



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, March 4, 2024

4:00 PM

Council Chambers

Call to Order

Mayor Reynolds called this meeting to order at 4:02 PM.

Roll Call

Present: 9 - James Cherf, Matt Gallagher, Chris Kahlow, Jenasea Hameister, Elaine Yager, Mitch Reynolds, Jennifer Trost, Jacob Sciammas, James Szymalak

Approval of Minutes from the January 29th, 2024 meeting.

A motion was made by Cherf, seconded by Yager that these minutes be approved.

Agenda Items:

[24-0068](#)

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 Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.

Attachments: [Ordinance 5282](#)
 [Ordinance](#)
 [Petition & Cover Letter](#)
 [Plans](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Notice of Hearing](#)
 [CPC.StaffReport.01292024.24-0068.JD](#)
 [Undeliverable Mailing - 1.30.2024](#)
 [Affidavit of Publication - Notice of Hearing](#)
 [Opposition Letter - Cathy Van Maren - 2.8.2024](#)
 [Opposition Letter - Kevin Hundt - 2.25.2024](#)
 [Opposition Letter - Bridget Brown - 2.26.2024](#)
 [CPC.StaffReport.03042024.24-0068.JD](#)
 [Opposition Letter - Samuel Deetz - 3.5.2024](#)
 [CPC Sign-in Sheets - 3.4.2024](#)
 [Committee Registration Slips - 3.5.2024](#)
 [Support Letter from Paul Pierce - 3.6.2024](#)
 [Support Letter from Karen Horstman - 3.6.2024](#)
 [Support Letter from Greg Simmons - 3.6.2024](#)
 [Support Letter from Melissa Crook - 3.7.2024](#)
 [Support Letter from Eric & Nora Garland - 3.8.2024](#)
 [Support Letter from Carol Alt - 3.8.2024](#)
 [Support Letter from Jay Garten - 3.10.2024](#)
 [Support Letter from Troy Richter - 3.12.2024](#)
 [Letter from Kevin Hundt - 3.12.2024](#)
 [Letter from Troy Richter - 3.13.2024](#)
 [Support Letter from Lea Butterfield - 3.14.2024](#)

A motion was made by Cherf, seconded by Trost to open public hearing. Voice vote carried unanimously.

A motion was made by Cherf, seconded by Szymalak to close public hearing. Voice vote carried unanimously.

A motion was made by Cherf, seconded by Szymalak that this item be APPROVED. Voice vote carried as follows, Cherf, Szymalak, Kahlow, Yager, Gallager, Mayor Reynolds: YES. Hameister and Sciammas: NO. Trost abstained.

24-0190

A SECOND AMENDED ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by conditionally transferring certain property from 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 Council - Woodard - Clean version](#)[Proposed Amended Ordinance for Council - Woodard - with markup](#)[Amended Ordinance by J&A - 3.5.2024](#)[Proposed Amended Ordinance for J&A 3.5.2024](#)[Ordinance](#)[Rezoning Petition](#)[200-foot Buffer List](#)[Buffer Map](#)[Notice of Hearing](#)[Legal Objection - Scott and Katie Koenen - 1.30.2024](#)[Legal Objection - Khodor Baalbaki and Kathryn Noelke - 2.8.2024](#)[Legal Objection - Garvey - 1.10.2024](#)[Legal Objection - Lisa Middleton - 2.13.2024](#)[Legal Objection - Greg Tolvstad - 2.13.2024](#)[Support Letter - Deborah Buffton - 2.15.2024](#)[Legal Objection - Adam Hoffer - Hoffer LLC - 2.16.2024](#)[Support Letter - Connor Glassen - 2.19.2024](#)[Support Letter - Kristin Peters - 2.19.2024](#)[Legal Objection - Jackson Fortney - 2.19.2024](#)[Legal Objection - Andrew & Michelle Elliot - 2.19.2024](#)[Legal Objection - Ludlow - 2.20.2024](#)[Support Letter - Jess Thill - 2.20.2024](#)[Legal Objection - Scott & Katie Koenen - 2.20.2024](#)[Support Letter - Peter Gorski - 2.20.2024](#)[Support Letter - Kelly Sultzbach - 2.20.2024](#)[Support Letter - Monica Gorski - 2.20.2024](#)[Legal Objection - Daryll Jury - 2.20.2024](#)[Support Letter - Justin Boge - 2.21.2024](#)[Legal Objection - Daniel & Allison Schneider - 2.21.2024](#)[Legal Objection - Sue Tolvstad - 2.21.2024](#)[Legal Objection - Karl Green - 2.21.2024](#)[Legal Objector Table as of 2.22.2024](#)[Support Letter - Olivia Prendergast - 2.22.2024](#)[Support Letter - Andrew Ericson - 2.22.2024](#)[Buffer List - Excluding Additional Right-of-Way - 2.23.2024](#)[Support Letter - Sister Helen Elsbernd - 2.23.2024](#)[Support Letter Sister Michelle Pettit - 2.23.2024](#)[Support Letter from Nancy Parcher - 2.23.2024](#)

[Support Letter from Megan Gruber - 2.24.2024](#)
[Support Letter from Anna Sprague - 2.24.2024](#)
[Letter from Dawn Wacek - 2.25.2024](#)
[Support Letter From Randall Brown - 2.26.2024](#)
[Support Letter from Margaret Ho - 2.26.2024](#)
[Support Letter from Thomas Link - 2.26.2024](#)
[Support Letter from Jill Bernstein - 2.26.2024](#)
[Support Letter from Adrienne Olson - 2.26.2024](#)
[Legal Objection - Jana Parsons - 2.26.2024](#)
[Legal Objection - Green - 2.27.2024](#)
[Withdrawal of Objection - Khodor Baalbaki & Kathryn Noelke - 2.27.2024](#)
[Legal Objector Map Showing Additional Excluded ROW](#)
[Support Letter from Maureen Freedland - 2.27.2024](#)
[Support Letter from Tamara Porter - 2.27.2024](#)
[Support Letter from Aleisha Kuntu - 2.27.2024](#)
[Legal Objection - Plesha - 2.27.2024](#)
[Support Letter from Laurie Logan - 2.28.2024](#)
[Support Letter from Kayleigh Day - 2.27.2024](#)
[Support Letter from Annette Friedewald - 2.27.2024](#)
[Objection Letter - Lisa Middleton - 2.27.2024](#)
[Support Letter from Jane Benzschawel - 2.27.2024](#)
[Support Letter from Matthew Bersagel Braley - 2.28.2024](#)
[Support Letter from Ryan O'Hern - 2.28.2024](#)
[Support Letter from Aron Newberry - 2.28.2024](#)
[Support Letter from Rose Monhaut - 2.28.2024](#)
[Support Letter from Michelle Wanders - 2.28.2024](#)
[Legal Objection - Richard Harned Emily Thomas-Harned - 2.28.2024](#)
[Support Letter from La Crosse School District - 2.28.2024](#)
[Support Letter from Michelle Pinzl - 2.28.2024](#)
[Legal Objector Table with additional excluded ROW - 2.29.2024](#)
[Support Letter - Zitelman, Xion, Fox, Martin-Vega - 2.29.2024](#)
[Support Letter from La Crosse County Health Department - 2.28.2024](#)
[Support Letter from Anthony Longo - Scenic Bluffs Community Health - 3.1.2024](#)
[CPC.StaffReport.03042024.24-0190.TA](#)
[Support Letter from Monica Kruse - 3.1.2024](#)
[Support Letter from Keither Belzer and Jane Klekamp - 3.3.2024](#)
[Support Letter from Sister Marie Kyle - 3.3.2024](#)

[Support Letter from Cathy Van Maren - 3.3.2024](#)
[Support Letter from Justin McKnight - 3.4.2024](#)
[Support Letter from Joseph Northwood - 3.4.2024](#)
[Support Letter from Barb & Greg Grob - 3.4.2024](#)
[Support Letter from Connie Norris - 3.4.2024](#)
[Support Letter from Kamryn Hartfield - 3.4.2024](#)
[Support Letter from Alice Bachop - 3.4.2024](#)
[Support Letter from La Crosse County Medical Society - 3.4.2024](#)
[Support Letter from Rebecca Haack-Deetz and Daniel Deetz - 3.4.2024](#)
[Support Letter from Amber Norris - 3.4.2024](#)
[Support Letter from Eric Boshofsky - 3.4.2024](#)
[Support Letter from Dale Norris - 3.4.2024](#)
[Support Letter from Kristie Lawrence - 3.5.2024](#)
[Letter from City Plan Commissioner Jim Szymalak - 3.5.2024](#)
[CPC Sign-in Sheets - 3.4.2024](#)
[Committee Registration Slips - 3.5.2024](#)
[Handout from Jay Lokken - 3.5.2024](#)
[Good Neighbor Agreement DRAFT - 3.6.2024](#)
[Letter from Tina Tryggestad - 3.6.2024](#)
[Letter from Michael Garvey - 3.7.2024](#)
[Letter from Nathan Franklin, Dir. of External Affairs - Bellin and Gundersen Health System - 3.12.2024](#)
[Support Letter from Rev. Dione Stepanek - 3.14.2024](#)
[Support Letter for Woodard Proposed Amendment - Reach Center Partners - 3.14.2024](#)

A motion was made by Cherf, seconded by Kahlow to open public hearing. Voice vote carried unanimously.

A motion was made by Cherf, seconded by Kahlow to close public hearing. Voice vote carried the following, Cherf, Kahlow, Yager, Sciammas, Trost, Gallagher, Szymalak and Mayor Reynolds: YES. Hameister. NO.

A motion was made by Trost, seconded by Szymalak that this item be APPROVED. Voice vote carried as follows, Trost, Szymalak, Sciammas, Hameister, Mayor Reynolds, Yager, Gallagher: YES. Kahlow and Cherf: NO.

[23-1487](#)

Resolution approving partial vacation of public street Right-of-Way on the east side of 28th Street South, near Fairchild Street East.

Attachments: [Resolution](#)
 [Legal Description and Map](#)
 [Lis Pendens](#)
 [200-foot Property Owner Buffer Map](#)
 [Buffer List](#)
 [Lis Pendens - Recorded - 1.22.2024](#)
 [PD Letter Re Service on Property Owners - 1.25.2024](#)
 [Notice of Hearing](#)
 [Affidavits of Personal Service - 1.26.2024](#)
 [Legislative Staff Report](#)
 [CPC.StaffReport.03042024.23-1487.LK](#)
 [Recorded Resolution - 3.27.2024](#)

A motion was made by Gallagher, seconded by Cherf that the partial vacation of 28th St S, near Fairchild St. E be APPROVED. Voice vote carried unanimously.

24-0189

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 the property to be used as a duplex at 812 Windsor Street.

Attachments: [Ordinance 5283](#)
 [Ordinance](#)
 [Rezoning Petition](#)
 [200-foot Buffer List](#)
 [Buffer Map](#)
 [Notice of Hearing](#)
 [CPC.StaffReport.03042024.24-0189.JD](#)
 [CPC Sign-in Sheets - 3.4.2024](#)
 [Committee Registration Slips - 3.5.2024](#)

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

24-0217

Resolution approving Application of Karuna, Inc. for a Conditional Use Permit at 1012 Grove Street allowing for a rooming house.

Attachments: [Resolution](#)
 [Application](#)
 [Site Map and Plans](#)
 [Buffer Map](#)
 [200-foot Buffer List](#)
 [Notice of Hearing](#)
 [CPC.StaffReport.03042024.24-0217.LK](#)
 [CPC Sign-in Sheets - 3.4.2024](#)
 [Committee Registration Slips - 3.5.2024](#)

A motion was made by Cherf, seconded by Kahlow to open public hearing.
Voice vote carried unanimously.

A motion was made by Cherf, seconded by Yager to close public hearing.
Voice vote carried unanimously.

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

Adjournment

Mayor Reynolds adjourned the meeting at 5:51 PM.

City Plan Commission Members:

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