



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, January 30, 2023

4:00 PM

Council Chambers

Call to Order

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

Roll Call

Present: 7 - James Cherf, Matt Gallagher, Chris Kahlow, Elaine Yager, Mitch Reynolds, Jennifer Trost, Jacob Sciammas

Excused: 2 - Jenasea Hameister, Nabamita Dutta

Approval of Minutes from the January 3, 2023 meeting.

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

Agenda Items:

- 1 [23-0037](#) Application of Philip Gelatt Sr. for a Conditional Use Permit at 1304 Cass Street allowing for a seven foot, ten inch privacy fence.

Attachments: [Application](#)
[Site Map](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[CPC Staff Report 1.30.2023; 23-0037](#)

A motion was made by Cherf, seconded by Yager, that this Application be APPROVED. The motion carried by voice vote.

- 2 [23-0069](#) 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 - Specific allowing for condos, apartments, temporary winter storage for recreational vehicles, and temporary flood evacuation storage at 455 Park Plaza Drive.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Notice of Hearing](#)
[200-Foot Buffer List](#)
[Buffer Map](#)
[Letter to DNR & FEMA](#)
[Opposition Letter - P. Bentz - 1.28.2023](#)
[Opposition Letter - N. Mueller - 1.29.2023](#)
[Opposition Letter - E. Evans - 1.30.2023](#)
[Survey Map - 1.30.2023](#)
[CPC Staff Report 1.30.2023; 23-0069](#)
[Legal Objection and Objection Letter Waterplace One LLC - 1.30.2023](#)
[Opposition Letter - T. Golden - 1.31.2023](#)

A motion was made by Yager, seconded by Trost, that this Ordinance be RECOMMENDED TO BE RE-REFERRED for 30 days to the City Plan Commission. The motion carried by voice vote.

3 [23-0071](#)

Resolution approving amendment to the Declaration of Restrictions for the Airport Industrial Park with respect to Lot 27 - 2930 Airport Road.

Attachments: [Resolution](#)
[Amended Declaration of Restrictions](#)
[Staff Report](#)
[Notice of Request to Amend Covenants 12.6.2022](#)
[VSC Corp Consent - 2974 Airport Rd \(Lot 22\) 12.27.2022](#)
[Property Logic Consent - 2967 Airport Rd \(Lot 21\) 12.27.2022](#)
[PEG Consent - 2930 Airport Rd \(Lot 27\) 12.29.2022](#)
[Top Flite Investment Consent - 3170 Airport Rd \(Lot 27\) 12.29.2022](#)
[Wisconsin Airport Warehouse Consent - 3235-3239 Airport Rd \(Lot 3\) 1.10.2023](#)
[Walman Optical Consent - 3108 Airport Rd \(Lot 10\) 1.11.2023](#)
[RCM LLC Consent - 2946 Airport Rd \(Lot 26\) 1.3.2023](#)
[3003 Airport Road LLC Consent - 3003 Airport Rd \(Lot 14\) 1.12.2023](#)
[Bonsack Consent - 2901 & 3142 Airport Rd \(Lots 8& 20\) 1.13.2023](#)
[Chee's Auto Repair Consent - 2966 Airport Rd \(Lot 23\) 1.13.2023](#)
[GACO Consent - 3120 Airport Rd \(Lot 9\) 1.16.2023](#)
[La Crosse Investor and Indiana Strip Consent - 3089-3101 Airport Rd \(Lot 11\) 1.17.2023](#)
[Russ Davis Wholesale Consent - 3145 Airport Rd \(Lot 6\) 1.17.2023](#)
[Lawn Care Specialists, Inc - 3016 Airport Rd \(Lot 16\) 1.3.2023](#)
[CPC Staff Report 1.30.2023; 23-0071](#)

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

A motion was made by Sciammas, seconded by Yager, that this Resolution be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote. Commissioner Gallager voting no, all others voting yes.

Commissioner Cherf returns to his seat on the Commission.

4 [23-0136](#) January 2023- Comprehensive Plan Update.

Attachments: [2022 Public Engagement Report](#)

5 [23-0096](#) Annual Code of Ethics Policy Review.

Attachments: [2023 La Crosse, WI Code of Ordinances.pdf](#)

Adjournment

Mayor Reynolds adjourned the meeting at 4:30pm.