



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

City Plan Commission

Monday, October 3, 2022

4:00 PM

Council Chambers

Call to Order

Mayor Reynolds called the meeting to order at 4:00pm.

Roll Call

Approval of Minutes from August 29, 2022 meeting.

A motion was made by Sciammas, seconded by Kahlow, that these minutes be APPROVED. The motion carried by voice vote.

Agenda Items:

- 1 [22-1126](#) Application of Mayo Clinic Health System for a Conditional Use Permit at 630 10th Street S. allowing for demolition of structure for creation of green space and extension of adjacent parking lot.

Attachments: [Application](#)
 [Notice of Hearing](#)
 [200-foot Buffer List](#)
 [Buffer Map](#)
 [CPC Staff Report 10.3.22; 22-1126 LK](#)
 [Affidavit of Publication - Hearing Notice](#)

A motion was made by Cherf, seconded by Kahlow to Open Public Hearing. The motion carried by voice vote.

A motion was made by Cherf, seconded by Kahlow to Close Public Hearing. The motion carried by voice vote.

A motion was made by Neumeister, seconded by Yager to APPROVE the Staff Recommendation. The motion failed by the following vote:

Yes: 3 - Cherf, Neumeister, Yager

No: 4 - Gallagher, Kahlow, Trost, Sciammas

- 2 [22-1140](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.

Attachments: [Ordinance](#)
 [Rezoning Petition](#)
 [Cover Letter - 9.2.2000](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [CPC Staff Report 10.3.22: 22-1140 TA](#)
 [Affidavit of Publication - Hearing Notice](#)

A motion was made by Cherf, seconded by Yager to Open Public Hearing. The motion carried by voice vote.

A motion was made by Kahlow, seconded by Cherf to Close Public Hearing. The motion carried by voice vote.

A motion was made by Gallagher, seconded by Kahlow that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.

- 3 [22-1160](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

Attachments: [Ordinance](#)
 [Cover Letter](#)
 [Rezoning Petition](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [Undeliverable Notice - Resent 9.19.22](#)
 [Elevation Certificate](#)
 [Letter of Map Revision \(LOM-R\)](#)
 [CPC Staff Report 10.3.22; 22-1160 TA](#)
 [Affidavit of Publication - Hearing Notice](#)
 [Objection - Bruha - 9.29.2022](#)
 [Legal Objector Map](#)
 [Objection Table - 9.29.2022](#)

A motion was made by Trost, seconded by Sciammas, that the Ordinance be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by the following vote:

Yes: 4 - Gallagher, Reynolds, Trost, Sciammas

No: 3 - Cherf, Neumeister, Kahlow

Recuse: 1 - Yager

- 4 [22-1178](#) Resolution approving sale of surplus property and allocation of funds related to certain charges on real estate at 717 Wall Street.

Attachments: [Resolution](#)
 [Vacant Land Offer to Purchase signed](#)
 [717 Wall St outstanding taxes](#)
 [CPC Staff Report 10.3.22; 22-1178 AT](#)
 [BPW Letter 10.3.2022](#)

A motion was made by Kahlow, seconded by Cherf, that this Resolution be **RECOMMENDED TO BE ADOPTED** to the Finance & Personnel Committee. The motion carried by voice vote.

- 5 [22-1231](#) Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 18.
- Attachments:** [Public Hearing Notice, published September 26, 2022](#)
- A motion was made by Cherf, seconded by Sciammas to Open Public Hearing. The motion carried by voice vote.**
- There were no members of the public for comments.**
- A motion was made by Cherf, seconded by Neumeister to Close Public Hearing. The Motion carried by voice vote.**
- 6 [22-1232](#) Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 18.
- Attachments:** [Resolution](#)
 [Project Plan TID 18 2022 Plan Amendment Draft v1](#)
 [CPC STAFF REPORT 10.3.22; 22-1232 JE.pdf](#)
- A motion was made by Neumeister, seconded by Yager, that this Resolution be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.**
7. [22-1250](#) Update on the Comprehensive Plan process and discussion on the Future Land Use Element.
- Attachments:** [Future Land Use NDC Presentation](#)
 [Proposed Categories and NDC overlap](#)

Adjournment

Mayor Reynolds adjourned the meeting at 5:29pm.