



# 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, January 3, 2024

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://cityoflacrosseorg.zoom.us/j/82155464093pwd=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 6:01 pm.

#### Roll Call

**Present:** 8 - Ralph Geary, Will Kratt, Jim Bagniewski, Larry Sleznikow, Jennifer Trost, Jessica Stanton, Sean Hurtubise, Robert McDonnell

**Excused:** 1 - Greg Clark

**Absent:** 2 - Steve Nicolai, Vacant 1

#### Approval of Minutes

Approval of the December 6, 2023 meeting minutes.

A motion was made by Bagniewski, seconded by Geary, that the minutes be approved. The motion carried by voice vote.

#### Agenda Items:

1. [24-0021](#) Annual Code of Ethics Policy Review.

CM Trost asked Commissioners to confirm they had reviewed the Code of Ethics Policy. All Commission Members indicated they had reviewed the Code of Ethics Policy.

2. Introduction to City of La Crosse “residential zoning districts” (please consider bringing your own laptops for this workshop).

CM Trost gave a brief overview on the history of zoning. Staff displayed a map of the city and CM Trost went over what the different zoning districts in the City of La Crosse. Staff explained that Planned Development is a zoning district where a development of typically more than two acres can request more flexibility from the Council by proposing a specific project plan. Staff explained that Traditional Neighborhood Development is a zoning district that can be used similarly to Planned Development but on a smaller scale.

Kratt asked what other types of zonings are out there. CM Trost stated that Euclidean zoning has a lot of restrictions that must be adhered to. CM Trost explained an alternative to Euclidean zoning would be a type of form-based code. Staff explained that form-based code looks at site and building design more than use.

CM Trost then explained the expansion of lot size requirements in the city.

3. [24-0022](#) Discussion on Neighborhood Revitalization Commission 2024 Action Plan.

CM Trost stated the Commission should choose two to three achievable items that they can accomplish within the next couple years to put forward into the Action Plan. CM Trost stated she was thinking something related to parking requirements.

Kratt said there are a lot of real-world examples regarding parking requirements and it may be a good time to bring it forward again.

Bagniewski stated that a vacant property survey would be something the Commission should work on. CM Trost stated that doing a vacant property survey would include the Commission going out and doing a survey around the city and verifying with staff later. Stanton stated that there is only so much the city can do with private property but depending on the number of vacant parcels there might be a way to incentivize them to do something with their property. Kratt said empty lots can be found pretty easily with GIS.

Kratt stated that with current market conditions it's almost impossible to build affordable housing. Kratt stated the Commission should look at what the city is doing that is inadvertently increasing the cost of housing.

CM Slezniow stated that the Commission should work on improving communication throughout the city. Staff stated that they are welcome to any feedback and suggestions for how to improve communication.

CM Goggin stated that housing should be at the forefront of the Commission's mind when it comes to their Action Plan.

CM Trost had Commission Members write their ideas down in order to continue the discussion next meeting.

## Adjournment

The meeting was adjourned at 7:05 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