



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes - Final

### Neighborhood Revitalization Commission

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Wednesday, June 7, 2023

6:00 PM

Council Chambers- City Hall- 400 La Crosse St

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Members of the public will be able to attend the meeting in person in the Council Chambers at City Hall located at 400 La Crosse St in La Crosse, or online via video conferencing with the links below.

Join Zoom Meeting:

[https://cityoflacrosse-org.zoom.us/j/82155464093?](https://cityoflacrosse-org.zoom.us/j/82155464093?pwd=aGw1NWRRUE4xM1RxajJxaTM0QkNUQT09)

[pwd=aGw1NWRRUE4xM1RxajJxaTM0QkNUQT09](https://cityoflacrosse-org.zoom.us/j/82155464093?pwd=aGw1NWRRUE4xM1RxajJxaTM0QkNUQT09)

Meeting ID: 821 5546 4093

Passcode: 543969

Participate by phone:

1-312-626-6799

#### Call to Order

The meeting was called to order at 6:00 PM.

#### Roll Call

**Present:** 6 - Steve Nicolai, Jim Bagniewski, Larry Sleznikow, Jessica Stanton, Sean Hurtubise, Robert McDonnell

**Excused:** 4 - Ralph Geary, Will Kratt, Jennifer Trost, Greg Clark

**Absent:** 1 - Vacant 1

#### Approval of Minutes

Approval of the April 5, 2023 Meeting Minutes.

**Robert McDonnell moved to approve the minutes. Steve Nicolai seconded. The motion passed 6-0 by voice vote.**

#### Agenda Items:

1. Election of Officers for the next term.

**CM Sleznikow informed the commission that the Mayor had designated CM Trost to be the Chair of the Commission. CM Sleznikow stated the Commission still needed to elect a Vice Chair. Sean Hurtubise nominated CM Sleznikow to**

be Vice Chair. The Commission approved CM Sleznikow as Vice Chair by 6-0 voice vote.

2. [23-0382](#)

Update and discussion on Accessory Dwelling Unit policy research - Lewis Kuhlman

Staff provided an update regarding the difficulty in bringing carriage houses and existing structures up to the uniform dwelling code to become accessory dwelling units. Chief Building Inspector David Reinhart went into greater depth on the regulations.

CM Sleznikow asked if there was the possibility of variances coming into play to allow existing structures to be turned into ADUs. Chief Reinhart stated they would strongly recommend denial of a variance for life safety purposes.

Jim Bagniewski asked about what R-2, R-3, and other zoning districts meant when referring to the ADU ordinance. Chief Reinhart stated that those are different zoning districts an ADU would be allowed in.

Jim Bagniewski asked why we want ADUs to be an option in the City. CM Sleznikow said he has several constituents who have asked about allowing ADUs. CM Mindel agreed. Chief Reinhart said they have received multiple phone calls asking if the City allows ADUs.

Sean Hurtubise asked if existing ADUs were grandfathered in with issues regarding frost footings and other uniform dwelling code regulations. Chief Reinhart stated they would be grandfathered in if they were existing prior to the codes being put in place and they would be legal nonconforming uses.

CM Mindel asked about the possibility of a pilot area for ADUs in the City. Jim Bagniewski said they did this with the parking benefit district. Commission Members discussed the pros and cons of a pilot program. Chief Reinhart said if a pilot program was allowed and the ADU meets all requirements they would be allowed to exist under legal nonconforming even if the pilot program went away.

3. [22-1153](#)

Discussion on possible regulation/legislation of AirBnBs/short-term rentals.

Staff provided an update on the short-term rental draft ordinance. Staff informed the committee the City Clerk suggested a fifty dollar licensing fee.

Sean Hurtubise asked how fifty dollars was determined. Staff informed the commission it was to cover staff time.

Jim Bagniewski asked about what the regulations on rental periods are based on the Wisconsin State Statute. Staff informed him that it is possible to limit short-term rentals from renting for less than seven days but not more than.

Sean Hurtubise motioned to open a public hearing, Bob McDonnell seconded. The motion carried 6-0 by voice vote. Joe Leinfelder spoke during public hearing about wanting stricter regulations in the ordinance. Jim Bagniewski motioned to close public hearing, Steve Nicolai seconded. The motion passed 6-0 by voice vote.

CM Mindel stated she wanted to express the concerns she hears from her constituents. She said at one point homeowners knew all their neighbors. CM Mindel stated now some neighbors have turned over to those who stay for short-period of times. CM Woodard said he is concerned that anyone can purchase property in the City of La Crosse and turn it into an airbnb. CM Goggin said she is concerned because we are trying to bring families into La Crosse. CM Goggin stated that there should be limits to how many airbnbs are in regulated communities. CM Mindel added that one consequence of the short-term rentals is how it puts pressure on the housing market and can increase housing values.

Staff asked for direction on what should be added to the draft ordinance. CM Mindel stated she wanted to see how to limit the number of people staying in a short-term rental and limiting the number of short-term rentals in a geographic area. CM Woodard stated he would like to see a possible moratorium on short-term rentals. Staff stated that airbnbs should be following other parts of the code, which should deter more than 3 unrelated people from staying in a residential dwelling which is zoned R-1.

Jim Bagniewski stated he thinks that there should be set rules that owners and occupants must follow. Jessica Stanton stated that the draft ordinance states that license can be revoked or denied which would cover a lot of the nuisance issues. Staff stated they would work on revisions to the ordinance.

4. Updates: Neighborhood Reports, Comprehensive Plan.

Staff informed the Commission that the draft comprehensive plan review closed at the end of May. Staff said the consultant is meeting with staff to go through comments. Staff stated that the goal is to have a completed draft plan by mid-July to go out for the final comment period. Staff discussed the role the Commission would have in implementing the plan.

CM Sleznikow asked for any neighborhood updates. Bob McDonnell (Washburn) stated their National Night Out is August 1st with Powell Poage Hamilton Neighborhood Association. Jim Bagniewski (Bluffside) stated Make Music La Crosse was occurring June 21st.

5. Call for items for next meeting.

## Adjournment

The meeting was adjourned at 7:31 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*

Neighborhood Revitalization Commission Members:

CM Jennifer Trost, CM Larry Sleznikow, Jessica Stanton, Jim Bagniewski, Greg Clark,  
Ralph Geary, Robert McDonnell, Sean Hurtubise, Steve Nicolai, Will Kratt