



# City of La Crosse

Jessica L. Olson  
8<sup>TH</sup> District Council Member

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July 18<sup>th</sup>, 2017

To: Senior Planner Tim Acklin  
City of La Crosse - Planning Dept.  
400 La Crosse St.  
La Crosse, WI 54601

RE: Coulee Council on Addictions Rezoning Petition - File #17-0912

Dear Tim,

I received a phone call from a constituent of my district who has strong concerns regarding the rezoning petition to allow Coulee Council on Addictions to construct a new facility for its operations to move into, located at 923, 927, 929, 935, and 939 Ferry St. Both the existing facility at 921 West Ave S and the proposed new location are in my district.

My constituent expressed a strong desire for the block to remain single-family houses. He felt strongly that the presence of the middle school and the La Crosse Promise houses in the immediate vicinity were a strong argument against the project going forward.

With respect to Council President Gaul's direction to Council Members to avoid speaking on behalf of City Departments, I thought it would be best to reach out to you. If you are not the appropriate staff for my constituents to contact if they have further questions, please include the name, email and phone number for the right person in your response.

It would be a great help to me if you (or appropriate staff) can provide written answers to the following no later than July 24<sup>th</sup>, 2017 so I have time to discuss the answers with my constituents:

1. The petition indicates that all the parcels to be rezoned are currently classified as R-5. Can you find out at what time they were rezoned to R-

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The following information was obtained from the records of the  
Department of the Interior, Bureau of Land Management, on  
the subject of the land described in the foregoing  
instrument.

The land described in the foregoing instrument is  
situated in the County of [County Name], State of [State Name],  
and is more particularly described as follows:

[County Name], State of [State Name],  
[Township Name], Range [Range Number],  
[Section Number]

The land described in the foregoing instrument is  
situated in the County of [County Name], State of [State Name],  
and is more particularly described as follows:  
[Detailed description of the land, including acreage and  
boundaries, as recorded in the public land records.]

The land described in the foregoing instrument is  
situated in the County of [County Name], State of [State Name],  
and is more particularly described as follows:  
[Detailed description of the land, including acreage and  
boundaries, as recorded in the public land records.]

The land described in the foregoing instrument is  
situated in the County of [County Name], State of [State Name],  
and is more particularly described as follows:  
[Detailed description of the land, including acreage and  
boundaries, as recorded in the public land records.]

The land described in the foregoing instrument is  
situated in the County of [County Name], State of [State Name],  
and is more particularly described as follows:  
[Detailed description of the land, including acreage and  
boundaries, as recorded in the public land records.]

- 5, and what their previous zoning was, and who the petitioner(s) was(were)?
2. Were there any circumstances involved in either property acquisition or the clearing of this block, such as campus plans, deed covenants or restrictions, etc. which gave indication to neighboring property owners that future development of these properties would eventually be single-family houses?
  3. As currently zoned and assembled, what is the highest density land use the property is currently allowed without waiver or conditional use permit? Are there similar examples in existence on property zoned R-5?
  4. There is an additional single parcel of property located at 921 Ferry St. which is identified as part of the project but not the rezoning, and is already rezoned PS. Can you find out when it was rezoned, what the proposed use was at the time it had been rezoned and whether it is consistent with what is being currently proposed? Also, if there were any legal objectors to that rezoning, please include.
  5. There are 34 parcels within 200 ft of the properties listed in the petition, according to the list that was attached, and the majority appear to be owned by Franciscan Skemp. For purposes of counting legal objector percentage, are applicant-owned parcels included or excluded in determining whether 20% of the surrounding parcel owners file objection?
  6. How does a property owner on the list file a legal objection?
  7. When and where do neighbors have an opportunity for a public hearing?
  8. Who should my constituents contact if they have questions on design standards (setbacks, height of building, parking spaces, etc) for structures built on Public/Semi-Public zoned land?
  9. What is the web address for constituents to access the full file regarding this petition?

Thank you Tim,

  
Jessica Olson

CC: City Clerk Teri Lehrke  
Constituent Neighbors (On Request)