



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Neighborhood Revitalization Commission

Wednesday, October 4, 2023

6:00 PM

Council Chambers - City Hall - 400 La Crosse St

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=aGw1NWRRUE4xM1RxajJxaTM0QkN>
UQT09

Meeting ID: 821 5546 4093

Passcode: 543969

Participate by phone: 1-312-626-6799

Call to Order

The meeting was called to order at 6:01pm.

Roll Call

Present: 9 - Steve Nicolai, Vacant 1, Ralph Geary, Will Kratt, Larry Sleznikow, Jennifer Trost, Jessica Stanton, Sean Hurtubise ,Robert McDonnell

Absent: 2 - Jim Bagniewski, Greg Clark

Approval of Minutes

Approval of the September 6, 2023 Meeting Minutes.

Ralph Geary moved to approve the minutes. Larry Sleznikow seconded. The motion passed 8-0 by voice vote.

Agenda Items:

1. [23-0382](#) Update and action on Accessory Dwelling Unit policy research - Lewis Kuhlman

Lewis Kuhlman provided an update on the changes made to the final draft for Accessory Dwelling Units (ADUs). The Legal Department also provided feedback on parts that are redundant and on deed restrictions. There was concern that a home owner could remove the deed restriction on their own. Lewis looked at examples and found a few to bring back to Legal for input.

Lewis brought up the letter from the AARP suggesting additional requirements. The first point being to include allowing ADUs in all residential districts. The committee discussed their thoughts on whether ADUs should be allowed in R-1.

Will moved to have R-1 be a permitted zoning districts for ADUs. Jessica seconded. The motion passed 6-2 by voice vote with CM Selznikow and Steve Nicolai voting no.

Lewis also stated that AARP suggested that they are not required to be owner-occupied stating that it is a limiting factor. The Commission discussed their thoughts on whether ADUs should be required to be owner-occupied. General consensus was reached by the Commission to include that the ADU be owner-occupied.

Lewis also stated that AARP suggested including attached ADUs in the ordinance. Staff stated that an attached ADU is (from a building and zoning standpoint) similar to a duplex. The Commission unanimously agreed to not include attached ADUs in the ordinance.

Ralph Geary motioned to approve the ordinance as amended. Jessica seconded. The motion passed 8-0 by voice vote.

2. Discussion on Chapter 115 notifications (rezonings, CUPs, variances, etc.) sent to buffer zone property owners.

Nikki Elsen, City Clerk, provided an overview of the city's notification processes to the Commission. She stated the proposed ADU ordinance is in Chapter 115 and will get noticed in the paper.

Nikki stated the city must follow either Municipal Code or state statutes for notification and that some processes are different. The city must do at least what the state statute requires, but the municipality can choose to do more if they wish. There are a few notification instances where the City of La Crosse does more than what state statute requires.

Nikki informed the Commission on the state requirements for a right-of-way discontinuance (vacation).

CM Slezniuk stated that it is important that neighbors are notified and said he appreciates that the city goes above and beyond. He stated that he often hears that neighbors don't read the paper so extra notification by the city is appreciated.

Nikki stated that residents can go on the city's legislative information center and sign up for email notifications for keywords or for committee meetings in general.

Adjournment

The meeting was adjourned at 7:13pm.

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.

Neighborhood Revitalization Commission Members:

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