



# 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, January 5, 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=dvl0on0u1s4f3Tq8YIPj0YSm2qOUQX.1)  
pwd=dvl0on0u1s4f3Tq8YIPj0YSm2qOUQX.1  
Meeting ID: 851 9316 7933  
Passcode: 905618  
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 [tranea@cityoflacrosse.org](mailto:tranea@cityoflacrosse.org), using a drop box outside of City Hall or mailing the Department of

Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601.

Questions, call

608-789-7512

### Call to Order

**The meeting was called to order at 4:00 pm.**

### Roll Call

**Present:** 10 - James Cherf, Matt Gallager, Elaine Yager, Jennifer Trost, Jennifer Trost, Jacob Sciammas, James Szymalak, Shaundel Washington-Spivey, Olivia Stine, Aron Newberry

### Approval of the December 1, 2025 Meeting Minutes

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

**Agenda Items:**

1. AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Special Residence District, allowing for the property at 1701 Onalaska Ave. & 1509 Rublee St. to return to use as a triplex.

**Attachments:** [Ordinance](#)  
[Rezoning Petition](#)  
[300-foot Property Owner Buffer List](#)  
[Buffer Map](#)  
[Notice of Hearing](#)  
[CPC Staff Report](#)  
[City Plan Commission Recommendation-1.5.2026](#)

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

2. Review of plans for Del's Auto Service located on Kinney Coulee Rd, parcel 17-1575-63, adjacent to the International Business Park.

**Attachments:** [Del's Service Center Site Plan - 12.17.25](#)  
[Del's Service Center - Civil 12-12-25](#)  
[Del's Service Center - Architectural and Structural 12-12-25](#)  
[Del's Revised Lighting Plan - 12-19-25](#)  
[City of La Crosse Permit Stormwater Permit](#)  
[Del's Stormwater Management Plan - 12-18-25](#)  
[CPC Staff Report](#)

**A motion was made by Yager, seconded by Cherf, that this Review of Plans be APPROVED IN ACCORDANCE OF CONDITIONS IN STAFF RECOMMENDATION . The motion carried by voice vote.**

3. Update on the zoning/subdivision code project.

Attachments:

- [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](#)

Staff provided an update.

**Adjournment**

The meeting was adjourned at 4:08 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@cityoflaczrosse.org, with as much advance notice as possible.*

City Plan Commission

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