



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, June 2, 2025

4:00 PM

Council Chambers

Call to Order

Trost called this meeting to order at 4:00 PM.

Roll Call

Present: 9 - James Cherf, Matt Gallagher, Elaine Yager, Jennifer Trost, Jennifer Trost, Jacob Sciammas, James Szymalak, Olivia Stine, Aron Newberry

Excused: 1 - Shaundel Washington-Spivey

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

A motion was made by Cherf, seconded by Yager to APPROVE these minutes.
Voice vote carried unanimously.

Election of Officers

A motion was made by Gallagher, seconded by Szymalak to nominate Trost for vice chair. Voice vote carried unanimously.

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.

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](#)
 [Affidavit of Publication - Notice of Hearing](#)
 [Committee Registration Slip - 6.5.2025](#)

A motion was made by Cherf, seconded by Newberry to APPROVE the resolution. Voice vote carried unanimously.

25-0501

Resolution approving 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: [Resolution](#)
 [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](#)
 [Committee Registration Slip - 6.3.2025](#)

A motion was made by Gallager, seconded by Cherf to APPROVE this certified survey map. Voice vote carried unanimously.

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 5340](#)
[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](#)
[Affidavit of Publication - Notice of Hearing](#)
[Committee Registration Slip - 6.3.2025](#)
[Undeliverable Notice - 6.10.2025](#)
[Affidavit of Publication - Ordinance](#)

A motion was made by Yager, seconded by Stine to APPROVE this amendment. Voice vote carried unanimously.

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 5341](#)
 [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](#)
 [Affidavit of Publication - Notice of Hearing](#)
 [Meeting Registration Slips - 6.3.2025](#)
 [Affidavit of Publication - Ordinance](#)

Trost asked for unanimous consent to open public hearing.

Trost asked for unanimous consent to close public hearing.

A motion was made by Cherf, seconded by Yager to APPROVE with exceptions to design standards of color and parking request. Voice vote carried unanimously.

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 5339](#)
 [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](#)
 [Affidavit of Publicatioin - Notice of Hearing](#)
 [Affidavit of Publication - Ordinance](#)

A motion was made by Newberry, seconded by Szymalak to APPROVE this amendment. Voice vote carried unanimously.

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.

Attachments: [Ordinance 5338](#)
[Notice of Adoption - Summary of Ord 5338 re Floodplain Zoning](#)
[Ordinance](#)
[Staff Report](#)
[Notice of Hearing](#)
[CPC Staff Report 042825.25-0453.TA.pdf](#)
[Affidavit of Publication - Notice of Hearing](#)
[Affidavit of Publication - Ordinance](#)

A motion was made by Cherf, seconded by Stine to APPROVE. Voice vote carried unanimously.

[25-0637](#)

Resolution approving the 2026-2030 Capital Improvement Budget.

Attachments: [Resolution](#)
[2026-2030 Capital Budget Detailed Report -F&P Draft 8-7-25](#)
[2026-2030 Capital Budget Summary Report -F&P Draft 8-7-25](#)
[2026-2030 Capital Project Detailed Report 6.30.25 - CPC Recommended](#)
[2026-2030 Capital Project Summary Report 6.30.25 - CPC Recommended](#)
[Capital Project Detailed Report CPC - DRAFT 6.2.2025](#)
[Capital Project Summary Report CPC - DRAFT 6.2.2025](#)
[Trost amendments 25-0637](#)
[CIP Projects Budget Amendments 2026-2031](#)
[CIP Projects Budget Utility MSC Amendments](#)
[Cathy Van Maren - 6.30.2025](#)

[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](#)
[Study Guide for City Plan Commission_30Jun2025.pdf](#)
[Forward La Crosse CPC.pdf](#)

Adjournment

Trost adjourned this meeting at 4:55 PM.

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