



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, April 28, 2025

4:00 PM

Council Chambers

The meeting is open for in-person attendance and will also be conducted through video conferencing. To join the meeting click 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.

The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

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

Agenda Items:

[25-0361](#)

Resolution approving the conditional partial vacation of the 400 block of 12th Street North.

Sponsors: Kahlow

Attachments: [Resolution](#)

[Legal Description](#)

[Exhibit A \(map\)](#)

[Legislative Staff Report](#)

[Lis Pendens - Recorded 3.20.2025](#)

[300-Foot Property Owner Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[PD Letter Re Service of Notice - 3.21.2025](#)

[Letter to DOT - 3.21.2025](#)

[Affidavits of Personal Service](#)

[Communication with WI DOT 4.7.2025](#)

[Undeliverable Notices - Resent 4.4.2025](#)

[Undeliverable Notice - 4.9.2025](#)

[Objection - Darlene Dovenberg 4.17.2025](#)

[Objection - Will Hilton - 4.22.2025](#)

[Jeremy Novak - 360 Realty - 4.23.2025](#)

[CPC Staff Report.042825.25-0361.TA](#)

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

[Benson Management - 4.25.2025](#)

[William Hilton - 4.28.2025](#)

[25-0177](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Traditional Neighborhood Development District - Specific allowing for the construction of a commercial and residential mixed-use building at 413, 417, 423, 425 and 431 West Ave. N. and 1204 Badger St.

Attachments: [Ordinance](#)

[Cover Letter](#)

[Rezoning Petition](#)

[Alternate Plans 4.24.2025](#)

[Jeremy Novak - 360 Realty - 4.23.2025](#)

[Revised Plans - 4.22.2025](#)

[Civil Drawings](#)

[Architectural Drawings](#)

[County Soils Information](#)

[300-foot Property Owner Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC.StaffReport.03032025.25-0177.JD.TA](#)

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

[Undeliverable Notice - 2.25.2025](#)

[Committee Registration Slip - 3.4.2025](#)

[Benson Management - Objection 3.4.2025](#)

[Benson Management - Withdrawal of Objection - 4.25.2025.pdf](#)

[Objection - Darlene Dovenberg 4.17.2025](#)

[Objection - Will Hilton - 4.22.2025](#)

[CPC Staff Report.042825.25-0177.TA](#)

[William Hilton - 4.28.2025](#)

Legislative History

3/4/25	Judiciary & Administration Committee	RECOMMENDED TO BE RE-REFERRED to the Common Council
3/13/25	Common Council	REFERRED to the Judiciary & Administration Committee

Referred to the May 2025 meetings.

[25-0413](#)

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 the construction of 14 single-family homes at 5917 River Run Road.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Cover Letter](#)

[Site Plans](#)

[Building Plans](#)

[300-foot Property Owner Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Letters to DNR & FEMA](#)

[Richard Lanser - 4.22.2025](#)

[Richard Lanser - Re Grading - 4.22.2025](#)

[Rosalie DeFino & Tony Letourneau - 4.22.2025](#)

[Affidavit of Publication - Hearing Notice](#)

[Gary Seago - 4.24.2025](#)

[CPC Staff Report 042825.25-0413.TA](#)

[Margie Mason - 4.25.2025](#)

[Diana & James Birnbaum - 4.27.2025](#)

[William Kariuki & Tania Martinez - 4.28.2025](#)

[25-0478](#)

Resolution to contest the WisDOT's proposed modifications, including closure, of the existing public railroad crossings at Liberty Street/St. Cloud Street and Avon Street/Hagar Street.

Sponsors: Goggin and Janssen

Attachments: [Resolution](#)

[Staff Report](#)

[WisDOT Petition](#)

[CPC Staff Report 042825.25-0478.TA](#)

[25-0416](#)

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 Residence District, allowing for the property to be converted to a duplex at 1027 6th Street S.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[300-foot Property Owner Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Affidavit of Publication - Hearing Notice](#)

[CPC Staff Report 042825.25-0416.AT](#)

[25-0507](#)

2026-2030 Capital Improvement Program (CIP) Budget Public Input Meeting Schedule.

June 2nd, 2025 at 4:00 PM in Council Chambers Public Hearing (City Plan Commission Scheduled Meeting)

June 16th, 2025 at 4:00 PM in Council Chambers Public Hearing

June 30th, 2025 at 4:00 PM in Council Chambers City Plan

Commission recommendation

August 7th, 2025 at 6:00 PM in Council Chambers Finance and Personnel Committee recommendation

August 14th, 2025 at 6:00 PM in Council Chambers Final Common Council Action

[25-0143](#)

Update on the zoning/subdivision code project.

Attachments: [Built Form Study_Districts.042825.pdf](#)

[Built Form Study_Neighborhoods.042825.pdf](#)

[Character Areas Defined.042825.pdf](#)

[Downtown Character Areas.042825.pdf](#)

[Zoning 101_23Apr_compressed.042825.pdf](#)

[Built Form Study_Corridors.042825.pdf](#)

[Zoning Code Update Memo V2 3-31-2025](#)

[DRAFT Zoning Code Update Survey #1 3-31-2025](#)

[DRAFT Zoning 101 Presentation 3-31-2025](#)

[DRAFT Form Plate George St 3-31-2025](#)

[Zoning Code Update Memo V1 3-3-2025](#)

[Summary of Residential Lot Standards 3-3-2025](#)

[1950 Zoning Map 3-3-2025](#)

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.

Mayor Shaundel Washington-Spivey, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallagher, and James Szymalak.