

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address): Adam Hoffer (and William Ale)
1510 Madison St.
La Crosse, WI 54601

Owner of site (name and address): Same as above

Address of subject premises: Chase Street, - no current address; adjacent to
2809 South Avenue

Tax Parcel No.: 17-50285-22

Legal Description: Certified Survey Map No. 45 Vol 19 Lot 2 Doc No. 1752704

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R4 - Low Density Multiple

Is the property located in a floodway/floodplain zoning district? Yes No

Is the property/structure listed on the local register of historic places? Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No

Is the Rezoning consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For: see attached

Property is Proposed to be Used For: see attached

Proposed Rezoning is Necessary Because (Detailed Answer): see attached

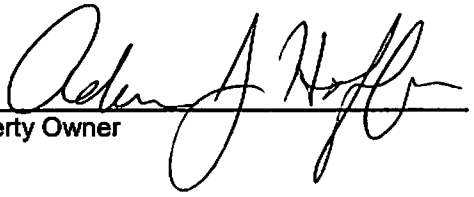
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): see attached

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, _____, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at Chase St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



 Property Owner

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public
My Commission expires _____.

Exhibit A

Petition for Amendment to Zoning Application

Parcel 17-50285-22 (Chase Street, vacant parcel with no street number yet)

La Crosse, Wisconsin

May 6, 2022

Property is Presently Used For

The current parcel is a vacant lot.

Property is Proposed to be Used For

The new property will be a four-unit, two-story property. The new property would have four two-bedroom, one bathroom units, with four attached garages.

We plan to make the two first-floor units ADA complaint. Our hope is that this design will complement the newly completed Trane All Abilities Park directly across the street.

Proposed Rezoning is Necessary Because

The property is zoned as single-family residential. Constructing a single-family home that is ADA accessible is not economically feasible in the current economic environment.

The rezoning would also facilitate additional units and density that are not permissible under the current zoning. With the parcel rezoned from single family to R4, we can accommodate twice the number of bedrooms – and twice the number of ADA rooms – that would be built in a typical single family (ADA) house.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

The newly constructed property would improve the neighborhood. The property will be new, clean, and aesthetically appealing in a community in which the average age of the properties is older.

We are using a local builder. Our builder has lots of experience building properties in La Crosse and making those properties appealing to the neighborhood.

The owners of the property are seasoned rental property owners in La Crosse and one owner lives less than a mile from the parcel. Their track record with rental properties and tenants is impeccable and they take pride in increasing the value of the properties and the quality of the tenants when they purchase property in La Crosse.

The property would also increase the tax base for the city. The additional tax revenue would facilitate great service provision for the neighborhood and the community.

Proposed Rezoning will not be Detrimental to the City's Long Rang Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

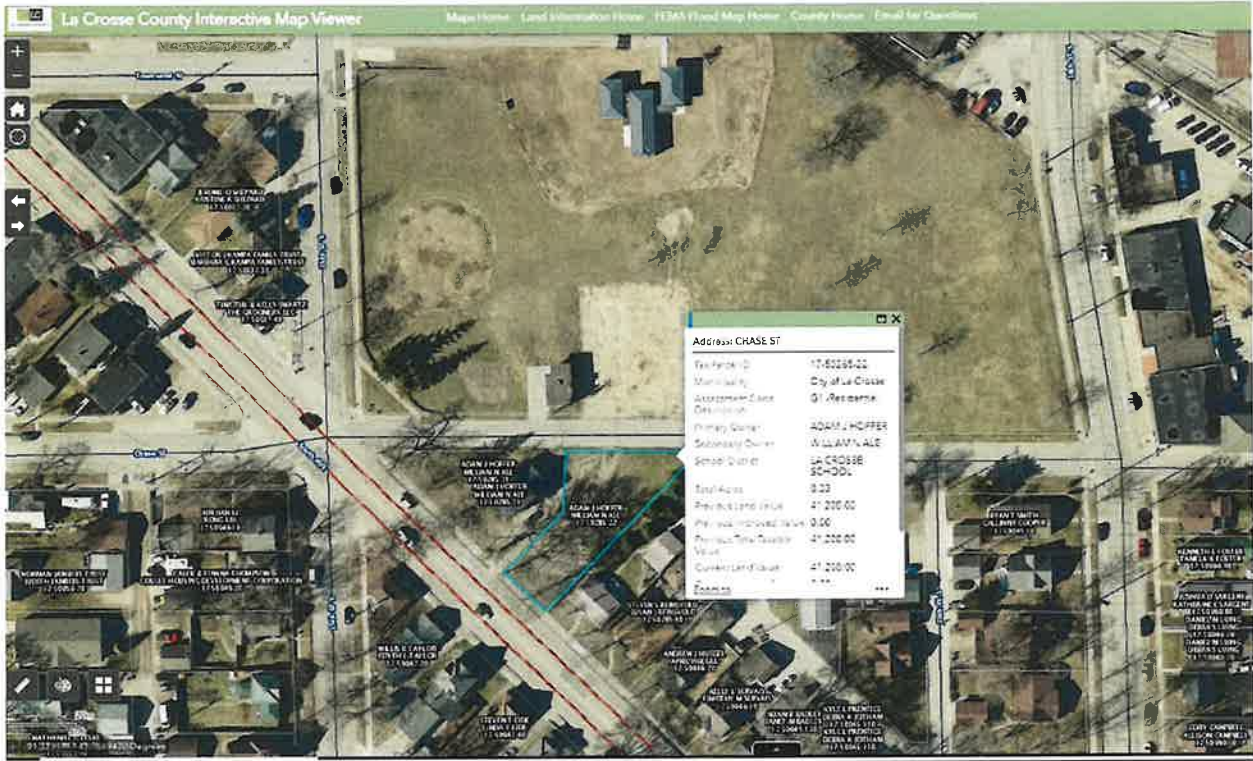
The rezoning of this parcel and the construction of a new four-unit property fits within the City's current long range comprehensive plan. Specifically, the property would add greater density in this neighborhood, as outlined in the comprehensive plan.

The property would also add additional ADA units. ADA units are significantly under-supplied in the city and additional ADA units support the City's long range comprehensive plan.

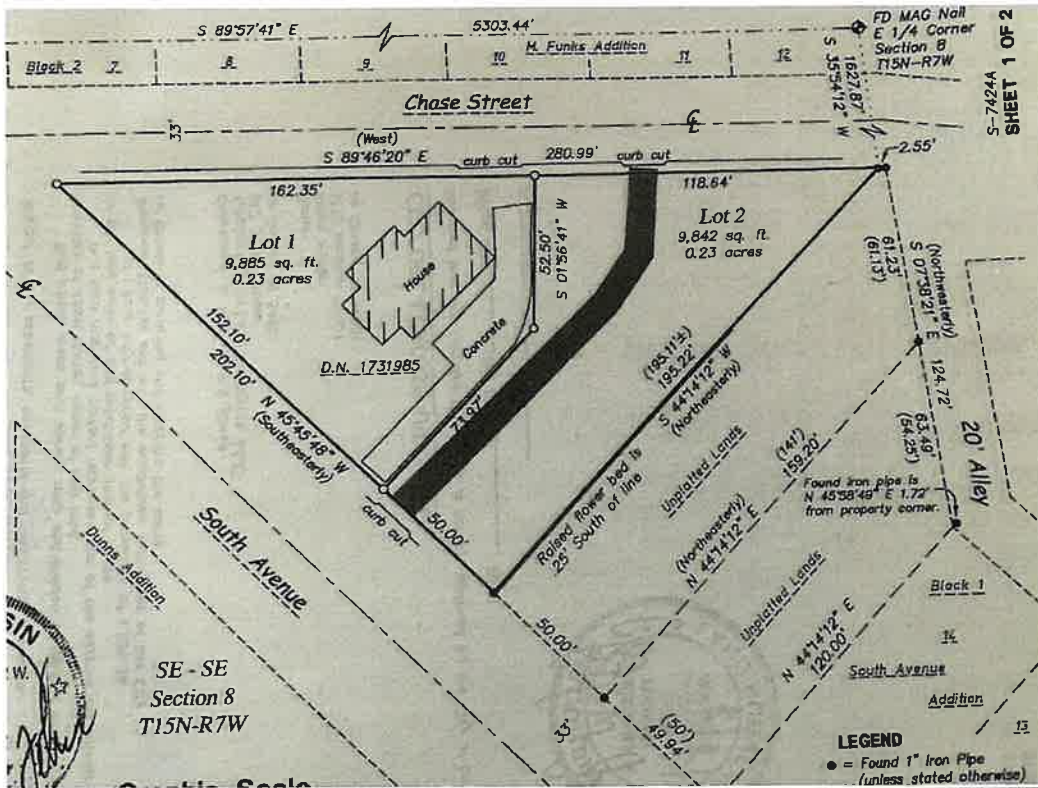
Additional Measures Taken to Prepare for Rezoning

- We had our local builder prepare a site plan, floor plans, and digital renderings of the property in order to share with City Planning, the City Council, and neighbors to clearly detail our vision for our project.
- We met with Tim Acklin, City of La Crosse Planning Administrator, on April 15, 2022 to review our plan and discuss the procedures for the rezoning petition.
- We had a phone conversation with Stephanie Sward, City of La Crosse Senior Civil Engineer, on Monday April 18, 2022 to ensure that our construction plans fit with the city's plans to renovate South Avenue.
- We met with Councilwoman Trost on April 19, 2022 to discuss the project and its impact in the neighborhood and District 11.
- We spoke with Steve Schauf, Executive Director at the La Crosse Housing Authority on May 4, 2022. Steve imparted on us the need for additional ADA housing units in the city, citing their growing waitlist. Steve said this need was the major motivating factor for the Housing Authority to build the new ADA units on 7th and Divisions Street. At the end of this submission, we include the email exchange with Steve and the excerpt from the La Crosse Regional Analysis of Impediments to Fair Housing Choice he referenced.
- We created a one-page flyer to distribute to neighbors that describes our plan. We provide an opportunity to meet us in person to discuss any concerns they may have and we also provide an email address and phone number for them to contact us.

Parcel Location



Land Survey of Parcel (Labeled Lot 2 in the picture below)



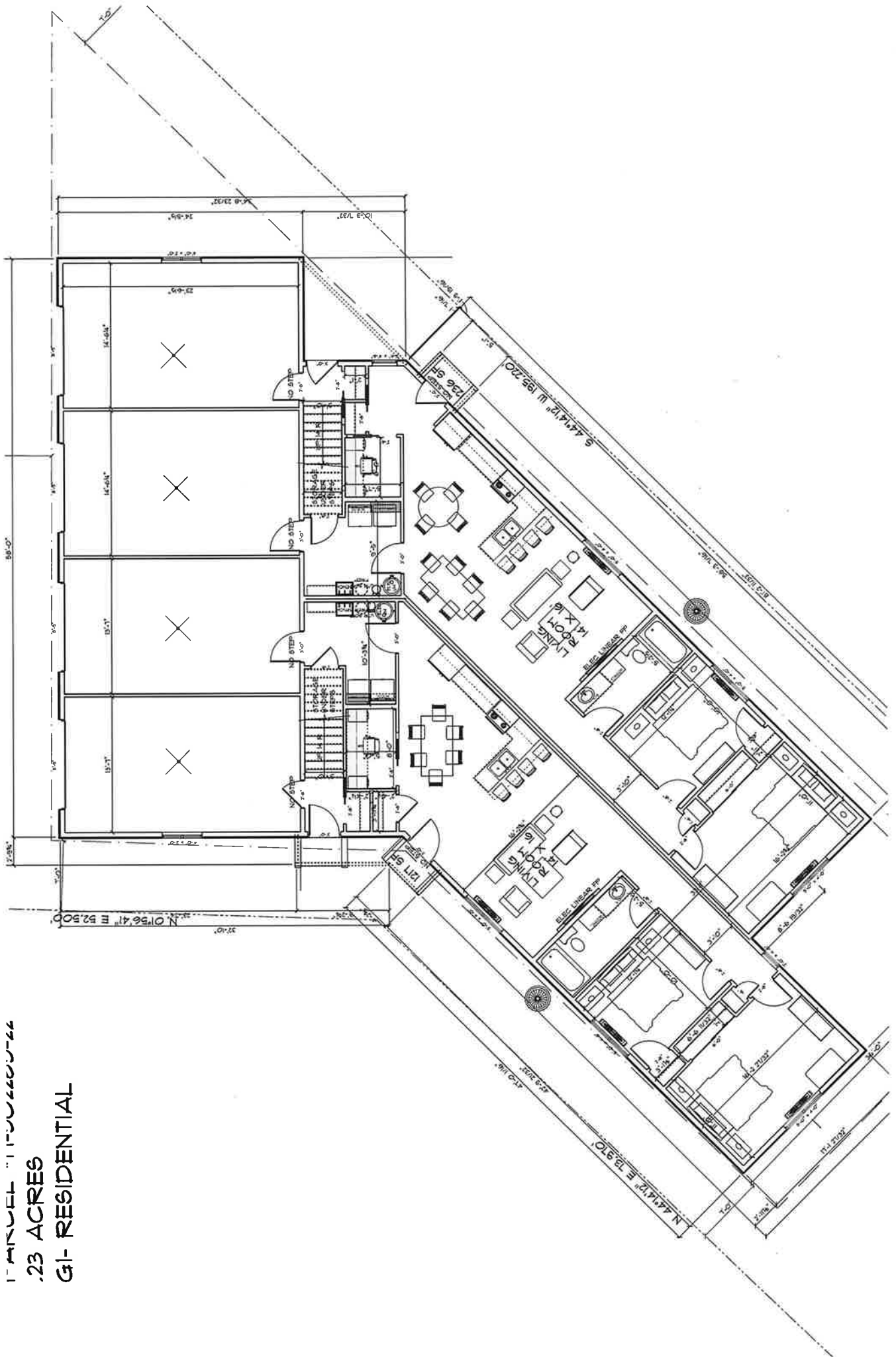
Digital Renderings of Proposed Building Design





First Floor Plan

1. AMUEL "11 FVU4000744
.23 ACRES
G1- RESIDENTIAL

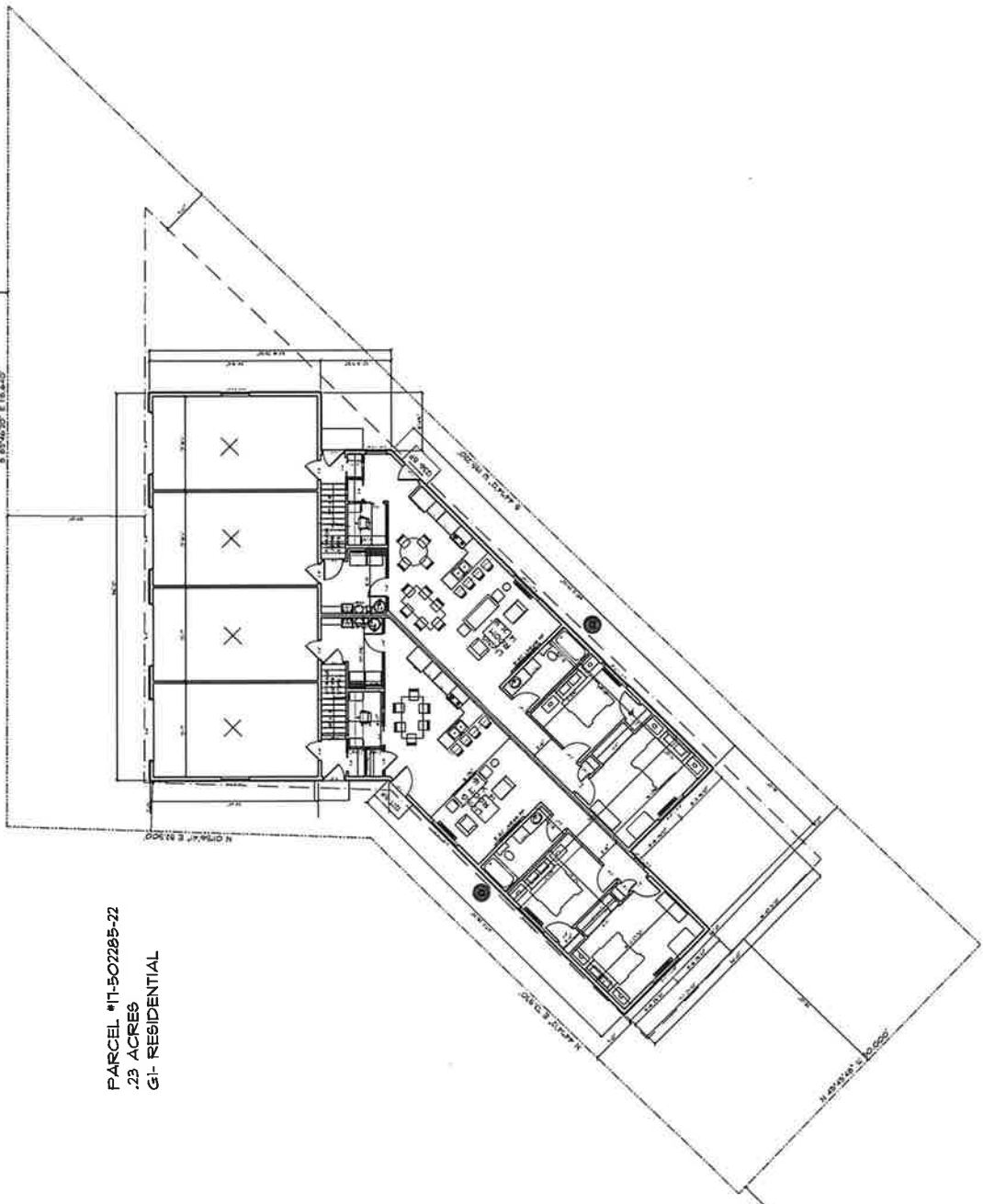


Site Plan

CENTER LINE

CHASE STREET

PARCEL #17-507285-22
.23 ACRES
G1- RESIDENTIAL



SOUTH AVENUE
CENTER LINE



Adam Hoffer <hofferllc@gmail.com>

ADA Housing in La Crosse

Steve Schauf <SSchauf@lacrossehousing.org>
To: Adam Hoffer <hofferllc@gmail.com>

Thu, May 5, 2022 at 10:46 AM

Hello Adam,

The design of your units look nice. In my opinion your design would meet a couple of the impediments that were referenced in the City's Affirmatively Further Fair Housing Assessment that was conducted back in July of 2019. Below is a link to the full report, but go to chapter 10 and it breaks down some of the needs.

<https://www.cityoflacrosse.org/home/showdocument?id=298>

Hope this helps, take care.

Steve

From: Adam Hoffer <hofferllc@gmail.com>
Sent: Wednesday, May 4, 2022 12:22 PM
To: Steve Schauf <SSchauf@lacrossehousing.org>
Subject: ADA Housing in La Crosse

Steve, thank you for the quick chat. I am hoping to rezone Parcel 17-50285-22 (Chase Street, vacant parcel with no street number yet, directly across from Trane Park) from single-family to R4.

I had our builder, Mark Etrheim, design the property. Attached are his floor plans, site plan, and a few external renderings of what the property would look like. The building would have four two-bedroom, 1 (to 1.5) baths, with four attached garages.

We plan to make the two first-floor units ADA compliant. My hope is that this design will complement the newly completed Trane All Abilities Park directly across the street.

Anything you can provide that would highlight the city's need for additional ADA units would be greatly appreciated. Thank you in advance for your help and your time.

Sincerely,

Adam Hoffer

Excerpt

* Pen marks added by Petitioner

Regional Analysis of Impediments to Fair Housing Choice

June 2019

CHAPTER 10.

IDENTIFICATION OF IMPEDIMENTS

Described below are the fair housing impediments identified in this Analysis of Impediments, along with associated contributing factors. Contributing factors are issues leading to an impediment that are likely to limit or deny fair housing choice or access to opportunity. Recommended activities to address the contributing factors are provided in Table 25, along with implementation timeframes and responsible parties.

Impediment 1: Affordable Housing Needs Disproportionately Affect Protected Classes

The most common housing need identified by local residents and other stakeholders was affordability, particularly for low- and moderate-income households and people who are homeless. While housing prices in the city of La Crosse and La Crosse and Monroe Counties are relatively modest in comparison to national averages, these costs are often unattainable for individuals with low-wage workers, seniors, and other groups. For example, minimum wage workers in La Crosse County would need to work 84 hours a week to afford a two-bedroom apartment at the HUD Fair Market Rent of \$793. Data about housing problems – including affordability – shows that Black, Latino, and other race households are considerably more likely than whites to have a housing need in the city of La Crosse and La Crosse County. Most notably, African-American households experience housing problems and, particularly, severe cost burdens, at rates that are more than twice those of white households. While housing programs supported with City of La Crosse CDBG and HOME funds will continue to address local housing needs, a broader approach is needed to more adequately serve the range of needs in the community. Working in partnership, the City of La Crosse, La Crosse County, Monroe County, and the local PHAs should develop a regional plan for addressing affordable housing needs. Active participation by other communities in the region, including Holmen, Onalaska, West Salem, Sparta, and Tomah, would also be necessary for a meaningful study.

Impediment 2: Limited Access to Some Areas of Opportunity

When asked where in the region they would choose to live if cost were not an object, residents listed many different areas. Some chose Holmen, Onalaska, or West Salem, while others named the city of La Crosse. Some said they were happy where they are and wouldn't move if they could. While no household should be encouraged to move if it does not wish to, those that are open to relocating in order to take advantage of a different mix of opportunity features in another part of the region should be able to do so. Currently, one of the best programs supporting mobility of households is the Housing Choice Voucher program. The number of vouchers available in the region is extremely limited, but even for those families able to obtain a voucher, options are limited by landlords who refuse to accept an HCV as payment. Although Wisconsin state law includes "lawful source of income" as a protected class, courts have not interpreted the provision as including housing vouchers and thus, there is no legal requirement that landlords accept HCVs. Furthermore, the households using these vouchers are disproportionately households of color, particularly African Americans who make up 20% or more of the voucher recipients in some areas while their share of the population overall does not exceed 2% in any of the jurisdictions

studied. The Monroe County Housing Authority employs a residency preference, meaning that their waiting list is sorted such that residents of the county are boosted toward the top of the list. This creates a barrier to receiving housing assistance for low-income families who may wish to move to Monroe County from elsewhere in the area. Finally, regional transit, another key to opening up opportunities for families seeking to access opportunity by moving to a different part of the region, is limited. Transit within the vicinity of the city of La Crosse is generally good but strengthening public transportation links to La Crosse County's suburban communities and to Monroe County would further open up housing options in those areas to families seeking to move. So as not to encourage sprawl, transit improvements should consider linkages to existing nodes of housing and/or employment and prioritize smart growth concepts such as transit-oriented development.



Impediment 3: Poor Rental Housing Conditions Limit Access to Quality Housing

Concerns regarding the condition of existing rental housing stock were widespread among the stakeholders and members of the public who contributed to this AI. Many people faulted landlords for not doing enough to maintain their properties, but rather letting them fall into disrepair and refusing to make necessary improvements or making only minor, "band aid" fixes. Tenants who reside in substandard rental properties may not have any good options. Pointing problems out to their landlord could result in retaliation; reporting deficiencies to code enforcement could result in the property being condemned and the tenant becoming homeless. Other times landlords make minimal corrections to satisfy code enforcement but do not address overarching problems with housing quality. For these and many other reasons, many housing conditions go unreported and undetected. Compounding this problem, recent state legislation has rolled back local governments' ability to implement rental registration and inspection programs. Alternative tools for local enforcement should be considered while advocating for state-level changes that would permit more robust local controls. Continuing to fund rental rehabilitation and new construction should also help to address poor housing quality in the La Crosse region.



Impediment 4: Accessible Housing for People with Disabilities is in Short Supply

In the fair housing survey conducted as part of this analysis, 43.6% of respondents named lack of housing options for people with disabilities as a barrier to fair housing in the region. Two-thirds of respondents agreed that either "some more" or "a lot more" housing for people with disabilities is needed in La Crosse and Monroe Counties. Searches for accessible rental housing using various internet search tools revealed the relative scarcity of units for this population and that many properties with accessible housing had waiting lists for those units. Compounding this scarcity are provisions of state law and local zoning codes that have the effect of making the development or siting of new housing for this population more challenging. La Crosse County and Monroe County both have various ambiguities within their definitions of "family" as they may relate to group homes or "community living arrangements" and under these codes, as well as the City of La Crosse's zoning code, these uses are variously subject to spacing requirements, conditional use permitting, and capacity limitations. Where a group home or other similar housing consists of multiple unrelated people with disabilities living together as a single, functional housekeeping unit, regulations of these sorts, when not applied similarly to households of similar size composed of people who are not disabled, could be discriminatory treatment. Additionally, the City of La Crosse and La Crosse County lack a reasonable accommodation provision within their zoning ordinances.

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
<p>Impediment 3: Poor Rental Housing Conditions Limit Access to Quality Housing</p> <p>Landlords are reluctant to maintain and improve rental properties</p> <p>Landlords lack education on responsibilities under the Fair Housing Act</p> <p>Limited new rental housing construction or rental rehabilitation in the region</p>	<ul style="list-style-type: none"> The City of La Crosse and its partners should continue efforts to advocate the state legislature to make it possible to reinstate rental registration and rental inspection programs. (Q1, 2020) Continue to consider alternative means of addressing poor housing conditions through existing programs such as Chronic Nuisance Abatement, exterior code enforcement, and continue to employ code enforcement officers. (Ongoing, beginning Q4, 2019) Design and deliver annual fair housing education (either in-house or through a contracted third-party organization) to landlords. (Annually, beginning Q4 2019) Continue using CDBG funding to support the construction, acquisition, and/or rehabilitation of high-quality, affordable rental properties in the city of La Crosse. Additionally, new LIHTC projects can be located in Holmen, Onalaska, West Salem, Sparta, Tomah, and other communities in the region. (Annually, beginning Q4 2019) 	<p>City of La Crosse La Crosse County Monroe County</p> <p>City of La Crosse La Crosse County Monroe County La Crosse Housing Authority La Crosse County Housing Authority Monroe County Housing Authority Tomah Public Housing Authority</p> <p>City of La Crosse La Crosse County Monroe County La Crosse Housing Authority La Crosse County Housing Authority Monroe County Housing Authority Tomah Public Housing Authority</p>

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
<p>Impediment 4: Accessible Housing for People with Disabilities is in Short Supply</p> <p>Insufficient accessible housing exists to serve the needs of people with disabilities</p> <p>★</p>	<ul style="list-style-type: none"> Consider opportunities to encourage or incentivize the construction of new accessible housing units for people with disabilities. <ol style="list-style-type: none"> When new accessible housing is proposed by a developer, organization, or agency, express support (through letters of support and/or certifications of consistency with the Consolidated Plan) wherever possible. (Ongoing, beginning Q4, 2019) Review local funding mechanisms and federal grant sources for opportunities to incentivize development of new accessible housing units. (Q2, 2020) Meet with local providers of accessible housing and permanent supportive housing to discuss resources available and potential for collaboration on future proposed housing developments. (Q1, 2021) 	<p>City of La Crosse La Crosse County Monroe County La Crosse Housing Authority La Crosse County Housing Authority Monroe County Housing Authority Tomah Public Housing Authority</p>
<p>Ambiguous or inconsistent zoning code provisions raise questions about allowable siting and occupancy for housing for people with disabilities</p> <p>★</p>	<ul style="list-style-type: none"> Family definitions should be reviewed to remove any ambiguities and ensure clear definitions. <ol style="list-style-type: none"> Review the La Crosse and Monroe County zoning codes with planning staff members and consult with community partners as needed to draft potential revisions. (Q1, 2020) Amend ordinances and policies as necessary to expand housing choice for people with disabilities. (Q3, 2020) Family definitions should be aligned with group housing definitions and codes should clarify where these group housing uses are permitted by right. <ol style="list-style-type: none"> Review the La Crosse and Monroe County zoning codes with planning staff members and consult with community partners as needed to draft potential revisions. (Q1, 2020) Amend ordinances and policies as necessary to expand housing choice for people with disabilities. (Q3, 2020) Review and clarify the permitted locations of housing serving people recovering from alcohol or substance abuse addition to include residential districts. <ol style="list-style-type: none"> Review the City and County zoning codes with planning staff members and consult with community partners as needed to draft potential revisions. (Q1, 2020) Amend ordinances and policies as necessary to expand housing choice for people with disabilities. (Q3, 2020) 	<p>La Crosse County Monroe County</p>

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
<p>Impediment 4: Accessible Housing for People with Disabilities is in Short Supply (continued)</p> <p>The City of La Crosse and Lacrose County do not have a clear and objective process by which persons with disabilities may request a reasonable accommodation</p>	<ul style="list-style-type: none"> • Consider, draft, and adopt local code amendments that would provide an administrative alternative to a variance application for people requesting accommodation or modification related to a disability. <ul style="list-style-type: none"> a. Review the City and County zoning codes with planning staff members and consult with community partners as needed to draft potential revisions. (Q4, 2019) b. Amend ordinances and policies as necessary to expand housing choice for people with disabilities. (Q3, 2020) 	<p>City of La Crosse La Crosse County</p>
<p>Impediment 5: The La Crosse Housing Authority is Enhancing Public Trust</p> <p>LHA policies and procedures are frequently perceived as unfriendly, burdensome, and sometimes discriminatory to members of the public who are served by or who seek services from the Authority</p> <p>LHA board and staff members are perceived by some as indifferent to the needs and grievances of residents</p>	<ul style="list-style-type: none"> • Collect public input and, where possible, consider amending policies and procedures to make them more customer-focused. <ul style="list-style-type: none"> a. With the assistance of a neutral third-party facilitator, convene a series of listening sessions to hear input from both residents and non-residents about issues with LHA policies and procedures. (Q4, 2019) b. Based on the input received, develop and implement amended policies and procedures. (Q1, 2020) • With the assistance of a skilled marketing agent (and perhaps a student or student clinic from a local university), develop a campaign to describe how the LHA cares for its residents and reset the local narrative about the organization. (Q2, 2020) • With the assistance of a neutral, third-party trainer, schedule an annual in-service staff training day wherein the entire LHA staff is trained and provided a refresher on topics related to fair housing, anti-bias, and racial/ethnic/cultural sensitivity. (Ongoing, beginning Q4, 2019) • In making appointments to the LHA's Board of Commissioners, the City should be mindful of community criticisms and select board members who are reflective of the LHA's tenant community and who have a background that helps them identify with the needs of this group. (Ongoing, beginning Q4, 2019) 	<p>La Crosse Housing Authority</p> <p>City of La Crosse</p>