



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, June 3, 2024

4:00 PM

Council Chambers

Call to Order

Mayor Reynolds called this meeting to order at 4:03 PM.

Roll Call

Present: 8 - James Cherf, Matt Gallagher, Vacant 1, Chris Kahlow, Elaine Yager, Mitch Reynolds, Jennifer Trost, James Szymalak

Excused: 1 - Jacob Sciammas

Approval of Minutes from the April 29th, 2024 meeting.

A motion was made by Kahlow, seconded by Yager to approve the April 29th, 2024 minutes. Voice vote carried unanimously.

Agenda Items:

[24-0683](#)

AN AMENDED ORDINANCE to amend Section 115-34 of the Code of Ordinances of the City of La Crosse regarding frequency of rezoning and conditional use permit applications.

Attachments: [Ordinance 5294](#)
[Amended Ordinance by J&A \(Mindel\) 6.4.2024](#)
[Ordinance](#)
[Staff Report](#)
[Legal Memo - frequency of filing 5.8.24](#)
[Notice of Hearing](#)
[Opposition Letter - Andrew & Michelle Elliott - 6.3.2024](#)
[Support Letter Hetti Brown 6.3.2024](#)
[Affidavit of Publication - Notice of Hearing](#)
[Committee Registration Slip - 6.4.2024](#)
[Opposition Letter - Lisa Middleton - 6.6.2024](#)
[Melissa Crook 6.8.2024](#)
[Jen, Mike, Max and Danica Garvey 6.10.2024](#)
[Greg Tolvstad 6.11.2024](#)

A motion was made by Trost, seconded by Szymalak to APPROVE this amendment. Voice vote carried as follows, Torst, Szymalak, Yager, Gallager, Mayor Reynolds YES. Kahlow and Cherf, NO.

[24-0476](#)

Resolution approving partial vacation of public street Right-of-Way on the South side of Fisherman's Road.

Attachments: [Resolution](#)
[Legislative Staff Report](#)
[Application](#)
[Location Map](#)
[Map & Description](#)
[Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Lis Pendens - Certified Copy of Recording - 4.23.2024](#)
[Undeliverable Notice - 5.6.2024](#)
[CPC.StaffReport.06032024](#)

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

[24-0531](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Low Density Multiple Dwelling District to the Residence District allowing for a twinhome at 3825 & 3827 Sunnyside Drive West.

Attachments: [Ordinance 5295](#)
[Ordinance](#)
[Rezoning Petition](#)
[300-foot Buffer Map](#)
[300-foot Buffer List](#)
[Notice of Hearing](#)
[Undeliverable Notice - Resent 5.16.2024](#)
[Undeliverable Notices - 5.20.2024](#)
[CPC.StaffReport.06032024](#)
[Affidavit of Publication - Notice of Hearing](#)
[Committee Registration Slip - 6.4.2024](#)

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

Cherf recused himself.

[24-0491](#)

Resolution approving application of MK's 88 Restaurant LLC for a Conditional Use Permit at 412 Main Street, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

- Attachments:** [Resolution](#)
 [Application](#)
 [300-foot Buffer Map](#)
 [300-foot Buffer List](#)
 [Notice of Hearing](#)
 [Undeliverable Notice - 5.17.2024](#)
 [CPC.StaffReport.06032024](#)
 [Affidavit of Publication](#)
 [Email to MK's 88 Restaurant with filing instructions 6.14.2024](#)

A motion was made by Cherf, seconded by Yager that this conditional use permit be APPROVED. Voice vote carried unanimously.

[24-0705](#)

Public Hearing regarding proposed amendment to the boundaries of Tax Incremental District No. 20.

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.

[24-0699](#)

Resolution Approving an Amendment to the Boundaries of Tax Incremental District No. 20.

- Attachments:** [Resolution](#)
 [Staff Report](#)
 [Exhibit A - Map](#)
 [Exhibit B - Project Plan](#)
 [Exhibit B - Project Plan - Updated 5.23.24](#)
 [CPC.StaffReport.06032024](#)

A motion was made by Kahlow, seconded by Cherf to approve the resolution. Voice vote carried unanimously.

[24-0701](#)

Resolution regarding the Rivercrest Partners lease.

Attachments: [Resolution](#)
[Staff Report](#)
[Sean O'Flaherty Letter 4.24.24](#)
[Marlene Dewald Email 5.23.24](#)
[Sean O'Flaherty Letter 5.24.2024](#)
[Theresa Moore Letter 5.26.2024](#)
[Letter from Egge Movers 5.20.2024](#)
[CPC.StaffReport.06032024](#)
[Marie Allen Email - 6.1.2024](#)
[Mary & Michael Regner Letter 6.2.2024](#)
[Jacquelyn Voigt Email 6.2.2024](#)
[Jan Warren Email 6.2.2024](#)
[Carol Knox Letter - 6.2.2024](#)
[Marina Paquette Email 6.2.2024](#)
[David & Deanna Koralesky Email 6.2.2024](#)
[Julie Deitz Boen Letter 6.3.2024](#)
[John Strand Letter 6.3.2024](#)
[Sean O'Flaherty Letter - 6.3.2024](#)
[Kristine Kuehn Letter 6.3.2024](#)
[Marlene Dewald 6.2.2024](#)
[Paul LaBrosse Email 6.3.2024](#)
[Rivercrest Village Neighbor Letters 6.3.2024](#)
[Michael Fitzpatrick - Independent Living Resources Letter 6.3.2024](#)
[Jeff Robinson Letter 6.3.2024](#)
[Danielle Platek Letter 6.3.24](#)
[Erika Deal Email 6.4.2024](#)
[Mark and Pat Carpenter Email 6.5.2024](#)
[Jacqueline Langley 6.6.2024](#)
[Rivercrest Village Neighbor Letters 6.6.2024](#)
[Rick Warren & Virginia Kreyer Email 6.6.2024](#)
[Committee Registration Slips - 6.6.2024](#)
[Theresa Moore 6.7.2024](#)
[Toni Mathis Letter - 6.7.2024](#)

**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, Szymalak, Trost, Kahlow YES. Mayor Reynolds, Cherf, Gallger, Yager NO. Motion fails.

Trost point of personal privilege.

[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](#)

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.

Kahlow made a motion to add five amendments to the CIP Budget, Cherf seconded. Voice vote carried as follows, Mayor Reynolds, Trost, Szymalak, and Yager NO. Cherf and Kahlow, YES. Motion fails.

544 Forest Hills Tennis Courts 2025, \$600,000 Go Bonds
554 Northside Pool Repair 2025, \$900,000 Go Bonds
855 Aspen Bridge Replacement 2025, \$56,500 Go Bonds
823 Willow Trail Resiliency 2026, \$137,000 Go Bonds
551 Marsh Hydrological Study 2025, \$50,000 Go Bonds

Adjournment

Mayor Reynolds adjourned this meeting at 6:03 PM.

City Plan Commission Members:

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