



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, October 30, 2023

4:00 PM

Council Chambers

Call to Order

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

Roll Call

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

Approval of Minutes from the October 2, 2023 meeting.

A motion was made by Yager, seconded by Cherf, that the minutes be APPROVED. The voice vote carried unanimously.

Agenda Items:

[23-0867](#)

AN ORDINANCE to create Article XIX and to make various changes in Chapter 115 of the Code of Ordinances for the City of La Crosse regarding short term rentals.

Attachments: [Proposed Amended Ordinance for Council \(Woodard\) 11.9.2023](#)
[Proposed Amended Ordinance for J&A \(CPC\) 10.30.2023](#)
[Ordinance](#)
[DRAFT Application](#)
[Amended Staff Report - 10.23.23](#)
[Staff Report](#)
[Notice of Hearing](#)
[Letter from J. Leinfelder - 8.2.2023](#)
[Letter from Jim Bagniewski 10.20.23](#)
[Letter from J. Leinfelder - 10.20.2023](#)
[Letter from Brad and Sarah Nelson 10.22.23](#)
[Letter from Dawn Dalaska 10.22.23](#)
[Letter from Judy Brown 10.23.23](#)
[Letter from Jon Shong 10.23.23](#)
[Letter from Nancy Johnson 10.23.23](#)
[Letter from Eric Jensen 10.23.23](#)
[Letter from Don Miller 10.23.23](#)
[Letter from Mark & Kimberly Chavalas - 10.23.2023](#)
[Letter from Eric Doyle - 10.23.2023](#)
[Letter from Don Miller 10.24.23](#)
[Support Letter - Coulee Tenants United - 10.24.2023](#)
[Letter from Rachael Mahairas - 10.24.2023](#)
[Room Tax Statistics 2019-2023 YTD - 10.25.2023](#)
[Letter from Corey Pomranke - 10.25.2023.pdf](#)
[Licensing and Regulations Short Term Rentals Article](#)
[Other Cities Short-term Rental Policies 7.12.2023](#)
[STR Ordinance Info from other Cities 12.7.2022](#)
[Letter from Brad Quarberg - 10.26.2023](#)
[CPC Staff Report 103023.23-0867.JD](#)
[License Fee Limits](#)
[Letter from Lenore Knudson - 10.27.2023](#)
[Letter from Joyce Grill - 10.29.2023](#)
[Letter from Monie Miller - 10.29.2023](#)
[Letter from Barbara Strohm - 10.30.2023](#)
[Letter from Jessica Olson - 10.30.2023](#)
[Affidavit of Publication - Notice of Hearing](#)
[Committee Registration Slips - 10.30.2023](#)
[Letter from Spencer Nickelatti - 11.1.2023](#)

[Letter from Dan Roberts - 11.2.2023](#)

[Letter from Doug Patros - 11.2.2023](#)

[Letter from Nicole Roberts 11.8.2023](#)

[Letter from Rick Cornforth - 11.9.2023](#)

[Letter from Lorna Koelbl - 11.20.2023](#)

[Support Letter - Barbara Strohm - 11.21.2023](#)

[Letter from Olena Belka - 11.27.2023](#)

[Letter from Olena Belka - 11.29.2023](#)

A motion was made by Cherf, seconded by Kahlow, this item be REFERRED for 30 days. The vote carried the following, YES - Yager, Sciammas, Mayor Reynolds, Gallager, Hameister, Szymalak. NO - Troust.

[23-1178](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - General to the Single Family Residence District allowing for construction of a single family dwelling at 1402 6th St. S.

Attachments:

[Ordinance 5266](#)

[Ordinance](#)

[Rezoning Petition](#)

[Plans - Page 1 of 6](#)

[Plans - Page 2 of 6](#)

[Plans - Page 3 of 6](#)

[Plans - Page 4 of 6](#)

[Plans - Page 5 of 6](#)

[Plans - Page 6 of 6](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC Staff Report 103023.23-1178.LK](#)

[Affidavit of Publication - Hearing Notice](#)

[Committee Registration Slips - 10.30.2023](#)

A motion was made by Cherf, seconded by Kahlow, that the property transfer be APPROVED. Voice vote carried unanimously.

[23-1182](#)

Resolution approving Application of Ironside Properties LLC for a Conditional Use Permit at 630 Fishermans Rd, allowing for an additional 22 self-storage units.

Attachments: [Resolution](#)
[Application](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Notice - 10.23.2023](#)
[CPC Staff Report 103023.23-1182.TA](#)
[Affidavit of Publication - Notice of Hearing](#)

A motion was made by Gallagher, seconded by Szymalak, that the conditional use permit be APPROVED. Voice vote carried unanimously.

Adjournment

The Mayor adjourned this meeting at 4:22 PM.

City Plan Commission Members:

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