



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, April 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 - Vacant 1

Approval of Minutes from the February 27, 2023 meeting.

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

Agenda Items:

[23-0244](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Undeliverable Notice - 3.6.2023](#)
[Affidavit of Publication - Notice of Hearing](#)
[Objection - Hanley - 3.28.2023](#)
[Objection - Swan - 3.28.2023](#)
[Legal Objector Map](#)
[CPC Staff Report 040323; 23-0244 LK](#)
[Objection - Craig - 4.3.2023](#)
[Legal Objector Table - 4.3.2023](#)

Commissioner Cherf recused himself and took a seat in the audience.

A motion was made by Kahlow, seconded by Yager, to OPEN PUBLIC HEARING. The motion carried by voice vote.

David Swan spoke on behalf of neighbors.
James Cherf spoke as owner/applicant.

A motion was made by Kahlow, seconded by Hameister, to CLOSE PUBLIC HEARING. The motion carried voice vote.

A motion was made by Trost, seconded by Hameister, that the Ordinance be RECOMMENDED TO BE ADOPTED. The motion carried by voice vote.

Commissioner Cherf returned to his seat on the commission.

[23-0258](#)

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 Neighborhood District to the Residence District allowing for the construction of twin homes at 1106-1108 King Street.

Attachments: [Ordinance](#)
 [Petition](#)
 [Site Plans](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Notice of Hearing](#)
 [Affidavit of Publication - Notice of Hearing](#)
 [CPC Staff Report 040323; 23-0258 LK](#)

A motion was made by Kahlow, seconded by Cherf, that the Ordinance be RECOMMENDED TO BE ADOPTED. The motion carried by voice vote.

[23-0292](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for an addition to a duplex at 2529-2531 13th Place S.

Attachments: [Ordinance](#)
 [Rezoning Petition](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Notice of Hearing](#)
 [Letter to DNR & FEMA](#)
 [Affidavit of Publication - Notice of Hearing](#)
 [CPC Staff Report 040323; 23-0292 TA & JD](#)

A motion was made by Trost, seconded by Hameister, that the Ordinance be RECOMMENDED TO BE ADOPTED. The motion carried by voice vote.

[23-0299](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Traditional Neighborhood District-General allowing for a 12-unit multi-family residential building at 213 Rose Street.

Attachments: [Ordinance](#)
 [Rezoning Petition](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Letter to DNR & FEMA](#)
 [Affidavit of Publication - Notice of Hearing](#)
 [CPC Staff Report 040323; 23-0299 TA](#)
 [Objection - Kast - 4.3.2023](#)
 [Objections - Adjacent Property Owners - 4.3.2023](#)
 [Objection - Oertel - 4.3.2023](#)
 [Legal Objector Table - 4.4.2023](#)
 [Letter from M. Kast - 4.3.2023](#)

A motion was made by Trost, seconded by Sciammas, that the Ordinance be RECOMMENDED TO BE ADOPTED. The motion carried by voice vote.

[23-0346](#)

Request for waiver of the City requirement for a subdivision plat and allowance of the substitution of a Certified Survey Map (CSM) in its place at 3102 Chestnut Place.

Attachments: [Revised CSM - 3.23.2023](#)
 [Request for Waiver](#)
 [CSM & Submittal Checklist - 3.17.2023](#)
 [Assessor Approval - 3.20.2023](#)
 [Utilities Comments - 3.20.2023](#)
 [Letter to Applicant Re Meeting Dates](#)
 [CRM Approval - 3.24.2023](#)
 [Existing Conditions - 3.22.2023](#)
 [County Comments - 3.29.23](#)
 [Engineering Comments - 3.29.2023](#)
 [CPC Staff Report 040323; 23-0346 AT](#)

A motion was made by Kahlow, seconded by Gallager, that the Request be RECOMMENDED TO BE ADOPTED . The motion carried by voice vote.

[23-0383](#)

Update on Comprehensive Plan process and discussion on draft chapters.

Adjournment

Mayor Reynolds adjourned the meeting at 5:00pm.

City Plan Commission Members:

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