



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Tuesday, September 2, 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 from the August 4th, 2025 meeting.

Agenda Items:

[25-0938](#)

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 Traditional Neighborhood District - Specific, allowing for mixed use of the building as an office space and a residential rental unit at 1202 State St.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

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

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Mailing - Resent 8.12.2025](#)

[Undeliverable Mailing - 8.15.2025](#)

[CPC Staff Report 09022025.25-0938.JD.pdf](#)

[25-0972](#)

Resolution approving a twenty-year lease extension with J.F. Brennan Company Inc., for the property located at 300 St Cloud St. and a portion of the property located at 2002 Marco Dr.

Sponsors: Newberry

Attachments: [Resolution](#)

[Staff Report](#)

[252705 - Brennan 300 SC Final - J.F. Brennan St. Cloud Lease Agreement Sigr](#)

[252705 - Brennan ILP Final - Brennan Marine Lease Agreement Signed](#)

[CPC Staff Report 09022025.25-0972.TA.pdf](#)

[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](#)

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.

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