



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, July 29, 2024

4:00 PM

Council Chambers

Call to Order

Mayor Reynolds called this meeting to order at 4:00 PM.

Roll Call

Present: 8 - James Cherf, Chris Kahlow, Elaine Yager, Mitch Reynolds, Jennifer Trost, Mark Neumann, Jacob Sciammas, James Szymalak

Excused: 1 - Matt Gallager

Approval of Minutes from the July 1st, 2024 meeting.

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

Agenda Items:

[24-0950](#)

Resolution approving Request of CouleeCap, Inc. to allow re-filing of rezoning petition for 212 11th St. S. due to substantial change in circumstances.

Attachments: [Resolution](#)

[Request](#)

[Sister Helen Elsbernd Email - 7.22.2024](#)

[CPC.StaffReport.07292024.24-0950.AT](#)

[New Horizons Shelter and Outreach Center Letter - 7.29.2024](#)

[Committee Registration Slip - 7.30.2024](#)

A motion was made by Trost, seconded by Yager to APPROVE the request for the re-filing of rezoning.

A motion was made by Kahlow, seconded by Neumann to REFER to council. A voice vote carried as follows, Trost, Yager, Szymalak: NO. Sciammas, Kahlow, Mayor Reynolds, Neumann, Cherf: YES. Motion carries.

[24-0951](#)

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 Traditional Neighborhood District - Specific allowing for continued use of the property as a professional office space at 212 11th Street South.

Attachments: [Proposed Amended Ordinance for J&A \(Woodard\)](#)
[Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[Buffer Map](#)
[300-Foot Property Owner Buffer List](#)
[Sarah Hennessey Email - 7.19.2024](#)
[Sister Nina Shephard Email - 7.19.2024](#)
[Pastor Dione Stepanek Email - 7.22.2024](#)
[Sister Helen Elsbernd Email - 7.22.2024](#)
[Michelle Pettit Email - 7.22.2024](#)
[Nancy Parcher Email - 7.22.2024](#)
[Deborah Buffton Email - 7.22.2024](#)
[Linda Mershon Email - 7.24.2024](#)
[Sue Ernstser Email - 7.25.2024](#)
[Xong Xiong of Cia Siab Inc Email - 7.25.2024](#)
[Sister Margaret Earsley Email - 7.25.2024](#)
[Aaron Engel of School District of La Crosse Letter - 7.26.2024](#)
[CPC.StaffReport.07292024.24-0951.TA](#)
[Dawn Wacek Email - 7.26.2024](#)
[Audra Martine Letter - 7.26.2024](#)
[Randall Brown Letter - 7.28.2024](#)
[Maureen Freedland Email - 7.28.2024](#)
[Karl & Grace Green Email - 7.28.2024](#)
[Mike and Jen Garvey 7.29.2024](#)
[Laurie Logan Email - 7.29.2024](#)
[Megan Gruber Email - 7.29.2024](#)
[Pastor Becky Goche Email - 7.29.2024](#)
[Kristin Peters Email - 7.29.2024](#)
[Andrew and Michelle Elliott 7.25.2024](#)
[Rochelle Nicks Email - 7.29.2024](#)
[Jane Benzschawel Email - 7.29.2024](#)
[Lisa Middleton Email - 7.30.2024](#)
[David Pierce Email - 7.30.2024](#)
[Daryll Jury Email - 7.30.2024](#)
[Aron Newberry Email - 7.30.2024](#)
[Jane Klekamp & Keith Belzer Email - 7.30.2024](#)
[Jay Lokken Letter - 7.30.2024](#)

[Committee Registration Slips - 7.30.2024](#)
[Ordinance 4006 \(TND Creation\) - For Reference](#)
[Andrew & Michelle Elliot Email - 7.31.2024](#)
[Melissa Crook Email - 8.1.2024](#)
[Ric and Emily Harned 8.2.2024](#)
[Sue Ernster Email - 8.4.2024](#)
[Scott and Katie Koenen Email - 8.4.2024](#)
[Bailey McNamer Email - 8.6.2024](#)
[Big Brothers Big Sisters - 8.6.2024](#)
[Thomas Link Email 8.6.2024](#)
[Ellen Forde Email - 8.6.2024](#)
[Anna Sprague Email - 8.7.2024](#)
[La Crosse County Human Services Dept. - 8.6.2024](#)
[Lisa Middleton pictures 8.8.2024](#)
[Ellen Forde Email 8.7.2024](#)

A motion was made by Kahlow, seconded by Neumann to open public hearing.

A motion was made by Cherf, seconded by Sciammas to close public hearing.

A motion was made by Trost, seconded by Neumann to APPROVE re-filing request. Voice vote carried as follows, Trost, Szymalak, Yager, Neumann, Mayor Reynolds: YES. Cherf, Kahlow, Sciammas: NO. Motion carries.

[24-0977](#)

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 and Commercial Districts to the Traditional Neighborhood District - General, allowing for the combination of parcels and construction of commercial and residential mixed-use buildings at 1822 State Road 16 and adjacent parcels at State Road 16.

Attachments: [Ordinance](#)
[Request by Applicant to Refer for 90 Days - 7.23.2024](#)
[Rezoning Petition](#)
[Buffer Map](#)
[Notice of Hearing](#)
[300-foot Property Owner Buffer List](#)
[Undeliverable Notices](#)
[CPC.StaffReport.07292024.24-0977.TA](#)

A motion was made by Cherf, seconded by Sciammas to REFER for 90 days. Voice vote carried unanimously.

[24-0957](#)

Resolution adopting the City of La Crosse's 2024 Bicycle and Pedestrian Master Plan.

Attachments: [Resolution](#)
[City of La Crosse 2024 Bicycle and Pedestrian Master Plan](#)
[Staff Report](#)
[Kevin Hundt Email - 7.5.2024](#)
[Support Letter - Andrew Ericson - 7.11.2024](#)
[Plan Promotion - Bicycle and Pedestrian Plan 2023-2024](#)
[CPC.StaffReport.07292024.24-0957.JD](#)
[James Longhurst Email - 7.29.2024](#)
[Cathy Van Maren Email - 7.29.2024](#)
[Committee Registration Slip - 7.30.2024](#)

A motion was made by Kahlow, seconded by Cherf to APPROVE this resolution. Voice vote carried unanimously.

[24-1016](#)

Resolution declaring certain property at 626 Monitor St. (parcel #17-10294-31) as surplus property.

Attachments: [Resolution](#)
[Legislative Staff Report](#)
[CPC.StaffReport.07292024.24-1016.AT](#)

A motion was made by Trost, seconded by Yager to APPROVE this resolution.

A motion was made by Kahlow, seconded by Neumann to REFER for 60 days as building is possible option for unsheltered. Voice vote carried as follows, Kahlow, Neumann, Szymalak, Cherf, Yager and Sciammas: YES. Mayor Reynolds, Trost: NO. Motion carries.

[24-1041](#)

Zoning & Subdivision Code Rewrite Project (Review Draft RFP)

Attachments: [Draft Request For Proposals Zoning Code Rewrite 7-25-24](#)

Adjournment

Mayor Reynolds adjourned this meeting at 5:01 PM.

City Plan Commission Members:

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