



# 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, July 10, 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 6:00 pm.

#### Roll Call

**Present:** 9 - Ralph Geary, Will Kratt, Jim Bagniewski, Larry Sleznikow, Jennifer Trost, Jessica Stanton, Sean Hurtubise, Robert McDonnell, Greg Clark

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

#### Approval of Minutes

Approval of the May 1, 2024 meeting minutes.

Larry Sleznikow moved to approve the minutes. Greg Clark seconded. The motion passed 9-0 by voice vote.

#### Agenda Items:

1. [24-0498](#) Discussion: Off-street over-parking, review of previous NRC work on off-street parking requirements, options to eliminate or reduce off-street over-parking, community outreach role for each Commissioner.  
  
**CM Jennifer Trost provided a presentation on existing parking and how over-parking has affected land use and development. CM Trost stated that the more parking that is provided, the more people will choose to drive and park.**

Additionally, CM Trost pointed out that many times these parking lots are not full. McDonnell stated that he picks up garbage in the neighborhood many days during the week and is constantly noticing what a waste of space some of the parking lots shown are. Clark stated it would be interesting to see the number of houses that we've lost/could be in place of the parking lots.

Hurtubise asked about the correlation between the commercial parking lots and the current conversation revolving around residential parking. CM Trost stated that this land use is part of a system. She also stated that this is why they started with eliminating requirements for commercial zoning. CM Trost continued on to show examples of residential parking with underutilized parking lots. Geary stated there is a story behind every business and their decisions. Kratt stated that it is important we also look at single-family homes and what that does to the equation. Kratt stated that even if half the block is parking and the other half is a multi-family apartment building it is still most likely a much higher density than a block of single-family housing.

CM Trost opened it up for the public to make a comment. Sam Deetz spoke and stated there are still parking minimums for hospitals and universities. Deetz also stated that a lot of the properties were built before regulations were eliminated and display the impact of having parking minimums. Bill Bonadurer spoke saying when he went to UW La Crosse there were approximately 17 bedrooms and four parking spaces at his residence and it never was an issue. One of his roommates originally brought a car and decided to leave it at his parents house after the first week of living there. Bonadurer said if this building were ever to get rebuilt it would be impossible to provide the same amount of housing with the required parking minimums. Ryan R. spoke saying any housing that gets demolished for parking is not good.

CM Trost stated that this is about looking at pro-housing land use reforms that the Commission can recommend. Hurtubise asked if they could feel out where everyone is at with the reducing or eliminating the minimum parking standards. The Commission went through the 2024 Updated Parking Deregulation Options. Seven commissioners were in favor of option one (eliminate all off-street parking requirements). One commissioner was in favor of option two (reduce all off-street parking requirements). No commissioners were in favor of option three (eliminate parking requirements except for bounded area). Commissioners stated they would be open to discussion on option four (eliminate for eight units or less and reduce requirement for larger developments).

## Adjournment

The meeting was adjourned at 7:20 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, Will Kratt