



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes City Plan Commission

Monday, May 4, 2026

4:00 PM

Council Chambers

Call to Order

The meeting was called to order at 4:04 pm.

Roll Call

Present: 8 - Matt Gallager, Elaine Yager, Jennifer Trost, Jacob Sciammas, James Szymalak, Shaundel Washington-Spivey, Olivia Stine, Katrina Bjornstad

Excused: 1 - Aron Newberry

Approval of Minutes

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

Agenda Items:

1. [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: [Ordinance](#)
[Rezoning Petition](#)
[300-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Undeliverable Notice - 2.19.2026](#)
[Affidavit of Publication - Notice of Hearing](#)
[CPC.Staff Report.26-0133](#)
[Site Plan](#)
[City Planning Commission Recommendation 3.2.2026](#)
[CPC Staff Report 26-0133 05.04.26](#)
[CITY PLANNING COMMISSION 05.04.26](#)

A motion was made by Szymalak, seconded by Yager, that this be referred for

30 days. The motion carried by voice vote.

2. [26-0144](#) Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements.

Attachments: [Revised CSM Submitted - 4.29.2026](#)
[Certified Survey Map & Submittal Checklist - 2.16.2026](#)
[Waiver Request](#)
[Letter Re CSM Meetings 2.17.2026](#)
[Building & Inspections Comments - 2.17.2026](#)
[CPC.Staff Report.26-0144](#)
[City Planning Commission Recommendation 3.2.2026](#)
[CPC.StaffReport.03302026.26-0144.TA](#)
[CPC Recommendation 3.30.26](#)
[Building & Inspections Comments - 4.30.2026](#)
[CPC Staff Report 26-0144 05.04.26](#)
[Engineering Comments - 5.1.2026](#)
[CITY PLANNING COMMISSION 05.04.26](#)

A motion was made by Gallagher, seconded by Stine, that this Plat/Certified Survey Map be approved. The motion carried by voice vote. Yager recused herself for this item.

3. [26-0379](#) Request for exception to Commercial Design Standards by Mayo Employees Federal Credit Union for an exception to the parking placement requirement at 605 West Ave. S.

Attachments: [Application](#)
[Plans](#)
[200-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[Affidavit of Publication - Notice of Hearing](#)
[CPC Staff Report 26-0379 05.04.26](#)
[Kevin Hundt - 5.2.2026](#)
[Existing Site - Greenspace](#)
[New Site - Greenspace](#)
[CITY PLANNING COMMISSION 05.04.26](#)

A motion was made by Yager, seconded by Szymalak, that this Application be approved. The motion carried by voice vote.

4. [26-0380](#) 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 and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628.

Attachments: [Ordinance](#)
[Application & Plans](#)
[300-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[DNR & FEMA Letter - Re Notice of Rezoning in Floodplain](#)
[Affidavit of Publication - Notice of Hearing](#)
[CPC Staff Report 26-0380 05.04.2026](#)
[CITY PLANNING COMMISSION 05.04.26](#)

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

5. [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](#)

Adjournment

This meeting was adjourned at 4:25 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.