



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, April 29, 2024

4:00 PM

Council Chambers

Call to Order

Mayor Reynolds called this meeting to order at 4:00 PM.

Roll Call

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

Excused: 1 - Jenasea Hameister

Approval of Minutes from the April 1st, 2024 meeting.

A motion was made by Yager, seconded by Cherf that these minutes be APPROVED. Voice vote carried unanimously.

Agenda Items:

[24-0432](#)

Application of CY Capital LLC for a Conditional Use Permit at 200 Main Street, Suite 101, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

Attachments:

[Application](#)

[Email Re Trade Name - 4.19.2024](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notices - Remailed 4.18.2024](#)

[Undeliverable Notices - 4.22.2024](#)

[CPC.StaffReport.04012024.24-0432.JD](#)

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

[24-0515](#)

Application of CDHN LLC for a Conditional Use Permit at 200 Main Street, Suite 102, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

Attachments: [Application](#)
 [200-foot Buffer List](#)
 [Buffer Map](#)
 [Notice of Hearing](#)
 [Undeliverable Notices - Remailed 4.18.2024](#)
 [Floor Plan - 4.24.2025](#)
 [Undeliverable Notices - 4.22.2024](#)
 [CPC.StaffReport.04012024.24-0515.JD](#)
 [Committee Registration Slip - 4.30.2024](#)

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

[24-0469](#)

Resolution approving lease with The Hunger Task Force of La Crosse.

Attachments: [Resolution](#)
 [2024 Lease](#)
 [Staff Report](#)
 [CPC.StaffReport.04012024.24-0469.AT](#)

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

[24-0516](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District to the Local Business District allowing for an ethnic grocery store with new housing units built over the existing structure at 2109-2111 South Avenue.

Attachments: [Ordinance](#)
 [Rezoning Petition](#)
 [200-foot Buffer List](#)
 [Buffer Map](#)
 [Notice of Hearing](#)
 [Support Letter from Kevin Hundt - 4.22.2024](#)
 [Undeliverable Notice - 4.23.2024](#)
 [CPC.StaffReport.04012024.24-0516.LK](#)

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

[24-0517](#)

Request for exception to Commercial Design Standards by Kwik Trip Inc. allowing for exceptions to parking and building setback standards for the construction of a new convenience store at 2622 Rose Street and 1133 West George Street.

Attachments: [Request](#)
[Alta Survey & Plans](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC.StaffReport.04012024.24-0517.TA](#)

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

[24-0518](#)

Resolution amending the sale agreement of City owned surplus property on Kinney Coulee Rd, parcel 17-10575-63, to Sarah and Dylan Delagrave.

Attachments: [Resolution](#)
[Kinney Coulee Rd Sale - 2nd Amendment](#)
[Kinney Coulee Offer to Purchase w Amendment - signed](#)
[Unsuitable Soils Letter from Del's Service Center, 2024-03-05](#)
[Kinney Coulee Rd Parcels - Estimated Value & Map](#)
[Staff Report](#)
[CPC.StaffReport.04012024.24-0518.JE](#)

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

[24-0582](#)

Review of parking lot improvements at 2150 Enterprise Ave in the Interstate Industrial Park (Great Lakes Cheese).

Attachments: [Great Lakes Cheese Parking Lot Improvement Plans - 2024](#)
[CPC.StaffReport.04292024.24-0582.JE](#)

A motion was made by Kahlow, seconded by Yager that these improvements be APPROVED. Voice vote carried unanimously.

Adjournment

Mayor Reynolds adjourned this meeting at 4:17 PM.

City Plan Commission Members:

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