



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes - Final

### City Plan Commission

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Monday, September 30, 2024

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?](https://cityoflacrosse-org.zoom.us/j/88991607803?pwd=d3hhNURndXZXZWRyRIZ4eWFtTndoQT09)

[pwd=d3hhNURndXZXZWRyRIZ4eWFtTndoQT09](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

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

### Approval of Minutes

1. Approval of the September 3, 2024 Meeting Minutes.

**A motion was made by Neumann, seconded by Yager, that the minutes be approved. The motion carried by voice vote.**

**Agenda Items:**

2. [24-1174](#) Resolution approving Certified Survey Map - Located in Part of Government Lot 9 of Section 19, T16N, R7W, Town of Campbell, La Crosse County, Wisconsin (1626 Lakeshore Dr).  
**A motion was made by Cherf, seconded by Szymalak, that this CSM be ADOPTED. The motion carried by voice vote with a vote of 6-3.**
3. [24-1181](#) Petition for Direct Annexation by Unanimous Approval pursuant to Sec. 66.0217(2), Wis. Stats. of land from the Town of Campbell to the City of La Crosse (1612 Nakomis Ave. - Schmidt).  
**A motion was made by Gallagher, seconded by Kahlow, that this Petition be APPROVED. The motion carried by voice vote.**
4. [24-1182](#) AN ORDINANCE to annex a parcel of land from the Town of Campbell to the City of La Crosse (1612 Nakomis Ave. - Schmidt).  
**A motion was made by Kahlow, seconded by Yager, that this Ordinance be RECOMMENDED TO BE ADOPTED. The motion carried by voice vote.**
5. [24-1200](#) AN ORDINANCE to repeal and recreate Section 115-403 of the Code of Ordinances of the City of La Crosse relating to Traditional Neighborhood Development zoning.  
**A motion was made by Trost, seconded by Cherf, that this Ordinance be APPROVED. The motion carried by voice vote 8-1. No vote - Kahlow.**
6. [24-1203](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Heavy Industrial District, allowing for reconstruction of a warehouse at 1219 Travis St.  
**Cherf made a motion to open a public hearing, seconded by Yager, Motion carried unanimously by voice vote.  
Speaking on this item: David Christianson and Paul Borsheim.  
Cherf made a motion to close the public hearing, seconded by Kahlow. Motion carried unanimously by voice vote.**  
**Motion made by Yager, seconded by Kahlow, to approve. Motion carried by voice vote.**
7. [24-1207](#) 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 to the Multiple Dwelling District, allowing for remodel of the current home into a roominghouse at 215 Copeland Ave.  
**Commission Cherf recused for this item.**  
**Motion by Trost, seconded by Sciammas to approve. Motion carried by voice vote.**
8. [24-1208](#) Resolution approving Application of Spencer Nickelatti for a Conditional Use Permit allowing for a roominghouse at 215 Copeland Ave.

Commissioner Cherf recused for this item.

Motion was made by Kahlow to approve with the condition of one permanent occupant per bedroom, second by Sciammas.

Motion was made by Neumann to refer to J&A without recommendation, second by Kahlow. Motion passed unanimously.

9. [24-1226](#) Resolution approving a Wisconsin Department of Transportation - Transportation Alternatives Program State/Municipal Grant Agreement to construct the Avon Street Greenway.
- A motion was made by Trost, seconded by Cherf, that this Resolution be Approved. The motion carried by voice vote.
10. [24-1296](#) Review and possible action on the proposals from various consulting firms for the Zoning & Subdivision Code Update/Rewrite Project.
- Motion to convene in closed session by Trost, seconded by Gallagher. Motion approved by Roll Call Vote.

## Adjournment

Meeting adjourned in closed session.

*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.*

**Mayor Mitch Reynolds, CP Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, CM Jennifer Trost, CM Mark Neumann, Matt Gallagher, & James Szymalak.**