



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

City Plan Commission

Tuesday, September 3, 2024

4:00 PM

Council Chambers

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, 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

The meeting was called to order at 4:01pm.

Roll Call

Present: 7 - James Cherf, Chris Kahlow, Mitch Reynolds, Jennifer Trost, Mark Neumann, Jacob Sciammas, James Szymalak

Excused: 2 - Matt Gallager, Elaine Yager

Approval of Minutes

1. Approval of the July 29, 2024 Meeting Minutes.

CP Chris Kahlow moved to approve the minutes. CM Mark Neumann seconded. The motion passed 7-0 by voice vote.

Agenda Items:

2. [24-1061](#) Resolution approving Certified Survey Map - All of Outlot 7 of River Point District and part of Government Lot 1 located in the Northwest 1/4 of the Northeast 1/4 of Section 31, Town 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin and request for right-of-way dedication.

Jacob Sciammas moved to approve this item. CP Chris Kahlow seconded. The motion passed 7-0 by voice vote.
3. [24-1085](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Single Family Residence District, allowing for the parcel at 1202 Bennett Street to be combined with the adjacent parcel to the west.

CM Jennifer Trost moved to approve this item. James Szymalak seconded. The motion passed 7-0 by voice vote.
4. [24-1089](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Planned Development District - General, allowing for the construction of residential rental units along with a community service space at 510 9th Street S.

Staff provided an overview of the item along with their recommendation. James Cherf moved to open a public hearing. CP Chris Kahlow seconded. The motioned passed 7-0 by voice vote.
Tyler Sheeran, representing the applicant, answered questions from the Commission.
Jack Felshem spoke against this item, specifically about the lack of parking being provided for the development.
James Cherf moved to close the public hearing. James Szymalak seconded. The motioned passed 7-0 by voice vote
CM Jennifer Trost moved to approve this item. James Szymalak seconded. The motioned passed 7-0 by voice vote
5. [24-1105](#) 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 & Public/Semi-Public District to the Multiple Dwelling District, allowing for the construction of multi-family residential townhomes at 918, 920, 922, 928, 934, and 940 Division Street.

Staff provided an overview of the item along with their recommendation. James Cherf moved to open a public hearing. James Szymalak seconded. The motioned passed 7-0 by voice vote.
David Vannucchi, representing the applicant, provided additional information and answered questions from the Commission.
Jack Felshem requested that single family homes be built at this location rather than a multi-family building to better compliment the surrounding housing. He also expressed concern about parking and added congestion.

James Cherf moved to close the public hearing. James Szymalak seconded.

The motioned passed 7-0 by voice vote.

CM Jennifer Trost moved to approve this item. James Szymalak seconded. The motioned passed 6-1 by voice vote. Kahlow voting no.

6. [24-1106](#)

Resolution approving Application of La Crosse County (dba Hillview Health Care Center) for a Conditional Use Permit allowing for a Community Living Arrangement at 3501, 3503, 3505, 3507, 3509 Park Lane Dr. & 2851 33rd St. S.

Staff provided an overview of the item along with their recommendation.

James Cherf moved to approve this item. CP Chris Kahlow seconded. The motioned passed 7-0 by voice vote.

Adjournment

The meeting was adjourned at 4:43pm.

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, 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.