



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Monday, December 1, 2025

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/88991607803?pwd=d3hhNURndXZXZWRYRIZ4eWFTTndoQT09>
Meeting ID: 889 9160 7803; Passcode: CPC23; 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

Roll Call

Approval of Minutes

1. Approval of the November 3, 2025 Meeting Minutes.

Agenda Items:

2. [25-1294](#) Resolution approving the partial vacation of public right-of-way along the western side of the 1800 block of 13th Street South.

Attachments: [Resolution](#)

[Exhibit A - map](#)

[Legal Description](#)

[Legislative Staff Report](#)

[300-foot Property Owner Buffer List](#)

[Buffer Map](#)

[Recorded Lis Pendens - 10.28.2025](#)

[Letter to WIDOT - 10.29.2025](#)

[Letter to PD Re Personal Service - 10.29.2025](#)

[Notice of Hearing](#)

[CPC Staff Report](#)

3. [25-1325](#) 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 Residence District, allowing for a duplex and the construction of an accessory dwelling unit at 1931 George Street & 1126 Livingston Street.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[300-foot Property Owner Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notices - 11.18.2025](#)

[CPC Staff Report](#)

4. [25-1326](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Low Density Multiple Dwelling District to the Commercial District, allowing for 610 Hagar Street to be combined with the adjacent parcel of the same zoning.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[300-foot Property Owner Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC Staff Report](#)

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

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.