



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

City Plan Commission

Monday, October 31, 2022

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

Excused: 1 - Nabamita Dutta

Approval of Minutes from the October 3, 2022 meeting.

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

Agenda Items:

- 1 [22-1036](#) AN ORDINANCE to annex a parcel of land from the Town of Campbell to the City of La Crosse (City of La Crosse owned parcels).

Attachments: [Ordinance](#)
[Plat - Legal Description](#)
[CPC Staff Report 10.31.22; 22-1036](#)

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

- 2 [22-1126](#) Resolution approving 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: [Resolution](#)
 [Application](#)
 [Notice of Hearing](#)
 [200-foot Buffer List](#)
 [Buffer Map](#)
 [CPC Staff Report 10.3.22; 22-1126 LK](#)
 [Affidavit of Publication - Hearing Notice](#)
 [CPC Recommendation Report 10.3.2022](#)
 [Opposition Letter - C. Van Maren - 10.4.2022](#)
 [Committee Registration Slips - 10.4.2022](#)
 [Letter from P. Mueller of Mayo Clinic - 10.6.2022](#)
 [CPC Staff Report 10.31.22; 22-1126](#)

A motion was made by Kahlow, 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 Cherf, seconded by Yager that this item be RECOMMENDED TO BE ADOPTED, according to the Staff Recommendation which include the conditions listed below, to Judiciary and Administrative Committee. The motion carried by voice vote.

Condition: The applicant must sign a payment for municipal services agreement (PMSA).

Yes: 4 - Cherf, Hameister, Yager, Sciammas

No: 3 - Gallagher, Kahlow, Trost

- 3 [22-1242](#) Resolution adopting the City of La Crosse Flood Hazard Mitigation Plan of August 2022.

Attachments: [Resolution](#)
 [Plan 10.10.2022](#)
 [CPC Staff Report 10.31.22; 22-1242](#)

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

- 4 [22-1288](#) Certified Survey Map - Part of the Southeast Quarter of the Fractional Northeast Quarter of Section 4, Township 15 North, Range 7 West, Town of Shelby, La Crosse County, Wisconsin.

Attachments: [CSM - Checklist - 10.11.2022](#)
 [CSM as Submitted 10.11.2022](#)
 [LT Surveyor - Re Meetings 10.11.2022](#)
 [Assessor Approval - 10.11.2022](#)
 [County Approval - 10.12.2022](#)
 [CRM Approval - 10.12.2022](#)
 [Utilities Approval - 10.12.2022](#)
 [CPC Staff Report 10.31.22; 22-1288](#)

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 Yager, seconded by Cherf, that this Plat/Certified Survey Map be APPROVED according to the Staff Recommendation. The motion carried by voice vote.

- 5 [22-1295](#) 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 Special Residence District allowing for the conversion of the current building to three separate living units at 1911 George Street.

Attachments: [Ordinance](#)
 [Petition & Cover Letter](#)
 [Notice of Hearing](#)
 [200-Foot Buffer List](#)
 [Buffer Map](#)
 [CPC Staff Report 10.31.22; 22-1295](#)
 [Affidavit of Publication - Hearing Notice](#)

A motion was made by Kahlow, seconded by Cherf, 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 Trost, seconded by Gallager, that this item be APPROVED. No vote was taken on this motion.

A motion was made by Cherf, seconded by Sciammas, that this item be REFERRED FOR 30 DAYS to the City Plan Commission. The motion carried by voice vote.

- 6 [22-1322](#) Resolution authorizing a land swap within the First and Second Gerrard Additions in the City of La Crosse for the conveyance of storm water in an adjacent drainageway.
- Attachments:** [Resolution](#)
 [Map](#)
 [CPC Staff Report 10.31.22; 22-1322](#)
- A motion was made by Gallagher, seconded by Yager, that this Resolution be RECOMMENDED TO BE ADOPTED to the Finance & Personnel Committee. The motion carried by voice vote.**
- 7 [22-1324](#) 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 1027 Hayes Street.
- Attachments:** [Waiver Request - 10.19.2022](#)
 [CSM & Submittal Checklist - 10.19.2022](#)
 [CPC Staff Report 10.31.22; 22-1324](#)
 [Assessor Approval - 10.25.2022](#)
 [County Approval - 10.21.2022](#)
 [CRM Denial - 10.20.2022](#)
- A motion was made by Gallagher, seconded by Cherf, that this Request be APPROVED. The motion carried by voice vote.**
- Gallagher left the meeting.**
- 8 [22-1344](#) Review of plans for a parking lot at 3235-3239 Airport Rd in the Airport Industrial Park.
- Attachments:** [Airport Warehouse Parking- Cover Letter](#)
 [Airport Warehouse Parking- Civil Drawing Set](#)
 [Airport Warehouse Parking- Civil Specs](#)
 [Airport Warehouse Parking- Strm wtr mgmt Permit](#)
 [Airport Warehouse Parking- Strm wtr mgmt Plan](#)
 [Airport Warehouse Parking- La Crosse Cnty Driveway Permit](#)
 [CPC Staff Report 10.31.22; 22-1344.docx.pdf](#)
- A motion was made by Yager, seconded by Cherf, that this Review of Plans be APPROVED according to the staff recommendations which includes the conditions listed below. The motion carried by voice vote.**
- Conditions:**
1. Final approval by the Engineering Department.
 2. Approval of the variance request to reduce the size of the parking space per the submitted plan.

- 9 [22-1250](#) Update on the Comprehensive Plan process and discussion on the Future Land Use Element.

Attachments: [Neighborhood Develop Concept & Form Based Code Presentation 10-31-22](#)
 [Future Land Use NDC Presentation 10-3-22](#)
 [Proposed Categories and NDC overlap 10-3-22](#)

Adjournment

Mayor Reynolds adjourned the meeting at 5:29pm.