



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### City Plan Commission

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Monday, December 4, 2023

4:00 PM

Council Chambers

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The meeting is open for in-person attendance and will also be conducted through video conferencing. To join the meeting click this link (or typing the URL in your web browser address bar):  
<https://cityoflacrosse-org.zoom.us/j/88991607803?pwd=d3hhNURndXZXZWRYRIZ4eWFtTndoQT09>

Meeting ID: 889 9160 7803; Passcode: CPC23; Call in: 1-305-224-1968.  
The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing [tranea@cityoflacrosse.org](mailto:tranea@cityoflacrosse.org), using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

#### Call to Order

#### Roll Call

#### Approval of Minutes from the meeting on October 30, 2023.

#### Agenda Items:

##### [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:** [Ordinance](#)

[GRH Request for 30-day Referral 10.2.2023](#)

[GRH Request for 30-day Referral 8.31.23](#)

[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](#)

[Signatures in Support - 10.3.2023](#)

[CPC Recommendation Report - 10.3.2023](#)

[CPC Staff Report - 12.04.2023 - 23-0791.TA](#)

*Referred 30 day to September 2023 meetings.*

*Referred to October 2023 meetings.*

[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](#)

[CPC StaffReport - 12.04.2023 - 23-0867.JD](#)

*Referred 30 days to December 2023 meetings.*

[23-1243](#)

AN ORDINANCE to amend Section 115-390(1)d.3. and to create Section 115-405 of the Code of Ordinances of the City of La Crosse to allow accessory dwelling units.

**Attachments:** [Ordinance](#)

[Staff Report](#)

[Notice of Hearing](#)

[Letter from Joe Van Aelstyn - 11.30.2023](#)

[CPC StaffReport - 12.04.2023 - 23-1243.LK](#)

[ECDC - ADU Draft Ordinance Update 10.4.2023](#)

[ECDC - ADU Draft Ordinance Update 9.6.2023](#)

[ECDC - ADU Memo 9.6.2023](#)

[ECDC - ADU Draft Ordinance 5.3.2023](#)

[ECDC - Support Letter E. Halvorson 6.7.2023](#)

[ECDC - Support Letter Hoffer 9.13.2023](#)

[ECDD - Letter from AARP 9.19.2023](#)

[23-1300](#)

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 Development District - General to the Traditional Neighborhood Development District - Specific allowing for a multifamily residential building with a community service facility at 410 and 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125 and 1127 4th St. S., and 403 and 409-411 Jackson St.

**Attachments:** [Ordinance](#)

[Rezoning Petition](#)

[Collective on Fourth Rezone Cover Letter 11.3.23](#)

[Site Plans](#)

[Civil & Landscaping Plans](#)

[Land Title Survey 9.7.23](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC StaffReport - 12.04.2023 - 23-1300.TA](#)

[23-1301](#)

Application of Kwik Trip Inc. for a Conditional Use Permit at 2622 Rose St., allowing for demolition of structure for future development with a portion to be used for employee parking.

**Attachments:** [Application](#)

[Cover Letter](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC StaffReport - 12.04.2023 - 23-1301.JD](#)

[23-1314](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District and the Single Family Residence District to the Commercial District allowing for remodel and additions to current retail store, new fueling system and pumps, and a new parking area at 921 and 925 Losey Blvd. S.

**Attachments:** [Ordinance](#)

[Rezoning Petition](#)

[Review Plans - 10.25.2023](#)

[Alta Survey - 11.6.2023](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC StaffReport - 12.04.2023 - 23-1314.AT](#)

[23-1319](#) 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 Planned Development District General allowing for a multifamily residential building with affordable housing units and a community service facility/hospital use space at 2301 7th St. S.

**Attachments:** [Ordinance](#)  
[Rezoning Petition](#)  
[Project Cover Letter](#)  
[Floor Plans](#)  
[Landscaping Plan](#)  
[Site Plans](#)  
[Characteristics of Soils](#)  
[Legal Description](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[Notice of Hearing](#)  
[CPC StaffReport - 12.04.2023 - 23-1319.LK](#)

[23-1337](#) Resolution approving the second five-year Lease Agreement extension between the City of La Crosse and Hanke Terminals, Inc.

**Attachments:** [Resolution](#)  
[2008 Lease](#)  
[Staff Report](#)  
[CPC StaffReport - 12.04.2023 - 23-1337.TA](#)

[23-1338](#) Application of GMX Real Estate Group LLC for a Conditional Use Permit at 3900 State Road 16 allowing for demolition of structure for future development of three quick serve restaurants, a carwash, and new parking stalls.

**Attachments:** [Application & Cover Letter](#)  
[Plans](#)  
[200-foot Buffer List](#)  
[Buffer Map](#)  
[Notice of Hearing](#)  
[Undeliverable Mailing - resent 11.20.2023](#)  
[CPC StaffReport - 12.04.2023 - 23-1338.AT](#)

[23-1367](#) Resolution approving the sale of City owned surplus properties on Kinney Coulee Rd, consisting of parcel 17-10575-64 and 17-10575-63, to Sarah and Dylan Delagrave.

**Attachments:** [Resolution](#)  
[Staff Report](#)  
[CPC StaffReport - 12.04.2023 - 23-1367.JE](#)

## Adjournment

*Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.*

### *NOTICE TO PERSONS WITH A DISABILITY*

*Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to [ADAcityclerk@cityoflacrosse.org](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*

### **City Plan Commission Members:**

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