



# 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 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?](https://cityoflacrosse-org.zoom.us/j/85193167933?pwd=KZZGuG4wS5jHgSbhOII9Q6QQ5REeIK.1)

[pwd=KZZGuG4wS5jHgSbhOII9Q6QQ5REeIK.1](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

This meeting was called to order at 4:03 pm.

### Roll Call

**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 Szymalak, that the minutes be

adopted. The motion carried on voice vote.

**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.

**A motion was made by Yager, seconded by Sciammas, to open public hearing. The motion carried by voice vote. A motion was made by Szymalak, seconded by Yager to close public hearing. The motion carried by voice vote.**

[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.

**A motion was made by Yager, seconded by Sciammas, to open public hearing. The motion carried by voice vote. A motion was made by Szymalak, seconded by Yager to close open hearing. The motion carried by voice vote.**

[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.

**A motion was made by Yager, seconded by Szymalak, to open public hearing. The motion carried by voice vote. A motion was made by Yager, seconded by Szymalak to close open hearing. The motion carried by voice vote.**

[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](#)

**A motion was made by Trost, seconded by Yager, that this Resolution be adopted. The motion carried by voice vote.**

[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](#)

**A motion was made by Trost, seconded by Yager, that this Resolution be adopted. The motion carried by voice vote.**

[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](#)  
[26-0587 CPC.StaffReport.06012026.26-0587.JE.pdf](#)  
[26-0587 Mary Ehram-Padesky Email - 5.30.2026](#)

**A motion was made by Trost, seconded by Yager, that this Resolution be adopted. The motion carried by voice vote.**

[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](#)  
[26-0555 CPC Staff Report - JE - 6.1.2026](#)  
[26-0555 CPC Recommendation - 6.1.2026](#)

**A motion was made by Trost, seconded by Szymalak, that this Resolution be recommended to be adopted to the Finance & Personnel Committee. The motion carried by voice vote with Yager and Bjornstad opposing.**

[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 CPC 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](#)  
[26-0133 CPC.StaffReport.06012026.26-0133.JD](#)  
[26-0133 CPC Recommendation - 6.1.2026](#)

**A motion was made by Yager, seconded by Sciammas, that this Ordinance be recommended to be adopted to the Judiciary & Administration Committee. The motion carried by voice vote.**

[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](#)  
[26-0512 CPC Staff Report - TA - 6.1.2026](#)  
[26-0512 Affidavit of Publication - Notice of Hearing](#)  
[26-0512 CPC Recommendation - 6.1.2026](#)  
[26-0512 Committee Registration Slip - 6.2.2026](#)

**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.**

[26-0514](#)

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](#)  
[26-0514 CPC Staff Report - AT - 6.1.2026](#)  
[26-0514 Affidavit of Publication - Notice of Hearing](#)  
[26-0514 CPC Recommendation - 6.1.2026](#)  
[26-0514 Committee Registration Slip - 6.2.2026](#)

**A motion was made by Szymalak, seconded by Newberry, that this Ordinance be recommended to be adopted to the Judiciary & Administration Committee. The motion carried by voice vote. Yager recused herself.**

[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](#)  
[26-0515 CPC Staff Report - TA - 6.1.2026](#)  
[26-0515 Affidavit of Publication - Notice of Hearing](#)  
[26-0515 CPC Recommendation - 6.1.2026](#)  
[26-0515 Committee Registration Slips - 6.2.2026](#)

**A motion was made by Szymalak, seconded by Trost, that this Ordinance be recommended to be adopted to the Judiciary & Administration Committee. The motion carried by voice vote. Yager recused herself.**

[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:** [26-0499 CPC CIP changes From 5-18-26 meeting](#)  
[26-0499 CPC Amendments 6-1-26](#)  
[26-0499 2027-2031 Capital Project Summary- DRAFT 6-1-26](#)  
[26-0499 2027-2031 Capital Project Detailed- DRAFT 6-1-26](#)  
[26-0499 2027-2031 Capital Project Summary- DRAFT 5-18-26](#)  
[26-0499 2027-2031 Capital Project Detailed- DRAFT 5-18-26](#)  
[26-0499 - R. Nelson Support for 26046 - 6.1.2026.pdf](#)

A motion was made by Newberry, seconded by Sciammas, to open Public Hearing. The motion carried by voice vote. A motion was made by Szymalak, seconded by Yager to close public hearing. The motion carried by voice vote.

A motion was made by Newberry, seconded by Gallagher to Amend CIP 26702 Green Island Tennis Facility Resurface 13 outdoor courts - \$70,000 in 2027 funded by Green Island Special Revenue Fund. This motion carried by voice vote.

All motions on the following CIP Amendments were made by Gallagher:

•CIP 26016 - Security Upgrades to MSC Grounds move from unfunded to 2030, keep funding amount and source the same (this was already in 2030 (vetted

last year) and was not to be moved) - seconded by Trost. The motion carried by voice vote

•CIP 26031 - Ranger Dr move funding from 2030 & 2031, to 2028 & 2029, respectively, keeping all funding sources and amounts the same (this to align with TAP funds) - seconded by Sciammas. The motion carried by voice vote.

•CIP 27080 - 32nd RRFB move from 2031 to 2027, change funding sources and amounts by reducing new borrow to 50k and adding in donations of 30k, move to Streetscape & Lighting section of budget - seconded by Sciammas. The motion carried by voice vote.

•CIP 27064 - Lang Dr watermain remove this CIP project number from budget; place the funding source and amount (Water Utility) into CIP #27066 - Seconded by Yager. The motion carried by voice vote.

•CIP 26907 - Pearl St add 200k Sanitary Sewer Utility Funds line - Seconded by Sciammas. The motion carried by voice vote.

•CIP 26869 - East Ave – Market to Ferry add 100k Sanitary Sewer Utility Funds line - Seconded by Sciammas. The motion carried by voice vote.

•CIP 26671 - Liberty St – Clinton to Sill move 2030 funding to 2031, add 200k Storm Utility Funds line, add 300k Sanitary Sewer Utility Funds line - Seconded by Sciammas. The motion carried by voice vote.

## Adjournment

This meeting was adjourned at 5:19 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](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.