



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes City Plan Commission

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Monday, June 30, 2025

4:00 PM

Council Chambers

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### Call to Order

Mayor Washington-Spivey called this meeting to order at 4:01 PM.

### Roll Call

**Present:** 9 - James Cherf, Matt Gallagher, Elaine Yager, Jennifer Trost, Jennifer Trost, James Szymalak, Shaundel Washington-Spivey, Olivia Stine, Aron Newberry  
**Excused:** 1 - Jacob Sciammas

### 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 5342](#)  
[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](#)  
[Affidavit of Publication - Ordinance](#)

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

#### [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 5343](#)  
                              [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](#)  
                              [Nicole Solheim - Cinnaire - 6.27.2025](#)  
                              [Signage Examples](#)  
                              [Committee Registration Slips - 7.1.2025](#)  
                              [Affidavit of Publication - Ordinance](#)

**A motion was made by Newberry, seconded by Stine to APPROVE pending all signage meets the sign code. Voice vote carried unanimously.**

**25-0666**

AN AMENDED 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 5344](#)  
[Amended Ordinance by J&A 7.1.2025](#)  
[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](#)  
[Affidavit of Publication - Ordinance](#)

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

#### [25-0466](#)

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

**Attachments:**    [Resolution](#)  
[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](#)  
[Jackie Kettner-Sieber - 7.1.2025](#)  
[Committee Registration Slips - 7.1.2025](#)

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

#### [25-0741](#)

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

**Attachments:**     [Resolution](#)  
                              [Final Plat - Revised 6.30.2025](#)  
                              [Final Plat](#)  
                              [Storm Water Management & Erosion Control Plan Narrative](#)  
                              [SLAMM Modeling Summary for entire Waterview Subdivision including additional impervious](#)  
                              [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](#)  
                              [Engineering Approval - 6.30.2025](#)  
                              [Julie Kettner-Sieber - 7.1.2025](#)  
                              [Committee Registration Slips - 7.1.2025](#)

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

[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](#)

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](#)

A motion was made by Trost, seconded by Cherf to open public hearing. Voice vote carried unanimously.

A motion was made by Cherf, seconded by Yager to close public hearing. Voice vote carried unanimously.

A motion was made by Trost for to move project #597 from 2030 to 2028.

A motion was made by Gallagher for project #1035 to move to one year later, from 2028-2030 to 2029-2031, create a new CIP project # to construct three new Water Meter Stations, create a new CIP project # for Grandad Reservoir Rehabilitation in 2026 and 2028, to move project #887 to unfunded projects, requesting additional funds for project #982 for construction in 2027, to reopen and establish this intermittent program with funds beginning in 2027 for project #168, to separate funds for engineering design, architecture, and environmental permitting in 2027, from construction year funds in 2029 for project #1017.

A motion was made by Gallagher to APPROVE all CIP as a whole with all amendments, seconded by Trost. Voice vote carried unanimously.

## Adjournment

Mayor Washington-Spivey adjourned this meeting at 5:24 PM.

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