City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

City Plan Commission

Monday, November 2, 2026 | **4:00 PM** | **Council Chambers**

Roll Call

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

Approval of Minutes

A motion was made by Yager, seconded by Bjornstad, that the minutes be approved. The motion carried by the following vote:

Yes: 8 - Newberry, Yager, Sciammas, Trost, Bjornstad, Gallager, Stine,Washington-Spivey

Abstain: 1 - Szymalak

Agenda Items:

26-0975 Resolution approving Purchase and Development Agreement with the Northside Neighborhood Center, Inc. for property at 1552 Kane St.

Attachments:
- 26-0975 Resolution
- 26-0975 Purchase and Development Agreement
- 26-0975 Accepted Proposal
- 26-0975 Staff Report
- 26-0975 CPC.StaffReport.1102026.26-0975.LK
- 26-0975 CPC RECOMMENDATION - 11.2.2026.pdf

A motion was made by Yager, seconded by Sciammas, that the Resolution be RECOMMENDED TO BE ADOPTED to the Finance & Personnel Committee. The motion carried by the following vote:

Yes: 9 - Newberry, Yager, Sciammas, Szymalak, Trost, Bjornstad, Gallager, Stine,Washington-Spivey

26-1005 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Special Multiple Dwelling District, allowing for the property at 400 & 402 Copeland Avenue to be converted from commercial into residential use.

Attachments: 26-1005 Ordinance
26-1005 Rezoning Petition
26-1005 300-foot Property Owner Buffer List
26-1005 Property Owner Buffer Map
26-1005 Notice of Hearing
26-1005 Undeliverable Notice
26-1005 Affidavit of Publication - Notice of Hearing
26-1005 CPC.StaffReport.1102026.26-1005.LK
26-1005 CPC RECOMMENDATION - 11.2.2026.pdf

A motion was made by Trost, seconded by Stine, that the Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by the following vote:

Yes: 9 - Newberry, Yager, Sciammas, Szymalak, Trost, Bjornstad, Gallager, Stine,Washington-Spivey

26-1042 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial and Heavy Industrial Districts to the Heavy Industrial District, allowing for the property at Island Street (tax parcel 17-10213-91) to be split.

Attachments: 26-1042 Ordinance
26-1042 Rezoning Petition
26-1042 300 foot Property Owner Buffer List
26-1042 Property Owner Buffer Map
26-1042 Notice of Hearing
26-1042 Letter to DNR - Notice of Rezoning
26-1042 Affidavit of Publication - Notice of Hearing
26-1042 CPC.StaffReport.1102026.26-1042.TA
26-1042 CPC RECOMMENDATION - 11.2.2026.pdf

A motion was made by Szymalak, seconded by Bjornstad, that the Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by the following vote:

Yes: 8 - Newberry, Sciammas, Szymalak, Trost, Bjornstad, Gallager, Stine,Washington-Spivey

Recuse: 1 - Yager

26-1055 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 Resident District to the Residence District, allowing for the property at 1536 Wood Street to be used as a duplex.

Attachments: 26-1055 Ordinance
26-1055 Rezoning Petition
26-1055 300-foot Property Owner Buffer List
26-1055 Property Owner Buffer Map
26-1055 Notice of Hearing
26-1055 Affidavit of Publication - Notice of Hearing
26-1055 Undeliverable Notice 10.26.2026
26-1055 CPC.StaffReport.1102026.26-1055.JD
26-1055 CPC RECOMMENDATION - 11.2.2026.pdf

A motion was made by Gallager, seconded by Yager, that the Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by the following vote:

Yes: 9 - Newberry, Yager, Sciammas, Szymalak, Trost, Bjornstad, Gallager, Stine,Washington-Spivey

26-1062 Resolution declaring certain property at 2710 Quarry Road as surplus property.

Attachments: 26-1062 Amended Resolution for F&P - 11.5.2026
26-1062 Resolution
26-1062 Staff Report
26-0162 Certified Survey Map - for reference
26-0162 Certified Survey Map - Recorded 10.2.2026 (26-0746)
26-1062 CPC.StaffReport.1102026.26-1062.TA
26-1062 CPC RECOMMENDATION - 11.2.2026.pdf

A motion was made by Gallager, seconded by Yager, that the Resolution be RECOMMENDED TO BE ADOPTED to the Finance & Personnel Committee. The motion carried by the following vote:

Yes: 9 - Newberry, Yager, Sciammas, Szymalak, Trost, Bjornstad, Gallager, Stine,Washington-Spivey

26-1063 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 property at 510 9th St S to be converted to residential apartments.

Attachments: 26-1063 Ordinance
26-1063 Rezoning Petition
26-1063 300-foot Property Owner Buffer List
26-1063 Buffer Map
26-1063 Notice of Hearing
26-1063 Undeliverable Notice
26-1063 Undeliverable Notice - 10.26.2026.pdf
26-1063 Affidavit of Publication - Notice of Hearing
26-1063 CPC.StaffReport.1102026.26-1063.LK
26-1063 CPC RECOMMENDATION - 11.2.2026.pdf

A motion was made by Sciammas, seconded by Yager, that the Ordinance be RECOMMENDED TO BE ADOPTED to the Judiciary & Administration Committee. The motion carried by the following vote:

Yes: 9 - Newberry, Yager, Sciammas, Szymalak, Trost, Bjornstad, Gallager, Stine,Washington-Spivey

26-1094 Resolution approving Quit Claim Deed for the transfer of property from the City of La Crosse to the Redevelopment Authority.

Attachments: 26-1094 Resolution
26-1094 Quit Claim Deed
26-1094 Legal Description
26-1094 Certified Survey Map
26-1094 Staff Report
26-1094 CPC.StaffReport.1102026.26-1094.TA
26-1094 CPC RECOMMENDATION - 11.2.2026.docx

A motion was made by Szymalak, seconded by Yager, that the Resolution be RECOMMENDED TO BE ADOPTED to the Finance & Personnel Committee. The motion carried by the following vote:

Yes: 9 - Newberry, Yager, Sciammas, Szymalak, Trost, Bjornstad, Gallager, Stine,Washington-Spivey

26-1141 Review of plans for the building addition located at 3131 Commerce Street. (Torrance Casting- Interstate Industrial Park)

Attachments: Project Cover Letter
Project Plans
Stormwater Narrative
CPC.StaffReport.1102026.26-1141.TA.pdf

A motion was made by Yager, seconded by Gallager, that the Review of Plans be APPROVED. The motion carried by the following vote:

Yes: 9 - Newberry, Yager, Sciammas, Szymalak, Trost, Bjornstad, Gallager, Stine,Washington-Spivey

25-0143 Update on the zoning/subdivision code project.

Attachments: 2026 Neighborhood Zoning Meetings Presentation
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
25-0143 Christina R Mehrkens - 10.26.2026

Adjournment

This meeting was adjourned at 4:32 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 Gallager, Olivia Stine, Aron Newberry and James Szymalak