



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda City Plan Commission

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Monday, June 1, 2026

4:00 PM

Council Chambers

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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/85193167933?pwd=KZZGuG4wS5jHgSbhOII9Q6QQ5REeIK.1>  
Meeting ID: 851 9316 7933  
Passcode: CPC26  
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 [acklint@cityoflacrosse.org](mailto:acklint@cityoflacrosse.org), using a drop box outside of City Hall or mailing the Department of Planning and Development, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512

### Call to Order

### Roll Call

### Approval of Minutes

### Agenda Items:

- [26-0582](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 22, the proposed boundaries of the District, and the proposed Project Plan for the District.
- [26-0583](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 23, the proposed boundaries of the District, and the proposed Project Plan for the District.
- [26-0584](#) Public Hearing regarding the proposed creation of Tax Incremental District No. 24, the proposed boundaries of the District, and the proposed Project Plan for the District.
- [26-0585](#) Consideration and possible action on a "Resolution Establishing the

Boundaries of and Approving the Project Plan for Tax Incremental District No. 22.”

**Attachments:** [26-0585 Resolution](#)

[26-0585 TID 22 Draft Project Plan - 5.28.26](#)

[CPC.StaffReport.06012026.26-0585.JE.pdf](#)

[26-0586](#)

Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 23.”

**Attachments:** [26-0585 Resolution](#)

[26-0586 TID 23 Draft Project Plan - 5.28.2026](#)

[CPC.StaffReport.06012026.26-0586.JE.pdf](#)

[26-0587](#)

Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 24.”

**Attachments:** [26-0587 Resolution](#)

[26-0587 DRAFT TID 24 Project Plan - 5.28.26](#)

[CPC.StaffReport.06012026.26-0587.JE.pdf](#)

[26-0555](#)

Resolution declaring certain property at 1552 Kane St (parcel #17-10113-110) as surplus property.

**Attachments:** [26-0555 Resolution](#)

[26-0555 Staff Report](#)

[CPC.StaffReport.06012026.26-0555.JE.pdf](#)

[26-0133](#)

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 Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

**Attachments:** [26-0133 Ordinance](#)

[26-0133 Rezoning Petition](#)

[26-0133 300-foot Property Owner Buffer List](#)

[26-0133 Buffer Map](#)

[26-0133 Notice of Hearing](#)

[26-0133 Undeliverable Notice - 2.19.2026](#)

[26-0133 Affidavit of Publication - Notice of Hearing](#)

[26-0133 CPC.Staff Report.26-0133](#)

[26-0133 Site Plan](#)

[26-0133 City Planning Commission Recommendation 3.2.2026](#)

[26-0133 CPC Staff Report 26-0133 05.04.26](#)

[26-0133 CPC Recommendation - 5.4.2026](#)

[26-0133 Board of Zoning Appeals Decision Re Setbacks - 5.18.2026](#)

[CPC.StaffReport.06012026.26-0133.JD.pdf](#)

[26-0512](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Special Multiple Dwelling District, allowing an additional unit to be added to the building at 802 7th Street S.

**Attachments:** [26-0512 Ordinance](#)

[26-0512 Rezoning Petition](#)

[26-0512 300-Foot Property Owner Buffer List](#)

[26-0512 Property Owner Buffer Map](#)

[26-0512 Notice of Hearing](#)

[CPC.StaffReport.06012026.26-0512.TA.pdf](#)

[26-0514](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District to the Planned Development District - Specific, allowing for the construction of a retail and commercial building at 9 Copeland Ave.

**Attachments:** [26-0514 Ordinance](#)

[26-0514 Rezoning Narrative](#)

[26-0514 Landscape Plan](#)

[26-0514 Architectural Plans](#)

[26-0514 Geotechnical Report](#)

[26-0514 Site Plan](#)

[26-0514 300-Foot Property Owner Buffer List](#)

[26-0514 Property Owner Buffer Map](#)

[26-0514 Notice of Hearing](#)

[CPC.StaffReport.06012026.26-0514.AT.pdf](#)

[26-0515](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

**Attachments:** [26-0515 Ordinance](#)

[26-0515 Rezoning Petition](#)

[26-0515 Certified Survey Map - For Reference](#)

[26-0515 Rezoning Narrative](#)

[26-0515 Development Phase 1](#)

[26-0515 Landscape Plans](#)

[26-0515 Utility Plan](#)

[26-0515 Exterior Elevations & Unit Plans](#)

[26-0515 Geotech Report](#)

[26-0515 300-foot Property Owner Buffer List](#)

[26-0515 Property Owner Buffer Map](#)

[26-0515 Notice of Hearing](#)

[26-0515 Undeliverable Notices - Resent 5.20.2026](#)

[CPC.StaffReport.06012026.26-0515.TA.pdf](#)

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

**Attachments:** [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](#)

[26-0499](#) Discussion, possible action and public hearing on the DRAFT 2027-2031 Capital Improvement Project Budget.

**Attachments:** [CPC CIP changes From 5-18-26 meeting](#)  
[CPC Amendments 6-1-26](#)  
[2027-2031 Capital Project Summary- DRAFT 6-1-26](#)  
[2027-2031 Capital Project Detailed- DRAFT 6-1-26](#)  
[2027-2031 Capital Project Summary- DRAFT 5-18-26](#)  
[2027-2031 Capital Project Detailed- DRAFT 5-18-26](#)

## 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](mailto: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.