



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, February 27, 2023

4:00 PM

Council Chambers

Call to Order

Mayor Reynolds called the meeting to order at 4:01pm.

Roll Call

Present: 8 - James Cherf, Matt Gallagher, Chris Kahlow, Jenasea Hameister, Elaine Yager, Mitch Reynolds, Jennifer Trost, Jacob Sciammas

Excused: 1 - Vacant 1

Approval of Minutes from January 30, 2023 meeting.

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

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](#)
[Objection Letter - K & K Truax - 1.30.2023](#)

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 Yager to close public hearing. The motion carried by voice vote.

A motion was made by Cherf, seconded by Kahlow to follow staff recommendation and be RECOMMENDED TO BE DENIED to Judiciary & Administration Committee. The motion carried by voice vote.

- 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 \(Lot 11\) 1.17.2023](#)
[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](#)
[Committee Registration Slips - 1.31.2023](#)
[CPC Staff Report 2.27.2023; 23-0071](#)

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

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

James Cherf returned to his seat on the Commission.

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](#)

A motion was made by Kahlow, seconded by Gallagher, that this Ordinance be **RECOMMENDED TO BE NOT ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote. Siammas voting no.

- 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](#)

A motion was made by Cherf, seconded by Gallagher, that this Plat/Certified Survey Map be **APPROVED**. The motion carried by voice vote.

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

Attachments: [Engineering Approval - 2.28.23](#)
 [Declarations - Revised #3 - 2.28.23](#)
 [Great River Condos II Plat - Revised #2 - 2.28.23](#)
 [Declaration of Condominium - Revised #2 - 2.28.23](#)
 [Condominium Plat - Revised - 2.24.23](#)
 [Declaration of Condominium - Revised - 2.24.23](#)
 [By-Laws - Revised - 2.24.23](#)
 [Condominium Plat](#)
 [Declaration of Condominium](#)
 [By-Laws](#)
 [Letter Re Meetings](#)
 [CPC Staff Report 2.27.2023; 23-0172](#)

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

A motion was made by Yager, seconded by Kahlow, that this Plat/Certified Survey Map be **APPROVED** according to the staff recommendation, contingent on Engineering final approval. The motion carried by voice vote.

James Cherf returned to his seat on the Commission.

- 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

Mayor Reynolds adjourned the meeting at 4:43pm.