



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes City Plan Commission

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Monday, October 2, 2023

4:00 PM

Council Chambers

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### Call to Order

The Mayor called the meeting to order at 4:03 PM.

### Roll Call

**Present:** 8 - James Cherf, Matt Gallagher, Jenasea Hameister, Elaine Yager, Mitch Reynolds, Jennifer Trost, Jacob Sciammas, James Szymalak

**Excused:** 1 - Chris Kahlow

Approval of Minutes from the September 5, 2023 meeting.

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

### 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:** [GRH Request for 30-day Referral 10.2.2023](#)  
[GRH Request for 30-day Referral 8.31.23](#)  
[Ordinance](#)  
[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](#)

**A motion was made by Yager, seconded by Gallagher for the amendment to be REFERRED FOR 60 DAYS. Voice vote carried unanimously, Cherf recused himself.**

**Yes:** 5 - Gallagher, Hameister, Yager, Reynolds, Sciammas

**No:** 2 - Trost, Szymalak

**Excused:** 1 - Kahlow

**Recuse:** 1 - Cherf

[23-0977](#)

AN ORDINANCE repealing and recreating Section 101 Article III of the Code of Ordinances of the City of La Crosse regarding the City's Comprehensive Plan.

**Attachments:** [Ordinance](#)  
[Forward La Crosse Final Draft 9-20-23](#)  
[Final Comprehensive Plan Promotion Report 9-13-23](#)  
[Staff Report](#)  
[Appendix - La Crosse Comp Plan FINAL DRAFT - 9.25.2023](#)  
[CPC Staff Report 100223; 23-0977 TA](#)  
[CPC Recommendation Report - 10.3.2023](#)

**A motion was made by Yager, seconded by Trost, for this Ordinance to be ADOPTED. Voice vote carried unanimously.**

[23-1003](#)

Resolution approving a professional services agreement with MSA to review policies and ordinances for compliance with 2017 Wisconsin Act 67.

**Attachments:**     [Resolution](#)  
[Professional Services Agreement w/ Standard Terms and Conditions \(Clean\)](#)  
[Standard Terms and Conditions \(Markup\)](#)  
[Staff Report](#)  
[CPC Staff Report 100223; 23-1003 LK](#)

**A motion was made by Cherf, seconded by Yager, for this Resolution to be ADOPTED. Voice vote carried unanimously.**

[23-1036](#)

Resolution approving Request of Three Sixty Real Estate Solutions, LLC for extension on start of construction for development at 2415 State Rd pursuant to Municipal Code sec. 115-156(i)(1).

**Attachments:**     [Resolution](#)  
[Zoning Extension Request](#)  
[Staff Report](#)  
[CPC Staff Report 100223; 23-1036 AT](#)  
[CPC Recommendation Report - 10.3.2023](#)  
[Committee Registration Slip - 10.3.2023](#)

**A motion was made by Cherf, seconded by Gallager, for this Request be ADOPTED. Yager recused herself, voice vote carried unanimously.**

[23-1072](#)

Resolution approving Application of Casino LAX LLC for a Conditional Use Permit at 304 Pearl St, allowing permission to apply for a Combination "Class B" Beer & Liquor license.

**Attachments:**     [Resolution](#)  
[Application](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[Notice of Hearing](#)  
[CPC Staff Report 100223; 23-1072 JD](#)  
[CPC Recommendation Report - 10.3.2023](#)

**A motion was made by Cherf, seconded by Yager, that this Application be ADOPTED. Voice vote carried unanimously.**

[23-1076](#)

Resolution approving Application of Tellurian Behavior Health for a Conditional Use Permit at 1720 Jackson Street, allowing for a Community Living Arrangement.

**Attachments:** [Resolution](#)  
[Application](#)  
[Operation Plan - Overview](#)  
[Powerpoint Presentation](#)  
[Recordable Legal Description](#)  
[Site Plans](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[Notice of Hearing](#)  
[Undeliverable Notice - Resent 9.18.2023](#)  
[CPC Staff Report 100223; 23-1076 TA](#)  
[Letter from Police Department - 9.29.2023](#)  
[Support Letter - J. Thill - 10.3.2023](#)  
[Support Letter - La Crosse County Human Services LOS - 9.28.2023](#)  
[CPC Recommendation Report - 10.3.2023](#)  
[Support Letter - Mayo Clinic - 10.3.2023](#)  
[Tellurian - Additional Info - 10.3.2023](#)  
[Committee Registration Slips - 10.3.2023](#)  
[Letter from D. Klaeser - 10.9.2023](#)  
[Letter from L. Skaer - 10.4.2023](#)  
[Tellurian - Answers to Follow-Up Questions](#)  
[Tellurian - Letter to the Editor 10.6.2023](#)

A motion was made by Trost, seconded by Cherf, that this Application be ADOPTED. Voice vote carried unanimously.

## Adjournment

The Mayor adjourned the meeting at 4:48 PM.

## City Plan Commission Members:

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