



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Judiciary & Administration Committee

Tuesday, December 5, 2023

6:00 PM

Council Chambers
City Hall, First Floor

Call To Order

Chair Mindel called the meeting to order at 6:00 p.m.

Roll Call

Present: 7 - Chris Kahlow, Chris Woodard, Jenasea Hameister, Jennifer Trost, Mac Kiel, Mackenzie Mindel, Tamra Dickinson

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.

A motion was made by Woodard, seconded by Dickinson, that the Ordinance be RECOMMENDED TO BE ADOPTED to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 7 - Kahlow, Woodard, Hameister, Trost, Kiel, Mindel, Dickinson

[23-0867](#)

AN ORDINANCE to create Article XIX and to make various changes in Chapter 115 of the Code of Ordinances for the City of La Crosse regarding short term rentals.

Unanimous consent to OPEN public hearing.

The following spoke: Tina Schumaker, John Hotvedt, Maureen Freedland, Jaime Ladsten, Natalie Doerfler, Chris Doerfler, Richard Reynertson, Spencer Nickelatti, Rachael Mahairas, Thomas Garibaldi, Joe Leinfelder.

Unanimous consent to CLOSE public hearing.

A motion was made by Trost, seconded by Kahlow that the Ordinance be RECOMMENDED TO BE ADOPTED.

A motion was made by Hameister, seconded by Woodard, that the Ordinance be DIVIDED (Article XIX relating to Short-Term Rentals and Chapter 115 relating to Bed & Breakfasts). The motion carried by the following vote:

Yes: 5 - Kahlow, Woodard, Hameister, Kiel, Mindel

No: 2 - Trost, Dickinson

A motion was made by Hameister, seconded by Kahlow that Ordinance relating to Chapter 115 be RECOMMENDED TO BE ADOPTED.

A motion was made by Kahlow, seconded by Trost, that the Chapter 115 portion be amended per the 10.30.2023 Amended Ordinance. The motion carried unanimously.

A motion was made by Woodard, seconded by Kahlow to amend Chapter 115 as proposed in the 11.9.2023 Amended Ordinance. Unanimous consent to withdraw the motion as the 11.9.2023 amendment did not include any changes to 115 that were not included in the 10.30 amendment.

A motion was made by Hameister, seconded by Kahlow to amend Chapter 115 as proposed in the 12.4.2023 Amended Ordinance. Unanimous consent to withdraw the motion as the 12.4.2023 amendment did not include any changes to 115 that were not included in the 10.30 amendment.

A motion was made by Hameister, seconded by Kiel, that the Ordinance (Chapter 115 portion) be RECOMMENDED TO BE ADOPTED AS AMENDED. The motion carried unanimously.

A motion was made by Hameister, seconded by Woodard, that the Ordinance relating to Article XIX be RECOMMENDED TO BE ADOPTED.

A motion was made by Woodard, seconded by Hameister, that Article XIX be AMENDED per the 11.9.2023 Amended Ordinance.

A motion was made by Kahlow, seconded by Woodard, that the Ordinance be DIVIDED for separate roll call votes on amendments to sections 10-938(e), 10-938(f), 10-939(a)(2), 10-939(a)(3), and 10-939(a)(8). The motion carried on a vote of 6-1 (No - Hameister).

On roll call vote, the 11.9.2023 amendment for 10-938(e) failed on a vote of 1-6 (No - Kahlow, Hameister, Trost, Kiel, Mindel, Dickinson).

On roll call vote, the 11.9.2023 amendment for 10-938(f) failed on a vote of 1-6 (No - Kahlow, Hameister, Trost, Kiel, Mindel, Dickinson).

On roll call vote, the 11.9.2023 amendment for 10-939(a)(2) carried on a vote of 5-2 (No - Hameister, Mindel).

A motion was made by Hameister to AMEND to change "30 miles" to "Wisconsin" in section 10-939(a)(2). Motion failed for lack of second.

On roll call vote, the 11.9.2023 amendment for 10-939(a)(3), carried on a vote of 5-2 (No - Hameister, Mindel).

A motion was made by Kahlow, seconded by Kiel, to AMEND section 10-939(a)(8) of the 11.9.2023 amended ordinance to change "properties" to "owners" and to change "residents" to "owners." The motion carried on a vote of 4-3 (No - Hameister, Trost, Dickinson).

A motion was made by Kahlow that the Ordinance be RECOMMENDED TO BE ADOPTED 10-939(a)(8) as amended. The motion carried on a vote of 4-3 (No - Hameister, Trost, Dickinson).

A motion was made by Kiel, seconded by Kahlow, that the Ordinance be AMENDED per the changes to 10-939(a) as proposed in the 12.4.2023 Amended Ordinance. The motion carried unanimously.

A motion was made by Hameister, seconded by Kiel, that the changes to Article XIX be RECOMMENDED TO BE ADOPTED AS AMENDED. The motion carried on a vote of 6-0 (Abstention - Dickinson).

[23-1154](#)

Resolution granting various license applications pursuant to Chapter 10, Articles XIII, XIV, and XVIII of the La Crosse Municipal Code for the 2024 license period (Public Vehicle for Hire, Horse-Drawn Vehicle, Pedicabs and Pedal Cars).

A motion was made by Kahlow, seconded by Woodard, that the Application be RECOMMENDED RESOLUTION APPROVING THE SAME to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 7 - Kahlow, Woodard, Hameister, Trost, Kiel, Mindel, Dickinson

[23-1155](#)

Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2023-2024 (December).

A motion was made by Dickinson, seconded by Kahlow, that the Applications be APPROVED. The motion carried by the following vote:

Yes: 7 - Kahlow, Woodard, Hameister, Trost, Kiel, Mindel, Dickinson

[23-1202](#)

AN ORDINANCE to create Chapter 40, Article VII regarding property owner notification and administrative fees in connection with vacations of public way.

A motion was made by Hameister, seconded by Kahlow, that the Ordinance be RECOMMENDED TO BE ADOPTED to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 6 - Kahlow, Woodard, Hameister, Kiel, Mindel, Dickinson

No: 1 - Trost

[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.

Unanimous consent to OPEN public hearing.

The following spoke: Darrin Wasniewski, Kristin Lettner, Bill Harnden.

Unanimous consent to CLOSE public hearing.

A motion was made by Trost, seconded by Kiel that the Ordinance by RECOMMENDED TO BE ADOPTED.

A motion was made by Kahlow, seconded by Hameister, that the Ordinance be RECOMMENDED TO BE RE-REFERRED 60 days (with recommendation to staff to conduct two community engagement hearings). The motion carried by the following vote:

Yes: 4 - Kahlow, Hameister, Kiel, Dickinson

No: 1 - Trost

Abstain: 2 - Woodard, Mindel

[23-1300](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood Development District - General to the Traditional Neighborhood Development District - Specific allowing for a multifamily residential building with a community service 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.

A motion was made by Trost, seconded by Woodard, that the Ordinance be RECOMMENDED TO BE ADOPTED to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 7 - Kahlow, Woodard, Hameister, Trost, Kiel, Mindel, Dickinson

[23-1301](#)

Resolution approving application of Kwik Trip Inc. for a Conditional Use Permit at 2622 Rose St., allowing for demolition of structure for future development with a portion to be used for employee parking.

A motion was made by Kahlow, seconded by Dickinson, that the Application be RECOMMENDED RESOLUTION APPROVING THE SAME (with the condition that a PMSA be signed and submitted prior to 12/14/2023) to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 6 - Kahlow, Hameister, Trost, Kiel, Mindel, Dickinson

Abstain: 1 - Woodard

[23-1314](#)

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 and the Single Family Residence District to the Commercial District allowing for remodel and additions to current retail store, new fueling system and pumps, and a new parking area at 921 and 925 Losey Blvd. S.

A motion was made by Trost, seconded by Dickinson, that the Ordinance be RECOMMENDED TO BE ADOPTED to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 5 - Hameister, Trost, Kiel, Mindel, Dickinson

No: 1 - Kahlow

Abstain: 1 - Woodard

[23-1319](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District General allowing for a multifamily residential building with affordable housing units and a community service facility/hospital use space at 2301 7th St. S.

A motion was made by Trost, seconded by Woodard, that the Ordinance be RECOMMENDED TO BE ADOPTED to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 7 - Kahlow, Woodard, Hameister, Trost, Kiel, Mindel, Dickinson

[23-1338](#)

Resolution approving application of GMX Real Estate Group LLC for a Conditional Use Permit at 3900 State Road 16 allowing for demolition of structure for future development of three quick serve restaurants, a carwash, and new parking stalls.

A motion was made by Woodard, seconded by Dickinson, that the Application be RECOMMENDED RESOLUTION APPROVING THE SAME (including CPC recommendations) to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 6 - Woodard, Hameister, Trost, Kiel, Mindel, Dickinson

No: 1 - Kahlow

Roll Call

Kiel left the room.

Present: 6 - Chris Kahlow, Jenasea Hameister, Mackenzie Mindel, Chris Woodard, Jennifer Trost, Tamra Dickinson

Excused: 1 - Mac Kiel

[23-1248](#)

AN ORDINANCE to amend Section 6-16(2)(a) and (e) of the Code of Ordinances of the City of La Crosse regarding the keeping of chickens.

A motion was made by Hameister, seconded by Kahlow, that the Ordinance be RECOMMENDED TO BE ADOPTED to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 6 - Kahlow, Woodard, Hameister, Trost, Mindel, Dickinson

Excused: 1 - Kiel

[23-1255](#)

Resolution approving Election Officials for 2024-2025.

A motion was made by Dickinson, seconded by Kahlow, that the Resolution be RECOMMENDED TO BE ADOPTED to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 6 - Kahlow, Woodard, Hameister, Trost, Mindel, Dickinson

Excused: 1 - Kiel

Roll Call

Kiel returned.

Present: 7 - Chris Kahlow, Jenasea Hameister, Mac Kiel, Mackenzie Mindel, Chris Woodard, Jennifer Trost, Tamra Dickinson

[23-1284](#)

Resolution relocating District 10 polling place effective January 1, 2024.

A motion was made by Kahlow, seconded by Woodard, that the Resolution be RECOMMENDED TO BE ADOPTED to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 7 - Kahlow, Woodard, Hameister, Trost, Kiel, Mindel, Dickinson

[23-1285](#)

Resolution establishing additional absentee voting locations for the 2024 elections.

A motion was made by Hameister, seconded by Dickinson, that the Resolution be RECOMMENDED TO BE ADOPTED to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 7 - Kahlow, Woodard, Hameister, Trost, Kiel, Mindel, Dickinson

[23-1378](#)

Resolution Approving the Plan of Dissolution and the Dissolution of the Gundersen/City of La Crosse Neighborhood Development Corporation, Inc.

A motion was made by Woodard, seconded by Kahlow, that the Resolution be RECOMMENDED TO BE ADOPTED to the Common Council on 12/14/2023. The motion carried by the following vote:

Yes: 7 - Kahlow, Woodard, Hameister, Trost, Kiel, Mindel, Dickinson

Adjournment

Meeting adjourned at 9:31 p.m.