resolution for F&P 5.4.2023](#)
[Resolution](#)
[Staff Report](#)
[CPC Staff Report 5.1.23; 23-0418.docx.pdf](#)

A motion was made by Gallager, seconded by Yager, that the Resolution be RECOMMENDED TO BE ADOPTED. The motion carried by voice vote.

[23-0450](#)

Request of Northern Grounds Properties LLC for an Exception to Minimum Height Standards allowing for a drive-thru coffee kiosk at 224 La Crosse Street.

Attachments: [Application and Plans](#)
[Notice of Hearing](#)
[200-foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 5.1.23; 23-0450](#)
[Prototypical Development](#)

A motion was made by Trost, seconded by Yager, that the Request be RECOMMENDED TO BE DENIED. The motion carried by voice vote. Hameister voting no.

[23-0244](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Notice - 3.6.2023](#)
[Affidavit of Publication - Notice of Hearing](#)
[Objection - Hanley - 3.28.2023](#)
[Objection - Swan - 3.28.2023](#)
[Legal Objector Map](#)
[CPC Staff Report 040323; 23-0244 LK](#)
[Objection - Craig - 4.3.2023](#)
[Committee Registration Slip - 4.4.2023](#)
[Objection - Kanable - 4.11.2023](#)
[Objection - Goede - 4.12.2023](#)
[Objection - Hoffmann - 4.12.2023](#)
[Objection - Mahr - 4.12.2023.pdf](#)
[Objection - Williams - 4.12.2023](#)
[Objection - Towne - 4.13.2023](#)
[CPC Staff Report Addendum 5.1.23; 23-0244](#)
[Objection - Gartner - 5.1.2023](#)
[Legal Objector Table - 5.1.2023](#)

James Cherf recused himself and took a seat in the audience.

Public Hearing was opened with unanimous consent.

4 people from the public spoke in opposition of this item.

Public Hearing was closed with unanimous consent.

A motion was made by Trost, seconded by Kahlow, that the Ordinance be RECOMMENDED TO BE ADOPTED. The motion carried by voice vote.

James Cherf returned to his seat on the commission.

[23-0489](#)

Update on Comprehensive Plan.

Attachments: [Comprehensive Plan Promotion to date April 24 2023 - Google Docs.pdf](#)

Adjournment

Mayor Reynolds adjourned the meeting at 4:58pm.