



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, August 3, 2026

4:00 PM

Council Chambers

Call to Order

This meeting was called to order at 4:02 pm.

Roll Call

Gallager arrived at 4:03 pm.

Present: 9 - Matt Gallager, Elaine Yager, Jennifer Trost, Jacob Sciammas, James Szymalak, Shaundel Washington-Spivey, Olivia Stine, Aron Newberry, Katrina Bjornstad

Approval of Minutes

A motion was made by Yager, seconded by Stine, that the minutes be approved. The motion carried on voice vote.

Agenda Items:

[26-0634](#)

AN ORDINANCE to amend Sec. 115-399. (d) of the Code of Ordinances of the City of La Crosse regarding the type of retaining wall appearances allowed when adding fill for a building site.

Attachments: [26-0634 Ordinance](#)
[26-0634 Staff Report](#)
[26-0634 Notice of Hearing](#)
[26-0634 Affidavit of Publication - Notice of Hearing](#)
[26-0634 CPC.StaffReport.08032026.26-0634.TA](#)

A motion was made by Yager, seconded by Bjornstad, that this Ordinance be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote.

[26-0697](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Residence District, allowing for redevelopment of the building into a duplex at 1705 & 1707 16th St. S.

Attachments: [26-0697 Ordinance](#)
 [26-0697 Rezoning Petition](#)
 [26-0697 300-foot Property Owner Buffer List](#)
 [26-0697 Property Owner Buffer Map](#)
 [26-0697 Notice of Hearing](#)
 [26-0697 Undeliverable Notice - Resent 7.21.2026](#)
 [26-0697 Affidavit of Publication - Notice of Hearing](#)
 [26-0697 CPC.StaffReport.08032026.26-0697.TA](#)

A motion was made by Trost, seconded by Yager to open Public Hearing. The motion passed by voice vote. A motion was made by Trost, seconded by Sciammas, that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.

[26-0703](#)

Resolution to amend the 2024 Bicycle and Pedestrian Master Plan.

Attachments: [26-0703 Resolution](#)
 [26-0703 Staff Report](#)
 [26-0703 Bicycle and Pedestrian Master Plan Amendments](#)
 [w/Feedback from Public Involvement Meeting](#)
 [26-0703 Bicycle and Pedestrian Master Plan Amendments](#)
 [26-0703 Amendments Mapped](#)
 [26-0703 Nicholas Renstrom email - 7.2.2026](#)
 [26-0703 Public Comment - Kevin Hundt](#)
 [26-0703 BPAC Letter to Council DRAFT - Kevin Hundt](#)
 [26-0703 Cathy van Maren - 7.2.2026](#)
 [26-0703 Andrea Powell - 7.2.2026](#)
 [26-0703 Joella Striebel - 7.6.2026](#)
 [26-0703 CPC.StaffReport.08032026.26-0703.JD](#)
 [26-0703 Public Involvement Meeting Written Comments](#)
 [26-0703 La Crosse Bicycle and Pedestrian Master Plan Amendment](#)
 [Survey Responses](#)
 [26-0703 - Kevin Hundt - 8.3.2026](#)

A motion was made by Gallagher, seconded by Stine, that this Resolution be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.

[26-0704](#)

Resolution approving an Amendment to the Project Plan of Tax Incremental District No. 11, City of La Crosse, Wisconsin.

Attachments: [26-0704 Resolution](#)
[26-0704 Project Plan - DRAFTv1 7.16.26](#)
[26-0704 Staff Report](#)
[26-0704 Legal Notice](#)
[26-0704 CPC.StaffReport.08032026.26-0704.JE](#)

A motion was made by Trost, seconded by Washington-Spivey, that this Resolution be **RECOMMENDED TO BE ADOPTED** to the Finance & Personnel Committee. The motion carried by voice vote. Yager recused herself for this item.

[26-0715](#)

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 redevelopment of the building into a duplex at 1233 & 1235 16th St. S.

Attachments: [26-0715 Ordinance](#)
[26-0715 Rezoning Petition](#)
[26-0715 300-foot Property Owner Buffer List](#)
[26-0715 Property Owner Buffer Map](#)
[26-0715 Notice of Hearing](#)
[26-0715 Affidavit of Publication - Notice of Hearing](#)
[26-0715 CPC.StaffReport.08032026.26-0715.TA](#)

A motion made Yager, seconded by Szymalak to open Public Hearing. The motion passed by voice vote. A motion was made by Yager, seconded by Szymalak, that this Ordinance be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote.

[26-0719](#)

Certified Survey Map for property located at Fox Hollow Drive in the Town of Barre (Tax Parcel 2-355-0) owned by Trudy Miller and request for waiver of platting requirements.

Attachments: [26-0719 Certified Survey Map Checklist](#)
[26-0719 Certified Survey Map - 7.1.2026](#)
[26-0719 County Surveyor Approval - 7.2.2026](#)
[26-0719 Town of Barre Approval - 6.9.2026](#)
[26-0719 Engineering Approval - 7.2.2026](#)
[26-0719 Planning Approval - 7.6.2026](#)
[26-0719 Assessor Approval - 7.7.2026](#)
[26-0719 Building & Inspections Approval - 7.10.2026](#)
[26-0719 Letter Re CSM Meetings 7.15.2026](#)
[26-0719 CPC.StaffReport.08032026.26-0719.TA](#)

A motion was made by Gallagher, seconded by Yager, that this Plat/Certified Survey Map be **APPROVED**. The motion carried by voice vote.

[26-0726](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Commercial District, allowing for a mix of residential and commercial uses within the building at 2423 & 2425 16th St. S and 1613 & 1617 Chase St.

Attachments: [26-0726 Ordinance](#)
 [26-0726 Rezoning Petition](#)
 [26-0726 300-foot Property Owner Buffer List](#)
 [26-0726 Property Owner Buffer Map](#)
 [26-0726 Notice of Hearing](#)
 [26-0726 Undeliverable Notice](#)
 [26-0726 Affidavit of Publication - Notice of Hearing](#)
 [26-0726 CPC.StaffReport.08032026.26-0726.TA](#)

A motion was made by Stine, seconded by Trost, that this Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by voice vote.

[26-0746](#)

Resolution approving Certified Survey Map for parcel located at 748 Losey Blvd. N. (Parcel 17-20260-10) and request for dedication of right-of-way and waiver of platting requirements.

Attachments: [26-0746 Resolution](#)
 [26-0746 Certified Survey Map - Revised 7.17.2026](#)
 [26-0746 Certified Survey Map Submitted 7.16.2026](#)
 [26-0746 Permanent Access Easement Agreement](#)
 [26-0746 Staff Report](#)
 [26-0746 County Surveyor Comments - 7.16.2026](#)
 [26-0746 Planning Dept. Approval - 7.16.2026](#)
 [26-0746 Building & Inspections Dept. Approval - 7.17.2026](#)
 [26-0746 Assessor's Office Approval - 7.16.2026](#)
 [26-0746 County Surveyor Approval - 7.17.2026](#)
 [26-0746 CPC.StaffReport.08032026.26-0746.AT](#)

A motion was made by Gallagher, seconded by Yager, that this Resolution be ADOPTED AS AMENDED based upon Planning's verbal recommendation that the easement document be utilized only when the property is transferred to a private owner. The motion carried by voice vote.

[26-0749](#)

AN ORDINANCE to create Section 115-413 of the Code of Ordinances of the City of La Crosse to establish a temporary moratorium on data centers.

Attachments: [26-0749 Ordinance](#)
 [26-0749 Staff Report](#)
 [26-0749 Notice of Hearing](#)
 [26-0749 Affidavit of Publication - Notice of Hearing](#)
 [26-0749 CPC.StaffReport.08032026.26-0749.TA](#)

A motion was made by Sciammas, seconded by Yager to open Public Hearing. The motion passed by voice vote. A motion was made by Yager, seconded by Szymalak to close public hearing. The motion passed by voice vote. A motion was made by Yager, seconded by Washington-Spivey, that this Ordinance be **RECOMMENDED TO BE ADOPTED** to the Judiciary & Administration Committee. The motion carried by voice vote.

25-0143

Update on the zoning/subdivision code project.

Attachments: [2026 Neighborhood Zoning Meetings Presentation](#)
 [Forward La Crosse Zoning Code Promotion April 2026](#)
 [Forward La Crosse_Zoning Promotion 08.01.2025.pdf](#)
 [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](#)
 [Memo from Friends of the Marsh - 9.15.2025](#)

Adjournment

This meeting was adjourned at 5:02 pm.

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.

City Plan Commission Members: Mayor Shaundel Washington-Spivey, Elaine Yager, Jacob Sciammas, Katrina Bjornstad, Jennifer Trost, Matt Gallagher, Olivia Stine, Aron Newberry and James Szymalak.