



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Tuesday, September 5, 2023

4:00 PM

Council Chambers

Call to Order

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

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 July 31, 2023 meeting.

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

Agenda Items:

- 1 [23-0741](#) A SECOND AMENDED ORDINANCE to amend various sections of the Code of Ordinances of the City of La Crosse to provide code language cleanup and clarification for code enforcement.

Attachments: [Ordinance 5261](#)
[Seconded Amended Ordinance by Council 9.14.2023](#)
[Amended Ord by J&A 9.5.2023](#)
[Revised Staff Report](#)
[Ordinance](#)
[Staff Report](#)
[Notice of Hearing](#)
[Ordinance - Summary for Publication](#)
[Affidavit of Publication - Notice of Hearing](#)
[CPC Staff Report 9.5.23](#)

A motion was made by Gallagher, seconded by Cherf, that the Ordinance be APPROVED. The item be split into two items to vote on, Chapter 115-110 and the remaining ordinances. The motion carried by voice vote.

A motion was made by Cherf, seconded by Yager, that the Ordinance be APPROVED only chapter 115. The motion carried by voice vote.

A motion was made by Gallagher, seconded by Kahlow, that the Ordinance be APPROVED Refer remaining to J&A. The motion carried by voice vote.

2 [23-0791](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Special Multiple Dwelling District to the Planned Development District - General allowing for construction of approximately 14 2-bedroom homes at 5917 River Run Rd.

Attachments: [GRH Request for 30-day Referral 8.31.23](#)
[Ordinance](#)
[Request for Referral - 7.25.2023](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List - Revised 7.31.2023](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[DNR-FEMA Letter](#)
[General Development Plan](#)
[Objection - DeFino & Letourneau - 7.24.2023](#)
[CPC Staff Report 073123; 23-0791](#)
[CPC Recommendation Report - 7.31.2023](#)
[Affidavit of Publication - Notice of Hearing](#)
[Legal Objector Table - 8.7.2023](#)
[CPC Staff Report 9.5.23](#)
[CPC Staff Report 100223; 23-0791 TA](#)

A motion was made by Kahlow, seconded by Yager, that the Ordinance be REFER to October cycle. The motion carried by voice vote.

3 [23-0945](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Light Industrial District allowing for private development of parcels at Kinney Coulee Rd N.

Attachments: [Ordinance 5262](#)
[Ordinance](#)
[Rezoning Petition](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice of Hearing](#)
[CPC Staff Report 9.5.23](#)

A motion was made by Kahlow, seconded by Trost, that the Ordinance be

APPROVED. The motion carried by voice vote.

4 [22-1250](#)

Update on the Comprehensive Plan process and discussion on the Future Land Use Element.

Attachments: [Neighborhood Develop Concept & Form Based Code Presentation 10-31-22](#)
 [Future Land Use NDC Presentation 10-3-22](#)
 [Proposed Categories and NDC overlap 10-3-22](#)

Adjournment

Mayor Reynolds adjourned the meeting at 4:26pm.