



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, December 4, 2023

4:00 PM

Council Chambers

Call to Order

Chair Kahlow called this meeting to order at 4:00 PM.

Roll Call

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

Excused: 1 - Mitch Reynolds

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

A motion was made by Sciammas, seconded by Yager that these minutes be APPROVED.

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 StaffReport - 12.04.2023 - 23-0791.TA](#)
[Committee Registration Slip - 12.5.2023](#)

Commissioner Cherf recused himself.

A motion was made by Yager, seconded by Sciammas to open this item for public hearing. Motion carried unanimously by voice vote.

A motion was made by Yager, seconded by Szymalak to close the public hearing for this item. Motion carried unanimously by voice vote.

A motion was made by Gallager, seconded by Yager that the transfer of property to Planned Development District be APPROVED, subject to city code compliance. Motion carried unanimously by voice vote.

[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 for J&A \(Clerk\) 12.4.2023](#)

[Proposed Amended Ordinance for Council \(Woodard\) 11.9.2023](#)

[Proposed Amended Ordinance for J&A \(CPC\) 10.30.2023](#)

[Amended Staff Report 11.27.23](#)

[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](#)

[Letter from Khouri Markos - 12.3.2023](#)

[Letter from Rachael Mahairas - 12.4.2023](#)

[Letter from Richard and Lisbeth Reynertson - 12.4.2023](#)

[Letter from Tina Schumaker - 12.4.2023](#)

[Committee Registration Slips - 12.5.2023](#)

[Letter from Lenore Knudson - 12.5.2023.pdf](#)

A motion was made by Cherf, seconded by Sciammas to open this item to public hearing. Motion carried unanimously by voice vote.

A motion was made by Cherf, seconded by Szymalak to close public hearing. Motion carried unanimously by voice vote.

A motion was made by Trost, seconded by Szymalak to APPROVE the proposed amendment on Legistar titled "Proposed Amended Ordinance for J&A (CPC) 10.30.2023". Chair Kahlow called for vote but was interrupted prior to getting all of the votes.

A motion was made by Trost, seconded by Szymalak to APPROVE the Ordinance. No vote taken.

A motion was made by Trost, seconded by Szymalak to APPROVE the proposed amendment on Legistar titled "Proposed Amended Ordinance for J&A (CPC) 10.30.2023". Another second by Cherf. Vote carried as follows, Yes: Kahlow, Cherf, Trost, Szymalak. No: Yager, Hameister, Gallagher.

Vote called on Ordinance AS AMENDED. Vote carried as follows, Yes: Kahlow, Cherf, Trost, Szymalak. No: Yager, Hameister, Gallager.

[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](#)
[NRC - ADU Draft Ordinance Update 10.4.2023](#)
[NRC - ADU Draft Ordinance Update 9.6.2023](#)
[NRC - ADU Memo 9.6.2023](#)
[NRC - ADU Draft Ordinance 5.3.2023](#)
[NRC - Support Letter E. Halvorson 6.7.2023](#)
[NRC - Support Letter Hoffer 9.13.2023](#)
[NRC - Letter from AARP 9.19.2023](#)
[Letter from Melissa Crook 11.30.2023](#)
[Letter from Samuel Deetz - 12.3.2023](#)
[Letter from Darrin Wasniewski - AARP - 12.4.2023](#)
[Housing Advocacy Committee Zoning Recommendation Letter](#)
[Opposition Letter - David Morrison - 12.5.2023](#)
[Committee Registration Slips - 12.5.2023](#)

A motion was made by Trost, seconded by Szymalak that this ordinance be APPROVED. Vote carried the following, Yes: Trost, Szymalak, Kahlow. No: Hameister, Gallager, Yager, Cherf, Sciammas. The amendment failed.

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](#)
[Letter from Samuel Deetz - 12.3.2023](#)
[Cinnaire Presentation - 12.4.2023](#)
[Committee Registration Slip - 12.5.2023](#)

A motion was made by Cherf, seconded by Sciammas to open this item to public hearing. Voice vote carried unanimously.
A motion was made by Cherf, seconded by Hameister to close public hearing. Voice vote carried unanimously.
A motion was made by Cherf, seconded by Trost that this ordinance be APPROVED. Voice vote carried unanimously.

[23-1301](#)

Resolution approving 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: [Resolution](#)
[Application](#)
[Cover Letter](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC StaffReport - 12.04.2023 - 23-1301.JD](#)
[Committee Registration Slips - 12.5.2023](#)

A motion was made by Cherf, seconded by Yager that this application be APPROVED, with condition that a PSMA is signed by applicant and returned to the city prior to the December 14, 2023 Common Council meeting. Voice vote carried unanimously.

[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](#)
[Undeliverable Notice of Hearing - 12.4.2023](#)
[Committee Registration Slips - 12.5.2023](#)

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

[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](#)
[Support Letter from Bellin - Gundersen Health System - 12.1.2023](#)
[Cinnaire Presentation - 12.4.2023](#)
[1319 - Committee Registration Slips - 12.5.2023.pdf](#)

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

[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](#)

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

[23-1338](#)

Resolution approving 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: [Resolution](#)
[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](#)

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

[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](#)

A motion was made by Sciammas, seconded by Gallager that this sale of property be APPROVED. Voice vote carried unanimously.

Adjournment

Chair Kahlow adjourned this meeting at 5:50 PM.

City Plan Commission Members:

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