



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, February 27, 2023

4:00 PM

Council Chambers

The meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by clicking this link (or typing the URL in your web browser address bar): <https://cityoflacrosse-org.zoom.us/j/88991607803?pwd=d3hhNURndXZXZWRYRIZ4eWFtTndoQT09> Meeting ID: 889 9160 7803; Passcode: CPC23; Call in: 1-305-224-1968.

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

Roll Call

Approval of Minutes from January 30, 2023 meeting.

Agenda Items:

- 1 [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](#)

[Committee Registration Slip - 1.31.2023](#)

[Legal Objector Map](#)

[Legal Objector Table - 2.7.2023](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC Staff Report 2.27.2023; 23-0069 .docx.pdf](#)

Referred to March 2023 meetings.

- 2 [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](#)

[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](#)

[Committee Registration Slips - 1.31.2023](#)

[CPC Staff Report 2.27.2023; 23-0071 .docx.pdf](#)

- 3 [23-0142](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Single Family Residence District allowing for building a house on the land at 3530 County Road B.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[Topographic Map - 2.13.23](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC STAFF REPORT; 02.27.23; 23-0142.docx.pdf](#)

- 4 [23-0171](#) Certified Survey Map - All of Lot 1, Certified Survey Map, Volume 3, Page 133, D.N. 985684, also part of Lot 1, Certified Survey Map, Volume 3, Page 78, D.N. 967908; T16N-R7W; Town of Medary, La Crosse County, Wisconsin (W5593 Deerfield Rd).

Attachments: [Revised CSM page 1 - 2.9.23](#)

[CSM & Submittal Checklist](#)

[Letter Re Meetings](#)

[CRM Approval - 2.8.2023](#)

[Assessor Approval - 2.8.2023](#)

[Engineering Approval - 2.9.2023](#)

[County Approval - 2.16.2023](#)

[Utilities Approval - 2.21.2023](#)

[CPC STAFF REPORT; 02.27.23; 23-0171.docx.pdf](#)

- 5 [23-0172](#) Condominium Plat of Great River Condominium II, City of La Crosse, Wisconsin (Sunnyside Drive West).

Attachments: [Condominium Plat](#)

[Declaration of Condominium](#)

[By-Laws](#)

[Letter Re Meetings](#)

[CPC Staff Report 2.27.2023; 23-0172 .docx.pdf](#)

- 6 [23-0253](#) Comprehensive Plan Update.

- 7 [23-0254](#) 2024 CIP Public Hearings will be on May 30th at 4:00pm. and June 5th at 6:00pm. Both in the Council Chambers.

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

City Plan Commission Members:

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

