



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Tuesday, January 3, 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, Jenasea Hameister, Elaine Yager, Mitch Reynolds, Jennifer Trost, Jacob Sciammas

Absent: 1 - Nabamita Dutta

Approval of Minutes from the November 28, 2022 meeting.

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

Agenda Items:

- 1 [22-1467](#) AN AMENDED ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Special Multiple Dwelling District allowing for commercial and multi-family use including a walking and biking trail and a canoe and kayak boat landing at a portion of 3102 Chestnut Place.

Attachments: [Ordinance 5239](#)
[Amended Ordinance by Council 1.12.2023](#)
[Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 1.3.2023; 22-1467](#)
[Committee Registration Slip - 1.3.2023](#)
[Ltr DNR & FEMA Re Change to Flood Zoning District](#)
[Affidavit of Publication - Hearing Notice](#)

A motion was made by Gallagher, seconded by Cherf, that this Ordinance be RECOMMENDED TO BE ADOPTED with the condition that the rezoning does not

go into effect until a CSM is approved, to the Judiciary & Administration Committee. The motion carried by voice vote.

2 [22-1483](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Residence District allowing for a two-unit duplex as a rental at 530 8th St S.

Attachments: [Ordinance 5241](#)
[Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Notice - 12.19.2022](#)
[CPC Staff Report 1.3.2023; 22-1483](#)
[Committee Registration Slip - 1.3.2023](#)
[Affidavit of Publication - Hearing Notice](#)

A motion was made by Yager, seconded by Sciammas, that this Ordinance be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote.

3 [22-1497](#)

Resolution Approving Request for Exception to Commercial Design Standards by La Crosse Fire Department allowing for facade exceptions for a project at 920 Gillette St., 1534 Liberty St., and 1540 Liberty St.

Attachments: [Resolution](#)
[Request for Exception](#)
[Site Plans](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 1.3.2023; 22-1497](#)
[Affidavit of Publication](#)

A motion was made by Yager, seconded by Cherf, that this Resolution be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote.

4 [22-1498](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple Dwelling District to the Traditional Neighborhood District allowing for the construction of a 4-story, 64-unit multi-family residential building with community/classroom 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 5242](#)
[Ordinance - Corrected Caption](#)
[Ordinance - Error in Caption](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Notices - 12.19.2022](#)
[CPC Staff Report 1.3.2023; 22-1498](#)
[Affidavit of Douglas Buchner 12.28.2022](#)
[Committee Registration Slip - 1.3.2023](#)
[Affidavit of Publication - Hearing Notice](#)

A motion was made by Kahlow, seconded by Cherf, that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.

5 [22-1523](#)

Amended Resolution approving a Wisconsin Department of Transportation - Transportation Alternatives Program State/Municipal Grant Agreement to construct the Wagon Wheel Trail.

Attachments: [Proposed Amended Resolution by CM Neumann - 1.5.2023](#)
[Resolution](#)
[Grant Agreement](#)
[Resolution 21-1468 - For Reference](#)
[2022 Wagon Wheel TAP Application](#)
[Staff Report](#)
[CPC Staff Report 1.3.2023; 22-1523](#)

A motion was made by Kahlow, seconded by Trost, that this Resolution be RECOMMENDED TO BE ADOPTED to the Finance & Personnel Committee. The motion carried by voice vote.

6 [23-0006](#)

Resolution Approving Request of Pump House Regional Arts Center, Inc. for an Exception to Minimum Height Standards allowing for an infill project to add adequate restrooms at 119 King Street.

Attachments: [Resolution](#)
[Request for Exception](#)
[Plans](#)
[Hearing Notice](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 1.3.2023; 23-0006](#)
[Committee Registration Slip - 1.3.2023](#)

A motion was made by Kahlow, seconded by Cherf, that this Resolution be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.

- 7 [23-0016](#) Request from the Pump House Regional Arts Center to modify the area regulations for the property located at 119 King Street in the Public/Semi-Public Zoning District.

Attachments: [Pump House Variance Cover Letter](#)
 [Pump House Variance Exhibit 1](#)
 [Pump House Variance Exhibit 2](#)
 [Pump House Variance Exhibit 3](#)
 [Pump House Addition Plans](#)
 [CPC Staff Report 1.3.2023; 23-0016.pdf](#)

A motion was made by Cherf, seconded by Yager, that this Request for Variance be GRANTED. The motion carried by voice vote.

- 8 [23-0019](#) January 2023- Comprehensive Plan Update.

Attachments: [Comprehensive Plan Analytics Dec 26 2022.pdf](#)

Adjournment

Mayor Reynolds adjourned the meeting at 4:22pm.