



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, April 28, 2025

4:00 PM

Council Chambers

Call to Order

Mayor Washington-Spivey called this meeting to order at 3:59 PM.

Roll Call

Present: 8 - James Cherf, Matt Gallagher, Robert Young, Elaine Yager, Jennifer Trost, Jacob Sciammas, James Szymalak, Shaundel Washington-Spivey

Agenda Items:

[25-0361](#)

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

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](#)
 [Jeremy Novak - 5.1.2025](#)
 [William Hinton - 5.6.2025](#)
 [Jessica Olson - 5.7.2025](#)
 [Roxanne Marina - 5.8.2025](#)

Commissioner Yager recused herself.

Public hearing was opened without a vote.

Public hearing was closed without a vote.

A motion made by Trost seconded by Cherf to APPROVE this resolution. Voice vote carried unanimously.

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 5334](#)
[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](#)
[Committee Registration Slips - 4.29.2025](#)
[Andrew Ericson - 5.5.2025](#)
[William Hinton - 5.6.2025](#)
[Jeremy Novak Re Tax Base - 5.7.2025](#)

Commissioner Yager recused herself.

**A motion was made by Trost, seconded by Cherf to APPROVE this transfer.
Voice vote carried unanimously.**

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](#)
[Deb Kettner-Sieber - 4.29.2025](#)
[Committee Registration Slips - 4.29.2025](#)
[Debbie Seago - 5.5.2025](#)
[Richard Lanser - 5.5.2025](#)
[Gary Seago - 5.5.2025](#)
[Diana & James Birnbaum - 5.6.2025](#)
[Margie Mason - 5.7.2025](#)
[Bob and Donna Kostecki - 5.7.2025](#)

**A motion was made by Yager, seconded by Trost to APPROVE this transfer.
Voice vote carried unanimously.**

[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.

Attachments: [Resolution](#)
[Staff Report](#)
[WisDOT Petition](#)
[CPC Staff Report 042825.25-0478.TA](#)

**A motion was made by Cherf, seconded by Gallager to APPROVE this proposal.
Voice vote carried unanimously.**

[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 5335](#)
 [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](#)

**A motion was made by Trost, seconded by Yager to APPROVE this transfer.
Voice vote carried unanimously.**

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

Mayor Washington-Spivey adjourned this meeting at 5:50 PM.

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