



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, June 30, 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:

[25-0657](#)

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 Public and Semi-Public District, allowing for a Vibrant Space (pocket park area) and parking lot at 1210, 1214, and 1216 Caledonia St.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notices - Resent 6.17.2025](#)

[Undeliverable Notice - 6.23.2025](#)

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

[CPC Staff Report 06302025.25-0657.JE.pdf](#)

[25-0661](#)

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 District - Specific to the to the Traditional Neighborhood District - Specific, allowing for a primary care clinic at 406 Jackson St.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Cover Letter](#)

[Purchase Agreement](#)

[Site Plan](#)

[Landscape Plan](#)

[Stormwater Management Memo](#)

[Exterior Elevations](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

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

[CPC Staff Report 06302025.25-0661.JD.pdf](#)

[25-0666](#)

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 District - Specific to the to the Traditional Neighborhood District - Specific, allowing for a bakery and cafe at 1513 Market St.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Recordable Legal Description](#)

[Revised Final Plans - Bakery](#)

[Revised Final Plans - Detached Garage](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notice - Resent 6.17.2025](#)

[Undeliverable Notice - Resent 6.24.2025](#)

[Undeliverable Notice - 6.26.2025](#)

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

[CPC Staff Report 06302025.25-0666.TA.pdf](#)

[25-0466](#)

Preliminary Plat of Chambers-Markle Farmstead Subdivision to the City of La Crosse, La Crosse County, Wisconsin.

Attachments: [Request for 30-day Referral - 6.2.2025](#)

[Preliminary Plat](#)

[Engineering Checklist](#)

[Building & Inspections Approval - 4.15.2025](#)

[County Comments - 4.15.2025](#)

[Engineering Comments - 5.1.2025](#)

[Letter Re Plat Meetings](#)

[Utilities - Denial - 5.21.2025](#)

[Engineering Comments and Amended Utilities Comments - 5.27.2025](#)

[CPC Staff Report 060225.25-0466.TA](#)

[CPC Staff Report 063025.25-0466.TA.pdf](#)

Legislative History

6/3/25	Judiciary & Administration Committee	RECOMMENDED TO BE RE-REFERRED to the Common Council
6/12/25	Common Council	REFERRED to the Judiciary & Administration Committee

Referred 30 days to the July 2025 meetings.

[25-0741](#)

Final Plat of Chambers-Markle Farmstead Subdivision to the City of La Crosse, La Crosse County, Wisconsin.

Attachments: [Final Plat](#)

[Storm Water Management & Erosion Control Plan Narrative](#)

[SLAMM Modeling Summary for entire Waterview Subdivision including additions](#)

[SLAMM Modeling summary from 2018 Waterview subdivision](#)

[Building & Inspections Approval - 6.25.2025](#)

[Engineering Comments - 6.27.2025](#)

[CPC Staff Report 06302025.25-0741.TA.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](#)
[Study Guide for City Plan Commission_30Jun2025.pdf](#)
[Forward La Crosse CPC.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](#)
[Trost amendments 25-0637](#)
[CIP Projects Budget Amendments 2026-2031.pdf](#)

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, Olivia Stine, Aron Newberry and James Szymalak.