



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, March 2, 2026

4:00 PM

Council Chambers

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](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 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

This meeting was called to order at 4:00 pm.

Roll Call

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

Approval of Minutes

A motion was made by Yager, seconded by Stine, the minutes be approved.

The motion carried on voice vote.

1. Approval of the February 12, 2026 Special Meeting Minutes.

Agenda Items:

2. [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](#)
[Applicants site plan](#)
[City Planning Commission Recommendation 03-02-2026](#)

A motion was made by Trost, seconded by Stine, that this Ordinance be RECOMMENDED TO BE REFERRED for 60 days to the Judiciary & Administration Committee. The motion carried by voice vote 8 to 10 with Szymalak and Cherf opposed.

3. [26-0143](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Planned Development District - General, allowing for the construction of a mixed-use development including residential and commercial uses at 2415 State Road.

Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Copper Rocks Narrative](#)
[Site Plan](#)
[Landscape Plans](#)
[Plant List](#)
[Sustainability Plan](#)
[Geotech Report](#)
[Notice of Hearing](#)
[300-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Undeliverable Notices - 2.20.2026 \(Resent to FW Address\)](#)
[Affidavit of Publication - Notice of Hearing](#)
[Undeliverable Notice - 2.24.2026](#)
[CPC.Staff Report.26-0143](#)
[Citizen Emails \(2\) - Feb. 2026](#)
[Citizen Emails \(2\) - March 2026](#)
[City Planning Commission Recommendation 3-2-26](#)

Yager recused herself for this item and 26-0144. A motion was made by Trost, seconded by Cherf, that this Ordinance be RECOMMENDED TO BE ADOPTED . The motion carried by voice vote.

4. [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: [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](#)

A motion was made by Cherf, seconded by Szymalak, that this Plat/Certified Survey Map be REFERRED for 30 days to the Judiciary & Administration Committee. The motion carried by voice vote.

5. [25-0143](#) 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](#)

Adjournment

This meeting was adjourned at 4:42 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

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