



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, June 2, 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

Approval of Minutes from the April 28th, 2025 meeting.

Election of Officers

Agenda Items:

[25-0483](#)

Resolution approving the vacation of the 1800 block of Winnebago and associated land interests for redevelopment of the Hogan Administration site of the La Crosse School District.

Sponsors: Padesky

Attachments: [Resolution](#)

[Vacation Exhibit](#)

[Application](#)

[GIS Map View](#)

[Staff Report](#)

[City Engineering Letter](#)

[Lis Pendens Recorded 4.25.2025](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

[Affidavit of Personal Service](#)

[CPC Staff Report 060225.25-0483.JD.pdf](#)

[25-0501](#)

Certified Survey Map - Being all of block 8 of Salzer Terrace, a part of the vacated right-of-way of Winnebago Street, a part of the abandoned right-of-way of the former Green Bay and Western Railroad, and a part of the Hogan School Subdivision, located in part of the northwest 1/4 of the southwest 1/4 of Section 4, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way.

Attachments: [CSM - Revised 5.12.2025](#)

[Submittal Checklist - 4.22.2025](#)

[Preliminary CSM - 4.21.2025](#)

[County Surveyor Comments - 4.25.2025](#)

[Assessor Approval - 4.24.2025](#)

[Building & Inspections Conditional Approval - 4.24.2025](#)

[Engineering Comments- 4.25.2025](#)

[Engineering Approval - 5.13.2025](#)

[County Surveyor Approval - 5.13.2025](#)

[Utilities Approval - 5.19.2025](#)

[CPC Staff Report 060225.25-0501.JD.pdf](#)

[25-0526](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public & Semi-Public District, allowing for the construction of a new elementary school at 803 & 807 East Ave. S. and 1739 Winnebago St.

Attachments: [Ordinance](#)

[Rezoning Petition & Cover Letter](#)

[Preliminary Topographic Survey](#)

[Elevations 04.30.25](#)

[Renderings 04.25.25](#)

[Overall Site Plan](#)

[Parcel Map](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notices - Resent 5.13.2025](#)

[CPC Staff Report 060225.25-0526.JD.pdf](#)

[25-0533](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood Development District - General to the Traditional Neighborhood Development District - Specific, allowing for the construction of a mixed-use development with main floor being parking and commercial and upper floors being residential apartments at 922 & 928 State St., 915 & 927 Main St., and 115 & 119 10th St. N.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Architectural Plans](#)

[Civil Plans](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notice - 5.20.2025](#)

[CPC Staff Report 060225.25-0533.AT.pdf](#)

[25-0506](#)

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 Local Business District, allowing for an addition to be built onto the tavern at 1017 & 1019 10th St. S.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notice - Resent 5.13.2025](#)

[Undeliverable Notice - 5.14.2025](#)

[Undeliverable Notice - 5.16.2025](#)

[CPC Staff Report 060225.25-0506.LK.pdf](#)

[25-0476](#)

Discussion of erosion at Hintgen Island.

Attachments: [Erosion at Hintgen Island.pdf](#)

[25-0453](#)

AN ORDINANCE to repeal and recreate Chapter 115, Article V, Division 2 Floodplain Zoning, Sections 115-207 through 115-312 of the Code of Ordinances of the City of La Crosse.

Sponsors: Janssen

Attachments: [Ordinance](#)

[Staff Report](#)

[Notice of Hearing](#)

[CPC Staff Report 042825.25-0453.TA.pdf](#)

[25-0637](#)

Discussion, possible action and public hearing on the 2026-2030 Capital Improvement Project Budget.

Attachments: [Capital Project Detailed Report CPC DRAFT 6-2-25.pdf](#)

[Capital Project Summary Report CPC DRAFT 6-2-25.pdf](#)

[25-0143](#) Update on the zoning/subdivision code project.

Attachments: [Zoning Code Update Project Update 5.29.2025.pdf](#)
[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 Gallager, Olivia Stine, Aron Newberry and James Szymalak.