



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, January 29, 2024

4:00 PM

Council Chambers

Call to Order

Mayor Mitch Reynolds called this meeting to order at 4:01 PM.

Roll Call

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

Excused: 1 - Jacob Sciammas

Approval of Minutes of the January 2, 2024 meeting.

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

Agenda Items:

[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: [Proposed Amended Ordinance \(Trost\) - 1.24.2024](#)
[ADU Restrictive Agreement Draft Text 1.24.2024](#)
[Proposed Amended Ordinance \(Mindel\) - 12.14.2023](#)
[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](#)
[Letter from Matt Bryan - 12.6.2023](#)
[Letter from Brian Serle - 12.14.2023](#)
[Letter from Eric Halvorson - 12.14.2023](#)
[Letter from Clem Bott & Ruth Hicks- 12.20.2023](#)
[Support Letter - Jess Thill - 1.17.2024](#)
[Support Letter - Bridget Brown - 1.17.2024](#)
[Support Letter - Jed Olson - 1.17.2024](#)
[Support Letter - Jake Larkin - 1.17.2024](#)
[Support Letter - Brent Wilkerson - 1.18.2024](#)
[Letter from Melissa Crook - 1.19.2024.pdf](#)
[Trost Community Voice - La Crosse Tribune Article - 1.20.2024](#)
[CPC.StaffReport.012924.23-1243.LK](#)
[Support Letter from La Crosse Housing Advocacy Committee - 1.26.2024](#)
[Support Letter - Diane Pedace - 1.26.2024](#)
[Support Letter from Eileen Kennedy - 1.26.2024](#)
[Support Letter from Dennis Justin - 1.26.2024](#)
[Support Letter from Gail Schneider - 1.26.2024](#)

[Support Letter from Stanley Baker - 1.26.2024](#)

[Letter from AARP - 1.29.2024](#)

[Support Letter from Julie Bartels - 1.27.2024](#)

[Letter from Pete Hanson - 1.30.2024](#)

A motion was made by Mayor Reynolds to open public hearing, unanimously approved.

A motion was made by Mayor Reynolds to close public hearing, unanimously approved.

A motion was made by Trost, seconded by Kahlow that this ordinance be APPROVED.

A motion was made by Trost, seconded by Hameister that the amendments to allow existing accessory structures to not have to meet the side yard setback requirement and the deed restriction includes language requiring owner occupancy of one of the structures on the parcel be APPROVED.

Voice vote carried unanimously on the amendments, APPROVED.

Voice vote carried as follows on the ordinance. YES: Mayor Reynolds, Kahlow, Yager, Trost, Hameister, Szymalak.NO: Gallager and Cherf.

[24-0068](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.

Attachments: [Ordinance](#)
[Petition & Cover Letter](#)
[Plans](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC.StaffReport.01292024.24-0068.JD](#)
[Undeliverable Mailing - 1.30.2024](#)
[Affidavit of Publication - Notice of Hearing](#)

A motion was made by Cherf, seconded by Yager that this ordinance be APPROVED. Voice vote carried unanimously. Trost and Hameister abstained from voting.

[24-0071](#)

Application of 421 Jay St. LLC for a Conditional Use Permit at 421 & 425 Jay Street allowing for a parking lot.

Attachments: [Application](#)
[200-foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Undeliverable Notice - 1.22.2024](#)
[Revised Parking Plan - 1.23.2024](#)
[Undeliverable Mailing - Resent 1.24.2024](#)
[CPC.StaffReport.01292024.24-0071.TA](#)
[Affidavit of Publication - Notice of Hearing](#)
[Letter from Obbie King - 1.30.2024](#)

A motion was made by Cherf, seconded by Szymalak that this application be APPROVED. Voice vote carried as follows. YES: Cherf and Szymalak, NO: Mayor Reynolds, Kahlow, Hameister, Trost, Yager and Gallager. Motion FAILED.

[24-0113](#)

Resolution declaring certain property located at 1307 16th St S (Parcel #17-50265-10) as surplus property.

Attachments: [Resolution](#)
[Legislative Staff Report](#)
[BPW Approval 1.16.2024](#)
[CPC.StaffReport.01292024.24-0113.AT](#)

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

[24-0151](#)

Resolution approving lease renewal with Rivercrest Village Partners.

Attachments: [Resolution](#)
[Lease](#)
[Memo from City Engineer to Planning Director.pdf](#)
[Legislative Staff Report](#)
[CPC.StaffReport.012924.24-0151.AT](#)

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

Adjournment

Mayor Reynolds adjourned this meeting at 4:51 PM.

City Plan Commission Members:

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