



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Judiciary & Administration Committee

Tuesday, March 5, 2024

6:00 PM

Council Chambers
City Hall, First Floor

This meeting is open for in-person attendance and will also be available through video conferencing. The meeting can be viewed (no participation) by visiting the Legislative Information Center Meetings calendar (<https://cityoflacrosse.legistar.com/Calendar.aspx>) - find the scheduled meeting and click on the "In Progress" video link to the far right in the meeting list.

Public comment is limited to agenda items; statements shall be restricted to the subject matter. If you wish to speak on an agenda item, please register in advance:

- Register online at <https://www.cityoflacrosse.org/city-services/meeting-registration>
- Contact the City Clerk's Office no later than 4:00p on the day of the meeting, with the following information: name, municipality of residence, if you are representing an organization or a person other than yourself at the meeting, and if you are speaking in favor, opposition or neutral.
- Sign up in person no less than ten (10) minutes before the start of the meeting.

If attending virtual and you wish to speak, contact the City Clerk's Office and we will provide you with the information necessary to join the meeting. Call 608-789-7510 or email cityclerk@cityoflacrosse.org.

Public hearings shall be limited to 30 minutes when there are opposing viewpoints from the public. In the absence of opposing viewpoints, public hearings are limited to 15 minutes. Individual speakers shall speak no more than three (3) minutes unless waived by the Chair or a majority of the committee.

Members of the public who would like to provide written comments on any agenda may do so by emailing cityclerk@cityoflacrosse.org, using a drop box outside of City Hall or mailing to City Clerk, 400 La Crosse Street, La Crosse WI 54601.

Call To Order

Roll Call

Agenda Items:

UNFINISHED BUSINESS

[24-0068](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.

Referred from the January 2024 meetings.

NEW BUSINESS

[24-0167](#) Application of K & M Chances R LLC dba Chances R for an Expansion of Alcohol Beverage License & Street Privilege Permit for a special event at 417 Jay Street on June 1, 2024.

[24-0189](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for the property to be used as a duplex at 812 Windsor Street.

Public hearing.

[24-0190](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from Washburn Residential Neighborhood District to the Traditional Neighborhood District - Specific allowing for continued use of the property as a professional office space at 212 11th Street South.

Public hearing.

[24-0205](#) Application of A&S Foster LLC dba Bottoms Up for an Expansion of Alcohol Beverage License & Street Privilege Permit for special event at 500 Copeland Avenue on June 8, 2024.

[24-0217](#) Application of Karuna, Inc. for a Conditional Use Permit at 1012 Grove Street allowing for a rooming house.

Public hearing.

[24-0251](#) Resolution abolishing the City of La Crosse SLFRF Program Award Committee.

Sponsors: Reynolds

[24-0284](#) Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2023-2024 (March).

Adjournment

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.

Judiciary & Administration Committee Members:

Chris Kahlow, Tamra Dickinson, Jenasea Hameister, Mac Kiel, Mackenzie Mindel, Chris Woodard, Jennifer Trost



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0068

Agenda Date: 3/5/2024

Version: 1

Status: Referred

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District on the Master Zoning Map, to-wit:

Tax Parcel 17-20221-30; 221 16 St. N.

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:



Planning & Construction

118 Maintenance & Stores
1725 State Street
La Crosse, WI 54601
608.785.5050
planning-construction@uwla.edu
www.uwla.edu/planning-construction/

Scott Schumacher
Director of Planning & Construction
UW-La Crosse
1725 State Street
La Crosse, WI 54601

January 4, 2024

Tim Acklin
Planning Manager
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Mr. Acklin:

I am writing as follow up to the email response you send regarding the rezoning petition attached.

I received an email from David Reinhart, Chief Building Inspector, in response to the notice he was copied on regarding State plan approval for our new parking ramp near the Truman T. Lowe Center for the Arts. The desire would be to have the parcels where the parking ramp is to be built combined prior to the construction, and prior to the combining of the parcels, they all need to be consistently zoned. One of the parcels, 17-20221-30, still has R5 zoning. The attached petition would allow for the change of zone, which would in turn allow me to next request that the parcels be combined.

The new parking ramp will allow campus to hopefully relieve some pressure on the adjacent residential streets in terms of parking for campus, especially with large events that could occur in the Lowe Center for the Arts or other buildings in the southern part of the campus, much the same as the existing parking ramp has done for campus on the northern part. The architecture of the new parking ramp will be similar to the existing parking ramp and will have a capacity of approximately 550 cars. I have attached a site plan that shows the location of the existing residential style garage, which is the parcel where we are requesting rezoning. I have also attached a site plan that shows the layout of the new parking ramp for your reference.

Let me know if you need any additional information or have any questions. I would be happy to meet with you or any other City staff as needed. You can reach me by phone at 608-785-8916 or by email at sschumacher@uwla.edu. Thank you for your time.

Sincerely

A handwritten signature in black ink, appearing to read "Scott Schumacher", with a long horizontal line extending to the right.

Scott Schumacher
Director of Planning & Construction

Cc: Vice Chancellor of Administration & Finance

Attachment

**PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE**

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Scott Schumacher - UW-La Crosse - 1725 State Street, La Crosse, WI 54601

Owner of site (name and address):

Board of Regents - UW-La Crosse - 1725 State Street, La Crosse, WI 54601

Address of subject premises:

221 16th Street North

Tax Parcel No.: 17-20221-30

Legal Description (must be a recordable legal description; see Requirements):

Lot 1 in Block 15 of Metzger and Funk's Addition to the City of La Crosse, La Crosse County, Wisconsin, EXCEPT the North 100 feet thereof.

Zoning District Classification:

R5 - Multiple Dwelling

Proposed Zoning Classification:

PS - Public/Semi Public

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:

Storage garage for campus.

Property is Proposed to be Used For:

To be combined with other adjacent properties for construction of a parking structure.

Proposed Rezoning is Necessary Because (Detailed Answer):

By changing the zoning of this property, it can be combined with the other adjacent properties owned by the Board of Regents to clean up the land records prior to construction of the new parking structure.

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

The other adjacent properties are zoned Public-Semi Public, and the use will remain as campus has used it for parking, but it will be structure parking in lieu of surface parking.

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

Institutional land use is desirable in the 2040 Comprehensive plan, and this will continue efforts to alleviate parking of campus related vehicles in the adjacent neighborhoods.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 1st day of December, 2006.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



(signature)

608-785-8916

(telephone)

12-10-2023

(date)

sschumacher@uwfax.edu

(email)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the _____ day of _____, 20__.

Signed: _____
Director of Planning & Development



Capital Planning and Budget

Alexandria Roe | 608-265-0551 | aroe@uwsa.edu

Senior Associate Vice President

780 Regent Street, Madison, WI 53706

www.wisconsin.edu

December 23, 2023

Planning and Development

City of La Crosse

400 La Crosse Street

La Crosse, WI 54601

To whom it may concern;

The Board of Regents of the University of Wisconsin System acknowledges and approves of the rezoning of the lot at 221 16th Street North R-5 Residence to PS Public and Semi-Public.

Please contact me at the above address if you have any questions.

Thank you.

A handwritten signature in black ink that reads "Alexandria Roe". The signature is fluid and cursive, with the first name being more prominent.

Alexandria Roe

Senior Associate Vice President

Scott Schumacher

From: Acklin, Tim <Acklint@cityoflacrosse.org>
Sent: Wednesday, January 3, 2024 5:40 PM
To: Reinhart, David; Scott Schumacher
Subject: RE: Conditional Approval DIS-092342293 CB-112300550-PRBH

Follow Up Flag: Follow up
Flag Status: Flagged

Scott,

I have the following comments on your petition:

- 1) Please add PS before Public/Semi Public
- 2) You will need to provide a "Recordable Legal Description" of the parcel. This is a legal description that does not include abbreviations. The one you copied from the County website does not meet this requirement.
- 3) Please provide a site plan with the garage if you can
- 4) Please add a cover letter explaining your overall project.

Application will need to be submitted by 5pm Friday, January 5th to the Clerks office or the green bin out front of City Hall.

Please let me know if you have any questions

Tim Acklin, AICP
Planning Manager
City of La Crosse
400 La Crosse St
La Crosse, WI 54601
608-789-7391
www.cityoflacrosse.org

☐ Please consider the environment before printing this e-mail.

PRIVILEGED AND CONFIDENTIAL

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-----Original Message-----

From: Reinhart, David <reinhardt@cityoflacrosse.org>
Sent: Tuesday, January 2, 2024 7:53 AM
To: 'Scott Schumacher' <sschumacher@uwlax.edu>
Cc: Acklin, Tim <Acklint@cityoflacrosse.org>
Subject: RE: Conditional Approval DIS-092342293 CB-112300550-PRBH

Scott,

I assumed that Tim A. would confirm if any additional information is required prior to submitting.

Thanks.

AFFIDAVIT

STATE OF WI)
COUNTY OF LACROSSE) ss

The undersigned, Scott Schumpeier, being duly sworn
states:

1. That the undersigned is an adult resident of the City
of LACROSSE, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at
221 16TH ST N.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use
permit/district change or amendment (circle one) for said property.

SASIL
Property Owner

Subscribed and sworn to before me this 4th day of Jan, 2021

Jerik Baller
Notary Public
My Commission expires 9-9-24

10/10/14

10/10/14

10/10/14

10/10/14

10/10/14

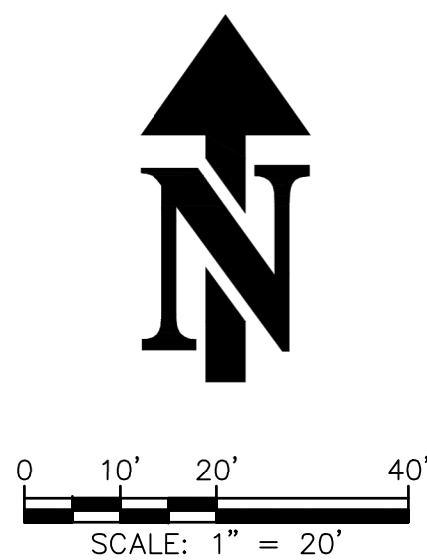
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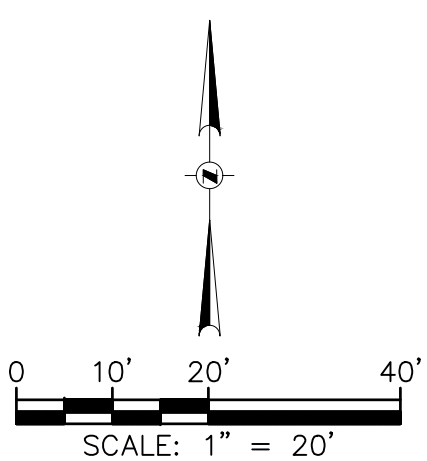
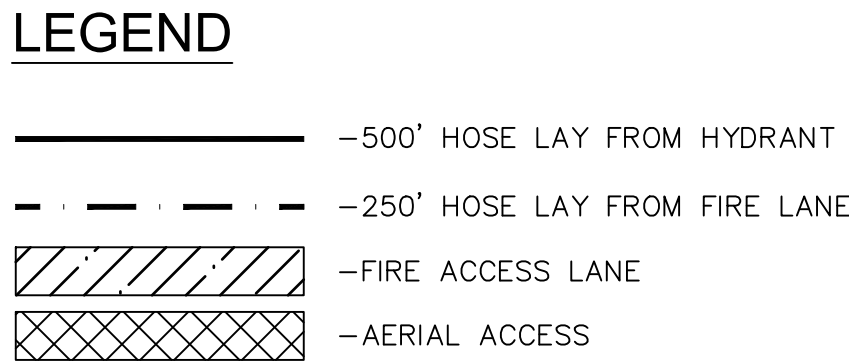
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1010 East Washington Avenue,
Suite 202
Madison, WI 53703-4416
608 / 242 1550
608 / 242 0787 fax
www.graef-usa.com

Consultant:

UNIVERSITY OF WISCONSIN - LA CROSSE

UNIVERSITY OF WISCONSIN - LA CROSSE

Sheet title:
FIRE ACCESS PLAN

[illegible]

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from utility survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

Tax Parcel	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-20220-10	BOARD OF REGENTS	301 16TH ST N	1725 STATE ST	LA CROSSE WI 54601-3742
17-20220-20	BOARD OF REGENTS	310 16TH ST N	1725 STATE ST	LA CROSSE WI 54601-3742
17-20221-130	BLUFFVIEW HOLDINGS LLC	1509 STATE ST	3103 26TH ST S	LA CROSSE WI 54601
17-20221-140	YOUNG WOMENS CHRISTIAN ASSOCIATION OF LACROSSE WIS	1515 STATE ST	3219 COMMERCE ST	LA CROSSE WI 54603
17-20221-20	BOARD OF REGENTS	1601 STATE ST	1725 STATE ST	LA CROSSE WI 54601-3742
17-20221-40	BOARD OF REGENTS	1534 VINE ST	1725 STATE ST	LA CROSSE WI 54601-3742
17-20221-50	BOARD OF REGENTS	1524 VINE ST	1725 STATE ST	LA CROSSE WI 54601-3742
17-20221-60	BOARD OF REGENTS	1520 VINE ST	1930 MONROE ST	MADISON WI 53711-2027
17-20221-70	BOARD OF REGENTS	1514 VINE ST	1725 STATE ST	LA CROSSE WI 54601-3742
17-20221-80	BOARD OF REGENTS	1510 VINE ST	1725 STATE ST	LA CROSSE WI 54601-3742
17-20222-10	TST LLC	1521 STATE ST	27515 WISCONSIN 131	ONTARIO WI 54651
17-20222-20	COULEE REGION DEVELOPERS LLC	1525 STATE ST	3815 MORMON COULEE RD STE 100	LA CROSSE WI 54601
17-20222-30	GOLIATH COMPANIES LLC	205 16TH ST N	PO BOX 417	HOLMEN WI 54636-0417
17-20222-40	TINMEN TWO HOLDINGS LLC	211 16TH ST N	374 E 2ND ST	WINONA MN 55987
17-20222-50	SYDNEY A PROM, SID R PROM	213 & 215 16TH ST N	2408 SPRING HILL DR	CEDARBURG WI 53012

Properties within 200 feet of 221 16th St. N.

Applicant:	SCOTT SCHUMACHER DIRECTOR OF PLANNING & CONSTRUCTION	221 16TH ST N	1725 STATE ST	LA CROSSE WI 54601-3742
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**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.

Property is presently: a storage garage for campus

Property is proposed to be used as: parking structure once combined with other adjacent properties

Rezoning is necessary because: it can be combined with the other adjacent properties owned by the Board of Regents prior to construction of the new parking structure

Tax Parcel 17-20221-30; 221 16th St. N

The City Plan Commission will meet to consider such application on **Monday, January 29, 2024, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, January 30, 2024, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, February 8, 2024, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 24-0068).

Dated this 9th day of January, 2024.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: January 16 and 23, 2024
One (1) Affidavit

Agenda Item 24-0068 (Jenna Dinkel)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.

General Location

Council District 4, Grandview-Emerson Neighborhood Association. Located on 16th Street North as depicted on attached Map PC24-0068. The property is surrounded by Public and Semi-Public and R2 Residence zoning.

Background Information

The applicant is requesting a rezoning from R5-Multiple Dwelling to Public and Semi-Public at 221 16th Street North. The desire for this property is to combine it with adjacent properties for the construction of a parking structure for the University of Wisconsin-La Crosse.

This lot is part of the UW-La Crosse campus boundary and has been since at least 2005. The current use of this parcel includes a three-car garage used for storage with adjacent parcels being used for surface parking. The desired future use is to construct a parking ramp on the parcels within the UW-La Crosse campus boundary between 15th Street and 16th Street along Vine Street. Building a parking ramp on these parcels is a construction recommendation from the 2018 University of Wisconsin-La Crosse Campus Master Plan update.

The applicant states the new parking ramp will relieve pressure on the adjacent residential streets. They also state that the architecture of the new parking ramp will resemble the existing parking ramp on La Crosse Street and have a capacity of approximately 550 cars.

Recommendation of Other Boards and Commissions

N/A

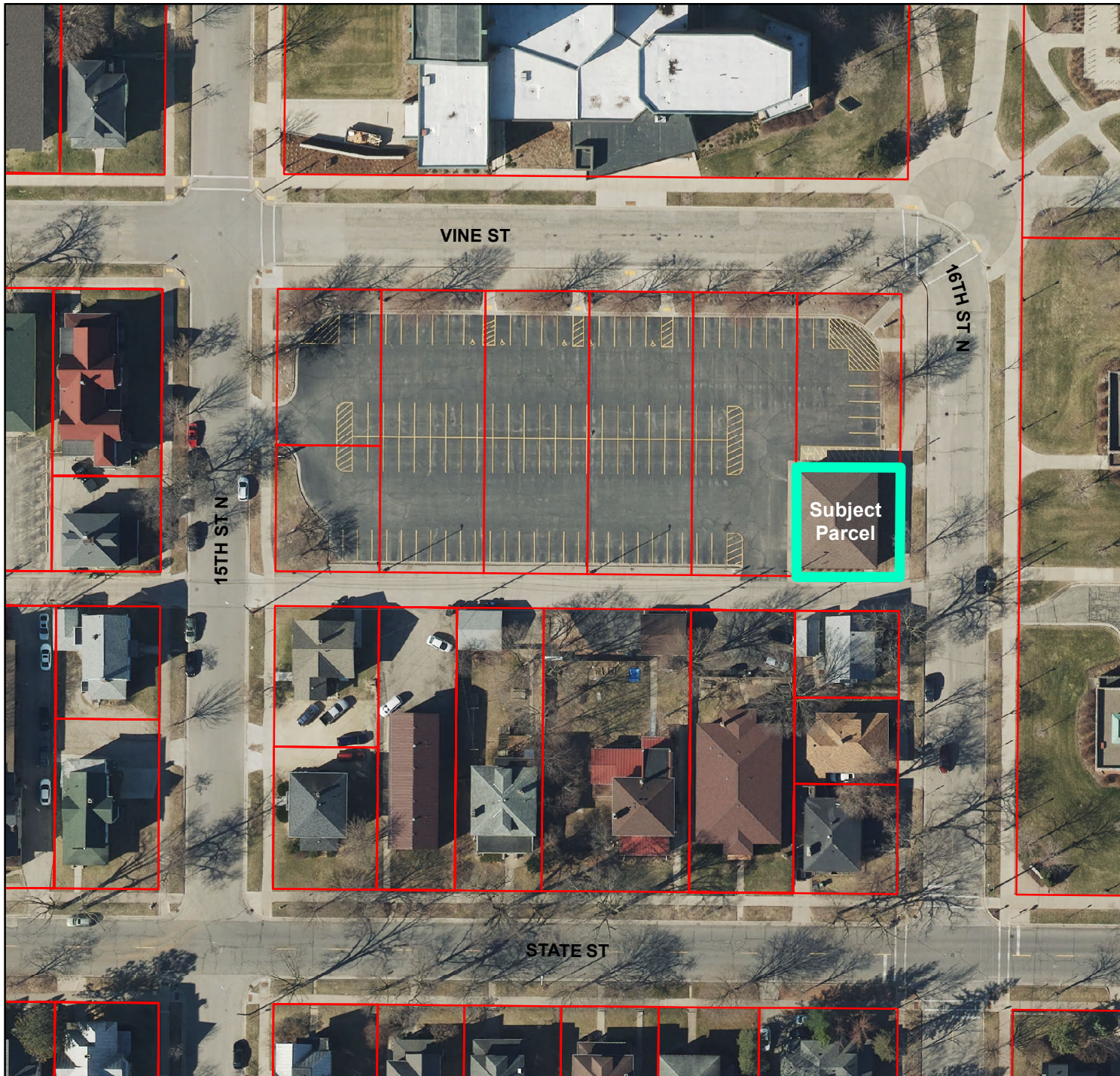
Consistency with Adopted Comprehensive Plan

The future land use map depicts this parcel as Public and Semi-Public which includes public and private schools, colleges, and public facilities.

Staff Recommendation

Approval-Staff recommends approval.

Routing J&A 1.30.24



BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY



0 37.5 75 150 Feet



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
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-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY



0 37.5 75 150 Feet

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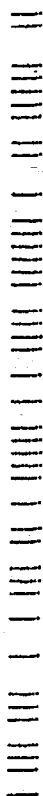
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END
501-3374
LPC 14165





*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records.
Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSÉN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 134887

STATE OF INDIANA

} ss.

LAKE COUNTY

I, Kami Terrell being duly sworn, doth
depose and say that he/she is an authorized representative of Lee
Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, County of La Crosse, State of Wisconsin,
and that an advertisement of which the annexed is a true copy, taken
from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this 23 day of

January, 2024
(Signed) Kami Terrell
(Title) Principal Clerk
Dawn Renee Heili

My Commission expires

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 01/16/2024, 01/23/2024

TOTAL AD COST: 142.81

FILED ON: 1/23/2024

NOTICE OF HEARING ON
AMENDMENT TO ZONING
RESTRICTION

TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that
the Common Council of the City of
La Crosse, by its Judiciary &
Administration Committee, will hold a
public hearing on a proposed
ordinance change in the zoning code
as follows:

AN ORDINANCE to amend Sub-
section 115-110 of the Code of
Ordinances of the City of La Crosse
by transferring certain property from
the Multiple Dwelling District to the
Public/Semi Public District allowing
for the parcel to be combined with
adjacent properties for construction
of a parking structure at 221 16th St.
N.

Property is presently: a storage
garage for campus

Property is proposed to be used as:
parking structure once combined
with other adjacent properties

Rezoning is necessary because: it
can be combined with the other
adjacent properties owned by the
Board of Regents prior to construction
of the new parking structure

Tax Parcel 17-20221-30; 221 16th
St. N

The City Plan Commission will meet
to consider such application on
Monday, January 29, 2024, at 4:00
p.m. in the Council Chambers of City
Hall, 400 La Crosse St., in the City of
La Crosse, La Crosse County,
Wisconsin (public speaking on such
application is allowed).

A public hearing before the Judiciary
& Administration Committee will
be held on Tuesday, January 30,
2024, at 6:00 p.m. in the Council
Chambers of City Hall, 400 La
Crosse St., in the City of La Crosse,
La Crosse County, Wisconsin.

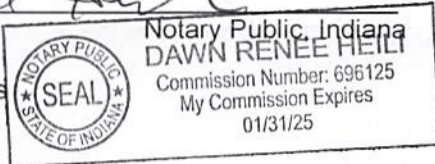
Final action will be determined by
the Common Council on Thursday,
February 8, 2024, at 6:00 p.m. in the
Council Chambers of City Hall, 400
La Crosse St., in the City of La
Crosse, La Crosse County, Wisconsin.

Any person interested may be
heard for or against such proposed
change, and may appear in person,
by attorney or may file a formal
objection, which objection forms are
available in the City Clerk's Office.

The petition and/or maps relating to
the above referenced amendment
may be examined in the Office of the
City Clerk, La Crosse City Hall,
between the hours of 8:00 a.m. and
4:30 p.m. on any regular business
day, holidays excepted, (by appoint-
ment) or in the Legislative Informa-
tion Center which can be accessed
from the City website at www.cityoflacrosse.org (search for File
24-0068).

Dated this 9th day of January,
2024.

Nikki M. Elsen, City Clerk
City of La Crosse
1/16, 1/23 LAC134887 WNAXLP



From: cvm <cvanmaren@protonmail.com>
Sent: Thursday, February 8, 2024 10:59 AM
To: ZZ Council Members
Cc: ZZ City Clerk External
Subject: No UWL 2nd parking ramp please

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Hello,

I am emailing about the parking ramp UWL hopes to build near the Fine Arts Center. I am opposed to this project for many reasons and hope you will pull the plug on it.

Briefly (as brief as possible for me!),

We are in a climate emergency. This is a real and serious issue voiced by eminent climate scientists and researchers and agencies, and confirmed by the council in 2022. We have an (expensive) climate action plan that prioritizes reducing Vehicle Miles Traveled and transportation-related greenhouse gas emissions. (And, by the way, there will be a big carbon impact from construction as concrete is a major greenhouse gas emitter (see <https://www.cnn.com/2023/06/16/world/concrete-carbon-emissions-researchers-working-to-make-it-greener-climate-scn-spc/index.html>)) This project would induce *more* driving and produce more ghg emissions. And, it will do nothing to steer students/faculty/staff away from driving. I could go on and on about this, but at some point, everything must change and someone has to break it to UWL.

UW-L has been a laggard in sustainability. I know they have some LEED buildings (full of gas fireplaces) with solar panels and, finally, a sustainability coordinator, but these have been hard, decades-long slogs and incremental victories by individuals and student groups, not, for the most part (I am pretty sure) administrative policy. The decisions made by UWL, including and especially the decision to remove MTU service through the heart of campus several years ago, have contributed to the traffic “issues” this facility is supposed to address. There is an MTU nearly-free pass system on campus, but UWL has done very little to promote and educate about it. There's been little effort to work with and provide incentives for faculty and staff to reduce their driving to campus. There are few to no good secure covered bike parking facilities on campus. There is much UWL could do besides building a parking ramp to ensure long-lasting behavior change and more sustainable transportation by everyone at the university.

Use what we have. This is a very expensive project that we will all pay for. It will do nothing to serve those students and UWL workers who are non-drivers. I am pretty sure that for an eenth of the money we are destined to spend on more housing for sleeping cars, UWL could instead reserve parking spaces at lightly used existing lots and ramps downtown and pay for extra circulator buses between campus and downtown so car drivers could park where there are already spaces to park and get to campus in a timely manner. Honestly, when I attended UNC in the 1970s that historic town had already figured this out, with established secure park and ride lots around the perimeter and good, frequent bus service that fed commuters directly to campus. In fact, there are parking lots all over the city that people could use in combination with bus service to avoid parking on campus, including the park and ride lot near Valley View Mall that no one seems to know about, but also including other areas. As a decades-long bike and bus commuter (to UWL) myself, I know this works.

Money. Besides the expense of building the facility, it's very expensive to own and operate a motor vehicle ([up to \\$12,000 per year and more per the AAA](#)) and we (the university and the city) should be looking for and supporting ways to ensure driving is not a requirement for living a full life, especially for students who may be barely able to afford university. If we spend lots of money to support and encourage and make driving more convenient, we will have less to spend on what is really needed – better support for low-income families, better public transit, better bike infrastructure, and even better promotion and

education about these more sustainable transportation options. There are countless studies, books, articles, and webinars that revolve around this advice: “[We should be building cities for people, not cars.](#)” When we spend more and more money on cars (and the people who own and drive them), we have less for people.

Health and safety. More cars means more car crashes and more severe injuries and death from car crashes. More cars means more pollution from exhaust and tires that causes dangerous and chronic illnesses including asthma and heart disease. More cars means less safety for children, families, elders, and all pedestrians. Just as adding more highway lanes induces more traffic, [adding more parking induces more people to drive cars.](#) So, this expensive solution may not have the desired result and may make street safety and health consequences of more driving worse.

Common sense. I have kind of a sentimental stake in this, having grown up and lived on this very block for many years as an Emerson and then Campus School student. There used to be houses all around this block and even a little “stationery” store. Like many other places around town, including near WTC, Gundersen Health, and Mayo, what used to be housing, shops, and restaurants is now parking. If we want people to thrive, we must focus on what helps that happen and it's not more car parking, I think. I can't imagine this actually is what our updated comprehensive plan would support either - more parking. What good is making (expensive) plans if the day to day decisions made lead away from them?

I could say more, but this is what I think and what I hope you will consider as you decide on this issue. It's directly opposed to our community climate action plan. UWL has done very little to explore and promote options that would help people not drive to campus. We have enough parking already – we just need to connect the parking for those who really need it with the places they need to go. It's expensive and inequitable. More cars means worse health and safety for humans. It does not support or promote the kind of people-centered future we need to be building.

Thanks for listening.

Cathy Van Maren

2815 Highland St.

La Crosse

From: Kevin Hundt <kevinhundt0@gmail.com>
Sent: Sunday, February 25, 2024 6:41 PM
To: Dickinson, Tamra; Goggin, Erin; Janssen, Barb; Slezniow, Larry; Hameister, Jenasea; Kahlow, Chris; Kiel, Mac; Mindel, Mackenzie; Schwarz, Rebecca; Trost, Jennifer; Happel, Douglas; Neumann, Mark; ZZ City Clerk External
Subject: In opposition to 24-0068 (UWL parking ramp)

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

In opposition to 24-0068 (UWL parking ramp)

Allowing the construction of this parking ramp is the opposite of what we should be doing. We need to reduce our car use for both environmental and economic reasons, and adding parking capacity is foolish when there are other options which UWL is not pursuing.

According to the Climate Action Plan, 34% of La Crosse's greenhouse gas emissions are caused by transportation. In order to reduce these emissions, we need to get people out of their cars. The City of La Crosse currently spends about 1/4 of its budget on the Streets department. This is because La Crosse has far lower population density than it had prior to the 1950s (about 7000 per square mile then compared to less than 4000 today). This low population density undercuts the bus system and increases the cost of city services- most directly streets, but also things like emergency services, which consequently need more stations per resident in order to maintain response times, for just one example of the many, many ways that low density costs us money.

UWL is neglecting, or even actively impeding, other ways of handling transportation. The removal of the bus route from the middle of campus was a serious blow to the ease with which students could access mass transit. That's difficult to reverse at this point, since there's now a pedestrian mall where the route went, but it's an example of UWL making poor choices. More to the point, UWL fails to take meaningful steps to get students to use the bus. Students are not trained on the bus system as part of orientation, for example. This isn't helped by the fact that the MTU route map is confusing and lacks an overnight route, which is something that the city should correct ASAP.

Most fundamentally, the vast majority of students shouldn't be driving. Very few students who live on or near campus should need to own a car. Walking ten blocks takes only twenty minutes, and farther than that should mean a bus ride. There may be students who have no other good transportation options or who need a car due to having a distant job, a need for frequent travel, children who make a car necessary for one reason or another, a disability which justifies car ownership, etc. However, the UWL parking permit application process does not prioritize these individuals, meaning many people in the current parking waiting list may fall into these categories while some who do not have a parking spot which is merely a convenient luxury for them. If UWL collects statistics on this information, I would love to see it, but I suspect they don't.

Finally, parking hurts the rest of the city by normalizing car use. When someone has a car already, it becomes more convenient for them to drive than to use the bus system. This adds pressure to the roads and parking in the rest of the city.

Rather than building a parking ramp, UWL should alleviate its parking problems by building a dorm on this lot instead. Based on the square footage of the lot compared to the footprint plus curtilage of other UWL dorms and their capacity, this lot could reasonably house 300 students. In contrast to harming the city by building more parking, more housing would bring rent prices down for all city residents. UWL should also take the aforementioned steps to encourage bus use and restrict parking permits based on need. The City can facilitate this by changing the bus system to be more intuitive and faster with routes that go in straight lines, and adding at least some city-wide overnight service.

UWL has been building parking ramps for a long time and it hasn't solved the parking problems. It's time for us to put our foot down and tell the university to come up with some strategies that might actually work, instead of doing the same thing over and over again and acting bewildered when it fails again.

From: Bridget Brown <bridgetcatbrown@gmail.com>
Sent: Monday, February 26, 2024 8:45 PM
To: Elsen, Nikki; ZZ City Clerk External
Cc: Sleznikow, Larry
Subject: Opposition to 24-0068, Rezoning - 221 16th St N

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Dear Clerk Elsen and Members of the Judiciary and Administration Committee,

I am writing as a city of La Crosse resident to express opposition to rezoning land near the UW-La Crosse campus from Multiple Dwelling to Public/Semi Public to allow for a parking ramp to be built there.

I think housing is the better land use for the area and that the investment could be better spent on actually solving the problem of over-reliance on private automobiles on and near campus rather than increasing it.

The UW should apply the expense of building the ramp to researching and reducing barriers to more students' being able to live without the cost of owning a car.

Thanks for your time.

Bridget C. Brown

Agenda Item 24-0068 (Jenna Dinkel)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.

General Location

Council District 4, Grandview-Emerson Neighborhood Association. Located on 16th Street North as depicted on attached Map PC24-0068. The property is surrounded by Public and Semi-Public and R2 Residence zoning.

Background Information

The applicant is requesting a rezoning from R5-Multiple Dwelling to Public and Semi-Public at 221 16th Street North. The desire for this property is to combine it with adjacent properties for the construction of a parking structure for the University of Wisconsin-La Crosse.

This lot is part of the UW-La Crosse campus boundary and has been since at least 2005. The current use of this parcel includes a three-car garage used for storage with adjacent parcels being used for surface parking. The desired future use is to construct a parking ramp on the parcels within the UW-La Crosse campus boundary between 15th Street and 16th Street along Vine Street. Building a parking ramp on these parcels is a construction recommendation from the 2018 University of Wisconsin-La Crosse Campus Master Plan update.

The applicant states the new parking ramp will relieve pressure on the adjacent residential streets. They also state that the architecture of the new parking ramp will resemble the existing parking ramp on La Crosse Street and have a capacity of approximately 550 cars.

Recommendation of Other Boards and Commissions

This item was referred for 30 days at Common Council on February 8, 2023, to give the opportunity for City Plan Commission and Judiciary & Administration Committee to ask the applicant questions.

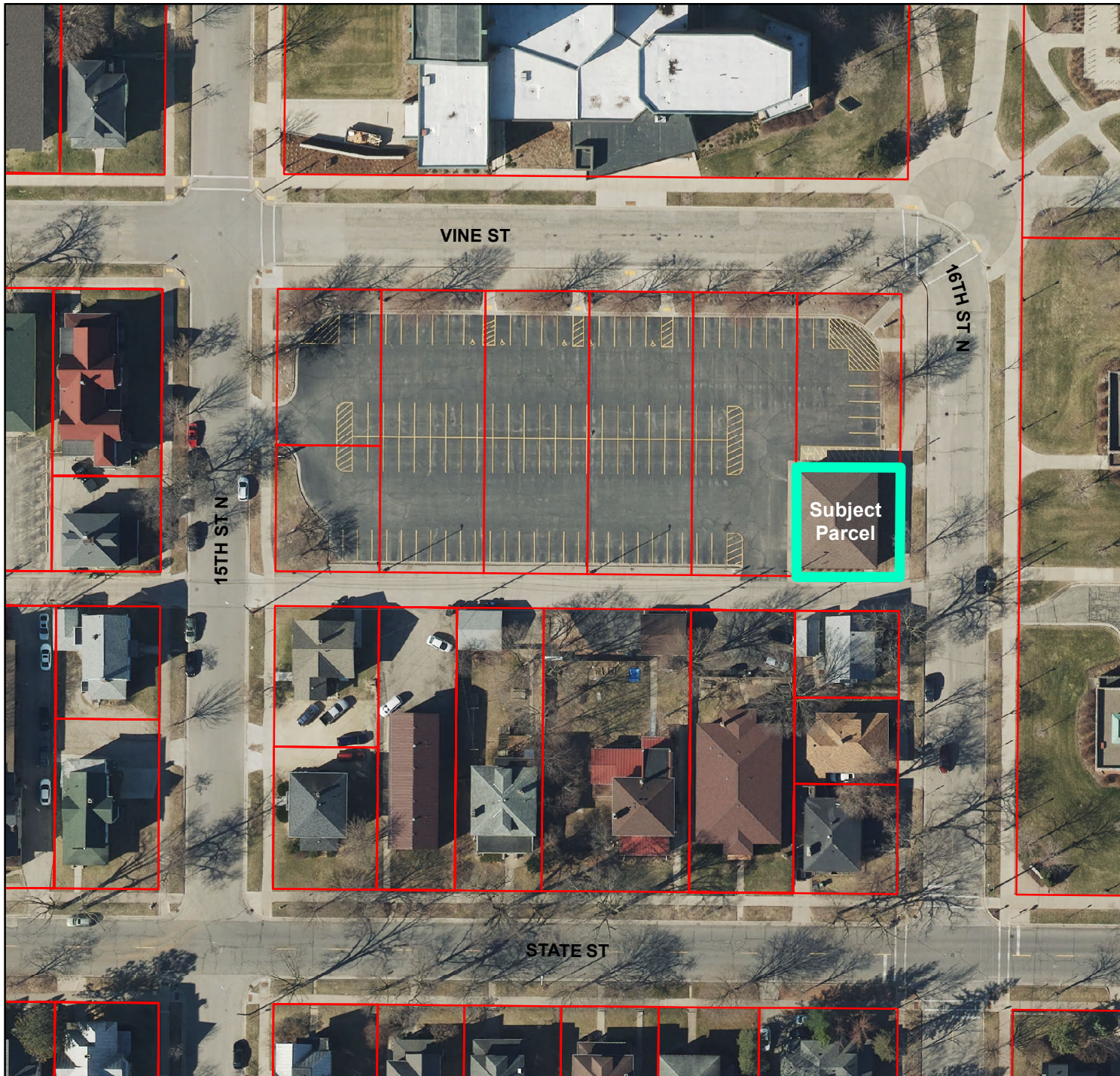
Consistency with Adopted Comprehensive Plan

The future land use map depicts this parcel as Public and Semi-Public which includes public and private schools, colleges, and public facilities.

Staff Recommendation

Approval-Staff recommends approval.

Routing J&A 3.5.24



BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY

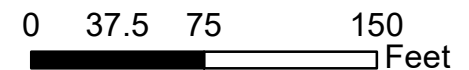


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BASIC ZONING DISTRICTS

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-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
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-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY



From: Sam D <samueldeetz@gmail.com>
Sent: Tuesday, March 5, 2024 11:45 AM
To: ZZ City Clerk External
Subject: J&A Agenda Item 24-0068 Opposition Letter

Some people who received this message don't often get email from samueldeetz@gmail.com. [Learn why this is important](#)

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Dear Judiciary and Administration Committee,

I am writing in opposition to agenda item 24-0068 regarding the construction of a parking ramp for UWL. This project is not in line with the Climate Action Plan, the Transportation Vision Charette or the Comprehensive Plan, which have all called for either avoiding excess off-street parking and/or reducing vehicle miles traveled in favor of walking, biking and transit. Unless UWL commits to a cap on the existing amount of parking (thereby reducing surface parking to the same extent as this new parking ramp), this project should not be approved.

This project, if approved, would signal that the city is not truly committed to climate action. It would further hamper the ability of the MTU to provide quality service and our ability to provide basic street maintenance by putting more cars on the roads. Instead, the city must provide walkable, mixed-use neighborhoods where students can easily walk or bike to campus.

Thank you,
Samuel Deetz



CITY OF LA CROSSE

City Plan Commission

400 LA CROSSE ST
LA CROSSE WI 54601-3396

MITCH REYNOLDS, Mayor
Jennifer Trost, CM
Chris Kahlow, CM
Jenasea Hameister, CM
James Cherf
Jacob Sciammas
Matt Gallagher
Elaine Yager
James Szymalak

ATTENDANCE

MEETING DATE: 03/04/24

NAME (Please print)	ITEM # of INTEREST	Address	Do you wish to speak?
RIC HARNED	REZONING 06 212 11th ST	1004 CASS ST	yes ✓ 3
Emily Thomas-Hamel	Rezoning of 212 11th St.	1004 Cass St.	yes ✓ 1.5
Hetti Brown	24-0190	212 11th St. South - REACH	yes ✓ 3
Kim Hawthorne	24-0190	212 11th St - REACH BBCHC	yes ✓ 3
Laurie Cooper Stoll	24-0190	212 11th St - REACH UWCA	yes ✓ 5
Melissa Crook	24-0190 OPPOSE	544 24th St N	No
Scott Schumacher	24-0068		YES
Michelle Elliott	24-0190	237 10th St S. / LaCrosse	yes 3
JASON DELLABER	24-0217	321 N. 15th St	YES
Gary Lass	24-0189	1411 Nakomis Ave	yes
Kim Cable	24-0190	2002 Hyde Avenue, Lax	yes 3
LISA Middleton	24-0190 OPPOSE	203 10th St S. LaCrosse WI	yes 1.5
Randall Brown	24-0190	215 6th Street #410 54601	yes 3
Carol Lindhorst		223 S 11th LX	No
Jennifer Garvey	24-0190	221 10th St LX	yes
Michael Garvey	"	"	yes
Rose Plesh	24-0190	929 King	yes



CITY OF LA CROSSE

City Plan Commission

400 LA CROSSE ST
LA CROSSE WI 54601-3396

MITCH REYNOLDS, Mayor
Jennifer Trost, CM
Chris Kahlow, CM
Jenasea Hamcister, CM
James Cherf
Jacob Sciammas
Matt Gallagher
Elaine Yager
James Szymalak

ATTENDANCE

MEETING DATE: _____

NAME (Please print)	ITEM # of INTEREST	Address	Do you wish to speak?
Karl Hen	24-0190	1003 King	Yes
Grave Green	24-0190	1003 King	yes
Brett Sawyer	24-0217	1020 Grove St.	yes



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0167

Agenda Date: 3/5/2024

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application



City of La Crosse, Wisconsin

APPLICATION FOR EXPANSION OF ALCOHOL BEVERAGE LICENSE AND STREET PRIVILEGE PERMIT

*Must be filed in conjunction with a Special Event Application.

Fee: \$ _____

The undersigned licensee requests permission to expand the following license(s) onto public property for the purpose set forth below. Check all license that apply.

- ☒ Combination "Class B" Beer & Liquor
☐ Class "B" Beer
☐ "Class C" Wine

BUSINESS INFORMATION			
Legal/Real Name:		Trade Name:	
K+M Chances R LLC		Chances R	
Address:			
417 Jay St LaCrosse WI 54601			
Phone Number:		Name of Agent (If Corporation/LLC):	
612-695-3306 (cell)		Marla Snyder	
EXPANSION INFORMATION			
Date of Expansion - must be between Memorial Day and Labor Day:			
June 1 st 2024			
Time of Expansion - when alcohol will be sold, possessed or consumed in the public way:			
Start 11 am.		End 10 p.m.	
Describe Area of Expansion - Where Alcohol Will be Present:			
Fenced in area connected to Chances R - Alley + Green Space			
Reason for Expansion:			
Pride Fest			
PERSON IN CHARGE			
Name:	First	Middle	Last
	Hourtney	A	Gnekoff
Address:	Street	City	State Zip Code
	2220 15 th Pl. S	LaCrosse	WI 54601
Phone Number:			
612-6 612-655-5441			

I have obtained written consent of at least two-thirds (2/3rds) of the abutting and adjacent property owners in support of this request for expansion and those signatures are attached hereto.

The above hereby makes application to expand its alcohol beverage license into a public way as described. I further state that I have received a copy of the Conditions for a Street Privilege Permit permitting the sale, possession and consumption of alcohol on a City street and agree to abide by the same and with all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages, fencing and adherence to noise levels.

Signature of Applicant

Date

1-10-24

We, the undersigned, represent at least two-thirds (2/3rds) of the abutting and adjacent property owners who are affected by the **Application for Expansion of Alcohol Beverage License and Street Privilege Permit** requested by Chances R. We further state that we support the event to be held on June 1st 2024

NAME (Print) Xavier Yang ADDRESS 412 Main St. La Crosse, WI 54601

SIGNATURE [Signature] DATE 01/05/24

NAME (Print) Jessica Koenen ADDRESS 133 4th St S

SIGNATURE [Signature] DATE 01/09/24

NAME (Print) DAVE BERG ADDRESS 121 4th St South

SIGNATURE [Signature] DATE 01/09/2024

NAME (Print) Amy Kurtz ADDRESS 418 Main St. LaCrosse WI

SIGNATURE [Signature] DATE 1/9/24

NAME (Print) Kewi Cleveland ADDRESS 420 Main St. La Crosse, WI

SIGNATURE [Signature] DATE 1/9/2024

NAME (Print) Kierstyn Turzinski ADDRESS 118 5th Ave S. LaCrosse, WI

SIGNATURE [Signature] DATE 01/09/2024

NAME (Print) Mike Keil ADDRESS 1222 Cass St, La Crosse

SIGNATURE [Signature] DATE 1/9/24

NAME (Print) Jennifer Smith ADDRESS 505 King St Suite 106 Lacrosse

SIGNATURE [Signature] DATE 1-10-24

NAME (Print) _____ ADDRESS _____

SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____

SIGNATURE _____ DATE _____

Chances R Pride Fest is a one day event to bring the community together in a safe and accepting environment. Our plan is to provide local entertainment outside throughout the day including a few local artists, a band, and drag performers. Chances R does not have the space available inside the building for this event, so using the empty lot outside will give people a more enjoyable experience. Chances R Pride Fest will ultimately provide the community with local entertainment while bringing people (21+) together to celebrate pride month.

Emergency plan: In the event of an emergency we will be able to move the fencing off the alley to allow emergency vehicles to get through. There will be exits through the bar as well as through the fenced area. We will have a bouncer for security and checking ID's as well as a fire extinguisher on hand.

1/7/2024

RE: 421 Jay St. La Crosse, WI 54601

This agreement is between 421 Jay St. LLC, Karla Snyder & Kourtney Grekoff, of Chances R, located at 417 Jay St. La Crosse, WI 54601.

Karla & Kourtney are approved to use 421 Jay St. for the day of June 1st, 2024, for the purpose of a pride celebration. 421 Jay St. LLC will not be held responsible for any issues that may arise from this one-day celebration. Karla, Kourtney, and staff are responsible for the set up and removal of any equipment, trash or debris that may be present as part of the celebration. Any disturbances or legal issues that may arise because of this one-day celebration will be Karla Snyder's & Kourtney Grekoff's responsibility.

Brent Wilkerson 1/8/2024

421 Jay St. LLC

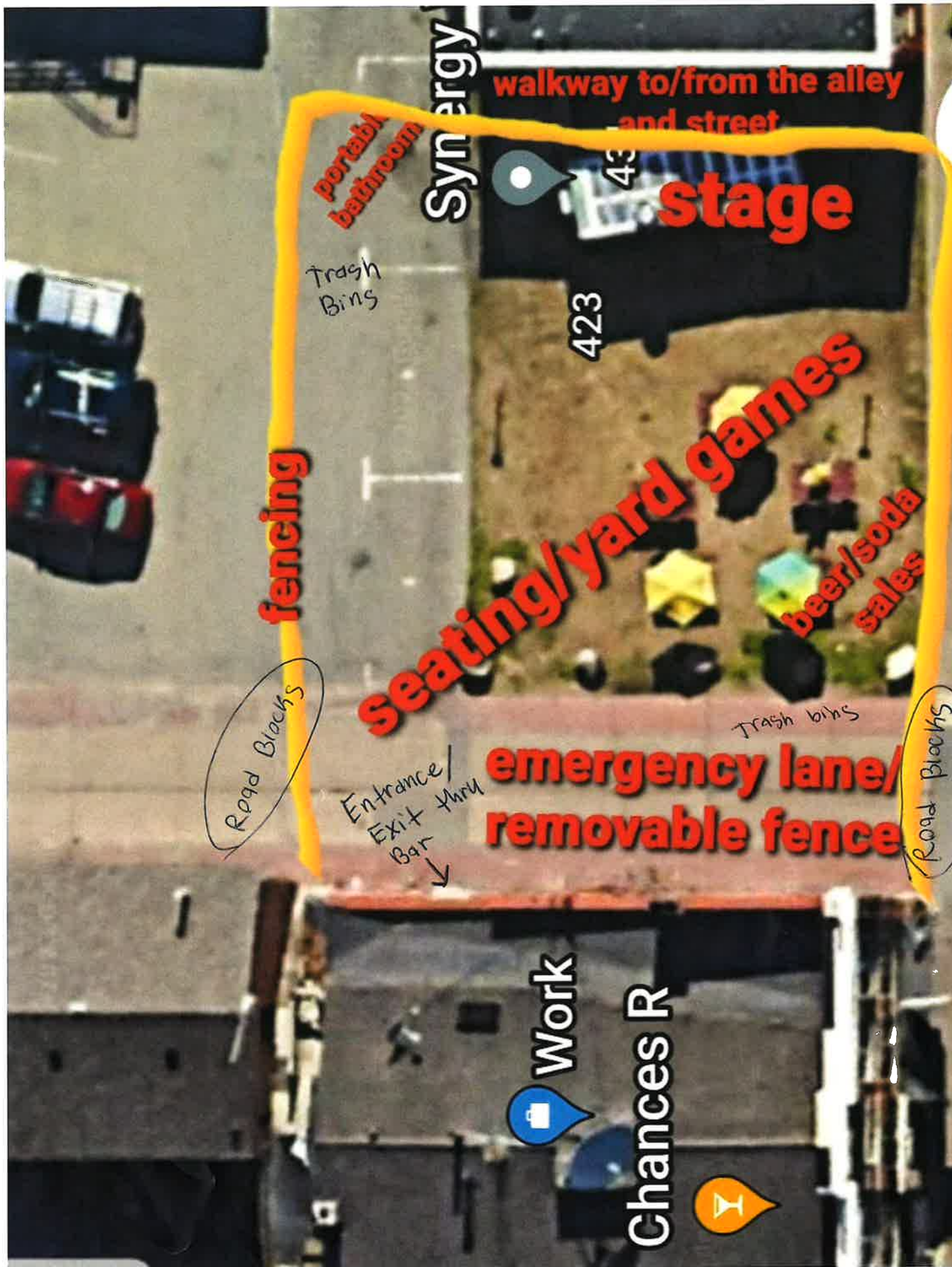
Owner: Brent Wilkerson

Kourtney Grekoff 1-8-2024

Chances R

Owner: Karla Snyder

Kourtney Grekoff





CITY CLERK'S OFFICE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-7510
cityclerk@cityoflacrosse.org
www.cityoflacrosse.org

January 30, 2024

KARLA SNYDER
K & M CHANCES R LLC
417 JAY ST
LA CROSSE WI 54601

Dear Karla,

Our office is in receipt of the application for Expansion of Alcohol Beverage license for K&M Chances R LLC for a special event on June 1, 2024 at 417 Jay Street.

Said application will be considered at the following meetings:

Judiciary & Administration Committee

Tuesday, March 5, 2024, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.

Common Council

Thurs., March 14, 2024, 6:00 p.m.
Council Chambers, City Hall – 400 La Crosse St.

Note: The Special Event application that was also submitted does not require Council approval; it is routed internally for approval by the affected departments and for delinquency and background checks.

We recommend someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is not allowed at the Council meeting, though you are welcome to attend. The expansion will appear on the agenda as file 24-0167 (which can be viewed on the Legislative Information Center, <https://cityoflacrosse.legistar.com/Legislation.aspx>).

Attendance is allowed either in person or virtually. If you wish to attend virtually, please email me for the link to participate. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig
Deputy Clerk
craigs@cityoflacrosse.org
608-789-7549



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0189

Agenda Date: 3/5/2024

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for the property to be used as a duplex at 812 Windsor Street.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Single Family Residence District to the Residence District on the Master Zoning Map, to-wit:

Tax Parcel 17-10005-80; 812 Windsor Street

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

**PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE**

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Gary Lass
1411 Nakomis Ave La Crosse, WI 54603

Owner of site (name and address):

Noah James and Kim Henderson
812 Windsor St La Crosse, WI 54603

Address of subject premises:

812 Windsor St La Crosse, WI 54603

Tax Parcel No.: 017-010005-080

Legal Description (must be a recordable legal description; see Requirements):

Lot 1, EXCEPT the West 80 feet thereof, in Block 11 of the plat of North LaCrosse, now in the City of LaCrosse, LaCrosse County, Wisconsin. EXCEPT the East 10 feet thereof, taken for alley purposes as described in Volume 77 of Deeds, page 603 as Document

Zoning District Classification:

R-1 Single Family

No. 105620

Proposed Zoning Classification:

R-2 Residence

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:

Owner occupied residence lower level
relatives renting upper level

Property is Proposed to be Used For:

Duplex

Proposed Rezoning is Necessary Because (Detailed Answer):

Convert back to duplex as was originally built with upper and lower kitchens, outside staircase entrance for upper unit

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

Other duplex, multifamily and commercial in immediate area. Will not change complexion of the neighborhood

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

This would remain low density, and other similar property types adjacent and in immediate area.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 18 day of November, 2019.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Gary Lass
(signature)

608-780-9395
(telephone)

Feb. 1, 2024
(date)

garylass@ghrealtors.com
(email)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 6th day of February, 2024.

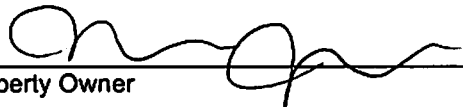
Signed: [Signature]
Director of Planning & Development

AFFIDAVIT


STATE OF)
) ss
COUNTY OF)

The undersigned, noah james, 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
812 Windsor Street.
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

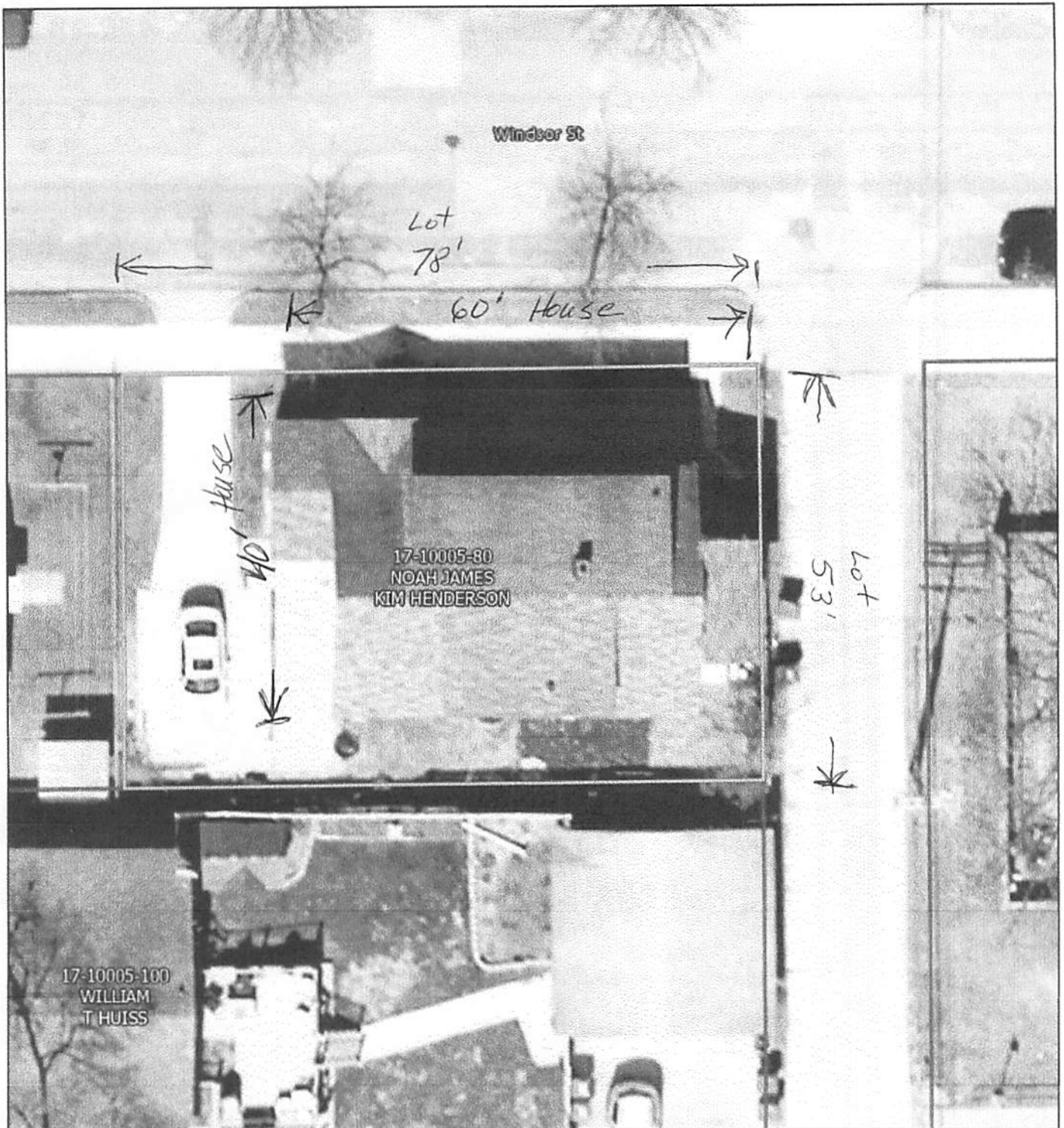
Subscribed and sworn to before me this 31st day of January 2024


Notary Public
My Commission expires 3/23/2025





ArcGIS Web Map



2/1/2024, 1:52:33 PM

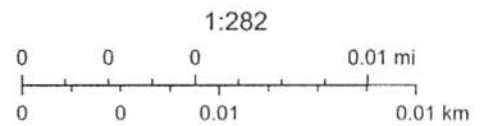
Municipality Limits Labels

 Municipality Limits

Road_Centerlines_FinalCS

 Local Road

 Tax Parcels



La Crosse County

Web AppBuilder for ArcGIS

Representative Fraction (RF) or Natural Scale: 1:1200 (this is the same as 1/1200) The RF says that 1 of any measurement on the map equals 1200 of the same measurement on the original surface;

Tax Parcel Number	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-10004-100	MICHAEL J DUNCAN	1113 AVON ST	1113 AVON ST	LA CROSSE WI 54603-2522
17-10004-110	WESTERN RESOURCES LLC	1105 & 1107 AVON ST	8297 GRAFTON AVE S	COTTAGE GROVE MN 55016
17-10004-130	DANIEL S POFF, BRITTANY S POFF	723 WINDSOR ST	723 WINDSOR ST	LA CROSSE WI 54603
17-10004-140	SCOTT E REYNOLDS	1103 AVON ST	3093 PROVIDENCE ST	SUN PRAIRIE WI 53590
17-10005-10	IMMANUEL EVANGELICAL LUTHERAN CHURCH	806 ST PAUL ST	1201 AVON ST	LA CROSSE WI 54603-2521
17-10005-100	WILLIAM T HUISS	1024 & 1026 AVON ST	1024 AVON ST	LA CROSSE WI 54603-2503
17-10005-40	JUSTIN T REINEKING, CYNTHIA R REINEKING	1112 AVON ST	1112 AVON ST	LA CROSSE WI 54603
17-10005-50	RANDY L SCHNEIDER, ROBERTA K SCHNEIDER	1106 AVON ST	1106 AVON ST	LA CROSSE WI 54603-2505
17-10005-60	JENNIFER M MITCHELL	1102 AVON ST	1102 AVON ST	LA CROSSE WI 54603
17-10005-70	KEITH K NOLTE	811 WINDSOR ST	5629 KATE AVE	SPARTA WI 54656
17-10005-90	GP LLC	802 WINDSOR ST	2152 23RD ST S	LA CROSSE WI 54601
17-10005-110	CITY OF LA CROSSE HOUSING AUTHORITY	1022 AVON ST	PO BOX 1053	LA CROSSE WI 54602
17-10005-120	GOEHNER INVESTMENTS LLC	1016 AVON ST	N5243 HIDDEN RIVER RD	WEST SALEM WI 54669
17-10005-130	VALERIE R DRISCOLL	1012 AVON ST	1012 AVON ST	LA CROSSE WI 54603
17-10006-20	ST JAMES THE LESS PARISH	700 WINDSOR ST	1032 CALEDONIA ST	LA CROSSE WI 54603-2510
17-10006-40	DIOCESE OF LACROSSE, ST JAMES THE LESS PARISH	1001 AVON ST	1032 CALEDONIA ST	LA CROSSE WI 54603-2510
17-10055-120	ITZ PROPERTIES LLC	1107 LIBERTY ST	1811 LA FOND AVE	LA CROSSE WI 54603
17-10055-140	DARRE A DRUSCHKE	1113 LIBERTY ST	1113 LIBERTY ST	LA CROSSE WI 54603-2562
17-10056-10	ROBERT S HOLTZ	1117 LIBERTY ST	1117 LIBERTY ST	LA CROSSE WI 54603-2562
17-10060-90	HOUSING AUTHORITY OF LACROSSE	1025 LIBERTY ST	PO BOX 1053	LA CROSSE WI 54602-1053
17-10060-80	HOUSING AUTHORITY OF LACROSSE	1013 & 1015 LIBERTY ST	PO BOX 1053	LA CROSSE WI 54602-1053

Properties within 200 feet of 812 Windsor St

Applicant:	GARY LASS		1411 NAKOMIS AVE	LA CROSSE WI 54603
Property Owner:	NOAH JAMES, KIM HENDERSON	812 WINDSOR ST	812 WINDSOR ST	LA CROSSE WI 54603

**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for the property to be used as a duplex at 812 Windsor Street.

Property is presently: owner occupied residence lower level, relatives renting upper level

Property is proposed to be used as: duplex

Rezoning is necessary: to convert back to duplex as was originally built with upper and lower kitchens, outside staircase entrance for upper unit.

Tax Parcel 17-10005-80

The City Plan Commission will meet to consider such application on **Monday, March 4, 2024, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, March 5, 2024, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, March 14, 2024, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 24-0189).

Dated this 7th day of February, 2024.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: February 13 and 20, 2024
One (1) Affidavit

Agenda Item 24-0189 (Jenna Dinkel)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for the property to be used as a duplex at 812 Windsor Street.

General Location

Council District 2. Lower Northside and Depot Neighborhood Association. Located on Windsor Street between Avon and Liberty Street as depicted on attached Map PC24-0189. The property is surrounded by single-family housing, local business, and special multiple dwelling districts. There are also legal non-conforming duplexes adjacent to and surrounding this property.

Background Information

The applicant is requesting a rezoning from R-1 Single Family to R-2 Residence District to market and sell this property as a duplex and to bring the zoning of this property into conformity with the housing layout. This property is built like a duplex with an upper and lower kitchen and two separate entrances but lost its status to operate as a duplex with previous owners. The property is of similar size and scale to surrounding properties and is compatible with the fabric of the neighborhood.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

This property is in the Lower Northside and Depot Neighborhood, which categorizes low-density residential as a desirable use. Low-density residential is defined as one-two story dwellings including two- or three-unit dwellings that have been converted from single-family structures. This rezoning is consistent with the Comprehensive Plan.

Staff Recommendation

Approval-Staff recommends approval.

Routing J&A 3.5.24

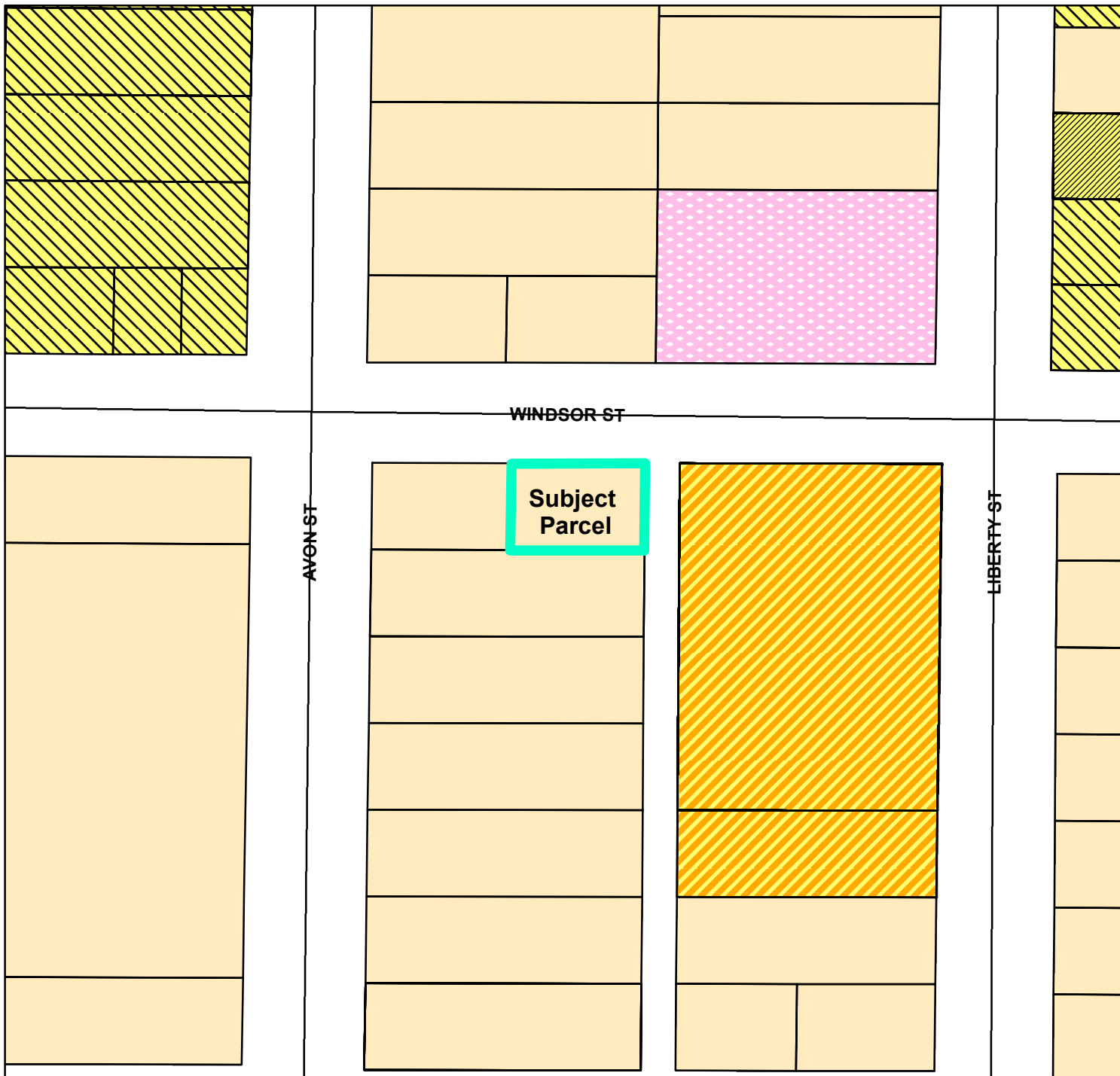


BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY



0 37.5 75 150 Feet



BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
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- A1 - AGRICULTURAL
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- City Limits
- SUBJECT PROPERTY



0 37.5 75 150 Feet



CITY OF LA CROSSE

City Plan Commission

400 LA CROSSE ST
LA CROSSE WI 54601-3396

MITCH REYNOLDS, Mayor
Jennifer Trost, CM
Chris Kahlow, CM
Jenasea Hameister, CM
James Cherf
Jacob Sciammas
Matt Gallagher
Elaine Yager
James Szymalak

ATTENDANCE

MEETING DATE: 03/04/24

NAME (Please print)	ITEM # of INTEREST	Address	Do you wish to speak?	
RIC HARNED	REZONING 06 212 11th ST	1004 CASS ST	yes	3
Emily Thomas-Hamel	Rezoning of 212 11th St.	1004 Cass St.	yes	1.5
Hetti Brown	24-0190	212 11th St. South - REACH	yes <i>stacy</i>	3
Kim Hawthorne	24-0190	212 11th St - REACH BBCHC	yes <i>wendy</i>	3
Laurie Cooper Stoll	24-0190	212 11th St - REACH UWCA	yes	5
Melissa Crook	24-0190 <i>OPPOSE</i>	544 24th St N	No	
Scott Schumritzer	24-0068		YES	
Michelle Elliott	24-0190	237 10th St S. / LaCrosse	yes	3
JASON DELLABER	24-0217	321 N. 15th St	YES	
Gary Less	24-0189	1411 Nakomis Ave	yes	
Kim Cable	24-0190	2002 Hyde Avenue, Lax	Yes	3
LISA Middleton	24-0190 <i>OPPOSE</i>	203 10th St S. LaCrosse WI	yes	1.5
Randall Brown	24-0190	215 6th Street #410 54601	yes	3
Carol Lindhorst		223 S 11th LX	No	
Jennifer Garvey	24-0190	221 10th St LX	yes	
Michael Garvey	"	"	yes	
Rose Plesh	24-0190	929 King	yes	



CITY OF LA CROSSE

City Plan Commission

400 LA CROSSE ST
LA CROSSE WI 54601-3396

MITCH REYNOLDS, Mayor
Jennifer Trost, CM
Chris Kahlow, CM
Jenasea Hamcister, CM
James Cherf
Jacob Sciammas
Matt Gallagher
Elaine Yager
James Szymalak

ATTENDANCE

MEETING DATE: _____

NAME (Please print)	ITEM # of INTEREST	Address	Do you wish to speak?
Karl Hen	24-0190	1003 King	Yes
Grave Green	24-0190	1003 King	yes
Brett Sawyer	24-0217	1020 Grove St.	yes



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0190

Agenda Date: 3/5/2024

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

Proposed Amended Ordinance for J&A

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by conditionally transferring certain property from Washburn Residential Neighborhood District to the Traditional Neighborhood District - Specific allowing for continued use of the property as a professional office space at 212 11th Street South.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by conditionally transferring certain property from the Washburn Residential Neighborhood District to the Traditional Neighborhood District - Specific on the Master Zoning Map, to-wit:

Tax Parcel 17-20187-110; 212 11th St. S.

SECTION II: This rezoning is conditioned upon the following conditions precedent being completed within ninety (90) calendar days of publication of this ordinance:

- (1) That a restrictive covenant be placed on the property and recorded with the La Crosse County Register of Deeds providing that the following uses of the property are prohibited:
 - (a) Methadone clinic
 - (b) Sheltering services, including overnight
 - (c) Needle exchange program
 - (d) Drug detoxification program.
- (2) That the restrictive covenant also contain the following provisions:
 - (a) The restrictive covenant may not be amended or removed without a written document signed and approved by the City of La Crosse Common Council.
 - (b) The ability to enforce the restrictive covenant is granted to any aggrieved property owner in the neighborhood, the City of La Crosse, or any combination thereof.
 - (c) The restrictive covenant shall run with the land and shall be binding and enforceable against the property owner and any and all heirs, successors, agents and assigns.

SECTION III: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION IV: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from Washburn Residential Neighborhood District to the Traditional Neighborhood District - Specific allowing for continued use of the property as a professional office space at 212 11th Street South.

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Tax Parcel 17-20187-110; 212 11th St. S.

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

**PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE**

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Hetti Brown, 201 Melby Street, Westby, WI 54667

Owner of site (name and address):

Couleecap, 201 Melby Street, Westby, WI 54667

Address of subject premises:

212 11th Street South, La Crosse, WI 54601

Tax Parcel No.:

17-20187-110

Legal Description (must be a recordable legal description; see Requirements):

Lots 25, 26, 27, 28 and 29 except the south 21.5 feet thereof, in Block 12 in Allen Overbaugh and Peter Burns Addition to La Crosse, City of La Crosse, La Crosse, Wisconsin.

PDD/TND: ☐ General ☐ Specific ☒ General & Specific

Zoning District Classification:

WR - Washburn Residential

Proposed Zoning Classification:

TND - Traditional Neighborhood Development - Specific

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 consistent with the policies of the Comprehensive Plan? ☒ Yes ☐ No

Property is Presently Used For:

The property is used for nonprofit public use. The REACH Center is a professional office building that provides space for approximately 10 nonprofit and local government service providers offer social, behavioral health, healthcare, and other benefit services to people experiencing housing and economic insecurity.

Property is Proposed to be Used For:

The property will be used in the same way. The property has served as a professional office building since 1957 but was considered 'nonconforming' since zoning changed to Washburn Residential in the early 2000's. While the zoning changed, the use did not. The current property owners will continue to use the property as a professional office space

Proposed Rezoning is Necessary Because (Detailed Answer):

We want to bring zoning up to date with current and historical use. By continuing to operate under a 'nonconforming' use status, we are limited in the updates and repairs we can make to the building. With proper zoning, we can keep the building in good repair, add solar, and update the building as needed (with proper permits).

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

The building will be utilized in the same manner that is allowable today. Rezoning will ensure we can make improvements to the building to advance the city Climate Action Plan by installing solar panels, improve service to the community with updates, and keep the property in good working order.

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

The comprehensive plan states that 'existing use' properties are 'desirable' at this location (pg. 36). This property was in existence and operated as it is today when the the comprehensive plan was adopted. Rezoning will allow us to make improvements to the building and keep the building in good working order.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 08 day of

December, 2022.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Hetti Brown
(signature)

608-632-3754

(telephone)

01/25/2024

(date)

Hetti.Brown@couleecap.org

(email)

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 6th day of February, 2024.

Signed: [Signature]

Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, _____, being duly sworn states:

1. That the undersigned is an adult resident of the City of _____, State of _____.
2. That the undersigned is (one of the) legal owner(s) of the property located at _____.
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 *Hetty Brown*

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

Notary Public
My Commission expires _____.

- (2) **The Petition:** Following the pre-petition conference, the owner or his agent may file a petition with the Office of the City Clerk for an amendment to the City's Master Zoning Map requesting designation as a Planned Development District. The procedure for rezoning to a planned development district shall be as required for any other change in zoning district boundaries, except that in addition thereto, the rezoning may only be considered in conjunction with a comprehensive development plan and shall be subject to the following additional requirements. The comprehensive development plan may be in the form of a general development plan in order to receive concept approval therefore requiring a two-step process or in the form of a combined general and specific comprehensive development plan in order to receive final approval in a simultaneous, single step approval process. Such petition shall be accompanied by a permit fee of \$500.00, as well as ten (10) copies of the following information:
- a. **General Development Plan.** A General Development Plan encompassing all of the property which the developer owns or controls which includes a statement which sets forth the relationship of the proposed Planned Development District to the City's adopted General Plan for the La Crosse Area or any adopted component thereof and the general character of and the uses to be included in the proposed Planned Development District, including the following information:
 1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.
 2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
 3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.
 4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.
 5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.
 6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.
 7. A legal description of the boundaries of lands included in the proposed Planned Development District.
 8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
 9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways.
 10. Characteristics of soils related to contemplated specific uses.
 11. Existing topography on site with contours at no greater than two (2) foot intervals City Datum where available.
 12. General landscaping treatment.



CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: New Castle Title of La Crosse, Inc.
 Issuing Office: 750 3rd St N, Ste B, La Crosse, WI 54601
 ALTA® Universal ID:
 Loan ID Number:
 Issuing Office File Number: 22-WI-101529
 Commitment Number: 22-WI-101529
 Revision Number:
 Property Address: 212 11th Street South; 215 10th Street South, La Crosse, WI 54601

SCHEDULE A

1. Commitment Date: 11/09/2022 at 8:00 AM

2. Policy to be issued:

(a) ALTA Owner's Policy \$1,200,000.00

PROPOSED INSURED: Couleecap, Inc., a Wisconsin Non-Stock Corporation

3. The estate or interest in the Land described or referred to in this Commitment is: fee simple.

4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

PTK Investments LLC, a Wisconsin limited liability company

5. The Land is described as follows:

Lots 25, 26, 27, 28 and 29, EXCEPT the South 21.5 feet thereof, in Block 12 of Allen Overbaugh and Peter Burns Addition to La Crosse, City of La Crosse, La Crosse County, Wisconsin.

Lot 22 in Block 12 of Allen Overbaugh and Peter Burns Addition to La Crosse, City of La Crosse, La Crosse County, Wisconsin.

Tax Parcel No. 17-20187-110, 212 11th Street South

The 2021 taxes are in the amount of \$35,146.22, with First Dollar Credit of \$74.88, for net balance of \$35,071.34, which is paid in full.

Tax Parcel No. 17-20187-80, 215 10th Street South

The 2021 taxes are in the amount of \$1,165.20, with First Dollar Credit of \$74.88, for net balance of \$1,090.32, which is paid in full.

New Castle Title of La Crosse, Inc. as authorized agent for CHICAGO TITLE INSURANCE COMPANY

Marlene McCluskey

By:

Marlene McCluskey, License #: 367522

Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance 2.1.16



The REACH Center Traditional Neighborhood Development Application Narrative

Sec. 115-156

(2) The Petition.

In support of the application for a petition of rezoning, we are filing with the Office of the City Clerk these documents and plans for amendment to the City's Master Zoning Map. We are submitting a specific development plan and requesting a one-step process to receive final approval for this request for the designation as a Traditional Neighborhood Development. As requested by Chapter 115, Section 156, part (e) (2) we submit the following:

Introduction and General Development Plan

The REACH Center partners are applying to rezone our property at 212 11th Street South from "Washburn Residential" to "Traditional Neighborhood Development-Specific" to align with how the property has been historically, and will continue to be, utilized.

Since the building was built in 1957, it has served the community as a professional office and medical building. The property had been zoned as a 'local business' in 1991 through a Restrictive Covenant. Since that time, and through several owners, the building has been operated as a local business offering medical, behavioral health, social services, and office services.

In 2004, a large area was rezoned 'Washburn Residential' which included our property. The Restrictive Covenant continued to remain on the deed. The property continued to be used as professional offices. It has never been used as a residential property nor do the owners intend to ever turn the property into a residential property.

The owners are currently operating the building as a non-conforming use, which is permissible if it is not vacant for 12 months or more. Our goal is to bring zoning up-to-date with how the building has been and will continue to be used indefinitely - as a professional office building. As a non-conforming building, we are restricted from making improvements to the building.

Within the La Crosse Comprehensive Plan, page 36, properties in existence at the time the plan was adopted are considered "desirable" within the area where the building is located. The property was in existence and operating as it is today when the plan was adopted. Rezoning will enable owners to make energy upgrades and other modifications for improved public services. These modifications are currently not allowable as a non-conforming building.

See Exhibit E for a complete list of proposed permitted uses we are requesting under this TND zoning petition.

a. Property Data.

1. The total area within the Traditional Neighborhood Development (TND) application is 38,405.125 square feet. There is a second lot currently owned and operated in conjunction with this lot but on a separate tax parcel. However, that lot is not being considered as part of this rezoning application.
2. Our site map indicates the use areas in detail (see Exhibit A).
3. Our site map indicates surrounding land uses (see Exhibit A).

4. The immediate neighborhood is comprised of primarily mixed-use developments or neighborhoods that include residential, professional office, multi-family residential, and various public/semi-public use buildings.
5. None of the site is in a floodplain or wetland area.
6. Summary of Estimated Value.
 - i. In 2022 the land was assessed at \$212,000 and the improvements were assessed at \$693,500 for a total of \$914,500. In November 2022, the building and land appraised for \$1,940,000.
 - ii. The proposed plan results in the installation of approximately 316 x 550 Watt rooftop solar panels for the production of 173.8 kw of solar energy annually, and updates to the interior of the building including the lobby area and client service rooms. As part of client service room upgrades, four dental suites will be added along with offices for medical support personnel and services.
 - iii. See Exhibit B for the Rooftop Solar System Proposal for the building.
 - iv. See Exhibit C & D for the current floorplan and draft Interior Design Plans for the Building.
 - v. These improvements are estimated to cost \$1.8 million.

Purpose of the Petition to Rezone and Proposed Permitted Use

Since the building is not zoned in accordance to how it is used, it is considered 'non-conforming' by the city. As a non-conforming building, there can be confusion within the community and among owners over allowable uses. Additionally, certain building upgrades are not allowable. For example, REACH partners want to renovate dental suites to serve families and add solar panels to the rooftop to improve the building's efficiency. These renovations are not allowed while the building is considered 'non-conforming.'

All proposed changes are interior renovations or rooftop renovations with the installation of solar panels. For the interior renovations, we will be remodeling the lobby to be more modern and efficient. We will also renovate dental suites and update existing office spaces to provide better working space for our partners at Scenic Bluffs Community Health Centers. We will not be making additions to the exterior of the building, adding a second story, or making any changes that would impact the size of the building.

7. Organizational Structure and Property Ownership.

- i. Couleecap, Inc., a 501c3 organization, purchased the property in 2022. In 2023, the YWCA La Crosse and Scenic Bluffs Health Centers, Inc., also 501c3 organizations, became equity and management partners in the REACH Center.
- ii. Couleecap is responsible for fiscal management of the property and building.
- iii. The REACH Center provides space to 501c3 nonprofit service organizations and nonprofit government organizations (ex. La Crosse County, La Crosse School District) to provide social services to La Crosse area residents experiencing housing, economic, or healthcare insecurities.
- iv. The REACH Center provides no-cost space for community events, job fairs, and training/workshops.

8. Departures. None.

9. Development Timeline. Upon zoning approval, we will proceed with construction, as permitted by the City of La Crosse.

10. Plan Sketch. See Exhibits B, C, and D.

Legal Description of the Traditional Neighborhood District.

The boundaries of the property, all common areas, public use, characteristics of the property, topography and general landscaping will remain the same as they are today.

We are making this request to update zoning to align with the current uses of the property. The building was first built in 1957 and has operated as a professional office building since.

Pre-Petition Community Input

Prior to filing the zoning petition REACH partners solicited community input through a number of channels.

Neighborhood Association Meetings:

REACH partners gave presentations and held Q/A sessions with the Downtown Neighborhood Association and the Washburn Neighborhood Association. As follow-up to those meetings, we sent a REACH Rezoning Fact Sheet (See Exhibit F) and answers to questions that were not answered at meetings. We invited both Neighborhood Associations to any additional public meetings that were hosted outside of Association meetings as well.

Online Feedback and Question Form:

REACH partners hosted a web page to gather public input prior to filing the zoning petition and before public hearings. The site was accessible through a web link or QR code, and publicized at Neighborhood Association meetings, through email, on the public Fact Sheet, and other communications. Through the site, found at <https://www.couleecap.org/community-feedback.html>, public members could submit questions, comments, or ask a member of the REACH team to contact them for discussions.

Pre-Submission Community Meeting:

REACH partners hosted a pre-submission public meeting to walk through zoning petition materials prior to the materials being submitted. This offered neighbors/public members a chance to view the zoning petition materials and ask questions prior to the submission date. It also allowed collaboration to clarify language in the package prior to submission.

See Exhibit G for an example of an invitation for one of these sessions. This flier was emailed to Neighborhood Associations (Downtown and Washburn), emailed to contacts who reached out to REACH partners directly, and physically dropped (via neighborhood canvassing) at doorways at properties surrounding the REACH Center property.

Timeline of Community Engagement Activities: Prior to Petition Submission

Community Input Web Page Launched: January 10, 2024

Presentation at Downtown Neighborhood Association Meeting: January 16, 2024

Presentation at Washburn Neighborhood Association Meeting: January 23, 2024

Door-to-Door Canvassing: January 29, 2024

**Virtual Meeting to Review Zoning Petition Materials and Gather Input Prior to Submission:
January 31, 2024**

EXHIBIT A: SITE MAP AND SURROUNDING LAND USE

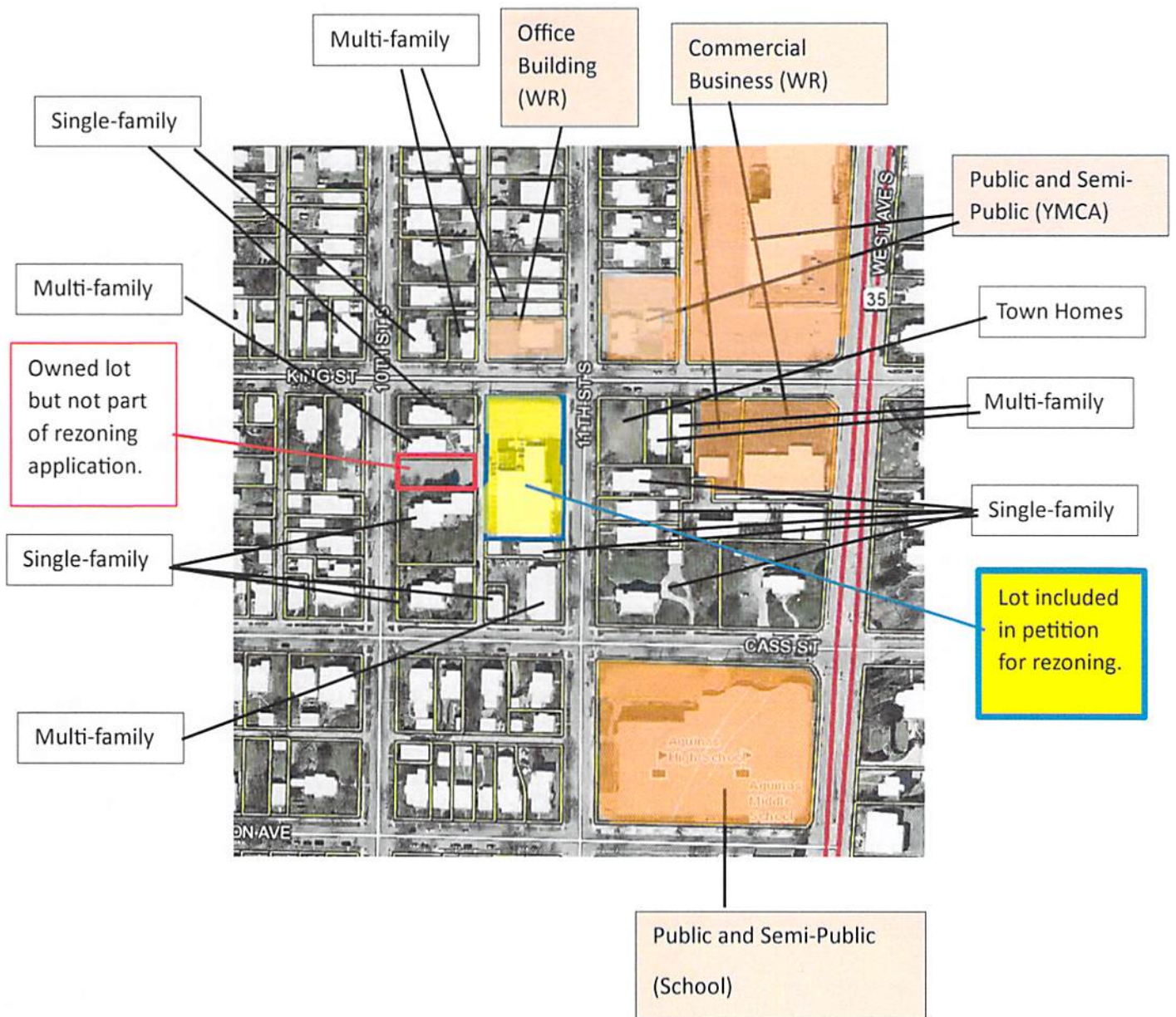


EXHIBIT B: ROOFTOP SOLAR SYSTEM PROPOSAL

Recommended System Option

173.8 kw

System Size

\$1,387,282

Lifetime Electricity Bill
Before Solar

\$261,636

Lifetime Electricity Bill
After Solar

\$446,666

Total System Price
including tax



Your Solution

Solar Panels

VSUN

173.800 kW Total Solar Power

316 x 550 Watt Panels (VSUN550-144MH)

224,100 kWh per year

Inverter

Yaskawa Solectria Solar

150.000 kW Total Inverter Rating

3 x PVI-50TL-480

LOWER FLOOR

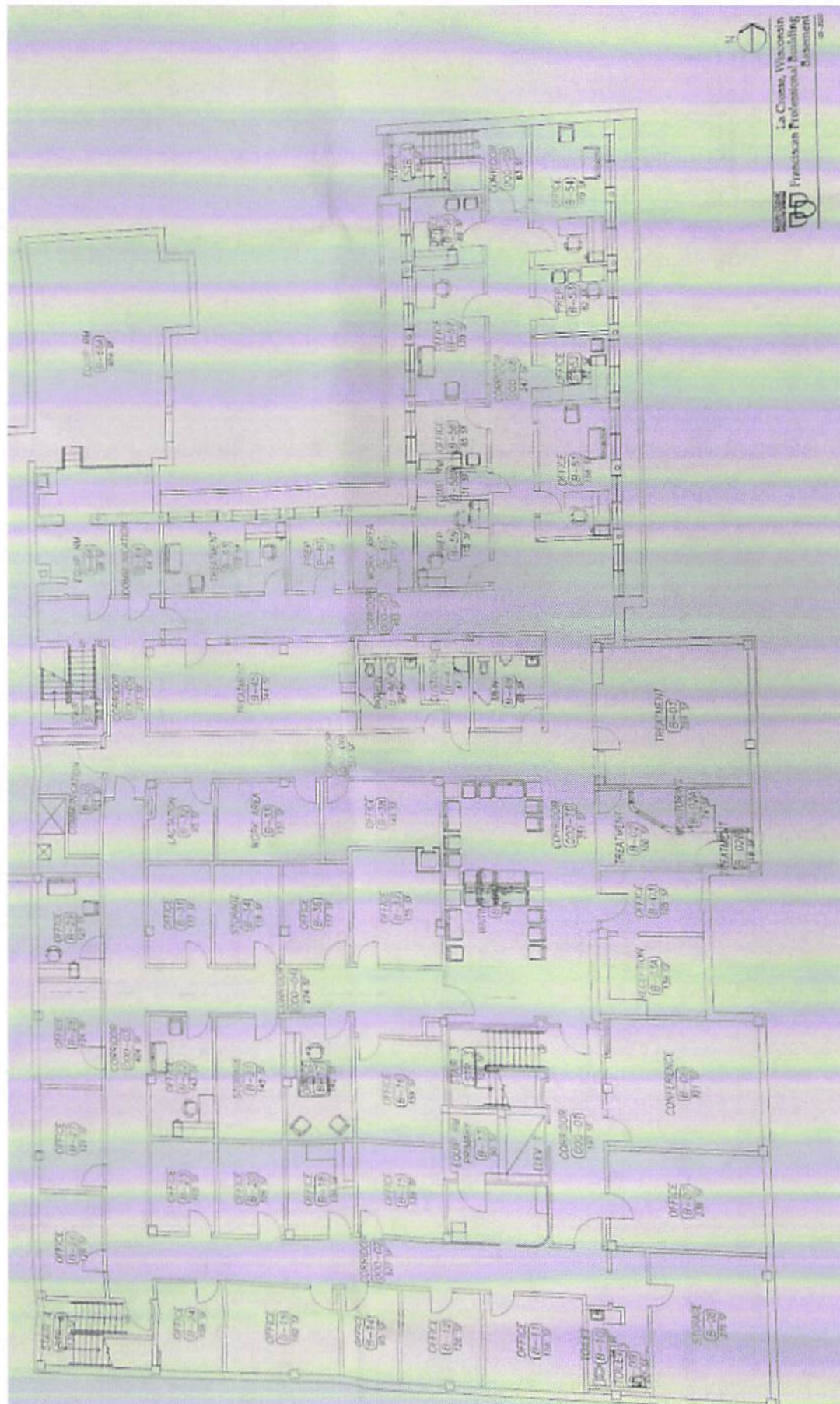
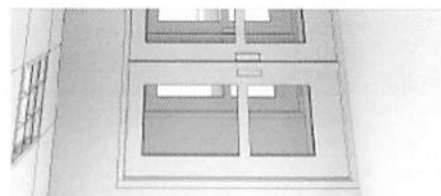


EXHIBIT D: DRAFT INTERIOR DESIGN PLANS – LOBBY AREA AND CLIENT SERVICE ROOMS

Lobby design options

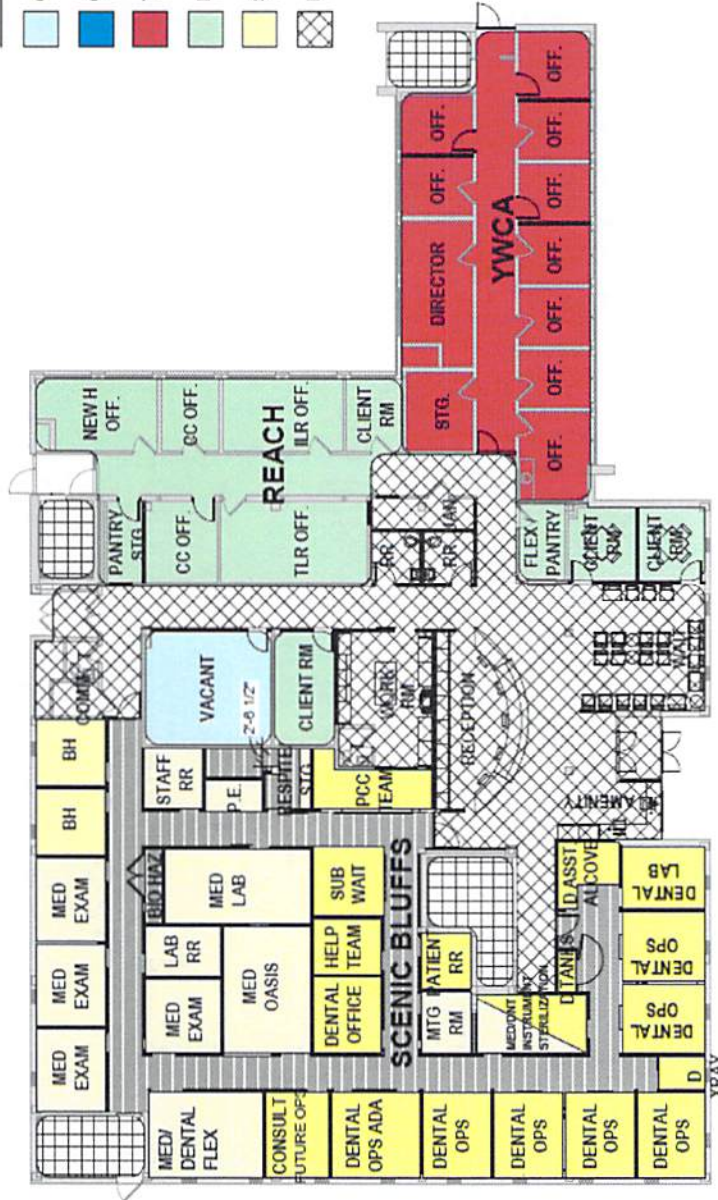
MASTER PLANNING

Schematic Images



LEGEND

	COMMUNITY PARTNER / VACANT
	COULEECAP
	YWCA
	REACH
	SCENIC BLUFFS
	BUILDING SHARED

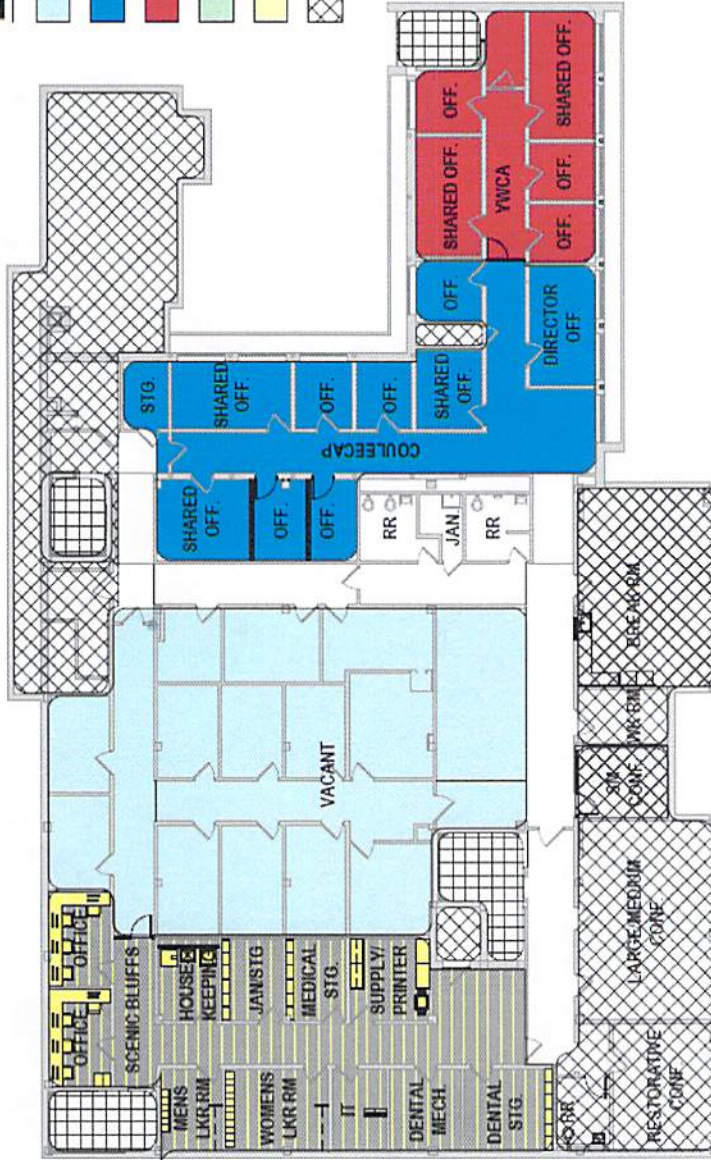


1 FIRST FLOOR OVERALL

1/16" = 1'-0"

LEGEND

- COMMUNITY PARTNER / VACANT
- COULEECAP
- YWCA
- REACH
- SCENIC BLUFFS
- BUILDING SHARED



1 LOWER LEVEL OVERALL

1/16" = 1'-0"

EXHIBIT E: PROPOSED LIST OF PROPOSED PERMITTED USES UNDER TRADITIONAL NEIGHBORHOOD DEVELOPMENT - SPECIFIC

General office-based services to the public for the purpose of providing:

- Social services - public services intended to advance housing, financial, educational, health, and other areas of individual and community wellbeing.
- Community education and resources
- Housing Navigation, coordination, or support
- Legal assistance
- Employment and educational support
- Basic needs items (examples include hygiene items, clothing items, etc.)
- Benefits and identification documentation enrollment
- Counseling services
- Primary medical care services including preventive, diagnostic care and treatment (e.g., chronic condition management, immunizations, screenings, blood tests, x-rays, health education, etc.) for all age groups, and for a wide range of health-related issues.
- Dental care
- Behavioral health services
- Prescription-only pharmacy services exclusively for Scenic Bluffs Community Health Center patients only; Excludes dispensing of opioids.
- Health education
- Language interpreting
- Patient access coordination
- Health insurance navigation
- Chiropractic, acupuncture, massage therapy
- Parking for visitors and employees of the REACH Center

Uses not allowable: Methadone clinic, needle exchange program, drug detoxification center, sheltering services including overnight housing.

Exhibit F: Fact Sheet



The REACH Center partners are applying to rezone 212 11th Street South from 'Washburn Residential' to 'Traditional Neighborhood Development'. This fact sheet provides information about the zoning proposal.

To submit questions, comments, or speak to someone about this proposal, visit <https://www.couleecap.org/community-feedback.html>

Q: Why are REACH partners pursuing new zoning?

A: Since the building was built in 1957, it has served the community as a professional office and medical building. In the early 2000's a large area was re-zoned as 'Washburn Residential'. The REACH Center lot was included in that rezoning even though the property was not used as a residential lot. The building was permitted to be used as a professional building indefinitely and will continue to be so. Our goal is to bring zoning up-to-date with how the building has been and will continue to be used.

Q: If the building has been used as an office building, why do you have to rezone?

A: Since the building is not zoned in accordance to how it is used, it is considered 'non-conforming' by the city. As a non-conforming building, there can be confusion within the community and among owners over allowable uses. Additionally, certain building upgrades are not allowable. For example, REACH partners want to add updated dental suites to serve families, and add solar panels to the rooftop to improve the building's efficiency. These renovations are not allowed while the building is considered 'non-conforming.'

Q: Under new Traditional Neighborhood Development (TND) zoning, what would be considered allowable on the property and in the building?

A: Within TND zoning, only uses reviewed and approved by the City of La Crosse Common Council are allowable. REACH partners have worked closely with the City Planning office and are gathering input from the community to define a specific list of allowable uses. Once the list is approved, no other use would be allowed without further approval from the Common Council or a rezoning effort. Please see a list of proposed uses at the end of this document.

Q: Once the REACH Building receives TND zoning, what changes would you make to the building?

A: Any changes would be interior renovations or rooftop renovations with the installation of solar panels. For the interior renovations, we will be remodeling the lobby to be more modern and efficient. We will also add dental suites and update existing office spaces to provide better working space for our partners at Scenic Bluffs Community Health Centers. We will not be making additions to the exterior of the building, adding a second story, or making any changes that would impact the size of the building.

Q: Will you be adding a Methadone Clinic or other drug treatment facility?

A: No. This is not a service REACH partners provide, nor are there plans to provide this service. Additionally, since serving as a Methadone or drug treatment facility would first need approval by Common Council, this would not be an allowable use for the property under new TND zoning.

Q: Will you be providing any form of shelter for people who are currently without shelter?

A: No. The REACH Center is a professional office building and does not provide shelter of any kind. This is not currently an allowable use of the building, and we are not including shelter in the list of allowable uses requested in our zoning application.

Q: Where can I go to request more information or ask additional questions?

A: We welcome questions and feedback! Please visit <https://www.couleecap.org/community-feedback.html> to submit your comments or questions and we will be in touch.

PROPOSED LIST OF ALLOWABLE PROPERTY USES UNDER TND ZONING

General office-based services to the public for the purpose of providing:

- General social services - public services intended to advance housing, financial, educational, health, and other areas of individual and community wellbeing.
- Community education and resources
- Housing Navigation, coordination, or support
- Legal assistance
- Employment and educational support
- Basic needs resources
- Benefits and identification documentation enrollment
- Counseling services
- Primary medical care services including preventive, diagnostic care and treatment (e.g., chronic condition management, immunizations, screenings, blood tests, x-rays, health education, etc.) for all age groups, and for a wide range of health-related issues.
- Dental care
- Behavioral health services
- Pharmacy services
- Health education
- Language interpreting
- Patient access coordination
- Health insurance navigation
- Chiropractic, acupuncture, massage therapy
- Parking for visitors and employees of the REACH Center

Uses not allowable: Methadone clinic, sheltering services including overnight housing.

Community Session: REACH Center Zoning Petition Review

Join us for a review of the zoning petition for 212 11th Street South in La Crosse. REACH Center partners will discuss the details of the petition and answer questions.

**Wednesday, January 31
7:00 PM**

Participants can join online or by phone:

Join online at:

<https://us06web.zoom.us/j/86541712299?pwd=WUYMuwgtTbPBGIWFPjGIz54kI8cgd.1>

Meeting ID: 865 4171 2299

Passcode: 959396

Join Toll Free at:

877-853-5247

Meeting ID: 65 4171 2299

Passcode: 959396

If you can't make the meeting but still have questions or would like to speak with someone about the project, please visit <https://www.couleecap.org/community-feedback.html>



Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-20186-100	CHUBBE CHIPMUNK PROPERTIES LLC	1025 KING ST	N2549 BLUFFVIEW LN	STODDARD WI 54658
17-20186-110	JOSEPH A MATHISON, JAMI R MATHISON	1009 & 1011 KING ST	701 GRANUM CIR	HOLMEN WI 54636
17-20186-120	KARL D GREEN, GRACE E GREEN	1003 KING ST	1003 KING ST	LA CROSSE WI 54601
17-20186-130	KARL D GREEN, GRACE E GREEN	139 & 141 10TH ST S	1003 KING ST	LA CROSSE WI 54601
17-20186-140	DARYLL T JURY	131 10TH ST S	920 KING ST	LA CROSSE WI 54601-4118
17-20186-70	IRVIN L HOUGOM	132 & 134 11TH ST S	105 7TH ST S	LA CROSSE WI 54601-4151
17-20186-80	SCOTT A GIBSON, RONALDO N VALDEZ	136 11TH ST S	606 LIBERTY ST	LA CROSSE WI 54603-2926
17-20186-90	DENTON ENTERPRISES LLC	138 & 140 11TH ST S	662 196TH AVE	SOMERSET WI 54025
17-20187-100	LISA R MIDDLETON	203 10TH ST S	203 10TH ST S	LA CROSSE WI 54601
17-20187-120	CASS STREET APARTMENTS LLC	232 11TH ST S	720 CASS ST	LA CROSSE WI 54601
17-20187-130	CASS STREET APARTMENTS LLC	1019 CASS ST	720 CASS ST	LA CROSSE WI 54601
17-20187-140	GREGORY D TOLVSTAD, SUE A TOLVSTAD	228 11TH ST S	228 11TH ST S	LA CROSSE WI 54601
17-20187-60	MICHELLE L ELLIOT, ANDREW D ELLIOT	237 10TH ST S	237 10TH ST S	LA CROSSE WI 54601
17-20187-70	MICHAEL G GARVEY, JENNIFER L GARVEY	217, 219, 221 10TH ST S	221 10TH ST S	LA CROSSE WI 54601
17-20187-80	COULEECAP INC	215 10TH ST S	201 MELBY ST	WESTBY WI 54667
17-20187-90	HOFFER LLC	205, 207, 209 10TH ST S	PO BOX 156	ONALASKA WI 54650
17-20188-110	WEST AVENUE RENTALS LLC	214, 217, 220 WEST AVE S	109 14TH ST S	LA CROSSE WI 54601
17-20188-20	KISH PROPERTIES	1122 KING ST	200 WEST AVE S	LA CROSSE WI 54601-4125
17-20188-30	MICHAEL L WARREN, LACEY E WARREN	1120 KING ST	1120 KING ST	LA CROSSE WI 54601-4172
17-20188-40	HAWKEYE LLC	1114 KING ST	N7068 MOONLIGHT AVE	HOLMEN WI 54636
17-20188-50	RLR PROPERTIES OF LACROSSE LLC	1102 KING ST		
17-20188-60	JACKSON FORTNEY	209 11TH ST S	319 MAIN ST STE 200	LA CROSSE WI 54601
17-20188-70	CHRISTINE KAHLOW	215 11TH ST S	PO BOX 1621	LA CROSSE WI 54602
17-20188-80	S REID LUDLOW, CAROL L LUDLOW	221 11TH ST S	221 11TH ST S	LA CROSSE WI 54601
17-20188-90	BERNSTEIN TRUST	223 11TH ST S	223 11TH ST S	LA CROSSE WI 54601
17-20189-10	LACROSSE AREA FAMILY YMCA BD OF TRUSTEES INC	237 11TH ST S	237 11TH ST S	LA CROSSE WI 54601
17-20189-10	LACROSSE AREA FAMILY YMCA BD OF TRUSTEES INC	148 WEST AVE S	1140 MAIN ST	LA CROSSE WI 54601-4124
17-20189-60	LACROSSE AREA FAMILY YMCA BD OF TRUSTEES INC	1105 KING ST	1140 MAIN ST	LA CROSSE WI 54601-4124
17-20189-80	THE FERGUS GROUP LLC	129 & 131 11TH ST S	3509 CROWN BLVD	LA CROSSE WI 54601

Properties within 200 feet of 212 11th St S

Applicant:	COULEECAP INC	212 11TH ST S	201 MELBY ST	WESTBY WI 54667
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**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from Washburn Residential Neighborhood District to the Traditional Neighborhood District - Specific allowing for continued use of the property as a professional office space at 212 11th Street South.

Property is presently: non-profit professional office space

Property is proposed to be used as: professional office space

Rezoning is necessary because: the current nonconforming use status allows for only limited updates and repairs; the proper zoning will allow the building to be updated as needed.

Tax Parcel 17-20187-110; 212 11th St S

The City Plan Commission will meet to consider such application on **Monday, March 4, 2024, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, March 5, 2024, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, March 14, 2024, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 24-0190).

Dated this 7th day of February, 2024.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: February 13 and 20, 2024
One (1) Affidavit

Craig, Sondra

From: Trane, Andrea
Sent: Tuesday, January 30, 2024 9:32 AM
To: Craig, Sondra; Elsen, Nikki
Cc: Acklin, Tim
Subject: FW: Reach Center

From: City of La Crosse, WI <enotification@notices.cityoflacrosse.org>
Sent: Tuesday, January 30, 2024 9:31 AM
To: Trane, Andrea <schnicka@cityoflacrosse.org>
Subject: Reach Center

You don't often get email from enotification@notices.cityoflacrosse.org. [Learn why this is important](#)

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Message submitted from the <La Crosse, WI> website.

Site Visitor Name: Kathleen J Rowan Koenen
Site Visitor Email: kjrowanko@gmail.com

Andrea,
We are opposed to the rezoning of the Reach Center at 212 11th St in La Crosse. We are a neighbor at 1018 Cass who wishes to keep the designation as Historical neighborhood. This would not allow any expansion of the buildings original footprint and no expansion of services for the YYCA, Couleecap and Scenic Bluffs.
Sincerely,
Scott and Katie Koenen
1018 Cass St
La Crosse, WI.

Craig, Sondra

From: Elsen, Nikki
Sent: Thursday, February 8, 2024 11:10 AM
To: Craig, Sondra
Subject: FW: Reach center opposition

From: khodor baalbaki <kodorskiarchitect@gmail.com>
Sent: Thursday, February 8, 2024 10:51 AM
To: Elsen, Nikki <Elsenn@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>
Cc: Katie Noelke <ktnoelke@gmail.com>
Subject: Reach center opposition

Some people who received this message don't often get email from kodorskiarchitect@gmail.com. [Learn why this is important](#)

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Hello Nikki

Me and my wife and two kids moved two years ago to La crosse from San Francisco, we moved because of the level of unsafe streets and troubled city hall decisions that affected our life there.

When we moved to lacrosse we thought this city is more friendlier and city hall decisions are taking for what is best for the people of the city.

We are the descendent of the original owners of two houses which along many others constitutes washbaurn Neighbourhood .Kathryn grandfather is the original owner of the Noelke house and all her family history started and continued there, my grandmother born in the very same house we bought two years ago and that was our reason to buy the house. We wanted our kids to have connection to their family legacy by being raised in the same neighborhood that their grand grandparents were raised more than one hundred years ago .

As such , and for the above reasons and more We would like you to know that we are opposing this potential rezoning petition for the Reach Center at 212 11thstreet.

Please note that This is a designated historical neighborhood and it is zoned as single family-house , as much as we believe and advocate the noble humanitarian purpose of the Reach Center, adding it in our Historical residential neighborhood is a crime that will have an irreversible utter destruction to the neighborhood urban fabric and experience.

This rezoning of the said location will have a tremendous negative impacts on all the neighborhood and neighbors daily life with and not limited to the following:

- 1- increase traffic in the area which will create a high level of inconvenience for the neighborhood.
- 2- increase level of pollution from traffic and medical supplies utilized.
- 3- increased chances of traffic accident due to increase of people driving under medication effect.
- 4- increase level of unsafe street which affects the Neighborhood kids from playing outside due to presence of potential dangerous patients that the reach center will medicate.
- 5-increase amount of burglary's and break in homes .
- 6- transforming this residential area into a busy downtown.
- 7- increase number of parked cars which will lead to an increase of cars breaks in.
- 8- encouraging other organizations to start rezoning all over the neighborhood which will lead in few years to the destruction of the whole neighborhood.
- 9- unpleasant look of the existing building .
- 10- glare from solar panels proposed which will face our house with all its implications from increase of heat, glare , compromising birds safety which will lead to a high level of birds deaths.
- 11-destruction of the last historical neighborhood in the city, which will erase all the memories and legacies associated with the neighborhood and eventually the city.

With many more reasons that we will bring to every meeting , we would again say that we are extremely opposed to this reasoning , and any other rezoning in our neighborhood that may arise in the future .

Thank you
Best regards

Khodor Baalbaki
Kathryn Noelke
928 king street , La crosse

Craig, Sondra

From: Elsen, Nikki
Sent: Monday, February 12, 2024 9:10 AM
To: Craig, Sondra
Subject: FW: REACH rezoning opposition letter

From: jennifer garvey <jenniferlynnwright@gmail.com>
Sent: Saturday, February 10, 2024 11:24 AM
To: Elsen, Nikki <elsenn@cityoflacrosse.org>; Michael Garvey <michaelgarvey@gmail.com>
Subject: REACH rezoning opposition letter

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Dear Nikki ,

Mike and I are opposed to the rezoning of the REACH Center at 212 11th Street, La Crosse, Wisconsin. Our home on 10th Street is immediately adjacent to the REACH Center on two sides.

We plan to send an email with our reasons for opposition to the council members. We will copy carbon copy you for the record.

Thank you,

Jennifer and Michael Garvey
221 10th St, La Crosse, WI 54601

Craig, Sondra

From: Elsen, Nikki
Sent: Tuesday, February 13, 2024 1:14 PM
To: Craig, Sondra
Subject: FW: I would like to file a legal objection for the zoning change at 212 11th St S.

From: Lisa Middleton <elisemid@gmail.com>
Sent: Tuesday, February 13, 2024 1:12 PM
To: Elsen, Nikki <elsenn@cityoflacrosse.org>
Subject: I would like to file a legal objection for the zoning change at 212 11th St S.

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Hello,

I would like to file a legal objection for the zoning change at 212 11th St.

This zoning would overwhelm the historic neighborhood with vehicular traffic and draw additional loiterers to the neighborhood waiting for meds and their appointments.

We don't have the space for this expansion and their intended growth, it would upset the King Street Greenway initiative and is inappropriate for overlapping 3 residential neighborhoods, including the 10th and Cass Historic Residential District.

I will be happy to contribute to its success more centrally located in the Coulee region and away from tourism and the colleges downtown.

Thank you,
Lisa Middleton
203 10th St S.
LaCrosse WI 54601

**OBJECTION TO
AMENDMENT OF ZONING DISTRICT BOUNDARIES**
(rev. 8/2020)

I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land
(include address and tax parcel number from Notice of Hearing): _____

from the _____ District to the _____ District.

I/We object for the following reason(s): _____

I/We further certify that I am/we are the owner of the following described lands (include address and tax
parcel number from tax bill): _____

_____ ft. frontage on _____ Street

_____ ft. frontage on _____ Street

Signature of Objector printed name

Signature of Objector printed name

Address

NOTE: In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted in the protest percentage.

Completed forms should be submitted to the City Clerk prior to final action by the Common Council.
Forms can be mailed to the address below or deposited in the green drop box on the north side of City Hall.
Forms can also be emailed to cityclerk@cityoflacrosse.org.
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

Craig, Sondra

From: Elsen, Nikki
Sent: Thursday, February 15, 2024 8:12 AM
To: Craig, Sondra
Subject: FW: Opposition to Reach Center expansion

From: Brinks, Kristen F <KFBBrinks@gundersenhealth.org>
Sent: Wednesday, February 14, 2024 5:40 PM
To: Elsen, Nikki <elsenn@cityoflacrosse.org>
Subject: Opposition to Reach Center expansion

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Hi Nikki –

I am contacting you to express my opposition to the Reach Center expansion and re-zoning. I live in the Downtown Neighborhood Association. I am concerned about increased crime, loitering, increased traffic, and lack of parking. Since the REACH center opened, I have seen first hand additional foot traffic in our alley, people digging through our garbage, and lack of appreciation for our neighborhood.

Therefore, I do not support expansion of the REACH center, and oppose the re-zoning that it is applying for. The zoning should remain, it is in a residential district.

I love La Crosse, but our downtown and historic/downtown neighborhood is being taking away from us and I really feel like that needs to stop. I want it to be the safe, welcoming, well-care for, and vibrant community that I moved into in 2000.

Thank you for considering my opinion.
Kristen

Kristen F Brinks, PT, DPT, LAT, TPI-CGFP
Doctor of Physical Therapy
Certified Athletic Trainer
Gundersen Sports Medicine - Physical Therapy
Healthy Living Center / Dahl Y
608.775.4930
608.775.4965

Onalaska
608.775. 8600



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From: Deborah Buffton <dbuffton@yahoo.com>
Sent: Thursday, February 15, 2024 12:55 PM
To: ZZ Council Members
Cc: executivedirector@ywcalax.org
Subject: Please Support the Re-zoning the REACH Center

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Dear Council Members,

I am writing to strongly urge you to support the petition to re-zone the REACH Center so that it can make necessary improvements on the building that will enable it to continue to improve the lives of people in La Crosse. The REACH Center has assisted nearly 2,000 people since it opened, helping hundreds maintain housing, and offering other services to La Crosse residents.

Re-zoning would allow the Center to install solar panels on the roof, making the building more energy efficient, thus allowing the Center to use more of its resources to help the community. Further, it would allow the Center to install dental suites to provide important dental care to those who need it.

Contrary to unfounded rumors, re-zoning would NOT allow the Center to be used as a shelter for the homeless, nor as a drug treatment facility.

Approving this petition would be a win-win for the REACH Center and for the residents of La Crosse. Rejecting the petition would mean that three organizations (REACH, YWCA, Scenic Bluffs Community Health Centers) that provide essential services to some of our most vulnerable neighbors would not be able to do their work.

Please support this re-zoning petition. Thank you.

Sincerely,
Deborah Buffton
1908 Kane St.
La Crosse WI 54603

Craig, Sondra

From: Elsen, Nikki
Sent: Tuesday, February 20, 2024 8:56 AM
To: Craig, Sondra
Subject: FW: Objection for the zoning change at 212 11th St.

From: Adam Hoffer <hofferllc@gmail.com>
Sent: Friday, February 16, 2024 8:14 AM
To: Elsen, Nikki <elsenn@cityoflacrosse.org>
Subject: Objection for the zoning change at 212 11th St.

You don't often get email from hofferllc@gmail.com. [Learn why this is important](#)

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I want to legally object to the proposed zoning change at 212 11th Street South, La Crosse, WI (parcel number 17-20187-110). I own the neighboring property at 205-209 10th St. (parcel number 17-20187-90).

Generally speaking, I support Couleecap's (property owner) mission. The services proposed in the rezoning petition would be a valuable addition to our community. I also tend to be frustrated at the NIMBYism (Not in my backyard) I see when public and non-profit services are proposed in the community.

However, each case needs to be evaluated individually. Because this rezoning petition is from a property owner already operating in the current location, we have the opportunity to evaluate the existing relationship between the property owner and its neighbors.

The current relationship is awful. Several of the neighbors have submitted their objections and would be happy to share their experiences. The overall consensus from the neighbors is that the relationship between Couleecap and the neighborhood is terrible.

Couleecap and the Reach Center turn a blind eye to the harm they cause in the neighborhood. They are either unwilling or unable to improve the security on or around the premises. Permitting Couleecap to expand its services and increase its footprint in this residential neighborhood will only make matters worse.

Expanding the Reach Center in its current location is the wrong decision. Thank you for your time and consideration.

Sincerely,
Adam Hoffer (Hoffer, LLC)

Craig, Sondra

From: Connor Glassen <cglassen@gruw.org>
Sent: Monday, February 19, 2024 2:39 PM
To: ZZ Council Members; khawthorne@scenicbluffs.org
Subject: Writing in Support of REACH Center's Rezoning Efforts

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Hello,

My name is Connor Glassen and the Community Engagement Coordinator with Great Rivers United Way. I am a resident of La Crosse and I am emailing today in support of the work done at Scenic Bluffs Community Health Centers and support of the petition to rezone the REACH center in their plan to renovate for dental services to meet the growing needs in the La Crosse community.

In 2023, Scenic Bluffs Community Health Centers served close to 1,200 La Crosse County residents, demonstrating the need for our Health Center services in the community. Rezoning will allow Scenic Bluffs Health Center to provide much needed dental services and co-locate in a building with other partners that will offer services to meet legal, housing, and other services for their patients in one location.

It seems to me the best way my counterparts at Scenic Bluffs Community Health can help meet a demand of our houseless community. I would like to see more social safety nets and improved efficiency for our community and this seems to do both.

Best,

Connor Glassen | Community Engagement Coordinator | Great Rivers United Way

He/Him/His ([why is this important?](#))

1855 E. Main St., Onalaska, WI 54650

tel: +1 608.796.1400, Ext. 107 | fax: +1 608.796.1410

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Craig, Sondra

From: SKristin Peters FSPA <kpeters@fspa.org>
Sent: Monday, February 19, 2024 10:20 PM
To: ZZ Council Members
Cc: khawthorne@scenicbluffs.org
Subject: The Reach Center

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Dear Lacrosse City Council,

I am writing to let you know that I know the good work Scenic Bluffs Community Health Centers is doing in Lacrosse. I live in the neighborhood on 10th and support their petition to rezone the REACH center as they plan to renovate for dental services to meet the growing needs in the La Crosse community. In 2023, they served close to 1,200 La Crosse County residents, demonstrating the need for our Health Center services in the community. Rezoning will allow Scenic Bluffs Health Center to provide much needed dental services and co-locate in a building with other partners that will offer services to meet legal, housing, and other services for our patients in one location.

Thank you so much for hearing my voice! I appreciate your care for the residents in our community who are in need of these services.

Kristin

Sent from my iPhone

Craig, Sondra

From: Elsen, Nikki
Sent: Tuesday, February 20, 2024 8:32 AM
To: Craig, Sondra
Subject: FW: Legal Objection - Proposed Zoning Change

From: Jackson Fortney <jfortney@fortneycompanies.com>
Sent: Monday, February 19, 2024 12:23 PM
To: Elsen, Nikki <elsenn@cityoflacrosse.org>
Subject: Legal Objection - Proposed Zoning Change

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Dear Nikki,

I'm reaching out to file a legal objection to the proposed rezoning of 212 11th St S, La Crosse, WI 54601 (parcel 17-20187-110).

I both own and reside at 211 11th St S (parcel 17-20188-60), which is directly across the street from the parcel in question.

The proposed rezoning does not have the support of the neighborhood, threatens the safety of its residents, and will negatively impact the taxable value of the surrounding parcels.

Thank you,

Jackson Fortney
211 11th St S
La Crosse, WI 54601

Craig, Sondra

From: Elsen, Nikki
Sent: Tuesday, February 20, 2024 8:52 AM
To: Craig, Sondra
Subject: FW: Legal Objection to the Proposed Zoning Change for 212 11th St. South

From: Andrew Elliott <aelliott1977@gmail.com>
Sent: Monday, February 19, 2024 9:40 PM
To: Elsen, Nikki <elsenn@cityoflacrosse.org>
Subject: Legal Objection to the Proposed Zoning Change for 212 11th St. South

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Hello,

Michelle and I are opposed to the rezoning of the REACH Center at 212 11th Street, La Crosse, Wisconsin. Our address is 237 10th St South and is on the same block as the Center but across the alley and just to the south. Our Parcel ID # is 17-20187-60.

The proposed zoning change would turn a building that is currently zoned as an exception in our residential neighborhood into its own independently zoned island. Because the REACH Center building is grandfathered into a residential district, it is limited in what it can do within the building and how much money it can spend on the building. If they are allowed to rezone as a Traditional Neighborhood Development, this would remove the current spending restraints allowing the REACH Center to remodel and add services/other entities within it. This expanded use would increase traffic/loitering in the neighborhood, change the nature of the neighborhood, and would provide, at best, limited certainty for future uses of the building.

Thank you.

Andrew Elliott
Michelle Elliott
237 10th St. South
La Crosse WI

Craig, Sondra

From: Elsen, Nikki
Sent: Tuesday, February 20, 2024 9:28 AM
To: Craig, Sondra
Subject: FW: Letter of Oppostion

From: Carol Ludlow <ludlowcarol@gmail.com>
Sent: Friday, February 16, 2024 12:51 PM
To: Elsen, Nikki <elsenn@cityoflacrosse.org>
Subject: Letter of Oppostion

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Good Afternoon,

My husband and I are opposed to the rezoning of the Reach Center at 212 11th Street in LaCrosse, Our home is right across the street from the Reach Center at 223 11th Street S. We have owned our home for many years. It is a Historic Neighborhood, a residential area and should be treated with respect for the families that have contributed to making it special. The Reach Center Plan will increase both the vehicle traffic but also pedestrian traffic. This is really an increased risk for everyone's safety..There is already a lot of foot traffic daily, kids walking from Aquinas to the Y, Moms and their kids, families walking their dogs. Their safety will be impacted .

Parking on the street has always been an issue because of Aquinas and the Y. There have been times when people park and block my shared driveway.

There are those that loiter, many that smoke. When it was a Mayo Clinic, there was a no smoking policy on premise at the clinic so, the smokers would stand on my sidewalk and driveway. They were not concerned with their littering.

We definitely oppose this plan.

Reid Ludlow
Carol Ludlow
223 11 th Street S
LaCrosse, WI

From: Jess Thill <thill.jess@gmail.com>
Sent: Tuesday, February 20, 2024 10:24 AM
To: ZZ Council Members
Subject: Please support the REACH Center rezoning (24-0910)

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Council members,

I'm writing today in strong support of the rezoning petition (24-0910) filed to help make it possible for the REACH Center to maintain its facility and continue to respond to the needs of our community. It appears that the petitioners are requesting rezoning in order to continue investing in the maintenance and improvement of the property. The addition of solar energy on existing businesses in the city of La Crosse is welcome news.

To deny this rezoning request based on unkind and/or uninformed assumptions about the people who might visit the professional offices inside seems both discriminatory and contradictory to the city's commitment to meeting the enormous unmet needs of our most vulnerable neighbors. There is an obvious, immediate need for the community services that the REACH Center provides. Supporting its continued use and ability to upgrade its facility aligns with the city's Climate Action Plan, its Pathways Home plan, and its comprehensive plan.

These plans exist to help guide your decision making in times when it seems unclear what the right way forward might be (and maybe in cases like this where there are personal objections to progress). What's the point of investing so much time and energy into developing these plans if we ignore them when the going gets tough?

I hope that you will support this rezoning.

Thanks,

Jessica Thill

Craig, Sondra

From: Elsen, Nikki
Sent: Tuesday, February 20, 2024 3:38 PM
To: Craig, Sondra
Subject: FW: TND rezoning for CouleeCap/YMCA/Scenic Bluffs

From: Kathleen Rowan-Koenen <kjrowanko@gmail.com>
Sent: Tuesday, February 20, 2024 1:03 PM
To: Elsen, Nikki <elsenn@cityoflacrosse.org>
Subject: TND rezoning for CouleeCap/YMCA/Scenic Bluffs

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Good Morning,

We oppose the proposed TND rezoning of the CouleeCap/YWCA/Scenic Bluffs. We have lived in the Washburn Neighborhood for 24 years and have witnessed increased saturation of social service buildings, vagrancy and crime. We 100% support these services, but in an equitable distribution throughout the Coulee Region.

Washburn is a historic neighborhood that neighbors have invested in purchasing their homes and raising their families here. City Planning has specifically outlined the mission of the neighborhood in the Comprehensive Plan to maintain the city's vision of historic preservation.

The Neighbors in the Washburn Neighborhood were originally told the rental of the building at 212 S 11th street by CouleeCap would be temporary. We were told there would be regular communications with the neighbors once they moved in. This never happened. We were recently shocked to find that CouleeCap had purchased the building and it is now tax-exempt. So much for working with the Neighborhood Associations!

We oppose the TND rezoning of CouleeCap/YMCA/Scenic Bluffs.

Thank you for your consideration.

Scott and Katie Koenen
1018 Cass St.
La Crosse
kjrowanko@gmail.com
skoenen88@aol.com

Craig, Sondra

From: Elsen, Nikki
Sent: Tuesday, February 20, 2024 4:20 PM
To: Craig, Sondra
Subject: FW: Public comment submission

From: Peter Gorski <peter.k.gorski@gmail.com>
Sent: Tuesday, February 20, 2024 3:53 PM
To: Elsen, Nikki <elsenn@cityoflacrosse.org>
Subject: Public comment submission

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Hi Nikki,

I would like to submit a letter of support for file # 24-0190 - Rezoning the Reach Center. See below. Please let me know if you need anything else from me.

Peter Gorski - 418 11th St S

I live with my family two blocks away from the REACH Center, and I work two blocks from it. I walk by it most days and have never seen any sort of disruption or issue.

I work in a public facing role, and I do see the growing homelessness crisis daily. If we want to stop and reverse the ballooning of the unhoused population in our city, we need to support resources like REACH.

REACH's model of uniting several agencies and services under one roof is a vital resource that helps people most in need. The services at the REACH Center don't bring more homeless people to our neighborhood — they keep our neighbors most at risk of homelessness from ending up on the street.

Expanding REACH services to include dental care is a noble cause that can help struggling families to get the medical care they need to stay healthy. The REACH Center is not a shelter, and the city will have it in writing that they cannot and will not provide shelter or drug treatment.

Less services will not prevent people from ending up on the street. Instead, it will compound the challenges we already face in working to make all residents in La Crosse safe, healthy and housed. I fully support rezoning the REACH Center to make their facility compliant and more sustainable.

From: Kelly Sultzbach <kellsultz@gmail.com>
Sent: Tuesday, February 20, 2024 7:36 PM
To: ZZ Council Members; Mindel, Mackenzie; Hetti.Brown@couleecap.org
Subject: My enthusiastic support for REACH rezoning petition as a neighbor of the facility

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Dear Mackenze and other City Council Members,

I live on Division Street and am so proud to live in a community that offers innovative and effective help for those who lack basic resources or are struggling with mental health. I have a sister that battles with her mental health but does not live here and I am always having to help her find the support services she needs. I wish every city had a hub of service contact-points all in one place.

REACH is a model of what other cities across the state and nation should have and I fully support their re-zoning petition. They have served over 1,900 people, which makes our entire community stronger, healthier, and safer for everyone. They have also helped 571 people maintain their housing, which also provides stability and security.

I urge you to support the continuation of this good, positive work in my neighborhood.

Thank you, Kelly Sultzbach

From: Monica Gorski <mhofmann5@gmail.com>
Sent: Tuesday, February 20, 2024 8:33 PM
To: ZZ Council Members
Cc: Elsen, Nikki
Subject: Neighbor in support of REACH rezoning

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Hello,

I'm writing as a neighbor in support of the REACH Center rezoning. My family and I live 2 blocks from the center, and I walk by it on my way to the Y and then on my way to work downtown every day. When the weather's nice, you'll often see my husband and I walking around the block with our young children on their bikes.

I served on the Heritage Preservation Commission for the city and deeply appreciate the historic neighborhood we live in. It's clear to me that the aesthetics of the existing building have nothing to do with this rezoning, however. If anything, rezoning might enable them to make improvements to better weave into our historic neighborhood--not to mention making the building energy efficient and sustainable. With thoughtful planning and collaborating, we really can do both! That starts with conforming to appropriate zoning.

While I understand the concerns of opponents, I think the sad reality is that most of these concerns would have been more appropriate in the 1950s and in the early 2000s, when the building was constructed and then inappropriately zoned. At this point, the building has been here for almost 70 years. It is now fortunately housing a collection of resources that provide essential services to vulnerable people. They are trying to get it appropriately zoned so that they can take care of the building and continue the important work they do. And I support that.

There are indeed issues in our neighborhood and definitely changes I would love to see, too. But restricting community resources like the REACH Center is not one of them.

Thanks for your time and attention.
Monica Gorski

**OBJECTION TO
AMENDMENT OF ZONING DISTRICT BOUNDARIES**
(rev. 8/2020)

I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land
(include address and tax parcel number from Notice of Hearing): _____
212 11th Street Tax parcel 17-20187-110

from the Washburn Residential District to the Traditional Neighborhood District.

I/We object for the following reason(s): _____
I have requested materials from the Reach Center inquiring about the 3.5M they have received in grants over the last year and how these will be used. I have not received any replys. I would like to know if we (tax payer money) are spending all of this money on a building , how long will this building support the needs of the community before it needs to expand? If the answer is less than 5 or so years, is it a good use of tax payer money, or are we better served finding a site that offers a more long term solution.

I/We further certify that I am/we are the owner of the following described lands (include address and tax parcel number from tax bill): _____
131 S 10th St, La Crosse WI 54601 Tax Parcel 17-20186-140

86' ft. frontage on 10th st Street

86' ft. frontage on Ally between 10th ant 11th st Street - closest to Reach Center



[Signature]
Signature of Objector

Daryl Jurg
printed name

Signature of Objector printed name

131 S. 10th St La Crosse, WI 54601

Address

NOTE: In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted in the protest percentage.

Completed forms should be submitted to the City Clerk prior to final action by the Common Council.
Forms can be mailed to the address below or deposited in the green drop box on the north side of City Hall.
Forms can also be emailed to cityclerk@cityoflacrosse.org.
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

Craig, Sondra

From: Justin Boge <jsboge@yahoo.com>
Sent: Wednesday, February 21, 2024 8:44 AM
To: ZZ Council Members
Cc: khawthorne@scenicbluffs.org; Patt Boge
Subject: Support for REACH

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Esteemed City Council members,

I enthusiastically support the upcoming proposal to rezone the REACH property and expand services at the Scenic Bluffs Community Center here in La Crosse.

I am a practicing physician and a veteran who served in the Air Force. I support preventative medicine, especially for those who encounter barriers for medical treatment. The Scenic Bluffs Clinic addresses many of the important 'biopsychosocial' determinants of health to those most in need. Lastly, it's important to note that the American Medical Association approves of rezoning the REACH property.

Thank you for this consideration of this important matter.

Respectfully,

Justin B Boge DO, MHA, MS
Dual Boarded Pain and Anesthesia
President Chamuel LLC

PS: I included an esteemed La Crosse Community member in the 'CC' section in the hope that she will also send an email of support for this initiative.

Craig, Sondra

From: Elsen, Nikki
Sent: Wednesday, February 21, 2024 11:31 AM
To: Craig, Sondra
Subject: FW: Objection to the Proposed Zoning Change for 212 11th. St South

-----Original Message-----

From: Daniel Schneider <dcschneidercaute@gmail.com>
Sent: Wednesday, February 21, 2024 11:26 AM
To: Elsen, Nikki <Elsenn@cityoflacrosse.org>
Subject: Objection to the Proposed Zoning Change for 212 11th. St South

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Hello,

Allison and I are opposed to the rezoning of the REACH Center at 212 11th Street, La Crosse, Wisconsin. Our address is 1010 Cass St. and is to the South of the Center. Although we think the Center does important work, and we support their efforts in La Crosse, the fact is this neighborhood has been designated as a residential neighborhood by the City of La Crosse. Encouraging investment into uses that contravene this designation undermines the ongoing restoration of this historic neighborhood. The city needs to be consistent in its zoning and not support ad hoc exemptions that contravene its own strategic vision, and which guide the decision making of its citizens.

Best,

Daniel Schneider
Allison Schneider

**OBJECTION TO
AMENDMENT OF ZONING DISTRICT BOUNDARIES**
(rev. 8/2020)

I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land
(include address and tax parcel number from Notice of Hearing): _____

from the _____ District to the _____ District.

I/We object for the following reason(s): _____

I/We further certify that I am/we are the owner of the following described lands (include address and tax
parcel number from tax bill): _____

_____ ft. frontage on _____ Street

_____ ft. frontage on _____ Street

Signature of Objector printed name

Signature of Objector printed name

Address

NOTE: In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted in the protest percentage.

Completed forms should be submitted to the City Clerk prior to final action by the Common Council.
Forms can be mailed to the address below or deposited in the green drop box on the north side of City Hall.
Forms can also be emailed to cityclerk@cityoflacrosse.org.
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

Craig, Sondra

From: Karl Green <kgreen2264@gmail.com>
Sent: Wednesday, February 21, 2024 6:43 PM
To: ZZ Council Members
Subject: REACH TND Rezoning objection
Attachments: Emerson_Residental_&_Rental_Values_vs_Commercial_Rental.pdf; Hamilton_Residental_&_Rental_Values_vs_Commercial_Rentals.pdf

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Karl Green
1003 King Street
La Crosse, WI 54601

Re: REACH center TND Rezoning

I am writing to voice my concern over the proposed TND rezoning which CouleeCap/YWCA/Scenic Bluffs is requesting. As a neighbor to the REACH center, I was initially hesitant to approve the REACH center when originally proposed back in 2021 at a public listening session. However, the project was communicated to the neighborhood at the public listening session as a **temporary location**. Due to the temporary nature of what was proposed, and the importance of the work CouleeCap performs, I tentatively supported.

The commercial building at 212 S. 11th street does not fit the historical texture and design of the Washburn Neighborhood or the adjacent historical district (for which it directly abuts). For the past 20 plus years the Washburn Neighborhood has been advocating for more housing opportunities in this neighborhood. This was recorded in the 2002 and 2023 City of La Crosse Comprehensive Plans. The 2023 Comprehensive Plan's future land use map indicates the parcels of 212 S. 11th Street as Washburn Residential. What it does not indicate is for Commercial rezoning, or even Traditional Neighborhood Development rezoning.

Wisconsin State Statutes 66.1001(3) states: "Ordinances that must be consistent with Comprehensive Plan (beginning on 1/1/2010, if a local government unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local government unit's comprehensive plan".... (k) City or village zoning ordinances enacted or amended under statute 62.23(7).

In my opinion, even though some Traditional Neighborhood Development construction in practice could develop buildings that may fit into the design and character of the neighborhood, the proposed renovations and rezoning is not consistent with the neighborhood's vision. Neighborhood feedback that was recorded in the 2002 and 2023 Comprehensive Plans will not be followed if this rezoning is approved, thus creating inconsistency between the Comprehensive Plan and the proposed amended zoning code.

Washburn Residents that participated in the 2023 Comprehensive Plan development would have labelled the future land use map as Traditional Neighborhood Development if that was what was desired. That was not what was desired, rather Washburn residential zoning/development was desired for the 212 S. 11th Street parcels. By allowing TND zoning to move through, the City will be amending its zoning code inconsistent to the 2023 Comprehensive Plan.

Another reason for the opposition neighborhood attendees brought up is the concern over the high volume of social service centers such as Ophelia's House, Salvation Army of La Crosse County, YMCA Teen Center, Coulee Recovery Center, and several half-way houses. In the past, Washburn Neighborhood has received many social service organizations. I know these organizations are necessary for a community, but why do so many end up in Washburn Neighborhood?

City Planning maps (attached) illustrate part of the reason. Washburn has a majority of rental compared to owner-occupied residence. Speaking very generally, renters in Washburn neighborhood tend to be younger, and seem to be more transient than many homeowners. This is most noted during the months of May and June when we annually see the move-out and move-in of neighbors on a yearly basis. Again, this is speaking very generally.

In 2010, UW Extension- La Crosse County authored a report on the importance of housing and housing values to the City of La Crosse's financial capacity. La Crosse does not have a high volume of higher-end housing, thus leading in part to high property taxes. To summarize, the City of La Crosse has the lowest value per capita of housing values in La Crosse County, and even the state when compared to similar sized communities. This leads to high property taxes because people demand city services, and the less value per person a city has to spread the cost of those service demands over will lead to higher taxes per capita.

Unfortunately, this has led to decades of families leaving the City of La Crosse for newer housing with lower property taxes in adjacent municipalities in La Crosse, Vernon and Houston counties. One resulting impact of this is less enrollment in neighborhood schools. Just this year we saw the La Crosse School District create the Facility Advisory Committee, a group of School District citizens tasked with determining the best schools to close to reduce operation expenses of the school district following decades of declining enrollment. I served on this committee, and recognized one impression that has stuck with me – municipalities control how and where development occurs, and school districts are left with the impacts/consequences.

Many homeowners in the Washburn Neighborhood refuse to take part in this unsustainable national trend of hollowed out cities for suburban living. I believe in the importance of neighborhoods with a mix of incomes and backgrounds. An economically mixed neighborhood is an important fabric of a community that helps provide all residents with exposure to people from various walks of life. Suburban neighborhoods do not tend to have this form of

economic diversification of residents because new suburban homes are built at specific price points meant to attract residents of similar economic backgrounds. We see this over and over with neighborhoods full of middle and upper income residents in new suburban developments.

In 2014 UW Extension coordinated a housing survey of employees in Mayo Health System, Gundersen Health System, UW-La Crosse, and City and County work staff. This survey received just under 4,000 responses – making the resulting data statistically representative of the five organizations represented (slightly over 8,000 employees in total).

Non-City of La Crosse residents (employed at one of these five large employers) ranked the three most important factors they consider when choosing their next homes; those being:

- Perceptions of crime in the neighborhood,
- The existing conditions of the neighborhood, and
- The amount of property taxes.

This was consistent regardless of age, income or educational attainment of the survey taker.

You may ask, “Why do I think the REACH center would negatively impact the neighborhood”. It is not that I think the Center changes the safety of our neighborhood all that much; however what it does change is the perception of safety/crime in the neighborhood for potential future residents.

I believe the City Council needs to recognize the importance of its City neighborhoods, and how they need to be a blend/balance of rental and home owners. A balance that provides opportunity and breeds future success for its residents. As it is, Washburn Neighborhood is one of the most economically mixed neighborhoods in the City of La Crosse, and I would argue even La Crosse County.

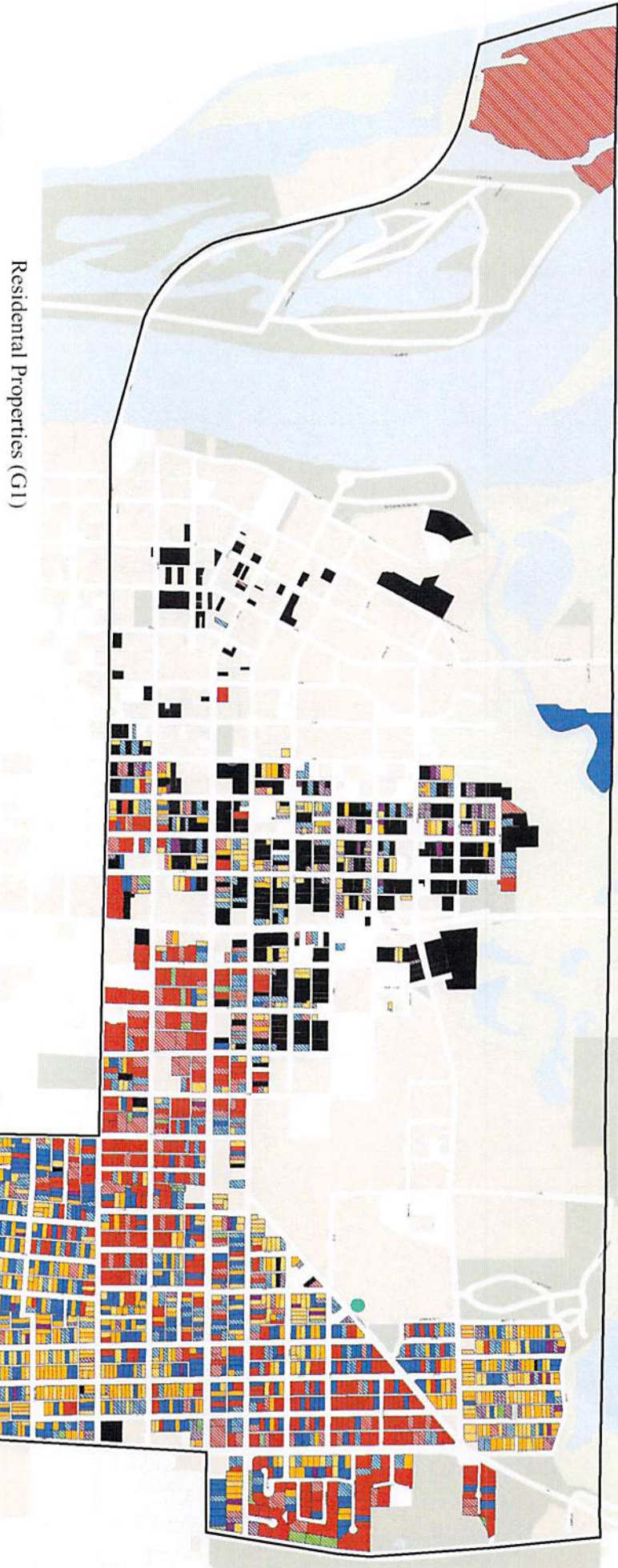
During the initial discussions with the Washburn Neighborhood (2021 I believe), CouleeCap presented its plans for the REACH center, telling the crowd that the location was temporary. In 2022 the property at 212 11th street north was assessed at \$914,500, and had property taxes due in the amount of \$35,071.34. Unfortunately, once Coulee Cap retained ownership the property tax status was changed from G2 (commercial) to X4 (Other i.e. tax-exempt). This essentially shifted \$35,071.34 tax dollars due from CouleeCap to every other taxpayer in the City of La Crosse. This intent to change from commercial to tax-exempt status was not mentioned during the Washburn Neighborhood informative meetings.

Thank you for considering my opinion. I appreciate your service to the City!

Karl Green

1003 King Street

Emerson School Enrollment Boundary

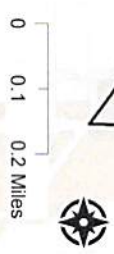


Residential Properties (G1)

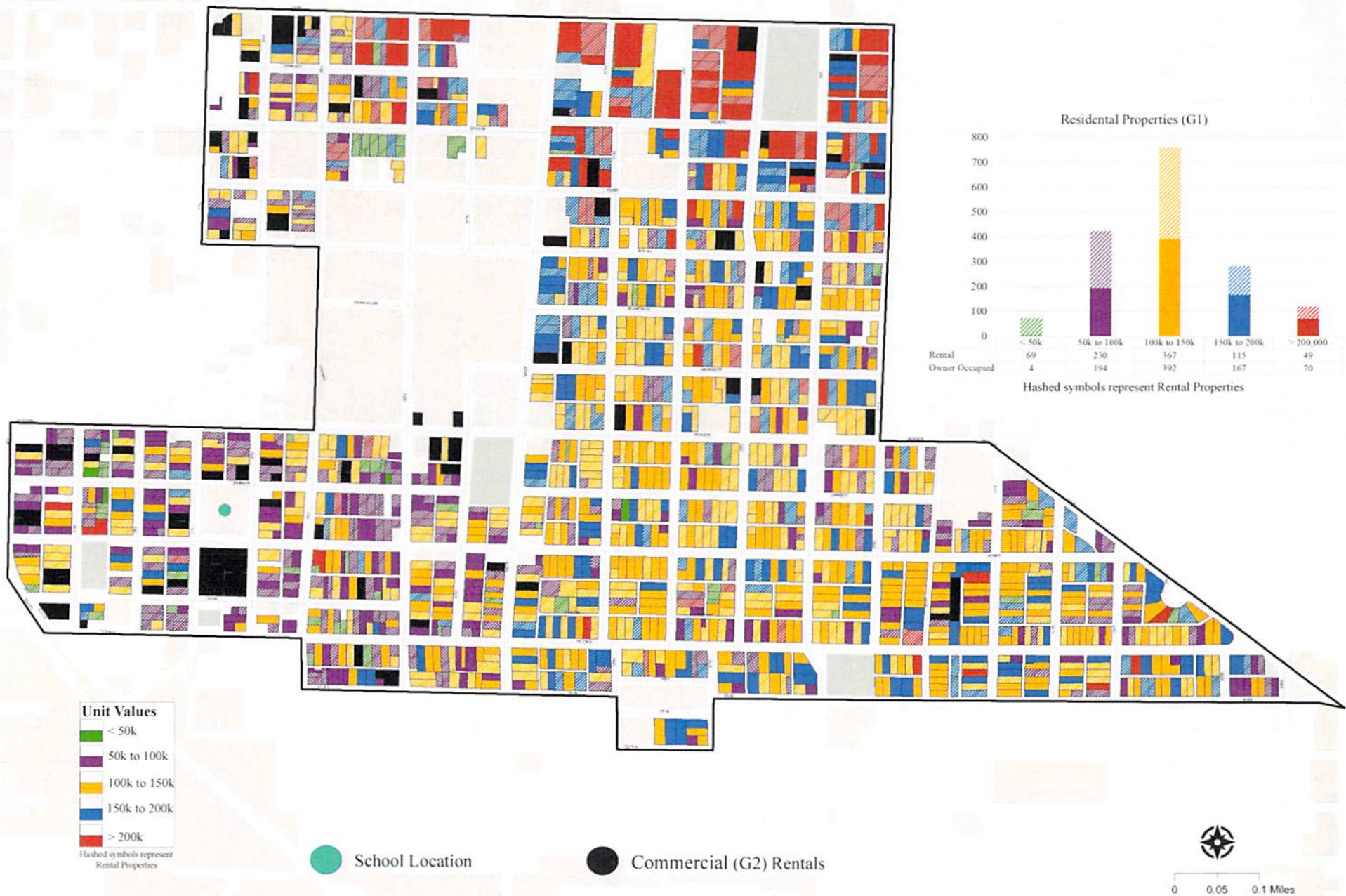
1200					
1000					
800					
600					
400					
200					
0					
Rental	< 50k	50k to 100k	100k to 150k	150k to 200k	> 200,000
Owner Occupied	128	147	419	322	145
	3	66	587	474	390

Unit Values	< 50k	50k to 100k	100k to 150k	150k to 200k	> 200k
Hashed symbols represent Rental Properties					

- School Location
- Commercial (G2) Rentals



Hamilton School Enrollment Boundary



212 11th Street S Legal Objector Table

TaxParcelIN	OwnerName	CompleteAd	CompleteSe	City	State	ZipCode	PROPADDCOM	Shape_Area	Area_sqft	Objector	Sqft
17-20186-100	CHUBBE CHIPMUNK PROPERTIES LLC	N2549 BLUFFVIEW LN		STODDARD	WI	54658	1025 KING ST	11974.79	11974.79		
17-20186-110	JOSEPH A MATHISON, JAMI R MATHISON	701 GRANUM CIR		HOLMEN	WI	54636	1011 KING ST	4540.47	4540.47		
17-20186-120	KARL D GREEN, GRACE E GREEN	1003 KING ST		LA CROSSE	WI	54601	1003 KING ST	9693.46	9693.46	Y - half	4846.731
17-20186-130	KARL D GREEN, GRACE E GREEN	1003 KING ST		LA CROSSE	WI	54601	141 10TH ST S	6564.56	6549.13	Y - half	3274.567
17-20186-140	DARYLL T JURY	920 KING ST		LA CROSSE	WI	54601-4118	131 10TH ST S	12469.13	5533.04	Y	5533.04
17-20186-60	SOUTH PROPERTIES LLC	3215 GEORGE ST	#3	LA CROSSE	WI	54603	124 11TH ST S	12479.11	32.11		
17-20186-70	IRVIN L HOUGOM	105 7TH ST S		LA CROSSE	WI	54601-4151	134 11TH ST S	7232.11	7232.11		
17-20186-80	SCOTT A GIBSON, RONALDO N VALDEZ	606 LIBERTY ST		LA CROSSE	WI	54603-2926	136 11TH ST S	5246.98	5246.98		
17-20186-90	DENTON ENTERPRISES LLC	662 196TH AVE		SOMERSET	WI	54025	140 11TH ST S	4663.99	4663.99		
17-20187-100	LISA R MIDDLETON	203 10TH ST S		LA CROSSE	WI	54601	203 10TH ST S	8307.65	8307.65	Y	8307.65
17-20187-120	CASS STREET APARTMENTS LLC	720 CASS ST		LA CROSSE	WI	54601	232 11TH ST S	14771.22	14771.22		
17-20187-130	CASS STREET APARTMENTS LLC	720 CASS ST		LA CROSSE	WI	54601	1019 CASS ST	2811.64	2811.64		
17-20187-140	GREGORY D TOLVSTAD, SUE A TOLVSTAD	228 11TH ST S		LA CROSSE	WI	54601-4116	228 11TH ST S	5155.17	5155.17	Y	5155.17
17-20187-60	MICHELLE L ELLIOTT, ANDREW D ELLIOTT	237 10TH ST S		LA CROSSE	WI	54601-4143	237 10TH ST S	15216.52	15090.24	Y	15090.24
17-20187-70	MICHAEL G GARVEY, JENNIFER L GARVEY	221 10TH ST S		LA CROSSE	WI	54601-4143	221 10TH ST S	20768.42	20768.42	Y	20768.42
17-20187-80	COULEECAP INC	201 MELBY ST		WESTBY	WI	54667	215 10TH ST S	8307.48	8307.48		
17-20187-90	HOFFER LLC	PO BOX 156		ONALASKA	WI	54650	209 10TH ST S	8307.61	8307.61	Y	8307.61
17-20188-110	WEST AVENUE RENTALS LLC	109 14TH ST S		LA CROSSE	WI	54601	220 WEST AVE S	22411.19	4070.87		
17-20188-20	KISH PROPERTIES	200 WEST AVE S		LA CROSSE	WI	54601-4125	1122 KING ST	14846.44	3356.46		
17-20188-30	MICHAEL L WARREN, LACEY E WARREN	1120 KING ST		LA CROSSE	WI	54601-4172	1120 KING ST	5643.86	5643.86		
17-20188-40	HAWKEYE LLC	N7068 MOONLIGHT AVE		HOLMEN	WI	54636	1114 KING ST	5643.88	5643.88		
17-20188-50	RLR PROPERTIES OF LACROSSE LLC	319 MAIN ST	STE 200	LA CROSSE	WI	54601	1102 KING ST	10998.53	10998.53		
17-20188-60	JACKSON FORTNEY	PO BOX 1621		LA CROSSE	WI	54602	215 11TH ST S	10762.08	10762.08	Y	10762.08
17-20188-70	CHRISTINE A KAHLOW	221 11TH ST S		LA CROSSE	WI	54601	221 11TH ST S	7280.31	7280.31		
17-20188-80	S REID LUDLOW, CAROL L LUDLOW	223 11TH ST S		LA CROSSE	WI	54601	223 11TH ST S	7290.40	7290.40	Y	7290.40
17-20188-90	BERNSTEIN TRUST	237 11TH ST S		LA CROSSE	WI	54601-4141	237 11TH ST S	34916.65	25743.04		
17-20189-10	LACROSSE AREA FAMILY YMCA BD OF TRUSTEES INC	1140 MAIN ST		LA CROSSE	WI	54601-4124	148 WEST AVE S	155707.16	2512.04		
17-20189-60	LACROSSE AREA FAMILY YMCA BD OF TRUSTEES INC	1140 MAIN ST		LA CROSSE	WI	54601-4124	1105 KING ST	25111.07	24412.19		
17-20189-80	THE FERGUS GROUP LLC	3509 CROWN BLVD		LA CROSSE	WI	54601	131 11TH ST S	8388.33	1984.42		

248,683.61 89,335.91 35.92%

as of 2/22/2024

From: Olivia Prendergast <orp1015@gmail.com>
Sent: Thursday, February 22, 2024 9:38 AM
To: ZZ Council Members
Subject: Statement of Support for Rezoning the LaCrosse REACH center

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Hello City Council Members,

I am a Community Health Worker and Doula working in LaCrosse and surrounding areas. I am contacting you all to share my support for the petition to rezone the REACH center so they are able to provide dental services to folks covered by Badgercare.

Dental services for low income families are highly needed in our area. I see it in my work and my personal life. I myself qualify for state insurance and can personally attest that the current number and location of dental care providers who accept Badgercare make it darn near prohibitive to access any dental care. In fact, because the Cashton clinic has the wait list it does, the closest provider who is taking new clients, that I am aware of, is in Madison. This is a two hour drive away. Families in need do not have the time or financial resources for a journey like this to acquire basic care. When care providers instruct my clients about their general health, dental care is considered a must. However, my clients currently have extremely limited options. If we are talking about improving the health and resiliency of the greater community, rezoning this building so Scenic Bluffs can provide dental care is a must.

The REACH Center is a keystone in providing equitable access to health care for underserved populations in LaCrosse and surrounding areas. If neighbors in this area want to see fewer of the troubled, low income folks in their neighborhood, it is absolutely imperative that they take the steps to ensure that facilities and resources working to improve access and health outcomes are available. Therefore, rezoning this facility would greatly benefit the community I serve as a worker, as well as my family, and my local community outside of LaCrosse proper.

Thank you for your time and consideration,
Olivia Prendergast

Craig, Sondra

From: Andrew Ericson <ericson.andrew777@gmail.com>
Sent: Thursday, February 22, 2024 8:38 PM
To: ZZ City Clerk External
Subject: Support for REACH Rezoning

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Council Members,

I am in firm support of the REACH rezoning petition. I think the investments and improvements that are outlined in the rezoning petition will be a great addition to this community.

While I can understand some concerns that a few of the residents from around the area of the REACH Center have, I do equate most of the comments in opposition to NIMBYism. I expect that you all, Council Members, will be able to see the benefits that this rezoning will bring and vote to approve it.

Thanks,
Andrew

Buffer List - Excluding All Right-Of-Way

TaxParcelNo	OwnerName	PROPADDCOMP	Mailing Address	Column1	City	State	ZipCode
17-30049-60	AQUINAS CATHOLIC SCHOOLS INC	315 11TH ST S	521 13TH ST S		LA CROSSE	WI	54601
17-20188-90	BERNSTEIN TRUST	237 11TH ST S	237 11TH ST S		LA CROSSE	WI	54601-4141
17-20187-120	CASS STREET APARTMENTS LLC	232 11TH ST S	720 CASS ST		LA CROSSE	WI	54601
17-20187-130	CASS STREET APARTMENTS LLC	1019 CASS ST	720 CASS ST		LA CROSSE	WI	54601
17-20188-70	CHRISTINE A KAHLOW	221 11TH ST S	221 11TH ST S		LA CROSSE	WI	54601
17-20186-100	CHUBBE CHIPMUNK PROPERTIES LLC	1025 KING ST	N2549 BLUFFVIEW LN		STODDARD	WI	54658
17-20187-80	COULEECAP INC	215 10TH ST S	201 MELBY ST		WESTBY	WI	54667
17-20187-110	COULEECAP INC	212 11TH ST S	201 MELBY ST		WESTBY	WI	54667
17-20184-110	D&K PROPERTIES LACROSSE 1 LLC	136 10TH ST S	1909 SUNSET DR		LA CROSSE	WI	54601
17-30048-92	DANIEL C SCHNEIDER, ALLISON M SCHNEIDER	1010 CASS ST	1010 CASS ST		LA CROSSE	WI	54601-4766
17-20186-140	DARYLL T JURY	131 10TH ST S	920 KING ST		LA CROSSE	WI	54601-4118
17-20186-90	DENTON ENTERPRISES LLC	140 11TH ST S	662 196TH AVE		SOMERSET	WI	54025
17-20183-120	EKIM INVESTMENT GROUP LLC	222 10TH ST S	324 10TH ST S		LA CROSSE	WI	54601
17-20183-130	EKIM INVESTMENT GROUP LLC	224 10TH ST S	324 10TH ST S		LA CROSSE	WI	54601
17-20187-140	GREGORY D TOLVSTAD, SUE A TOLVSTAD	228 11TH ST S	228 11TH ST S		LA CROSSE	WI	54601-4116
17-30048-110	GREGORY K GROB, BARBARA A GROB	1024 CASS ST	1024 CASS ST		LA CROSSE	WI	54601-4766
17-20188-40	HAWKEYE LLC	1114 KING ST	N7068 MOONLIGHT AVE		HOLMEN	WI	54636
17-20187-90	HOFFER LLC	209 10TH ST S	PO BOX 156		ONALASKA	WI	54650
17-20186-70	IRVIN L HOUGOM	134 11TH ST S	105 7TH ST S		LA CROSSE	WI	54601-4151
17-20188-60	JACKSON FORTNEY	215 11TH ST S	PO BOX 1621		LA CROSSE	WI	54602
17-20183-140	JANA MARIE PARSONS	226 10TH ST S	226 10TH ST S		LA CROSSE	WI	54601-4114
17-20186-110	JOSEPH A MATHISON, JAMI R MATHISON	1011 KING ST	701 GRANUM CIR		HOLMEN	WI	54636
17-20186-120	KARL D GREEN, GRACE E GREEN	1003 KING ST	1003 KING ST		LA CROSSE	WI	54601
17-20186-130	KARL D GREEN, GRACE E GREEN	141 10TH ST S	1003 KING ST		LA CROSSE	WI	54601
17-20184-10	KENNETH V KRESKY, JILL L KRESKY, GIOVANNI FRANCISCO DONISI	234 10TH ST S	234 10TH ST S		LA CROSSE	WI	54601
17-20188-20	KISH PROPERTIES	1122 KING ST	200 WEST AVE S		LA CROSSE	WI	54601-4125
17-20183-110	KODOR BAALBAKI	928 KING ST	928 KING ST		LA CROSSE	WI	54601
17-20189-10	LACROSSE AREA FAMILY YMCA BD OF TRUSTEES INC	148 WEST AVE S	1140 MAIN ST		LA CROSSE	WI	54601-4124
17-20189-60	LACROSSE AREA FAMILY YMCA BD OF TRUSTEES INC	1105 KING ST	1140 MAIN ST		LA CROSSE	WI	54601-4124
17-20187-100	LISA R MIDDLETON	203 10TH ST S	203 10TH ST S		LA CROSSE	WI	54601
17-20187-70	MICHAEL G GARVEY, JENNIFER L GARVEY	221 10TH ST S	221 10TH ST S		LA CROSSE	WI	54601-4143
17-20188-30	MICHAEL L WARREN, LACEY E WARREN	1120 KING ST	1120 KING ST		LA CROSSE	WI	54601-4172
17-20187-60	MICHELLE L ELLIOTT, ANDREW D ELLIOTT	237 10TH ST S	237 10TH ST S		LA CROSSE	WI	54601-4143
17-30048-91	RICHARD C HARNED, EMILY J THOMAS-HARNED	1004 CASS ST	1004 CASS ST		LA CROSSE	WI	54601
17-20184-20	RLR PROPERTIES OF LACROSSE LLC	238 10TH ST S	319 MAIN ST	STE 200	LA CROSSE	WI	54601
17-20188-50	RLR PROPERTIES OF LACROSSE LLC	1102 KING ST	319 MAIN ST	STE 200	LA CROSSE	WI	54601
17-20184-140	ROGER J PLESHA	929 KING ST	929 KING ST		LA CROSSE	WI	54601
17-20188-80	S REID LUDLOW, CAROL L LUDLOW	223 11TH ST S	223 11TH ST S		LA CROSSE	WI	54601
17-20186-80	SCOTT A GIBSON, RONALDO N VALDEZ	136 11TH ST S	606 LIBERTY ST		LA CROSSE	WI	54603-2926
17-30048-100	SCOTT J KOENEN, KATHLEEN J R KOENEN	1018 CASS ST	1018 CASS ST		LA CROSSE	WI	54601-4766
17-20186-60	SOUTH PROPERTIES LLC	124 11TH ST S	3215 GEORGE ST	#3	LA CROSSE	WI	54603
17-20189-80	THE FERGUS GROUP LLC	131 11TH ST S	3509 CROWN BLVD		LA CROSSE	WI	54601
17-20188-110	WEST AVENUE RENTALS LLC	220 WEST AVE S	109 14TH ST S		LA CROSSE	WI	54601

Properties including on additional mailing.

Craig, Sondra

From: SHelen Elsbernd FSPA <helsbernd@fspa.org>
Sent: Friday, February 23, 2024 1:51 PM
To: ZZ Council Members
Cc: khawthorne@scenicbluffs.org
Subject: Rezoning Petition of Scenic Bluffs Community Health Centers

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Dear La Crosse Council Member;

I am writing to request your support for the petition of Scenic Bluffs Community Health Centers to rezone the REACH Center at 212 11th Street South from Washburn Residential to Traditional Neighborhood Development.

I strongly ask that you vote "YES" on this request so that important and community services provided at REACH can be expanded to include dental care for those who need it. Approval of the rezoning request will also enable better coordination with partners who offer in one place the housing, legal, counseling and other services needed by their patients. Thus the growing needs for services can be better met in the La Crosse community.

Thank you for giving this rezoning petition your positive consideration.

Sister Helen Elsbernd
700 10th St. S, Apt 4
La Crosse, WI, 54601

From: SMichele Pettit FSPA <mpettit@fspa.org>
Sent: Friday, February 23, 2024 9:23 PM
To: ZZ Council Members; khawthorne@scenicbluffs.org
Subject: support for rezoning efforts

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Greetings. I would like to voice my support for the rezoning of the REACH Center. The rezoning efforts would allow for the Scenic Bluffs Community Health Center to provide vital dental services and co-locate in a building with other partners that offer services to meet legal, housing, and other needs for patients in one location. Thank you very much for your consideration.

Best regards,

Michele Pettit

Craig, Sondra

From: Nancy Parcher <nparcher@laxymca.org>
Sent: Friday, February 23, 2024 4:47 PM
To: ZZ Council Members; khawthorne@scenicbluffs.org
Subject: Reach Center rezoning petition

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Hello concerned Council members,

I am a Community Health Worker Supervisor at the La Crosse Area Family YMCA. For more than a year, I have been at the Reach Center working on the Total Navigation Team which meets two days each week. We are a group of service providers doing intakes for clients looking to connect to resources. I also work with families who are referred from the La Crosse School District that are experiencing homelessness.

I am writing to you to ask for your support for the rezoning petition for the Reach Center. The Reach Center has been a valuable asset for the community by combining resources in one location to provide easier access to help especially for those with limited transportation.

Access to dental care has been a major problem with the families my team works with. Many wait 6 months or more and must find transportation to Cashton or Black River Falls for dental care. Clients suffering oral pain may turn to alternative remedies for relief which are unhealthy. Parents of children simply do not have access to transport their children out of town to see a dentist.

Scenic Bluffs could be the answer for dental care in La Crosse if the rezoning is approved. I urge you to pass this petition.

Please feel free to contact me with any questions or concerns you may have.

Thank you,

--

Nancy Parcher ([she/her](#)) | **Community Health Worker Supervisor**

LA CROSSE AREA FAMILY

Y

Dahl Family YMCA

|

R.W. Houser

Family YMCA

608.519.9946

www.laxymca.org

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([she/her](#)) | **Community Health Worker Supervisor**

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From: Megan Gruber <megangruber13@gmail.com>
Sent: Saturday, February 24, 2024 1:11 PM
To: ZZ Council Members
Subject: Statement of Support

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Hi City Council -

I am just writing in to inform you of how impactful REACH as been in our community. I don't know if any of you know this but our state health care is terrible. I know most of you reading this probably have a private pay provider for your insurance - this isn't something that everyone in the community has the privilege of receiving. For state insurance - our neighbors have to travel several miles away to get dental care. Some of our neighbors do not have transportation to do this nor the funds to get the transportation. This new zoning for Reach would allow our community a basic need of dental care without impacting their pocketbook or make it a hassle for a friend or family to travel to get basic care. Please allow Reach and our partnering agencies to make our community and equitable community. Help our neighbors.

Please reach out if you have any questions - I would love to speak to you in person.

From: Anna Sprague <sprague.anna@gmail.com>
Sent: Saturday, February 24, 2024 8:28 AM
To: ZZ Council Members
Subject: REACH Center rezoning

Some people who received this message don't often get email from sprague.anna@gmail.com. [Learn why this is important](#)

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Hello City Council members, I'm emailing in support of the rezoning petition for the REACH Center that will be on an upcoming meeting agenda.

As a La Crosse resident, I was proud to see both local and state interest in such a collaborative resource for our community. The expansion of services will hit on areas that we know are a major need locally like easy and affordable access to dental services which I remember being an eye-opening experience when we were the host of the Mission of Mercy dental event years ago.

I have seen the resources available at the REACH get mentioned more and more in social media groups as people face the challenges that come with the reality that wages have not grown in tandem with the costs of housing and other basic needs in our community. In no way do I think the REACH center is a single solution, but I greatly appreciate that it can serve as the first step for many---when someone is struggling, it can take an immense amount of effort just to take that first step. The REACH has already gained awareness and trust in the first year of operation to become a go-to recommendation, and I have also heard it referenced in neighboring counties as a gap area they wish could be filled more locally. Approving the rezoning requirements for the REACH Center will allow more effective use of both the physical building and client services and allow La Crosse to continue showing how we are leaders in our area when it comes to building community.

Thank you for your time and consideration in this decision. I encourage you to support the rezoning needed to continue its ability to serve our community..

Anna Sprague

1715 Barnabee Road
La Crosse, WI 54601

"Tell me, what is it you plan to do with your one wild and precious life?"
Mary Oliver, *The Summer Day*

From: Dawn Wacek <dawnwacek@gmail.com>
Sent: Sunday, February 25, 2024 2:28 PM
To: ZZ Council Members; executivedirector@ywcax.org
Subject: Reach Center rezoning petition

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Hello Council Members,

Thank you so much for taking the time to listen to your constituents. I know you are hearing from many on this topic. I wanted to reach out as a community member, in my role in leadership at the La Crosse Library, and as a County Board Supervisor.

As you know, our community is struggling to meet the emergent needs of many of our neighbors-especially those who are unhoused.

The Reach center is one place that is making incredible strides helping folks access and maintain not only housing, but also food services, health care, and general support and empathy in a time when many would turn away from them. They deserve an up to date facility to continue to do so.

This new opportunity to offer dental services will not greatly increase traffic at this location, but will greatly impact the overall health and wellbeing of those who otherwise wouldn't be able to obtain those services.

Additionally, the implementation of solar on the building is yet another way Reach is being a good neighbor-working toward goals set by the city and county to improve energy efficiency.

From both a library and a neighborhood perspective, I am deeply appreciative of the work being done at the Reach Center. And while I know that they will continue to do good work whether the rezoning application is approved or not, this is an opportunity for us to create positive change for people without any substantive downside for the neighborhood.

Thank you for considering this perspective. I hope you will approve this application and help Reach move forward.

Dawn Wacek
PPH Neighborhood
Deputy Library Director
County Board Supervisor, District 9

215 6th Street South
Apartment #410
La Crosse, WI 54601

City of La Crosse Common Council
City Hall
400 La Crosse Street
La Crosse, WI 54601

RE: REACH Zoning Petition

Greetings,

As you may know, the REACH Center serves as a first-of-its-kind “hub” for those who are experiencing and/or at risk of homelessness, or in need of other support services they need to start down the path of stable housing and personal goal achievement. By offering these life-saving services in a centralized location, participants can readily access several agencies at once. The City of La Crosse and La Crosse County have since launched a coordinated effort called “Pathways Home” to significantly reduce homelessness in our city within the next five years, with the REACH Center identified as a potential starting point **for even more efficient connections to resources for this vulnerable population.**

Homeless adults have more intensive dental problems, such as periodontal disease and edentulism (a complete lack of teeth); however, their use of dental services is lower than the general population’s. They have no money, health insurance, or permanent residence, and healthcare providers are often unwilling to serve them. Being unable to make and keep appointments are additional barriers, while chronic or prolonged homelessness also impacts oral health. The longer an individual is homeless, the more missing or decayed teeth they may have. Missing teeth diminish self-esteem and impair an individual’s ability to eat, get a job, and, ultimately, return to mainstream society.

Indeed, poor oral health is a significant barrier to employment in our community and thus impedes pathways out of homelessness. People with visible dental issues such as myself have faced difficulty obtaining employment or accessing some services in our community, and **I understand that many times**

a person's quality of life and sense of self-worth can change dramatically when their oral health can be finally taken care of.

In addition to preventive, restorative, and urgent care services, I also understand that dental fears and anxieties about the appearance of their teeth are real concerns for this part of our community and must be incorporated into the design and implementation of any oral health care services provided by the REACH Center and Scenic Bluffs Health Center to be truly effective. Scenic Bluffs is one of the few dental providers in the area that accepts Medicaid insurance for dental services, and your approval of this rezoning request will make way for those efficient connections to resources for this vulnerable population – **by expanding its services to involve dental care professionals in collaboration with community care workers to understand and meet the needs of marginalized individuals in La Crosse, Wisconsin.**

When the REACH Center opened its doors to our community, I stood alongside local leaders and elected officials united in the hope of ending homelessness and making La Crosse a better place for everyone. I hold fast to that hope now and gladly submit this letter in full support of its most recent application for new Traditional Neighborhood Development (TND) zoning.

With gratitude,

Randall Brown

From: Margaret Ho <margyho@gmail.com>
Sent: Monday, February 26, 2024 10:43 AM
To: ZZ Council Members
Cc: Laurie Cooper Stoll
Subject: Statement of Support for Re-Zoning the REACH Center

Some people who received this message don't often get email from margyho@gmail.com. [Learn why this is important](#)

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To the La Crosse City Council,

I strongly support the petition to re-zone the REACH Center to provide Traditional Neighborhood Development zoning. The re-zoning would allow the REACH Center to continue providing centralized social services to La Crosse citizens including housing navigation support, homeless prevention, and mental health and healthcare.

The REACH Center has served nearly 2,000 community members since it opened, including 571 people who were able to maintain housing with the REACH Center's support. The partnership of service organizations within the REACH Center makes it possible for an individual to walk in the doors and receive immediate wrap-around, coordinated support for multiple areas of need. This model is most impactful for individuals who often face financial barriers, transportation barriers, and social barriers that limit their access to services.

Importantly, re-zoning will make it possible for the REACH Center to add dental suites to the facility. This will allow the REACH Center's partner Scenic Bluffs Community Health Centers to provide dental care to La Crosse citizens who receive BadgerCare benefits. Since I moved to the La Crosse area in 2016, I have worked in social service positions supporting individuals with BadgerCare benefits. Dental care is the one service that I most struggled to connect them with. Per a [2022 Wisconsin Dentist Workforce Report](#) published by the Department of Health Services, only 36% of Wisconsin Badgercare members received a single dental service in 2018. Only 24% of Wisconsin dentists report serving Badgercare patients, over 50% of these dental providers plan on leaving the workforce in the next 10 years (Davis & Hang, 2022).

This report demonstrates that Wisconsin is experiencing a healthcare crisis with access to dental services. Individuals with financial struggles also often experience transportation challenges. This makes it challenging to access even local dental providers and unfeasible to travel to the Cashton Scenic Bluffs location to receive dental care. The REACH Center is in an accessible location, and with the support of the La Crosse City Council to re-zone, the REACH Center will also be able to provide needed health and dental services to the area. Please consider supporting the re-zoning and improving access to services for La Crosse area residents.

Sincerely,

Margaret Ho

Davis L, Hang M. Wisconsin Dentist Workforce Report, 2/23/2022. Wisconsin Oral Health Program, Wisconsin Department of Health Services. Publication number P-03204.

Craig, Sondra

From: Thomas Link <dakota.link3@gmail.com>
Sent: Monday, February 26, 2024 11:15 AM
To: ZZ Council Members
Cc: Hetti Brown
Subject: Rezoning proposal regarding the REACH Center

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Dear City Council members,

I want to express my support for the rezoning proposal for the REACH Center. I have reviewed the proposal and the intended improvements to the building and believe the additional services that will be provided are greatly needed.

I don't understand how anyone can complain about dental services being provided to those who can't afford to pay for those services. It's my understanding that St. Clare Health Mission does not provide routine dental services so by providing that service the REACH Center will fill that need.

I also don't understand how anyone can complain about installing solar panels on the roof. I would encourage anyone to have solar panels in order to decrease their carbon footprint and utilize more sustainable electric energy.

According to the proposal, the building's footprint will not change and upper floors are not going to be added. The proposal does not include methadone treatment or housing for unsheltered people.

I hear many people complain about the "homeless problem." I hate to see people sleeping outdoors in cold weather and I complain about the trash that accumulates. But I can still be empathetic. I have chosen to take a more positive approach and encourage others to do so. Complaining does not solve anything. There is no quick solution to this national problem. We are talking about human beings who have basic human needs. The REACH Center is one place where folks in need can get a variety of services.

I've lived and worked in the LaCrosse area for over 35 years. I've been a home owner in the city of LaCrosse, but currently rent at Washburn Apartments, not far from the REACH Center. I'm a long time volunteer at the Exchange, providing furniture and household items to those individuals and families who have found shelter. This is a collaborative endeavor which is what is needed to alleviate the challenges of poverty. The REACH Center is very much a collaboration of several agencies.

Please allow those agencies to add to the services they currently provide by voting for the rezoning to Traditional Neighborhood Development.

Thank you,
Thomas M. Link
801 Main Street, Apt. 104
LaCrosse, WI. 54601
608-769-4666

From: Jill Bernstein <jill@rivercityimageworks.com>
Sent: Monday, February 26, 2024 11:59 AM
To: ZZ Council Members
Cc: Hetti Brown
Subject: In support of the REACH Center zoning proposal

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Dear Council Members,

Here is the email I sent to Hetti Brown of Couleecap (copying my current City Council member Mackenzie Mindel and my former City Council Member Chris Kahlow) after the Zoom neighborhood meeting about the REACH Center's zoning request that was held on 1/31/2024. The letter was in response to a neighbor pointing out a long message against the zoning distributed via NextDoor.

"We have lived on 11th Street (at the corner of Cass St) for over 40 years, starting when Mayo's Optical department was across the street. The traffic and parking issues in the neighborhood have always been largely related to Aquinas, and everyone has been okay with that. On last night's call, Dr. Laurie Logan pointed out that when Mayo occupied the building, the number of people coming in and out was much larger than that projected for the REACH center; I believe she formerly worked for Mayo and now works for Scenic Bluffs Community Health Centers. They say they have determined that the parking lot is sufficient and, should it become necessary, will make provisions for employees to park in another location -- but they do not foresee that happening. We also don't understand the negative comments about solar panels, which are in line with the City's Climate Action Plan.

Couleecap is NOT expanding the building and seems open to having the auxiliary parking lot change to residential housing. The building has been a healthcare-related facility ever since we have lived in La Crosse, and that does not change. Furthermore, the building is not in the 10th and Cass Historic District, although Hetti and her organization still are keeping that in mind. Last night, she suggested they put together a framework for communicating with the Center's neighbors regarding any issues that might come up in the future.

Hetti also referred to the surrounding "eclectic" neighborhood (the YMCA, Aquinas Schools, a dental office, single-family homes, apartments, and the new duplex being built); we think varied activities and people coming and going are healthy for a community. Yes, it would be nice if more property was added to the tax rolls, but the people of the REACH center are trying to make La Crosse better. Last night, we heard a lot of "not in my backyard" sentiment which is inappropriate for a vibrant community such as La Crosse."

Therefore, my husband and I support the zoning request and welcome Scenic Bluffs Community Health Centers to the neighborhood. Some of the comments on NextDoor were from people happy to finally get dental appointments at Scenic Bluffs, where their dental insurance is accepted.

Thanks for listening,

--

Jill Bernstein

Email: jill@rivercityimageworks.com

Voice: (608) 519-3113

From: Adrienne Olson <adrienne.olson@gmail.com>
Sent: Monday, February 26, 2024 4:48 PM
To: ZZ Council Members
Cc: khawthorne@scenicbluffs.org
Subject: Letter of Support - REACH Center Rezoning
Attachments: lacrosse_county_alice_2023_.pdf

Some people who received this message don't often get email from adrienne.olson@gmail.com. [Learn why this is important](#)

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Dear Council Members,

I am writing to state my support of the rezoning of the REACH Center located at 212 11th St. S., La Crosse, WI 54601.

Dental care is expensive and transportation is a barrier. According to the [2023 ALICE Report](#) (see La Crosse County pages, attached), 50% of City of La Crosse residents are not making ends meet. ALICE stands for Asset Limited, Income Constrained, Employed. ALICE households earn more than the Federal Poverty Level, but less than the basic cost of living for the county (this is called the ALICE Threshold). Households below the ALICE Threshold (ALICE households plus those in poverty) can't afford the essentials. To reiterate, one in two La Crosse households cannot afford life's basics, such as dental care. These are our neighbors – yes, *even in the REACH Center neighborhood* – colleagues, and friends.

Why we, as a community, would make life more difficult for people who already struggle so much, and those trying to help them, is hard to comprehend. I urge you to support these rezoning efforts.

Warm regards,

Adrienne

--

Adrienne Olson
1511 Adams St.
La Crosse, WI 54601
adrienne.olson@gmail.com

ALICE IN LA CROSSE COUNTY



2021 Point-in-Time Data

Population: 120,433 • **Number of Households:** 50,217 (4% change from 2019)

Median Household Income: \$60,382 (state average: \$67,125)

Labor Force Participation Rate: 66.6% (state average: 65.1%)

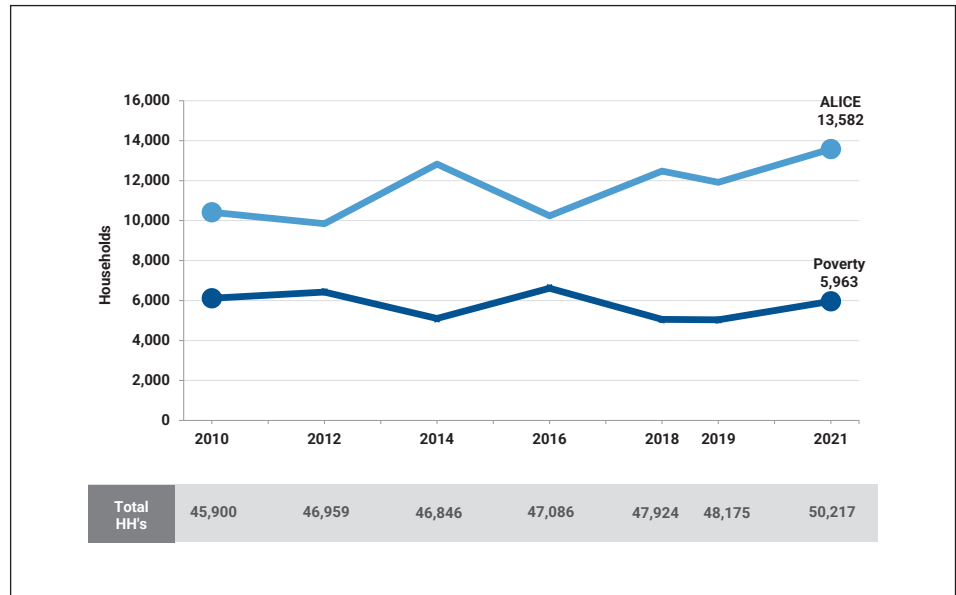
ALICE Households: 27% (state average: 23%) • **Households in Poverty:** 12% (state average: 11%)

Financial Hardship Changes Over Time

ALICE is an acronym for **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed — households that earn more than the Federal Poverty Level, but less than the basic cost of living for the county (the ALICE Threshold). Households below the ALICE Threshold — ALICE households plus those in poverty — can't afford the essentials.

As circumstances change, households may find themselves below or above the ALICE Threshold at different times. While the COVID-19 pandemic brought employment shifts, health struggles, and school/business closures in 2021, it also spurred unprecedented public assistance through pandemic relief measures. In 2019, 16,951 households in La Crosse County were below the ALICE Threshold; in 2021 this number changed to 19,545, (a 15% change).

Households by Income, La Crosse County, 2010–2021



Note: See an interactive version of this data at UnitedForALICE.org/Wisconsin

Sources: ALICE Threshold, 2010–2021; American Community Survey, 2010–2021

The Cost of Basics Outpaces Wages

The Household Survival Budget reflects the minimum cost to live and work in the modern economy and includes housing, child care, food, transportation, health care, a smartphone plan, and taxes. It does not include savings for emergencies or future goals like college or retirement. The Household Survival Budget is calculated at the county level and varies by household composition, as costs can vary greatly depending on location and household needs.

In 2021, household costs in La Crosse County were well above the Federal Poverty Level of \$12,880 for a single adult and \$26,500 for a family of four.

To see costs for different household compositions in La Crosse County, visit UnitedForALICE.org/Household-Budgets/Wisconsin

Household Survival Budget, La Crosse County, 2021

	SINGLE ADULT	2 ADULTS, 1 INFANT, 1 PRESCHOOLER
Monthly Costs and Credits		
Housing – Rent	\$483	\$673
Housing – Utilities	\$154	\$292
Child Care	–	\$1,453
Food	\$439	\$1,196
Transportation	\$328	\$805
Health Care	\$240	\$759
Technology	\$75	\$110
Miscellaneous	\$172	\$529
Tax Payments	\$270	\$1,076
Tax Credits	\$0	-\$1,267
Monthly Total	\$2,161	\$5,626
ANNUAL TOTAL	\$25,932	\$67,512
Hourly Wage*	\$12.97	\$33.76

*Wage working full-time required to support this budget

For ALICE Survival Budget sources, visit UnitedForALICE.org/Methodology

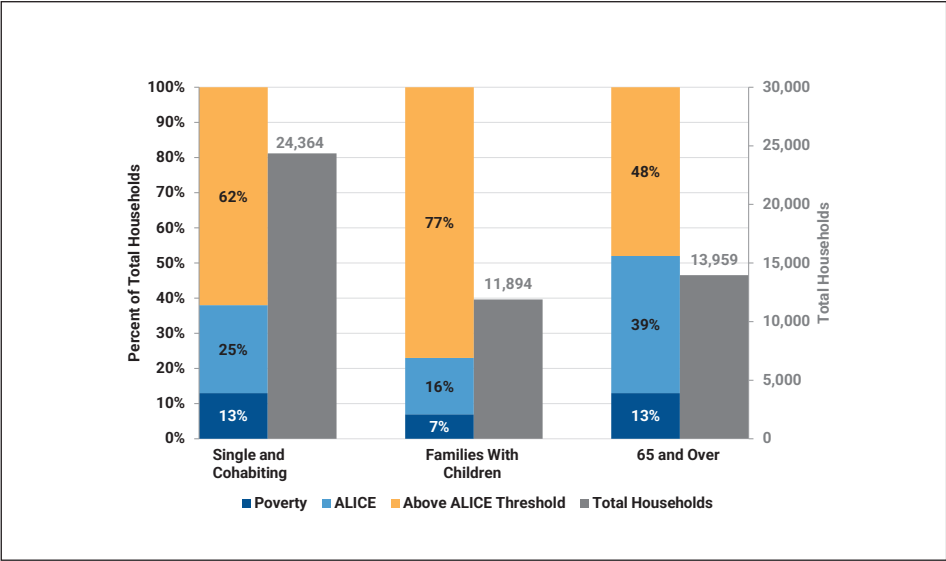
Financial Hardship is Not Evenly Distributed

Groups with the largest number of households below the ALICE Threshold tend to also be the largest demographic groups. However, when looking at the percentage of each group that is below the ALICE Threshold, some groups are more likely to be ALICE than others.

By addressing the disparities in financial hardship by county demographics, community members can move toward more equitable solutions.

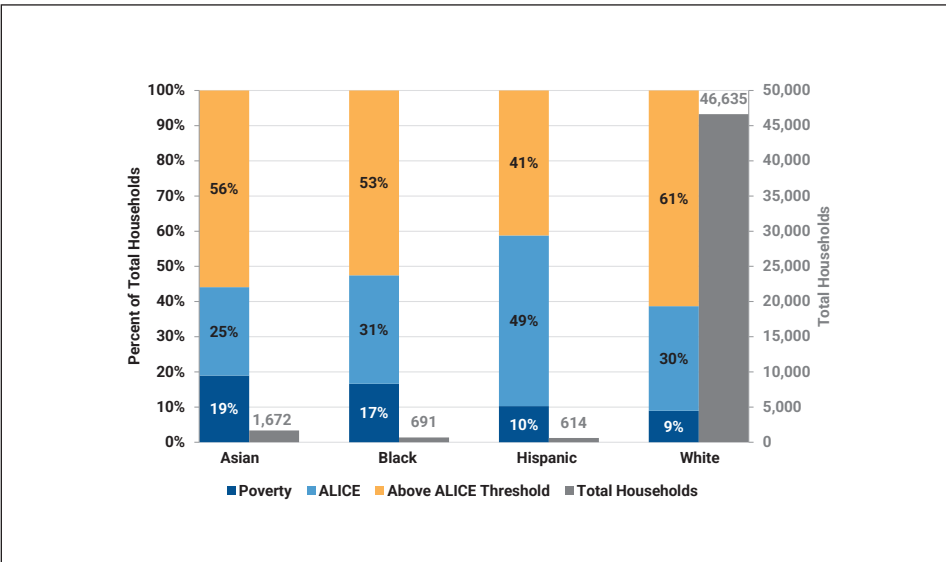
Visit UnitedForALICE.org/Wisconsin to view more national, state, and county data.

Household Financial Status by Household Type, La Crosse County, 2021



Source: ALICE Threshold, 2021; American Community Survey, 2021

Household Financial Status by Race/Ethnicity, La Crosse County, 2021



Note: All racial categories are for one race alone. Race and ethnicity are overlapping categories; the Asian and Black groups may include Hispanic households. The White group includes only White, non-Hispanic households. The Hispanic group may include households of any race.

Source: ALICE Threshold, 2021; American Community Survey, 2021

La Crosse County, 2021		
Town	Total Households	% ALICE & Poverty
Bangor village	548	36%
Bangor town	179	21%
Barre town	474	24%
Burns town	334	21%
Campbell town	1,960	44%
Farmington town	834	18%
Greenfield town	819	24%
Hamilton town	939	8%
Holland town	1,391	7%
Holmen village	4,232	28%
La Crosse city	22,117	50%
Medary town	641	15%
Onalaska city	8,389	27%
Onalaska town	2,215	18%
Rockland village	219	36%
Shelby town	2,044	21%
Washington town	234	27%
West Salem village	2,034	34%

Note: Municipal-level data on this page is 5-year averages for Census County Subdivisions. Totals will not match county-level numbers because data is not available for the smallest County Subdivisions, and county-level data is often 1-year estimates.

**OBJECTION TO
AMENDMENT OF ZONING DISTRICT BOUNDARIES**
(rev. 8/2020)

I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land
(include address and tax parcel number from Notice of Hearing): _____

17-20187-110
212 S. 11th ST, La Crosse WI
from the ^{residential} Washburn Neighborhood District to the Traditional neighborhood District.

I/We object for the following reason(s): _____

Increasing business in our neighborhood does not support
the goals of the neighborhood

I/We further certify that I am/we are the owner of the following described lands (include address and tax
parcel number from tax bill): _____

226 10th ST S. La Crosse WI 54601
17-20183-140

_____ ft. frontage on _____ Street

_____ ft. frontage on _____ Street

Jana M. Parsons
Signature of Objector

Jana M. Parsons
printed name

Signature of Objector

printed name

226 10th ST S.
LA CROSSE WI 54601

Address

NOTE: In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted in the protest percentage.

Completed forms should be submitted to the City Clerk prior to final action by the Common Council.
Forms can be mailed to the address below or deposited in the green drop box on the north side of City Hall.
Forms can also be emailed to cityclerk@cityoflacrosse.org.
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

Karl & Grace Green
1003 King Street
La Crosse, WI 54601

Re: REACH center TND Rezoning Opposition

I am writing to voice my opposition over the proposed TND rezoning which CouleeCap/YWCA/Scenic Bluffs is requesting. As a neighbor to the REACH center, I was initially hesitant to approve the REACH center when originally proposed back in 2021 at a public listening session. However, the project was communicated to the neighborhood at the public listening session as **a temporary location**. Due to the temporary nature of what was proposed, and the importance of the work CouleeCap performs, I tentatively supported.

The commercial building at 212 S. 11th street does not fit the historical texture and design of the Washburn Neighborhood or the adjacent historical district (for which it directly abuts). For the past 20 plus years the Washburn Neighborhood has been advocating for more housing opportunities in this neighborhood. This was recorded in the 2002 and 2023 City of La Crosse Comprehensive Plans. The 2023 Comprehensive Plan's future land use map indicates the parcels of 212 S. 11th Street as Washburn Residential. What it does not indicate is for Commercial rezoning, or even Traditional Neighborhood Development rezoning.

Wisconsin State Statutes 66.1001(3) states: "Ordinances that must be consistent with Comprehensive Plan (beginning on 1/1/2010, if a local government unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local government unit's comprehensive plan".... (k) City or village zoning ordinances enacted or amended under statute 62.23(7).

In my opinion, even though some Traditional Neighborhood Development construction in practice could develop buildings that may fit into the design and character of the neighborhood, the proposed renovations and rezoning is not consistent with the neighborhood's vision. Neighborhood feedback that was recorded in the 2002 and 2023 Comprehensive Plans will not be followed if this rezoning is approved, thus creating inconsistency between the Comprehensive Plan and the proposed amended zoning code.

Washburn Residents that participated in the 2023 Comprehensive Plan development would have labelled the future land use map as Traditional Neighborhood Development if that was what was desired. That was not what was desired, rather Washburn residential zoning/development was desired for the 212 S. 11th Street parcels. By allowing TND zoning to move through, the City will be amending its zoning code inconsistent to the 2023 Comprehensive Plan.

Another reason for the opposition neighborhood attendees brought up is the concern over the high volume of social service centers such as Ophelia's House, Salvation Army of La Crosse County, YMCA Teen Center, Coulee Recovery Center, and several half-way houses. In the past, Washburn Neighborhood has received many social service organizations. I know these organizations are necessary for a community, but why do so many end up in Washburn Neighborhood?

City Planning maps (attached) illustrate part of the reason. Washburn has a majority of rental compared to owner-occupied residence. Speaking very generally, renters in Washburn neighborhood tend to be

younger, and seem to be more transient than many homeowners. This is most noted during the months of May and June when we annually see the move-out and move-in of neighbors on a yearly basis. Again, this is speaking very generally.

In 2010, UW Extension- La Crosse County authored a report on the importance of housing and housing values to the City of La Crosse's financial capacity. La Crosse does not have a high volume of higher-end housing, thus leading in part to high property taxes. To summarize, the City of La Crosse has the lowest value per capita of housing values in La Crosse County, and even the state when compared to similar sized communities. This leads to high property taxes because people demand city services, and the less value per person a city has to spread the cost of those service demands over will lead to higher taxes per capita.

Unfortunately, this has led to decades of families leaving the City of La Crosse for newer housing with lower property taxes in adjacent municipalities in La Crosse, Vernon and Houston counties. One resulting impact of this is less enrollment in neighborhood schools. Just this year we saw the La Crosse School District create the Facility Advisory Committee, a group of School District citizens tasked with determining the best schools to close to reduce operation expenses of the school district following decades of declining enrollment. I served on this committee, and recognized one impression that has stuck with me – municipalities control how and where development occurs, and school districts are left with the impacts/consequences.

Many homeowners in the Washburn Neighborhood refuse to take part in this unsustainable national trend of hollowed out cities for suburban living. I believe in the importance of neighborhoods with a mix of incomes and backgrounds. An economically mixed neighborhood is an important fabric of a community that helps provide all residents with exposure to people from various walks of life. Suburban neighborhoods do not tend to have this form of economic diversification of residents because new suburban homes are built at specific price points meant to attract residents of similar economic backgrounds. We see this over and over with neighborhoods full of middle and upper income residents in new suburban developments.

In 2014 UW Extension coordinated a housing survey of employees in Mayo Health System, Gundersen Health System, UW-La Crosse, and City and County work staff. This survey received just under 4,000 responses – making the resulting data statistically representative of the five organizations represented (slightly over 8,000 employees in total).

Non-City of La Crosse residents (employed at one of these five large employers) ranked the three most important factors they consider when choosing their next homes; those being:

- Perceptions of crime in the neighborhood,
- The existing conditions of the neighborhood, and
- The amount of property taxes.

This was consistent regardless of age, income or educational attainment of the survey taker.

You may ask, "Why do I think the REACH center would negatively impact the neighborhood". It is not that I think the Center changes the safety of our neighborhood all that much; however what it does change is the perception of safety/crime in the neighborhood for potential future residents.

I believe the City Council needs to recognize the importance of its City neighborhoods, and how they need to be a blend/balance of rental and home owners. A balance that provides opportunity and breeds

future success for its residents. As it is, Washburn Neighborhood is one of the most economically mixed neighborhoods in the City of La Crosse, and I would argue even La Crosse County.

During the initial discussions with the Washburn Neighborhood (2021 I believe), CouleeCap presented its plans for the REACH center, telling the crowd that the location was temporary. In 2022 the property at 212 11th street north was assessed at \$914,500, and had property taxes due in the amount of \$35,071.34. Unfortunately, once Coulee Cap retained ownership the property tax status was changed from G2 (commercial) to X4 (Other i.e. tax-exempt). This essentially shifted \$35,071.34 tax dollars due from CouleeCap to every other taxpayer in the City of La Crosse. This intent to change from commercial to tax-exempt status **was not mentioned** during the Washburn Neighborhood informative meetings.

Thank you for your time.

Karl and Grace Green

1003 King Street

Karl & Grace Green
139/141 10th Street S.
La Crosse, WI 54601

Re: REACH center TND Rezoning Opposition

I am writing to voice my opposition over the proposed TND rezoning which CouleeCap/YWCA/Scenic Bluffs is requesting. As a neighbor to the REACH center, I was initially hesitant to approve the REACH center when originally proposed back in 2021 at a public listening session. However, the project was communicated to the neighborhood at the public listening session as **a temporary location**. Due to the temporary nature of what was proposed, and the importance of the work CouleeCap performs, I tentatively supported.

The commercial building at 212 S. 11th street does not fit the historical texture and design of the Washburn Neighborhood or the adjacent historical district (for which it directly abuts). For the past 20 plus years the Washburn Neighborhood has been advocating for more housing opportunities in this neighborhood. This was recorded in the 2002 and 2023 City of La Crosse Comprehensive Plans. The 2023 Comprehensive Plan's future land use map indicates the parcels of 212 S. 11th Street as Washburn Residential. What it does not indicate is for Commercial rezoning, or even Traditional Neighborhood Development rezoning.

Wisconsin State Statutes 66.1001(3) states: "Ordinances that must be consistent with Comprehensive Plan (beginning on 1/1/2010, if a local government unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local government unit's comprehensive plan".... (k) City or village zoning ordinances enacted or amended under statute 62.23(7).

In my opinion, even though some Traditional Neighborhood Development construction in practice could develop buildings that may fit into the design and character of the neighborhood, the proposed renovations and rezoning is not consistent with the neighborhood's vision. Neighborhood feedback that was recorded in the 2002 and 2023 Comprehensive Plans will not be followed if this rezoning is approved, thus creating inconsistency between the Comprehensive Plan and the proposed amended zoning code.

Washburn Residents that participated in the 2023 Comprehensive Plan development would have labelled the future land use map as Traditional Neighborhood Development if that was what was desired. That was not what was desired, rather Washburn residential zoning/development was desired for the 212 S. 11th Street parcels. By allowing TND zoning to move through, the City will be amending its zoning code inconsistent to the 2023 Comprehensive Plan.

Another reason for the opposition neighborhood attendees brought up is the concern over the high volume of social service centers such as Ophelia's House, Salvation Army of La Crosse County, YMCA Teen Center, Coulee Recovery Center, and several half-way houses. In the past, Washburn Neighborhood has received many social service organizations. I know these organizations are necessary for a community, but why do so many end up in Washburn Neighborhood?

City Planning maps (attached) illustrate part of the reason. Washburn has a majority of rental compared to owner-occupied residence. Speaking very generally, renters in Washburn neighborhood tend to be

younger, and seem to be more transient than many homeowners. This is most noted during the months of May and June when we annually see the move-out and move-in of neighbors on a yearly basis. Again, this is speaking very generally.

In 2010 , UW Extension- La Crosse County authored a report on the importance of housing and housing values to the City of La Crosse's financial capacity. La Crosse does not have a high volume of higher-end housing, thus leading in part to high property taxes. To summarize, the City of La Crosse has the lowest value per capita of housing values in La Crosse County, and even the state when compared to similar sized communities. This leads to high property taxes because people demand city services, and the less value per person a city has to spread the cost of those service demands over will lead to higher taxes per capita.

Unfortunately, this has led to decades of families leaving the City of La Crosse for newer housing with lower property taxes in adjacent municipalities in La Crosse, Vernon and Houston counties. One resulting impact of this is less enrollment in neighborhood schools. Just this year we saw the La Crosse School District create the Facility Advisory Committee, a group of School District citizens tasked with determining the best schools to close to reduce operation expenses of the school district following decades of declining enrollment. I served on this committee, and recognized one impression that has stuck with me – municipalities control how and where development occurs, and school districts are left with the impacts/consequences.

Many homeowners in the Washburn Neighborhood refuse to take part in this unsustainable national trend of hollowed out cities for suburban living. I believe in the importance of neighborhoods with a mix of incomes and backgrounds. An economically mixed neighborhood is an important fabric of a community that helps provide all residents with exposure to people from various walks of life. Suburban neighborhoods do not tend to have this form of economic diversification of residents because new suburban homes are built at specific price points meant to attract residents of similar economic backgrounds. We see this over and over with neighborhoods full of middle and upper income residents in new suburban developments.

In 2014 UW Extension coordinated a housing survey of employees in Mayo Health System, Gundersen Health System, UW-La Crosse, and City and County work staff. This survey received just under 4,000 responses – making the resulting data statistically representative of the five organizations represented (slightly over 8,000 employees in total).

Non-City of La Crosse residents (employed at one of these five large employers) ranked the three most important factors they consider when choosing their next homes; those being:

- Perceptions of crime in the neighborhood,
- The existing conditions of the neighborhood, and
- The amount of property taxes.

This was consistent regardless of age, income or educational attainment of the survey taker.

You may ask, "Why do I think the REACH center would negatively impact the neighborhood". It is not that I think the Center changes the safety of our neighborhood all that much; however what it does change is the perception of safety/crime in the neighborhood for potential future residents.

I believe the City Council needs to recognize the importance of its City neighborhoods, and how they need to be a blend/balance of rental and home owners. A balance that provides opportunity and breeds

future success for its residents. As it is, Washburn Neighborhood is one of the most economically mixed neighborhoods in the City of La Crosse, and I would argue even La Crosse County.

During the initial discussions with the Washburn Neighborhood (2021 I believe), CouleeCap presented its plans for the REACH center, telling the crowd that the location was temporary. In 2022 the property at 212 11th street north was assessed at \$914,500, and had property taxes due in the amount of \$35,071.34. Unfortunately, once Coulee Cap retained ownership the property tax status was changed from G2 (commercial) to X4 (Other i.e. tax-exempt). This essentially shifted \$35,071.34 tax dollars due from CouleeCap to every other taxpayer in the City of La Crosse. This intent to change from commercial to tax-exempt status **was not mentioned** during the Washburn Neighborhood informative meetings.

Thank you for your consideration. I appreciate your service to the City!

Karl and Grace Green

Craig, Sondra

From: Elsen, Nikki
Sent: Tuesday, February 27, 2024 9:49 AM
To: Craig, Sondra
Subject: Withdrawal of objection - FW: Reach center opposition

From: khodor baalbaki <kodorskiarchitect@gmail.com>
Sent: Tuesday, February 27, 2024 9:28 AM
To: Elsen, Nikki <Elsenn@cityoflacrosse.org>; Mindel, Mackenzie <mindelm@cityoflacrosse.org>; Katie Noelke <ktnoelke@gmail.com>
Subject: RE: Reach center opposition

Hello Nikki,

While we initially submitted a letter of opposition to the rezoning of the Reach Center we would like to express our support to the reach center rezoning and expansion as it will help minimize the suffering of many people in need in this city. we would like to express our true feelings and opinions about the proposed rezoning. When we were first informed about the project we thought it was a great idea. As everyone knows, healthcare in our country is not very accessible to many people. The costs are sky high; sometimes even with health insurance coverage. Our country's mismanaged healthcare system is profit-driven and leaves many people without options for getting the care they need. There are a myriad of reasons why people need access to free healthcare, from being unhoused to not having your employer offer benefits. Anyone at any time could find themselves in such a vulnerable place needing free services, and as a community we need to be sensitive to these matters. Healthcare is a human right, not a privilege. We support the mission of Scenic Bluffs and the proposed rezoning of Reach Center. We would be proud to be a part of a neighborhood that welcomes a project like Scenic Bluffs; and work together as a community to support their healthcare model and mitigate any potential impact with other concerned neighbors to create a better neighborhood that support humanitarian effort and protect history and safety at the same time.

As of this, we would like to remove our legal objection and opposition letter and replace it with this support letter with a request to the reach center executives to expand their services to cover vision clinic ,diabetes clinic and a 24/7 emergency clinic, also we would like to have the center to operate 24/7 which will help people in need to have a quick access to services without delay. We would like to be a neighborhood that support the poor and sick with dignity and respect.
Thank you for your understanding.
God Bless

Respectfully,
Kathryn Noelke and Kodor Baalbaki

KHODOR BAALBAKI
KODORSKI DESIGN

172 RUSS STREET
SAN FRANCISCO, CA 94103
OFFICE: 415-577-1710
MOBILE: 415-335-3260
E: BAAL@KODORSKIDESIGN.COM
W: WWW.KODORSKIDESIGN.COM

From: [khodor baalbaki](#)
Sent: Thursday, February 8, 2024 10:51 AM
To: Elsenn@cityoflacrosse.org; [Andrea Schnick Trane](#)

Cc: [Katie Noelke](#)

Subject: Reach center opposition

Hello Nikki

Me and my wife and two kids moved two years ago to La crosse from San Francisco, we moved because of the level of unsafe streets and troubled city hall decisions that affected our life there.

When we moved to lacrosse we thought this city is more friendlier and city hall decisions are taking for what is best for the people of the city.

We are the descendent of the original owners of two houses which along many others constitutes washbaurn Neighbourhood .Kathryn grandfather is the original owner of the Noelke house and all her family history started and continued there, my grandmother born in the very same house we bought two years ago and that was our reason to buy the house. We wanted our kids to have connection to their family legacy by being raised in the same neighborhood that their grand grandparents were raised more than one hundred years ago .

As such , and for the above reasons and more We would like you to know that we are opposing this potential rezoning petition for the Reach Center at 212 11th street.

Please note that This is a designated historical neighborhood and it is zoned as single family-house , as much as we believe and advocate the noble humanitarian purpose of the Reach Center, adding it in our Historical residential neighborhood is a crime that will have an irreversible utter destruction to the neighborhood urban fabric and experience.

This rezoning of the said location will have a tremendous negative impacts on all the neighborhood and neighbors daily life with and not limited to the following:

- 1- increase traffic in the area which will create a high level of inconvenience for the neighborhood.
- 2- increase level of pollution from traffic and medical supplies utilized.
- 3- increased chances of traffic accident due to increase of people driving under medication effect.
- 4- increase level of unsafe street which affects the Neighborhood kids from playing outside due to presence of potential dangerous patients that the reach center will medicate.
- 5-increase amount of burglary's and break in homes .
- 6- transforming this residential area into a busy downtown.
- 7- increase number of parked cars which will lead to an increase of cars breaks in.
- 8- encouraging other organizations to start rezoning all over the neighborhood which will lead in few years to the destruction of the whole neighborhood.
- 9- unpleasant look of the existing building .
- 10- glare from solar panels proposed which will face our house with all its implications from increase of heat, glare , compromising birds safety which will lead to a high level of birds deaths.
- 11-destruction of the last historical neighborhood in the city, which will erase all the memories and legacies associated with the neighborhood and eventually the city.

With many more reasons that we will bring to every meeting , we would again say that we are extremely opposed to this reasoning , and any other rezoning in our neighborhood that may arise in the future .

Thank you

Best regards

**KHODOR BAALBAKI
KATHRYN NOELKE
928 KING STREET , LA CROSSE**

From: Maureen Freedland <maureenfreedland@gmail.com>
Sent: Tuesday, February 27, 2024 11:23 AM
To: ZZ Council Members
Subject: Support of REACH Center rezoning

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Dear Members of the City Council,

I am writing in support of the rezoning of the REACH building.

I am a neighborhood advocate, thrilled that our city values urban residential and encourages families to stay in the city core -- while, at the same time, allowing a mixed urban environment in both North and South La Crosse, with opportunities for a variety of life activities -- housing certainly, but also some limited, well placed non-residential such as education and health care.

I am the Vice-President of the CouleeCap Board of Directors, so I've had a close look at how the REACH Center, with CouleeCap, Inc., 212 S. 11th Street, and its collaborative partners, have made super extraordinary efforts to be not just a good, but an excellent neighbor. CouleeCap actively wants to know if there are concerns. It takes very seriously all concerns brought to its attention, striving to ensure communication and that reasonable demands be met. It insists on cooperation with agreements it makes and conditions that are imposed. The Board of Directors takes time at meetings to inquire and be sure of this, and our Board will continue to do this.

I also write to you as the Vice Chair of the La Crosse County Health & Human Services Board. I know that medical care or social services guidance isn't a one-size-fits all, so the more intimate nature of the REACH Center is a blessing for some people. I am extremely aware of the huge deficit in dental care that our community and the entire state faces -- a true crisis even for lower income and Medicaid insured. It would be a compassionate endeavor for increased dental service offerings to be available.

On a personal note, I've had family members since 1995 utilizing the former Mayo healthcare building that the REACH Center now occupies. I've never, ever had difficulty parking. The calm, even comfortable nature of the building has helped family members to be more willing to receive services. We need more places like this. The building has had many important uses, as part of a mixed neighborhood, and it adds to La Crosse.

I urge you to work with CouleeCap, Inc. and its partners to allow the limited building modernization it seeks, so its highly needed and successful model of integrated health care can further thrive.

Respectfully,

Maureen Freedland

Vice President, CouleeCap, Inc.
La Crosse County Board of Supervisors, District 4

Maureen Freedland
2641 Schubert Place

La Crosse, Wisconsin 54601
Tel. 608-796-1076
maureenfreedland@gmail.com

Craig, Sondra

From: Tamara Porter <tlpshp@gmail.com>
Sent: Tuesday, February 27, 2024 9:58 AM
To: ZZ Council Members
Subject: Rezoning

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I urge you to strongly support the REACH rezoning proposal.

Thank you.
Tamara Porter

From: Aleisha Kuntu <akuntu@blacklax.org>
Sent: Tuesday, February 27, 2024 1:05 PM
To: ZZ Council Members; khawthorne@scenicbluffs.org
Cc: Shaundel Spivey
Subject: Statement Support Email

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--Dear **Mackenzie Mindel** ,

My name is Aleisha Kuntu and I am reaching out to address a community initiative that is affecting District 8. The REACH Center and Scenic Bluffs, are currently asking for a rezoning effort that will help them to be able to provide well needed health services to our community.

As a citizen who lives in District 8, and as a community health worker who works hand in hand with our community who needs the access to these healthcare services and with the less underserved populations, the REACH Center already does a lot for our community. The most important thing I want to point out is that without this rezoning approval, the REACH Center won't be able to expand its services, specifically on offering dental resources to the families that are in need.

This is very important and needed for our community to have the REACH Center and the partnership of Scenic Bluffs FQHC. I am reaching out to ask that you too support the REACH Center's rezoning proposal. I am hoping to hear your input at the Judiciary and Administration Committee meeting taking place on March 5th.

Thank you for your time,

Aleisha Kuntu

Community Health Worker

"We work to empower and elevate the Greater La Crosse Black Community through innovative leadership, education, and advocacy"

Black Leaders Acquiring Collective Knowledge Inc.

Roger Plesha

From: Roger Plesha [plesha1@charter.net]
To: 'elsenn@cityoflacrosse.org'
Subject: Rezoning of Reach Center

Dear Nikki, I am not in favor of the Reach Center rezoning. I feel there has to be more information as to use of the building and a time frame for operation set in stone! The hours of operation and the programming has to be completely spelled out to insure the neighbors do not have to worry about the neighborhood. I know how good intensions can be sidetracked to allow program changes which can negatively impact the neighborhood. Thank you, Roger Plesha 929 King. Legal objector

Craig, Sondra

From: Laurie Logan <laurie.logan64@gmail.com>
Sent: Wednesday, February 28, 2024 12:35 AM
To: ZZ Council Members
Cc: khawthorne@scenicbluffs.org
Subject: Zoning 212 S. 11th St

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Dear City Council Member,

I am writing in support of changing the zoning of the building at 212 S. 11th St to TND.

This is an attractive, 65 year old building that should be maintained, and with an appropriate zoning change, can be a place to provide valuable care to a wide swath of our community. Scenic Bluffs is literally the only La Crosse area provider of dental care to people both young and old without dental insurance.

Scenic Bluffs' model provides dental, medical and behavioral health care to people with and without insurance, all under one roof.

Although some residents are concerned about the effect on the neighborhood, the site was previously much busier during the decades care was provided there by Mayo Clinic Health System.

Changing the zoning of the site will allow provision of affordable, multidisciplinary care to the people of La Crosse. Do not let the fears of a few prevent health improvement for many.

Sincerely,

Laurie Logan, M.D.
147 13th St. S
La Crosse

Craig, Sondra

From: Kayleigh Day <kayleighjday@gmail.com>
Sent: Tuesday, February 27, 2024 6:37 PM
To: ZZ Council Members
Cc: khawthorne@scenicbluffs.org
Subject: Letter of Support

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Good evening,

I am writing to express my support for the REACH Center partner application to rezone 212 11 th Street South from 'Washburn Residential' to 'Traditional Neighborhood Development'. It is my understanding that the REACH Center is currently providing services at this location and needs to have the property rezoned in order to make updates to a dental clinic to allow a Medicaid-funded dental provider to come in.

This is an important service needed in our area. According to the Wisconsin Department of Health Services, La Crosse County is considered a dental health professional short area (HPSA). Additionally, only 15-27% of Medicaid members are able to visit the dentist for a preventive dental care appointment due to the fact that many dentists do not take or take a small number of Medicaid members.

The American Dental Association states that a growing number of people rely on hospital emergency departments to provide care for dental pain. And emergency department visits for dental health care cost three times as much as a visit to the dentist, averaging \$749 if the patient isn't hospitalized, amounting to \$1.6 billion annually (one-third of which is paid by Medicaid).

La Crosse is very fortunate to have the opportunity to acquire this service and it is desperately needed, especially in a location in La Crosse where people can access the service. The REACH Center is already providing services in its current location and needs to be able to provide this much-needed service as well. If we are going to create a safer, more prosperous La Crosse, we need to provide services that create more economic stability and healthcare costs such as dental care are an expense that can greatly impact the economic stability of individuals and families. I urge you to support this rezoning effort.

Sincerely,

Kayleigh Day

2241 14th St S
La Crosse, WI, 54601

--

Kayleigh Day
[kayleighjday@gmail.com/\(608\)317-9989](mailto:kayleighjday@gmail.com/(608)317-9989)

Craig, Sondra

From: Annette Friedewald <mfriedewald@centurytel.net>
Sent: Tuesday, February 27, 2024 5:08 PM
To: ZZ Council Members
Cc: khawthorne@scenicbluffs.org
Subject: Reach Center rezoning

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Dear La Crosse City Council Members

I am writing in support of the petition for rezoning of 212 S. 11th St. from Washburn Residential to Traditional Neighborhood Development. Often people in our community are not aware of the many services available. The Reach Center gives us better access in one place. If rezoning allows the Reach Center to expand services and reach a greater number of our population, it can only be a beneficial for our community.

Thank you.

Annette Friedewald
3215 George St.
La Crosse, WI. 54603
<mfriedewald@centurytel.net>

From: Lisa Middleton <elisemid@gmail.com>
Sent: Tuesday, February 27, 2024 4:48 PM
To: ZZ Council Members
Subject: Letter of objection La Crosse, Wisconsin: where home owners are the enemy

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Dear Council people, Clerk, and Mayor

Please consider the 20 year effect after the Scenic Bluffs Health Center has moved in. Will people in crisis choose to get services in La Crosse instead of Madison, Milwaukee, Chicago, and Minneapolis? How will Scenic Bluffs make downtown La Crosse safer for students and travelers?

Washburn, downtown, and the 10th and Cass Historic Residential Districts are disproportionately earmarked as a regional center for services to those in crisis whether mental, physical, economic or addiction. The concern is not helping people, it is the saturation.

We lack law enforcement support. Neighbors no longer bother to report crimes to the Police Department because they are so frequent and the Police Department can do nothing. I have been working with the Police Department, and have found and they are unable to chart and report the past few years' crime rates and police effectiveness in the Washburn, Downtown, and 10th and Cass Historical Districts. How can The Police Department plan to support another growing multifaceted entity when they do not make a study of or be accountable for the rate of growth and the nature of the crimes at present?

The intended pharmacy and expansion is in the path of youth who are present all of the time. Polytech Middle School and High School, who walks to the YMCA 2-3 times a week, and youth participants who attend the YMCA, whose building is kiddy-corner to the REACH Center. Aquinas Middle and High School Students are present all day Monday-Friday. If Walgreens at West Avenue/Jackson St. is unable to clear the perimeter of its building from loiterers and panhandlers how then will the REACH Center be able to keep its perimeter free from loiterers who are waiting for their appointments and meds? The young people walking by will be in contact every day with people who may be a behavioral threat and be compromised with drug addiction. With weakened neighborhood law enforcement, we are creating the perfect storm for families in the greater community, not just our neighborhood.

We need to focus on the beautification of the riverfront and preserve what tourist attractions we have left. The King Street Greenway is off to a great start but its purpose would be defeated if we introduced a busy medical practice. We want to impress affluent travelers and make them feel safe here, to spend their money, visit again, and even better, move their families and businesses here.

Solar panels are expensive to maintain, batteries are an environmental hazard, and in addition to being unsightly, could fall into disrepair and only be another disappointment to the neighborhood. Amidst other concerns regarding glare, heat, and migrating birds, the solar panels will be expensive to remove responsibly, and may well not be cost effective.

The services offered by the REACH Center expansion are medical in nature and belong on a medical campus, and not at the overlapping point of three residential neighborhoods, many members of which it won't be serving.

The WI statutes for TND (sec 66.1027). On page 13 it says that all residents should be within a 5 minute walk to commercial spaces and that individual businesses should not exceed 6000sf in size. This zoning isn't appropriate here as the Reach Center will be drawing business region wide and that the facility is a great deal larger than 6000sq. Ft.

The REACH Center expansion and its associated zoning contradicts the La Crosse Comprehensive plan pg. 36 which states institutional uses are undesirable in the Downtown Neighborhood.

No, we don't want to see the building bulldozed, as is assumed by our council person Mackenzie Mindel and apparently the rest of La Crosse. I don't get satisfaction out of the thought of its materials wasted and sent to the municipal dump to decay for an eternity in a toxic rock pile. We know REACH is there to stay whether the zoning is approved or not. I would like to see its exterior redesigned to be an architectural complement to the neighborhood, and contain a flower shop, a bookstore, an art gallery, in addition to the services REACH offers.

There are a lot of other kinds of progressive neighborhood revival programs we can get excited about. We need to broaden our vision and look at the possibilities of what could be. We are a unique city with the potential to draw other thinkers, dreamers, and earners from the larger metropolitan cities that surround us. La Crosse potentially has the small town qualities that many people seek as their ideal place to live.

Our natural environment and vibrant outdoor clubs call to the next generation of world changers and innovators. Thanks to our abundance of young college educated people, La Crosse is the perfect place to attract companies who want to employ an educated, younger workforce. Let's find ways to encourage our young college graduates to stay in La Crosse, and not take their earning potential elsewhere. Let's make La Crosse as a "who's who" city and make it competitive to live here by creating a great quality of life.

Let's build up owner-occupied neighborhoods and not let landlord corporations and developers call the shots in our city. Homeowners who are Parents deserve weighted consideration, because they play multiple roles in our community and speak for the best interest of other human beings in their household. Homeowners make a several year financial commitment to their neighborhoods and the city. We need to give homeowners more victories so we know the council and the city are still on our side.

I don't study social law or public planning as a hobby, and I shouldn't have to, in order to prove to city council members that their actions are unfair or shortsighted. I work too hard to earn a living and pay my mortgage and property tax to have time to study statues and comprehensive city plans. I can't tell you the amount of hours I have spent reading and writing on so many facets when really I need to start worrying about my income due to ever increasing property taxes in this city, where I'm taxed as if it's a nice place to live, and where homeowners are the enemy.

I like the REACH Center as they are now, but any growth will make my property teter on the edge of an unknowable future that no one is willing to make projections for. If REACH Center's new zoning is approved, quality taxpayers and homeowners we need will move out of the neighborhood. New homeowners won't want to take the risk of purchasing an old home in a sketchy neighborhood. If responsible homeowners leave they will be replaced by irresponsible landlords and developers, making it even harder for homeowners to play their special role as the little guy in community revitalization. Please protect the neighborhoods that still remain before it's too late and the unique neighborhoods that make La Crosse unique are gone forever. We really care about our neighborhood. Let's find other solutions together.

Lisa Middleton
203 10th St. S. La Crosse WI 54601

From: Jane Benzschawel <jbenzschawel@gmail.com>
Sent: Tuesday, February 27, 2024 4:39 PM
To: ZZ Council Members
Cc: Laurie Cooper Stoll
Subject: REACH Zoning Support draft

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Greetings City Council Members;

Thank you for considering the rezoning petition for the REACH space to support the critical work and care provided to this community and its members by the REACH partners- YWCA La Crosse, Couleecap, Inc., and Scenic Bluffs Health Center. As a community member, I have witnessed the meaningful impact of co-located social services in an accessible area on decreasing individual barriers to accessing health and safety for neighbors who are most impacted by systemic barriers. Neighbors served at REACH have had the benefit of accessing resources to increase safety and stability in one location as envisioned at its inception. Now neighbors will be able to access basic healthcare including medical, dental, and behavioral health as long as system barriers like fear, oppression, and policies that reinforce barriers can be reduced. As a local mental health provider, I have a deep appreciation for the despair caused by the long wait lists, among many other barriers, facing all of our community members seeking to access behavioral healthcare. As a volunteer in runaway and homeless youth work, I rely on REACH to be the strong resource it has been. This is where your leadership is critical.

You have the power to make policy that has the opportunity to reduce barriers to survival, health and safety. You have the power to role model a care community for neighbors who, when led by fear of witnessing the suffering of others, engage in behaviors that shame, avoid and reject provision of care to those who directly benefit from receiving care in their proximity. You have the power to assist these visionary nonprofits in providing a large public good with minimal effort on your part; that will not only reduce expenses of service delivery but reduce carbon footprint on the community. When you exercise your power to center the needs of the most vulnerable, everyone benefits. We can build healthier, safer communities where cultures of care are the norm. The alternative option of being driven by fear and disconnection results in more of the same.

I implore you to move forward the rezone of the REACH building from "Washburn Residential" to "Traditional Neighborhood Development" to continue the current good work and conserve the traditional use and scope of work of this building's history. Please use policy as a vehicle for the public good- environmentally and socially, and not as a tool for increasing barriers and suffering for those most impacted by disparity. Thank you for your considerable service on behalf of our great community and please reach out if you have follow up questions.

Sincerely,
Jane Benzschawel
1624 Johnson St
La Crosse, WI

"Another world is not only possible, she is on her way. On a quiet day, I can hear her breathing."
-Arundhati Roy

"I believe in the idea that the process is the product."
- Emily Sturm

From: Matthew Bersagel Braley <matthewbersagelbraley@gmail.com>
Sent: Wednesday, February 28, 2024 9:27 AM
To: ZZ Council Members
Cc: khawthorne@scenicbluffs.org
Subject: Support for Rezoning Application: Reach Center / Scenic Bluffs

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Matthew Bersagel Braley
809 19th Street South
La Crosse, WI 54601

Re: REACH Center TND Rezoning

I am writing to support the proposed TND rezoning application requested by CouleeCap/YWCA/Scenic Bluffs for the REACH Center property (# 24-0190 - Rezoning the Reach Center).

I write as a member of the community who has lived within a mile of the REACH center for the past fourteen years, a faculty member at Viterbo University actively involved in a national network of community health and development organizations working to build prosilience around the leading causes of life model, and as a board member of Scenic Bluffs Community Health Center.

I do not believe the location of affordable, accessible primary health care services, dental, and behavioral health services conflicts with the city's vision for revitalizing neighborhoods that constitute its urban core, including Washburn. Indeed, I believe any commitment to increasing affordable housing in La Crosse must also include a commitment to equitable access for meeting one's other basic needs including health care.

I recognize that Washburn and adjacent neighborhoods already include many non-residential neighbors including health care and educational institutions. Yet, the neighborhood is currently finding ways to increase housing options all around the REACH Center through new development and proposed redevelopment (e.g., the former Lincoln Middle School). Denying the rezoning application will not result in additional residential housing in the neighborhood given the current terms of the property deed for the REACH Center. Indeed, restricting the ability of the property owners to make improvements to the property are, arguably, more likely to lead to the depreciation and decay that animate many of the concerns voiced by neighborhood residents.

As an ethics professor at Viterbo University, I introduce incoming students each year to their "new neighbors." This introduction begins with community assets mapping. The presence of caring organizations embedded in an economically diverse neighborhood - their neighborhood, if even for only four years - makes visible the assets of Washburn that can be leveraged for human flourishing across all income levels. For our students - many of whom will stay in La Crosse after graduation as nurses, teachers, and employees of local businesses - Washburn offers a model for what is possible when a city commits to revitalization efforts that benefit all members of the community.

Thank you for your diligence in reviewing the application and community input.

Respectfully,

Matthew Bersagel Braley

From: Ryan A O'Hern <raohern@viterbo.edu>
Sent: Wednesday, February 28, 2024 9:41 AM
To: ZZ Council Members
Cc: executivedirector@ywcax.org
Subject: Please Support the Re-zoning the REACH Center

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Dear Council Members,

I am writing to strongly urge you to support the petition to re-zone the REACH Center so that it can make necessary improvements on the building that will enable it to continue to improve the lives of people in La Crosse. The REACH Center has assisted nearly 2,000 people since it opened, helping hundreds maintain housing, and offering other services to La Crosse residents.

Re-zoning would allow the Center to install solar panels on the roof, making the building more energy efficient, thus allowing the Center to use more of its resources to help the community. Further, it would allow the Center to install dental suites to provide important dental care to those who need it.

Contrary to unfounded rumors, re-zoning would NOT allow the Center to be used as a shelter for the homeless, nor as a drug treatment facility.

Approving this petition would be a win-win for the REACH Center and for the residents of La Crosse. Rejecting the petition would mean that three organizations (REACH, YWCA, Scenic Bluffs Community Health Centers) that provide essential services to some of our most vulnerable neighbors would not be able to do their work.

Please support this re-zoning petition. Thank you.

Sincerely,
Ryan O'Hern
4144 State rd.
La Crosse, WI
54601

From: Aron Newberry <aron.newberry@gmail.com>
Sent: Wednesday, February 28, 2024 1:16 PM
To: ZZ Council Members
Subject: Letter of Support for Re-zoning the REACH Center

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Aron Newberry
913 6th St. S.
La Crosse, WI 54601
[Aron.newberry@gmail.com](mailto:aron.newberry@gmail.com)
2/28/2024

Dear J&A Council Members,

I am writing to express my strong support for the REACH Center's rezoning effort, which seeks to address the current lawful non-conforming status of the REACH Center facility located at 212 11th St. As a resident of La Crosse and the Washburn Neighborhood, I believe that this rezoning effort is crucial for ensuring continued access to vital healthcare services, particularly dental care for Medicaid patients. Rezoning to allow improvements to the facility will enhance the services accessible to the community.

First and foremost, access to dental care for Medicaid patients is of paramount importance. Only 22.5% of those enrolled in Medicaid in La Crosse County have had ANY access to dental care within the last 12 months. (Wisconsin Environmental Health Tracking System, 2022) The REACH Center plays a critical role in providing essential dental services to underserved populations in our community. By rezoning the facility to accommodate improvements and enhancements, we can ensure that Medicaid patients have improved access to quality dental care, improving their overall health and well-being.

Furthermore, it is important to recognize the longstanding history of this facility, which has operated as a professional office and medical building since 1957, and the REACH Center has been operating in this location since 2021. The City's establishment of the Washburn Comprehensive Plan designation and associated zoning district in 2001 inadvertently created the lawful non-conforming nature of the REACH Center. The proposed rezoning will remedy this situation by establishing a conforming use in an appropriate zoning district, allowing the facility to make necessary improvements while maintaining its vital services to the community.

The Planned Development District zoning designation provides a transparent process for the REACH Center to propose its plans and allows for community input and feedback. This ensures that the surrounding community is informed about the proposed improvements and has the opportunity to voice any concerns or comments. Additionally, with input from the surrounding community, the City will establish a set of allowable uses at the facility that are consistent with its longstanding operation, providing certainty and predictability to all parties involved.

Lastly, the **proposed enhancements to this facility will NOT impact the area**, given it has been in place for many years. The rezoning process ensures that additional or concerning uses, such as a methadone clinic or shelter, will not be permitted without thorough consideration and public input.

In conclusion, I urge you to support the REACH Centers Rezoning Effort. By approving this rezoning, we can ensure continued access to essential healthcare services, particularly dental care for Medicaid patients.

Leadership is about what you do, not what you say.

Thank you for your attention to this matter.

Sincerely,

Aron Newberry

February 28, 2024

City of La Crosse Common Council
400 La Crosse Street
La Crosse, WI 54601

RE: Letter in Support of REACH Center Rezoning

Dear City of La Crosse Common Council Members:

I am a resident of the City of La Crosse, Wisconsin. I write to vehemently support the REACH Center's rezoning petition. The REACH Center is vital to supporting the La Crosse community because it provides a one-stop-shop for citizens seeking support and resources. The REACH Center partners with several community organizations such as, Scenic Bluffs Health Center, New Horizons Shelter, Independent Living Resources, the Salvation Army, Couleecap, Legal Action of Wisconsin, YWCA La Crosse, and Catholic Charities.

The Landlord-Tenant Resource Office within the REACH Center has helped 571 people maintain housing. Mountains of research tells us that housing stability is vital to an individual's overall health and ability to participate positively in the community. The REACH Center is essential to the City, and a denial of the rezoning petition would significantly harm us all.

Please vote to grant the rezoning petition. I am happy to discuss this issue further with any City Council member. My contact information is located below.

Respectfully,

Rose Monhaut

Rose Monhaut
1901 Miller Street, Apt. 3
La Crosse, WI 54601
rosemonhaut@gmail.com
(574)-323-3973

Craig, Sondra

From: Michelle Wanders <Michelle@threesixty.bz>
Sent: Wednesday, February 28, 2024 5:03 PM
To: ZZ Council Members
Cc: Hetti Brown
Subject: STATEMENT OF SUPPORT: TND ZONING- REACH CENTER

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Good afternoon, members of the City Council:

My name is Michelle Wanders and I live at 142 14th Street South. My husband, three daughters and I have lived at this location for the last 18 years.

The purpose for my email is to voice my support of the REACH Center's petition to rezone their parcel to TND.

The REACH Center provides much-needed services for our fellow community members and by receiving this rezoning it will enable them to not only continue, but to expand services it provides.

As a La Crosse resident, I recognize the struggles we have with homelessness and lack of coordinated services for those less fortunate. I believe the Resource Center is the best step forward we have seen to address some of these issues.

I urge you, as a neighbor and a friend of the REACH Center to allow this petition for rezoning to pass.

Respectively,

Michelle

Michelle Wanders

Owner

1243 Badger St. La Crosse, WI 54601
Office: 608-317-5678 | M: 608-317-5678
Michelle@threesixty.bz



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Craig, Sondra

From: Elsen, Nikki
Sent: Wednesday, February 28, 2024 5:09 PM
To: Craig, Sondra
Subject: FW: Legal Objection to Proposed Zoning Change for 212 11th St S

This is a legal objector and I replied confirming receipt.

From: harnedhaus@aol.com <harnedhaus@aol.com>
Sent: Wednesday, February 28, 2024 4:25 PM
To: Elsen, Nikki <elsenn@cityoflacrosse.org>
Subject: Legal Objection to Proposed Zoning Change for 212 11th St S

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We write to convey our opposition to the proposed change of zoning for the property located at 212 11th St. S from Washburn Residential to Traditional Neighborhood Development (TND).

We have supported the neighborhood revitalization efforts started more than 20 years ago, which recognized the need for zoning protection for neighborhoods. With the help of the Neighborhood Revitalization Commission and the La Crosse Comprehensive Plan, the Washburn Neighborhood was provided a zoning overlay to protect the neighborhood from further erosion of its residential fabric and to encourage conversion of properties back to owner-occupied structures. These plans were enacted with the intent of encouraging conversion of properties back to owner-occupied residences, including the recognized benefits to property upkeep, and encouraging families to return to the neighborhood. This strategy has been successful, albeit slowly, over the 23 years we have resided in the neighborhood.

The Washburn Neighborhood Residential District zoning, including the 212 11th St S property, serves as a measure of protection against further expansion of non-residential development, as was intended by the Neighborhood Revitalization Commission efforts and the city's Comprehensive Plan.

Rezoning the 212 11th St S property to TND removes the neighborhood protections that our community has worked so hard to enact.

Respectfully,
Richard Harned
Emily Thomas-Harned
1004 Cass St.
La Crosse, WI

Craig, Sondra

From: Aaron Engel <aengel@lacrossesd.org>
Sent: Wednesday, February 28, 2024 7:28 AM
To: ZZ Council Members
Cc: Laurie Cooper Stoll
Subject: Support for REACH Center Petition
Attachments: Letter of Support - REACH Dental Clinic 20240227.pdf

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Dear City Council Members,

Please see the attached letter of support and approve the REACH Center's petition to rezone in order to provide half of the kids in La Crosse with the dental services they so desperately need. If you have any questions, don't hesitate to reach out.

Sincerely,

Aaron J. J. Engel, Ph.D.

Superintendent
School District of La Crosse
807 East Avenue South, La Crosse, WI 54601
Phone: 608.789.7628 | Fax: 608.789.7960
aengel@lacrossesd.org



SCHOOL DISTRICT OF LA CROSSE

807 East Avenue South • La Crosse, WI 54601 • 608.789.7628 • Fax: 608.789.7604

February 27, 2024

Dear La Crosse City Council Members:

The School District of La Crosse supports the REACH Center's petition to rezone in order to allow the Scenic Bluffs Health Center to provide much needed dental services to underserved kids in our school district and city.

In the School District of La Crosse, 48% of our students are identified as economically disadvantaged, qualifying for both free and reduced lunch and Badger Care. Unfortunately, there is no local dental provider who consistently takes Badger Care for dental services leaving half of our students without a crucial service that allows kids to be healthy, attend school consistently and be ready to learn. The closest provider is the Scenic Bluffs dental clinic located in Cashton which places a significant travel burden on families already struggling to make ends meet.

We are incredibly excited to see Scenic Bluff's dental services arrive in La Crosse, in a location that is centrally located, near a medical provider, and accessible to the kids who need this help. Denying this petition to rezone will continue to leave half of our students without dental care, something those of us with means consider an essential component of health. Please approve the REACH Center's petition to rezone in order to provide half of the kids in La Crosse with the dental services they so desperately need.

Sincerely,

Aaron J. J. Engel, Ph.D.
Superintendent
School District of La Crosse

Craig, Sondra

From: Michelle M Pinzl <mmpinzl@viterbo.edu>
Sent: Wednesday, February 28, 2024 9:07 PM
To: ZZ Council Members
Subject: Rezone

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Hello La Crosse City Council:

I support the SBCHC petition to rezone the REACH project. As a Viterbo faculty member, healthcare professional and community educator, I believe this is an excellent way to support our community.

All the best,
Michelle

Michelle M Pinzl

She/her/ella
Department of English and World Languages
Associate Professor, Viterbo University
Coordinator, Community Interpreting Certificate
Certified Healthcare Interpreter, CHI™
Certified Wisconsin Court Interpreter
Murphy Center 525

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LEGAL OBJECTOR TABLE (including those within additional excluded ROW)

TaxParcel	OwnerName	PROPADDCOMP	Mailing Address	Unit	City	State	ZipCode	OriginalParcelArea	AreaSqFt	Objection	SqFt
17-30049-60	AQUINAS CATHOLIC SCHOOLS INC	315 11TH ST S	521 13TH ST S		LA CROSSE	WI	54601	123754.6485	3297.489		
17-20188-90	BERNSTEIN TRUST	237 11TH ST S	237 11TH ST S		LA CROSSE	WI	54601-4141	34916.64771	25885.547		
17-20187-120	CASS STREET APARTMENTS LLC	232 11TH ST S	720 CASS ST		LA CROSSE	WI	54601	14771.21956	14771.220		
17-20187-130	CASS STREET APARTMENTS LLC	1019 CASS ST	720 CASS ST		LA CROSSE	WI	54601	2811.640703	2811.641		
17-20188-70	CHRISTINE A KAHLOW	221 11TH ST S	221 11TH ST S		LA CROSSE	WI	54601	7280.310199	7280.310		
17-20186-100	CHUBBE CHIPMUNK PROPERTIES LLC	1025 KING ST	N2549 BLUFFVIEW LN		STODDARD	WI	54658	11974.79345	11974.793		
17-20187-80	COULEECAP INC	215 10TH ST S	201 MELBY ST		WESTBY	WI	54667	8307.481713	8307.482		
17-20184-110	D&K PROPERTIES LACROSSE 1 LLC	136 10TH ST S	1909 SUNSET DR		LA CROSSE	WI	54601	5530.739679	221.577		
17-30048-92	DANIEL C SCHNEIDER, ALLISON M SCHNEIDER	1010 CASS ST	1010 CASS ST		LA CROSSE	WI	54601-4766	7337.200473	1644.456	Y	1644.46
17-20186-140	DARYLL T JURY	131 10TH ST S	920 KING ST		LA CROSSE	WI	54601-4118	12469.12875	5532.220	Y	5532.22
17-20186-90	DENTON ENTERPRISES LLC	140 11TH ST S	662 196TH AVE		SOMERSET	WI	54025	4663.992252	4663.992		
17-20183-120	EKIM INVESTMENT GROUP LLC	222 10TH ST S	324 10TH ST S		LA CROSSE	WI	54601	6412.388895	2387.239		
17-20183-130	EKIM INVESTMENT GROUP LLC	224 10TH ST S	324 10TH ST S		LA CROSSE	WI	54601	3789.161182	1410.660		
17-20187-140	GREGORY D TOLVSTAD, SUE A TOLVSTAD	228 11TH ST S	228 11TH ST S		LA CROSSE	WI	54601-4116	5155.174463	5155.174	Y	5155.17
17-30048-110	GREGORY K GROB, BARBARA A GROB	1024 CASS ST	1024 CASS ST		LA CROSSE	WI	54601-4766	9668.367648	4204.978		
17-20188-40	HAWKEYE LLC	1114 KING ST	N7068 MOONLIGHT AVE		HOLMEN	WI	54636	5643.876709	5643.877		
17-20187-90	HOFFER LLC	209 10TH ST S	PO BOX 156		ONALASKA	WI	54650	8307.6138	8307.614	Y	8307.61
17-20186-70	IRVIN L HOUGOM	134 11TH ST S	105 7TH ST S		LA CROSSE	WI	54601-4151	7232.111275	7232.111		
17-20188-60	JACKSON FORTNEY	215 11TH ST S	PO BOX 1621		LA CROSSE	WI	54602	10762.07627	10762.076	Y	10762.08
17-20183-140	JANA MARIE PARSONS	226 10TH ST S	226 10TH ST S		LA CROSSE	WI	54601-4114	7286.955622	2668.090	Y	2668.09
17-20186-110	JOSEPH A MATHISON, JAMI R MATHISON	1011 KING ST	701 GRANUM CIR		HOLMEN	WI	54636	4540.472389	4540.472		
17-20186-120	KARL D GREEN, GRACE E GREEN	1003 KING ST	1003 KING ST		LA CROSSE	WI	54601	9693.462196	9693.462	Y	9693.46
17-20186-130	KARL D GREEN, GRACE E GREEN	141 10TH ST S	1003 KING ST		LA CROSSE	WI	54601	6564.558385	6549.161	Y	6549.16
17-20184-10	KENNETH V KRESKY, JILL L KRESKY, GIOVANNI FRANCISCO DONISI	234 10TH ST S	234 10TH ST S		LA CROSSE	WI	54601	3599.463444	1819.864		
17-20188-20	KISH PROPERTIES	1122 KING ST	200 WEST AVE S		LA CROSSE	WI	54601-4125	14846.4368	3377.082		
17-20183-110	KODOR BAALBAKI	928 KING ST	928 KING ST		LA CROSSE	WI	54601	13188.75896	9819.782		
17-20189-10	LACROSSE AREA FAMILY YMCA BD OF TRUSTEES INC	148 WEST AVE S	1140 MAIN ST		LA CROSSE	WI	54601-4124	155707.1586	5024.858		
17-20189-60	LACROSSE AREA FAMILY YMCA BD OF TRUSTEES INC	1105 KING ST	1140 MAIN ST		LA CROSSE	WI	54601-4124	25111.07174	24437.871		
17-20187-100	LISA R MIDDLETON	203 10TH ST S	203 10TH ST S		LA CROSSE	WI	54601	8307.650014	8307.650	Y	8307.65
17-20187-70	MICHAEL G GARVEY, JENNIFER L GARVEY	221 10TH ST S	221 10TH ST S		LA CROSSE	WI	54601-4143	20768.41829	20768.418	Y	20768.42
17-20188-30	MICHAEL L WARREN, LACEY E WARREN	1120 KING ST	1120 KING ST		LA CROSSE	WI	54601-4172	5643.861944	5643.862		
17-20187-60	MICHELLE L ELLIOTT, ANDREW D ELLIOTT	237 10TH ST S	237 10TH ST S		LA CROSSE	WI	54601-4143	15216.51893	15070.898	Y	15070.90
17-30048-91	RICHARD C HARNED, EMILY J THOMAS-HARNED	1004 CASS ST	1004 CASS ST		LA CROSSE	WI	54601	10258.63265	369.889	Y	369.889
17-20184-20	RLR PROPERTIES OF LACROSSE LLC	238 10TH ST S	319 MAIN ST	STE 200	LA CROSSE	WI	54601	9855.666879	1294.520		
17-20188-50	RLR PROPERTIES OF LACROSSE LLC	1102 KING ST	319 MAIN ST	STE 200	LA CROSSE	WI	54601	10998.53048	10998.530		
17-20184-140	ROGER J PLESHA	929 KING ST	929 KING ST		LA CROSSE	WI	54601	7537.621082	4880.919	Y	4880.919
17-20188-80	S REID LUDLOW, CAROL L LUDLOW	223 11TH ST S	223 11TH ST S		LA CROSSE	WI	54601	7290.397593	7290.398	Y	7290.40
17-20186-80	SCOTT A GIBSON, RONALDO N VALDEZ	136 11TH ST S	606 LIBERTY ST		LA CROSSE	WI	54603-2926	5246.979338	5246.979		
17-30048-100	SCOTT J KOENEN, KATHLEEN J R KOENEN	1018 CASS ST	1018 CASS ST		LA CROSSE	WI	54601-4766	12188.61331	3669.632	Y	3669.63
17-20186-60	SOUTH PROPERTIES LLC	124 11TH ST S	3215 GEORGE ST	#3	LA CROSSE	WI	54603	12479.11384	76.630		
17-20189-80	THE FERGUS GROUP LLC	131 11TH ST S	3509 CROWN BLVD		LA CROSSE	WI	54601	8388.327983	2046.278		
17-20188-110	WEST AVENUE RENTALS LLC	220 WEST AVE S	109 14TH ST S		LA CROSSE	WI	54601	22411.19354	4113.245		
									289202.9484		110670.06

38.27% as of 2/29/2024

February 29, 2024

Council Members,

Please accept this letter of strong support for the proposed rezoning of 212 11th Street South, current location of the REACH Services and Resource Center (24-0190). Since its establishment in 2021 as a hub for multiple services designed to prevent and address homelessness in our community, the REACH Center has assisted nearly 2,000 individuals with their immediate and long-term housing goals.

From the letters already submitted in opposition to this rezoning petition, it seems that some downtown neighbors view this as another opportunity to argue whether the REACH Center should exist at all in its current location. Despite some harmful rumors that the building will be used as an addiction treatment facility or a shelter, the building's use has already been established: providing a centralized destination for anyone seeking homelessness prevention or intervention services. We trust that the council sees the REACH Center as an essential component of its recently unveiled Pathways Home plan.

Also worth noting is the rezoning's potential to allow its owners to improve the facility through upgrades to services and facilities that are not allowable under its conditional zoning. The addition of subsidized solar panels, which will reduce the building's carbon footprint and its monthly utility costs. It's the kind of private investment that is outlined in the city's Climate Action Plan. It seems clear that approving this rezoning is supported by the strategic priorities established by the city and should not be delayed.

Sincerely,

Aaron Zitelman, Big Brothers Big Sisters of the 7 Rivers Region

Dr. Xong Xiong, Executive Director, Cia Siab, Inc.

Kahya Fox, Executive Director, Habitat for Humanity of the Greater La Crosse Region

Alicia Martin-Vega



Administration

February 28, 2024

City Council
City of La Crosse, Wisconsin

To Members of the City Council,

On behalf of the Health Department of La Crosse County, I am contacting you regarding the need for and importance of supportive services such as those provided by Scenic Bluffs within the county. Supportive services including triaging of needs, counseling, primary care, dental care, and housing concerns are all part of the services that are planned to occur at the REACH Center, in collaboration with Scenic Bluffs and other local partners. Continued work to make these types of services easily accessible within our community are vital to the needs of county and city residents.

I'd like to share one example that highlights how these services impact the lives of and meet the needs of individuals and families in our community. In recent (2022) U.S. Census Bureau data, it is reported that the poverty rate in La Crosse County is 11.8%. This positions us with greater poverty than is seen across the State of Wisconsin (10.7%) but less than in the United States as a whole (12.6%). In our local community need assessment (COMPASS), we note that we have a disparity in access to receiving some important health services for those in poverty.

For the general population in our area, it is reported that 83% of children, 77% of high schoolers, and 71% of adults over age 18 visited a dentist in the past year. The top 3 barriers locally (per COMPASS) to receiving dental care were cost, scheduling availability, and lack of insurance that is accepted for care. From state Medicaid reporting, we know that for those in our community who are on Medicaid, only 15% were able to visit a dentist for a preventative care appointment. Since 2018, we have locally seen increased barriers for this population to access dental care. Scenic Bluffs performs care that fits this important service gap. Having them available within the county to provide these services eliminates additional planning for transportation and accommodations necessary to travel further distances to receive care as well as social service triaging that tries to identify options for care (if able to be found).

The Health Department provides support for the local dental care gap also through our Seal-A-Smile, La Crosse Smiles, and Dental Pain Project programs, however, the unmet needs are significant. Untreated dental care needs lead to a number of other needs for individuals including more severe infections, conditions that are exacerbated when not treated earlier, and use of other methods to treat pain. We also have situations in our services where individuals report concern about being unable to find employment or housing due to the condition of and inability to repair their teeth and how others may respond to them. For these specific reasons based on just a dental example, along with our need as a community to provide access to the other types of services Scenic Bluffs provides for those with less opportunity – I encourage our community to work together to support Scenic Bluffs and other providers like it to provide services locally in easily accessible places and in ways that individuals can feel comfortable and safe going to.

Thank you for your service to the community and consideration of the needs of all citizens.

Respectfully,

Audra Martine
Health Officer, La Crosse County Health Department
amartine@lacrossecounty.org 608-785-6425

Craig, Sondra

From: Anthony Longo <alongo@scenicbluffs.org>
Sent: Friday, March 1, 2024 8:14 AM
To: ZZ Council Members
Subject: Zoning change in La Crosse

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Dear City Councilman:

I am writing in support of changing the zoning of the building at 212 S. 11th St to TND. As a dentist currently employed by the center, I would like to voice my support in favor of the approval of the zoning that will allow our dental practice in La Crosse to be co-located in the 212 St. 11th Street building with other important support services, including Scenic Bluffs behavioral health and primary care providers.

Having work experience in several dental offices including private practice, I can say that being able to treat patients regardless of their ability to pay often removes major roadblocks from their care and allows us to deliver excellent patient experience. Being able to provide the treatment in the same building that we offer medical services has its advantages; I have personally referred many patients with dangerously high blood pressures to our medical department, allowing faster more efficient treatment of their blood pressure.

While our organization exists primarily to treat the underserved population, it is important to understand that the majority of our patients are people that have jobs and families and simply do not have the financial means of being able to afford healthcare anywhere else. The alternative to receiving the much-needed care that we provide is to go on a long wait list at another office many miles away. Clearly, allowing us to open an additional office at this location would allow a faster, more efficient use of both our and our patients time in providing accessible healthcare to people in La Crosse.

I urge you to vote in favor of changing the zoning at this address such that it will allow a fast office opening in La Crosse. The very people that make up the community are in dire need of a local organization that provides the services we can deliver.

Anthony Longo DDS

Dentist

Scenic Bluffs Community Health Centers



238 Front Street

Cashton WI 54619

Phone - (608)654-5100, EXTENSION 551

Fax - 608-654-5120

Agenda Item 24-0190 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from Washburn Residential Neighborhood District to the Traditional Neighborhood District - Specific allowing for continued use of the property as a professional office space at 212 11th Street South.

General Location

Aldermanic District 8, southwest corner of King Street & 11th Street S as depicted on attached Map 24-0190. Parcel is in both the Downtown and Washburn Neighborhood Associations. Surrounding land uses are single family homes to the west that are located within the 10th & Cass Historic District, multi-family, single family and a dental office to the north, multi-family, single family, and the YMCA to the east, and single-family and a large apartment building to the south.

Background Information

The applicant is requesting to rezone their property from WR-Washburn Residential to Traditional Neighborhood Development-Specific to make improvements to their building and provide additional services. Additionally, the process for this zoning district will also provide a transparent record to the community on the uses/services that are being provided, and will only be provided, at this location.

The building is currently used as a central location for several agencies that provide medical, social, behavioral health, and other benefit services for individuals or families that are experiencing housing and economic insecurity. The proposed zoning would allow another agency partnership that would provide additional services.

The building/property has been used as a medical clinic/office since it was first built in 1957-1958. A large addition was added to the south in 1968. The building was purchased from Mayo Clinic Health System in 2021 to be used as it is now. It was purchased in 2022 by Couleecap Inc. Prior to 1957 it appeared that at least two residential buildings were located on this property.

The property was rezoned to Washburn Residential in 2004 as part of a larger comprehensive rezoning of the Washburn Neighborhood. The Washburn Residential zoning district was created in order to preserve single family homes and require better architectural control over multi-family developments. This parcel was included in the rezoning effort with the desire for it to be redeveloped into housing should that opportunity occur in the future. It was changed from C1-Local Business.

As a result of the zoning change the property is now considered legal non-conforming. Per State Statutes a legal non-conforming use can continue to be used as long as it does not stop being used in that manner for twelve (12) months or longer. The previous use was as an office building which is how it is being used today as determined by our Community Risk Management Department. Being classified as a legal non-conforming use does come with some restrictions. The property owner is not permitted to intensify the current use. This prohibits any additions to the building. Also, the property owner is only permitted to make improvements, except for general maintenance, to the building that does not exceed more than 50% of its assessed value over the lifetime of the building. The Community Risk Management Department has determined that the value left for any improvements is approximately

\$240,210, based off an estimated 2022-2023 assessed value range between \$900,000-\$1,000,000. The applicant would like to make substantial interior improvements to the building as well as add solar panels to the roof. Their proposed projects far exceed the remaining value left. The proposed rezoning would remove the “legal, non-conforming” status on the property and allow for the applicant to make improvements to the building without being held to any cap.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

The 2040 Imagine Downtown Master Plan depicts the intersection of 11th & King Streets, which includes the subject parcel, as a recommended neighborhood infill/redevelopment site for a mix of residential uses.

The 2040 Imagine Downtown Master Plan also states that a “central facility to provide services for people experiencing housing insecurity” is a major opportunity that is needed. The Salvation Army is primarily a shelter that only offer services to individuals and families that are provided a bed. The REACH Center primarily serves a separate purpose as a facility where most, if not all, of the area agencies have come together to offer services to anyone.

The Land Use Element in the 2040 Comprehensive Plan for the Downtown Neighborhood depicts “Existing Uses” as a desirable land use. These services and uses begin at this location in 2021. The Comprehensive Plan was adopted in 2023. Any new Institutional uses are listed as undesirable. “Existing Uses” are noted within each Future Land Use Category to specify that an existing use is always “Allowable” on any property in La Crosse and that no existing property must be changed in order to comply with the Future Land Use Plan. When a property seeks a zoning change that is also considered a change in use, it will no longer be automatically considered “Allowable” as an existing land use and the desired future land uses are considered. Staff consulted with the Chief Building Inspector as they are the designated zoning administrator for the City who determined that, based off the applicant’s proposed list of uses and even though some are currently not being conducted on the property, it would **NOT** be considered a change in use. All existing and proposed uses would be permitted under an office use.

Staff Recommendation

Staff worked with the applicant to determine what zoning would allow them to achieve their goals for their property, which was largely their need to make improvements to the property. Traditional Neighborhood Development zoning was suggested as no other zoning district would also allow them to provide all their proposed services, except for a commercial zoning district, which staff was not supportive of. This zoning district has historically worked the same as Planned Development zoning but for projects smaller than two acres in size. Applicants may propose what uses and conditions they desire and request approval from the Common Council. While there are some additional design features and a model ordinance referenced in the Municipal Code that are associated with this zoning district, they only serve as a non-exclusive guide when reviewing applications for this zoning.

The applicant has held several neighborhood meetings and public input sessions to gather feedback and address any concerns. While many stated they would rather see housing on this parcel many also

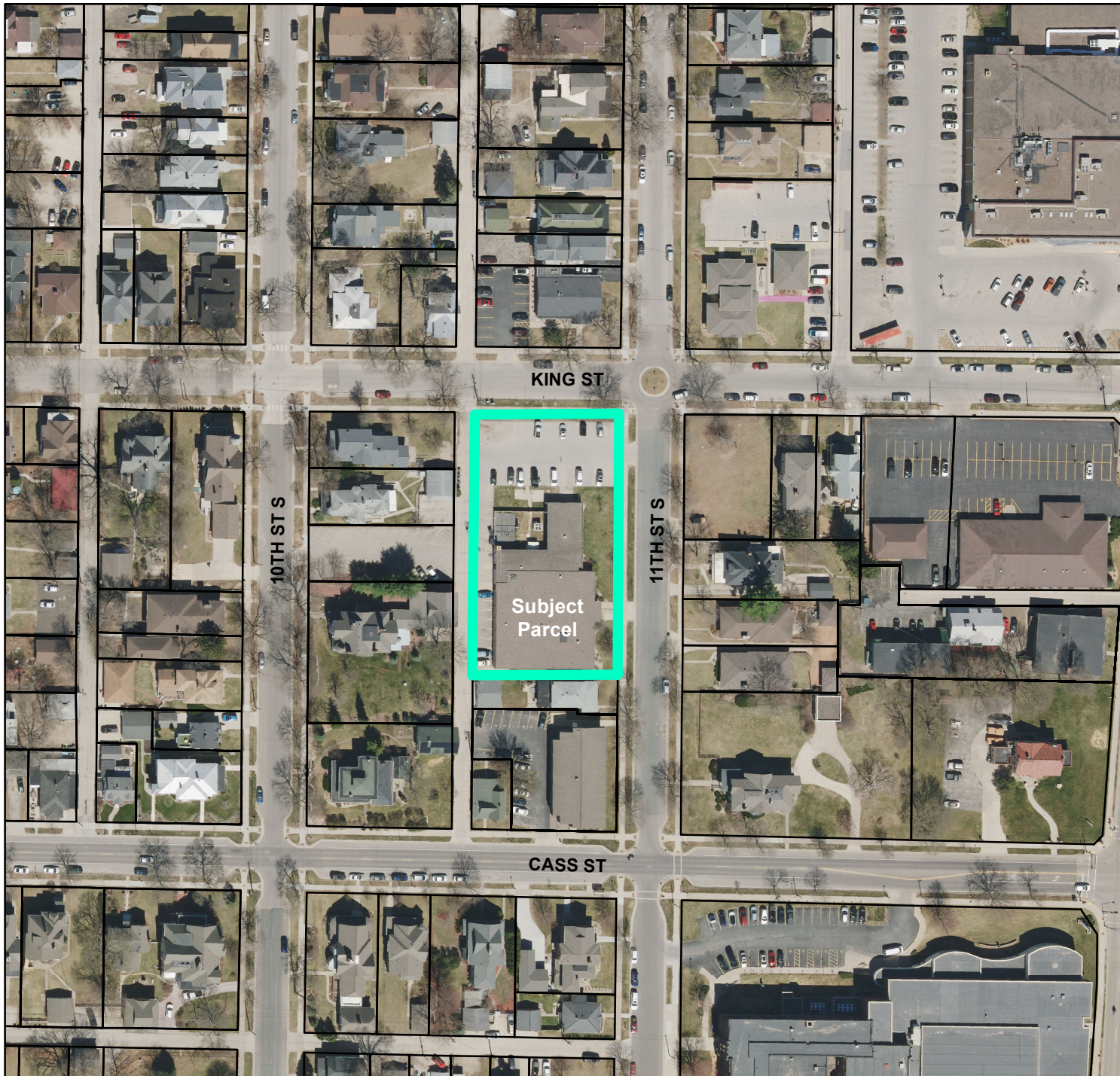
expressed their concern over what uses/services may end up being provided in the future. This concern is also why staff suggested this zoning district as it provided a means for the applicant to transparently list of all the services they intend to provide. The applicant took it a step further and stated in their application some services/activities they would NOT provide to address these concerns from surrounding neighbors. If approved, any services not listed that the applicant would like to provide will require the applicant to come back through the zoning process.

Another major concern was regarding the installation of solar panels on the roof of the building. The concerns largely were regarding the possibility of glare from the solar panels and affecting the surrounding properties. The City looked into this concern when evaluating the installation of solar panels on Fire Station #2 and possible glare to any adjacent residence halls. It was determined that most solar facilities use PV modules to generate electricity. PV modules use non-reflective glass and are designed to absorb rather than reflect the light that hits the panels to convert solar energy into electricity. PV modules are generally less reflective than windows and are installed at numerous airports. The best strategy for the applicant is to model their proposed PV system as if it were installing it on the rooftop on an airport terminal.

The applicant is requesting the zoning change for them to provide some additional services and for their entire operation to be considered a permitted use so they can make a substantial investment into the building for interior improvements and to add solar panels. Additionally, this zoning request provides a transparent list of services and activities to be conducted on the property between the owner and the community. Staff would have evaluated this zoning differently in accordance with adopted plans if the applicant was not already operating this facility on the property.

This item is recommended for approval.

Routing J&A 3.5.2024

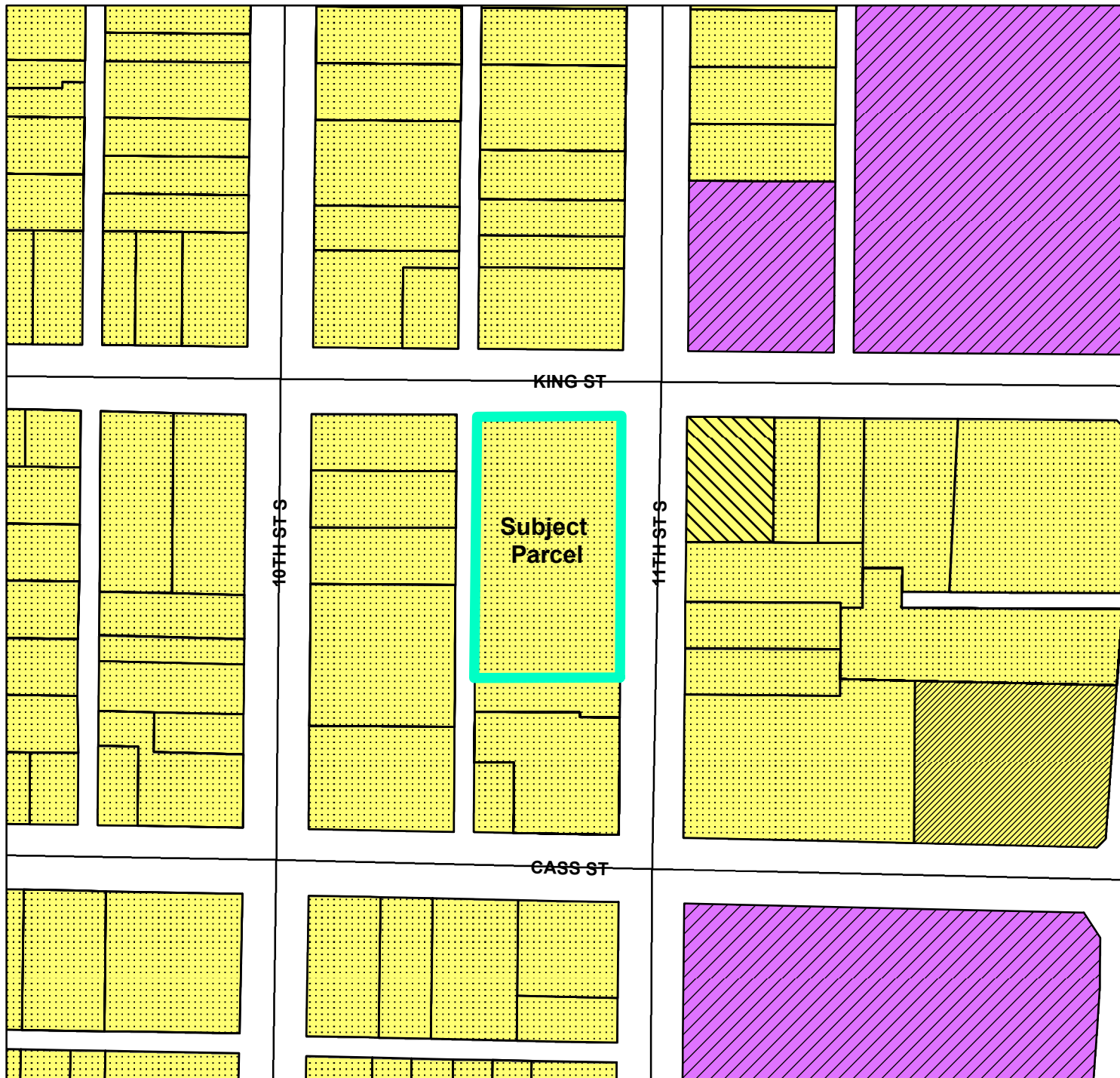


BASIC ZONING DISTRICTS

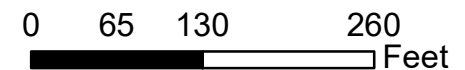
	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY



0 65 130 260 Feet



BASIC ZONING DISTRICTS



March 1, 2024

Dear Council Members,

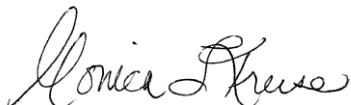
I am writing to express my strong support for the rezoning petition of the REACH Center from Residential to a Traditional Neighborhood Development designation. This zoning recognizes and defines the vital services offered at the REACH Center while maintaining appropriate restrictions for the neighborhood.

The REACH Center is a model for collaboration between nonprofits and local government that I am proud to support. The County and City of La Crosse launched Pathways Home, a five-year plan to address homelessness in our community. The REACH Center is an important component of that plan to find collaborative and cost-effective solutions that benefit all people in our county.

Rezoning the REACH Center will also allow for the addition of solar panels, a proven technology to increase sustainability and lower costs. The most important service dependent on the rezoning will allow for the addition of dental suites to be operated by Scenic Bluffs Community Health Centers. Adding dental care to the REACH Center's already impressively long list of services would be a huge win for our county, which has long faced a shortage of dental services for those most in need.

The REACH Center is a model for a community that lifts everyone up and leaves no one behind. By supporting this rezoning petition, the council can show its support for that model, which I and many of my colleagues at La Crosse County wholeheartedly support.

Sincerely,



Monica Kruse, La Crosse County Board Chair

From: Jane Klekamp <janeklekamp@gmail.com>
Sent: Sunday, March 3, 2024 8:24 AM
To: ZZ Council Members; Elsen, Nikki; Reynolds, Mitch
Subject: REACH Center

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Dear City of La Crosse Council Members,

We appreciate living in a historical neighborhood, being close to downtown, and with proximity to nature. We support the change requested by the REACH Center as the services are crucial to the La Crosse community. Helping those in need of housing assistance and ensuring children are receiving dental care fill basic human needs. Providing opportunities to thrive for those with the less is one of the most important things we can do in society.

Anthropologist Margaret Mead said the first sign of civilization in an ancient culture was a femur that had been broken and then healed. A broken femur that has healed is evidence that someone has taken time to stay with the one who fell, has bound up the wound, has carried the person to safety and has tended the person through recovery. Helping someone else through difficulty is where civilization starts.

Let's be civilized.

Respectfully,

Keith Belzer and Jane Klekamp
225 9th Street South, La Crosse

From: Marie Kyle FSPA <mkyle@fspa.org>
Sent: Sunday, March 3, 2024 2:46 PM
To: ZZ Council Members
Subject: REACH center re-zoning

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I am in the Washburn Neighborhood. I also work with and collaborate with persons who need some extra support to remain independent. Therefore I support the services that the REACH center offers to those persons in our community. Sometimes it doesn't take a lot to help people remain or become independent.

I also support the addition of solar panels. It is an addition that will make the building more efficient in the long-run.

Making the building more efficient for more dental services will help many clients. The additions that are being asked for with this rezoning probably will help persons who are now without shelter and keep more people from becoming without shelter.

Thanks for your consideration.

Sister Marie Kyle

--

Marie Kyle, fspa
809 Viterbo Drive,
La Crosse WI 54601-4657

From: cvm <cvanmaren@protonmail.com>
Sent: Sunday, March 3, 2024 10:53 PM
To: ZZ Council Members
Cc: ZZ City Clerk External
Subject: #24-0190 Please approve REACH zoning

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Dear Council Members,

I am emailing to request that you approve the zoning request by the Reach Center. They are doing important work. Adding services to their current location will improve their outreach and efficiency. When assistance is spread out, it's harder for those needing it to get to it. We really need to ensure that access is as easy and affordable as possible for people already struggling. Upgrading these current facilities will make that possible.

Thank you.

Cathy Van Maren
2815 Highland St
La Crosse
Sent with [Proton Mail](#) secure email.

Craig, Sondra

From: Justin S McKnight <jsmcknight@viterbo.edu>
Sent: Monday, March 4, 2024 7:07 AM
To: ZZ Council Members
Subject: Support for REACH Center Rezoning Efforts

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To Whom it may Concern:

My name is Justin McKnight LPC, NCC and I am the Director of Counseling Services at Viterbo University. I wanted to write in support of the proposed re-zoning of the space on 11th Street. While I do not live in the neighborhood, my family works and attends school in the Washburn Neighborhood. Additionally, as a member of the La Crosse community, I find value in creative utilization of our limited spaces and value making essential services accessible to those who may struggle with transportation.

What makes this project particularly appealing is the provision of MA-funded dental services. Dental services provided by Scenic Bluffs in this space are difficult to obtain locally through the Wisconsin state health insurance program, especially with the recent closing of an office that provided such services. In addition, another provider of mental health services in this centralized location will continue to help those in need of life-saving supports. I do realize that this neighborhood struggles to balance elements of its residential character with rental properties and public services, but as others have noted in their letters of support, this building has been in long-term use as a clinical space. Investment in creating accessible essential health care in La Crosse is something that must be considered in the re-zoning of this space. Mayo Clinic, Coulee Recovery, Viaro Health, Gundersen Health Systems, etc. have all made their services walkable or easily accessed through bussing, removing the need to travel to spaces outside the city, which greatly limits access.

Careful planning and collaboration between members of the community, local businesses, city government and other invested parties seems to me to be an opportunity for the successful launch of this program and an opportunity to capitalize on underutilized space to offer care for our most vulnerable citizens.

Sincerely,
Justin

Justin McKnight LPC, NCC, ACS ([pronouns](#): he/his)

Viterbo University '16

Director of Counseling Services
608-796-3808

Murphy Center 371
[Schedule an Appointment](#)

From: Joe Northwood <northwdj@gmail.com>
Sent: Monday, March 4, 2024 10:29 AM
To: ZZ Council Members
Cc: executivedirector@ywcax.org
Subject: REACH Rezoning

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City Council,

Thank you for your consideration of the rezoning of the REACH Center at 211 S 11th St. The Reach Center was founded through cooperation of non-profit organizations, Catholic Charities, Couleecap, Independent Living Resources, New Horizons Shelter and Outreach Services, Salvation Army, and the YWCA La Crosse. Having all of these organizations provide services under one roof means more efficient outreach to support the lower socio-economic individuals and families in our community.

The requested rezoning would enable the REACH Center to be more energy efficient, environmentally sustainable, and allow a more efficient use of space.

Additionally, their new partner, Scenic Bluffs Community Health Centers, would be able to perform necessary renovations ensuring they are able to provide quality dental and health care. While there are already medical health providers in our community, they are overwhelmed and often require patients to wait several months to be seen for routine medical care. While there may be some push-back from neighbors to the facility, allowing these renovations would mean the health services can be performed inside the building instead of outside with the mobile health clinic.

Again, thank you for your consideration of the rezoning and I look forward to your support for the REACH Center and their mission.

Joseph Northwood
3114 Scarlett Dr
La Crosse WI

Barb & Greg Grob
1024 Cass St
La Crosse, WI 54601

March 4, 2024

Dear Ms. Elsen,

We would like to offer this letter as support for the rezoning of the REACH Center. We also own the property at 312 11th Ave S.

I directly help our unhoused friends. They have stories, just like you and me. We have never had an issue with them at either house.

Our family did foster care for several years. Dental care was very difficult to obtain for our foster children. Can you imagine not being able to get your teeth fixed as a child? Last year, 40% of Scenic Bluffs patients were children.

I believe we do need to make our community better. How do we do it? We have experts in our neighborhood. Dr. Rick Kyte, Viterbo University, teaches a graduate class called Building Communities. Could we ask Chief Shawn Kudron, the community resource officers, and the community social workers to speak and offer suggestions on how we could make our community better instead of criticizing them?

What would it look like if we volunteered our time and supported the REACH Center?

Would helping the less served in the La Crosse area make Washburn stronger?

And what about doing the moral thing?

There must be a way to meet in the middle. Can we learn more from experts without hostility?

Thank you,

Barb and Greg Grob

Craig, Sondra

From: Connie Norris <cmgramsnorris@gmail.com>
Sent: Monday, March 4, 2024 12:07 PM
To: ZZ Council Members
Subject: Reach Center

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I would like to support the Reach Center rezoning.

I believe the services the Reach Center supplies for our community are important and if rezoning helps them to expand their services to those in need we are all better for it.

Please rezone the property as needed to allow this important cog in our community wheel to work smoothly.

Thank you,

Connie Norris

Craig, Sondra

From: Kamryn Hartfield <kamrynhartfield@gmail.com>
Sent: Monday, March 4, 2024 2:15 PM
To: Elsen, Nikki; khawthorne@scenicbluffs.org; ZZ Council Members
Subject: Comment in Support of REACH Rezoning

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Hello,

I'm writing to convey my support for the rezoning of the REACH Center in hopes of encouraging you to vote for its passing, if you have not yet planned to do so.

I'm a resident of the Washburn Neighborhood. I'm passionate about social service and healthcare expansion, as well as sustainability efforts. I believe the REACH Center's goals of adding income-based dental services and improving energy efficiency serve as a model for community investment and will have positive impacts on the wellbeing of La Crosse residents, particularly those of the Washburn and downtown neighborhoods.

Thank you for your consideration on this issue.

Best,

Kam Hartfield

From: Alice Bachop <abachop.83@gmail.com>
Sent: Monday, March 4, 2024 9:11 PM
To: ZZ Council Members
Subject: REACH Center Zoning

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Dear Council Member,

Please vote in favor of the REACH Center zoning change. I live two blocks from the REACH Center and I fully support the rezoning that would enable Scenic Bluffs Community Health Center to provide dental care in an efficient manner to patients in La Crosse.

As a nurse practitioner working for one of our major health systems, I regularly see La Crosse patients who cannot afford dental care and would benefit from this service.

I see no reason why this zoning change would increase crime in our neighborhood, but it would make a beneficial difference in the lives of many in La Crosse.

Sincerely,

Alice Bachop
147 13th St S
La Crosse

Craig, Sondra

From: Michael J White MD <mjwhitederm@proton.me>
Sent: Monday, March 4, 2024 9:04 PM
To: ZZ Council Members
Cc: Kim Hawthorne; Hougom, Jean L
Subject: Proposed rezoning for Reach CEnter -- Support of County Medical Society

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Dear City Council,

I am writing to you on behalf the La Crosse County Medical Society (LCMS), as the President of that Society.

After discussing this proposed rezoning of property 212 11th St in La Crosse and the potential for increased service, our LCMS wishes to express strong support for the proposed rezoning.

To the best of our knowledge, the rezoning will not increase traffic in the area, nor increase noise or congestion or nuisance traffic. Prior to the Reach Center, the facility was a Franciscan Healthcare facility, which generated an equal or greater volume of traffic, for many years.

We consider the improvement in services offered by Reach Center to be essential to efforts to improve the health of the population of La Crosse. Dental services are limited in every community, especially for patients without employer-sponsored dental insurance. Poor dental care contributes to many chronic illnesses and causes significant suffering. This rezoning makes possible improved services for the population of La Crosse.

The proposed solar panels merely bring the building into better alignment with the energy goals of the city and the county.

The LCMS Board of Directors offers its strong support for this initiative. We believe it is crucial to support efforts to improve the health of our community.

Michael J. White, MD
President La Crosse County Medical Society

Sent with [Proton Mail](#) secure email.

From: Dan and Becky <deetzrd@gmail.com>
Sent: Monday, March 4, 2024 7:19 PM
To: ZZ City Clerk External
Subject: REACH Center rezoning #24-0190

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We are writing in support of rezoning the property the REACH Center occupies in the Washburn Neighborhood to continue its use as a professional building and for Scenic Bluffs to add additional services that are needed in our community.

Thank you.

Rebecca Haack-Deetz and Daniel Deetz

Craig, Sondra

From: Amber Norris <rivergirlamber@gmail.com>
Sent: Monday, March 4, 2024 5:42 PM
To: ZZ Council Members
Cc: khawthorne@scenicbluffs.org; Woodard, Chris
Subject: Reach Center

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Dear Mr. Woodard and Council Members,

I would like to express my support for the Reach Center rezoning.

I strongly believe the services the Reach Center supplies for our community are extremely important and that rezoning will help them to expand their services to those in need.

Please support the rezoning of the property as needed to allow the Reach Center to even better support the members of our community most in need.

Sincerely,

Amber Norris

Craig, Sondra

From: eric bishofsky <ericbishofsky@gmail.com>
Sent: Monday, March 4, 2024 5:38 PM
To: ZZ Council Members
Cc: Woodard, Chris; khawthorne@scenicbluffs.org
Subject: Reach Center Rezoning

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Dear Mr. Woodard and Council Members,

I would like to express my support for the Reach Center rezoning.

I strongly believe the services the Reach Center supplies for our community are extremely important and that rezoning will help them to expand their services to those in need.

Please support the rezoning of the property as needed to allow the Reach Center to even better support the members of our community most in need.

Sincerely,
Eric Bishofsky

From: Dale Norris <dnorris678@gmail.com>
Sent: Monday, March 4, 2024 4:52 PM
To: ZZ Council Members
Cc: khawthorne@scenicbluffs.org
Subject: Reach Center zoning change

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Hi,

I am writing to support the rezoning of the Reach Center.

I believe that Scenic Bluffs is doing good work at the center and that being able to add dental services is an important addition. The expansion of services there to include dental would be quite beneficial to the community.

Thank you,
Dale Norris

From: Kristie L <kristie2005@gmail.com>
Sent: Tuesday, March 5, 2024 5:20 AM
To: ZZ Council Members
Subject: rezoning for the REACH Center at 212 11th St in La Crosse

Some people who received this message don't often get email from kristie2005@gmail.com. [Learn why this is important](#)

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

I am for the rezoning of the REACH Center at 212 11th St in La Crosse. The proposed rezoning is only for that one parcel of land, and I don't see that as a danger to the historic neighborhood nearby.

The entire length of West Avenue is already full of small businesses, and it is a very busy street. So I also don't see how this will drastically increase the traffic in the historic district.

The REACH Center helps so many low-income people in the La Crosse area. My understanding is REACH wants to expand to be able to provide dental services. They are NOT going to provide drug counseling or house the homeless. Therefore, rezoning is NOT a threat to the historic neighborhood.

The services REACH currently provides are vital to the city, especially now with the number of homeless we do have. REACH helps people with low incomes get housing and keep the housing they have so they are not homeless. Without REACH we would have many more homeless in La Crosse.

I have heard many people online against this proposal worried it will drastically increase the crime rate in their neighborhood. They worry they will be finding homeless people sleeping in their alleys find needles on their boulevards. I have heard them call the people REACH helps "vermin." They don't even want to see a homeless person using Walgreens on West Ave. Even seeing a homeless person outside a store makes them uncomfortable and some have actually said they switched stores because of it. I am very worried this paranoia will prevent the rezoning. Many are worried providing social services to the homeless in our area acts as a magnet attracting the homeless to La Crosse. Therefore, they are against ANY expansion of services to help the homeless and low-income individuals. But even the homeless are still PEOPLE. Just because a person is poor does not mean they are criminals. Too many people in today's world are one paycheck from being evicted without help. A major health emergency or job loss and they could be on the street. Just because a person or family is poor does not mean they are criminals.

I am from a low-income family that often had trouble making the mortgage payments on our home and other bills. While growing up my dad often did yard work for people to make ends meet, and my mom babysat. Once we even came close to losing our home when my dad had a heart attack and huge hospital bills. Home prices and rental rates have far outpaced wages for many years now. Today many people just like my parents simply can not make ends meet without help. Retired people on fixed incomes can not find places to live.

I have accompanied my sister to reach out to the homeless. I have talked to them one-on-one. I have met women over 50 who are homeless because they lost their jobs. I have met a farmer who was homeless because his wife died of cancer and the bills cost him the family farm. I have met people in their twenties who are homeless because they lost their job, or had an emergency expense come up. I have also met people with mental health issues who are not a danger to others but simply can't take care of themselves to the extent of maintaining a job and a place to live.

REACH also helps people so they don't become homeless. My Dad, a WWII vet, recently died and he made frequent use of CouleeCap to heat his home and get affordable health care. My Dad was lucky. He had me to fill out all the confusing paperwork every year to apply for benefits and help. Many people his age don't have people to help them fill out the paperwork or even tell them where to get help. These people need places like REACH.

So please rezone this one parcel of land so REACH can help even more people than they currently help.

Thank you
Kristie Lawrence

Craig, Sondra

From: Lovejoy, Staci
Sent: Tuesday, March 5, 2024 1:08 PM
To: Craig, Sondra
Subject: FW: 4 March Meeting Minutes

Hi Sondra,

Can you please attach James email below to the CPC agenda for last night?

Thank you!

Staci Lovejoy

Planning, Development & Assessment Administrative Specialist

City of La Crosse

400 La Crosse Street

lovejoys@cityoflacrosse.org

608-789-7526

From: James Szymalak <szymalak40@gmail.com>
Sent: Tuesday, March 5, 2024 10:01 AM
To: Lovejoy, Staci <lovejoys@cityoflacrosse.org>
Subject: 4 March Meeting Minutes

You don't often get email from szymalak40@gmail.com. [Learn why this is important](#)

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Good morning,

If possible, could this message be added with the other materials in the meeting minutes?

Thank you

I sincerely regret some of my comments that I made during the 4 March City Plan Commission meeting. I, unfortunately, let emotions get the best of me and I should have addressed the issue in a less confrontational manner, and for that I am deeply sorry. I assure you that it will not recur. I cherish the opportunity to serve my City and I would never want to discredit our work.

Again, my apologies, and thanks for your time,

Jim Szymalak
Commissioner, City Plan Committee



CITY OF LA CROSSE

City Plan Commission

400 LA CROSSE ST
LA CROSSE WI 54601-3396

MITCH REYNOLDS, Mayor
Jennifer Trost, CM
Chris Kahlow, CM
Jenasea Hameister, CM
James Cherf
Jacob Sciammas
Matt Gallagher
Elaine Yager
James Szymalak

ATTENDANCE

MEETING DATE: 03/04/24

NAME (Please print)	ITEM # of INTEREST	Address	Do you wish to speak?
RIC HARNED	REZONING 06 212 11th ST	1004 CASS ST	yes ✓ 3
Emily Thomas-Hamel	Rezoning of 212 11th St.	1004 Cass St.	yes ✓ 1.5
Hetti Brown	24-0190	212 11th St. South - REACH	yes ✓ 3
Kim Hawthorne	24-0190	212 11th St - REACH BBCHC	yes ✓ 3
Laurie Cooper Stoll	24-0190	212 11th St - REACH UWCA	yes ✓ 5
Melissa Crook	24-0190 OPPOSE	544 24th St N	No
Scott Schumritzer	24-0068		YES
Michelle Elliott	24-0190	237 10th St S. / LaCrosse	yes 3
JASON DELLABER	24-0217	321 N. 15th Jr	YES
Gary Less	24-0189	1411 Nakomis Ave	yes
Kim Cable	24-0190	2002 Hyde Avenue, Lax	yes 3
Lisa Middleton	24-0190 OPPOSE	203 10th St S. LaCrosse WI	yes 1.5
Randall Brown	24-0190	215 6th Street #410 54601	yes 3
Carol Lindhorst		223 S 11th LX	NO
Jennifer Garvey	24-0190	221 10th St LX	yes
Michael Garvey	"	"	yes
Rose Plush	24-0190	929 King	yes



CITY OF LA CROSSE

City Plan Commission

400 LA CROSSE ST
LA CROSSE WI 54601-3396

MITCH REYNOLDS, Mayor
Jennifer Trost, CM
Chris Kahlow, CM
Jenasea Hamcister, CM
James Cherf
Jacob Sciammas
Matt Gallager
Elaine Yager
James Szymalak

ATTENDANCE

MEETING DATE: _____

NAME (Please print)	ITEM # of INTEREST	Address	Do you wish to speak?
Karl Hen	24-0190	1003 King	Yes
Grave Green	24-0190	1003 King	yes
Brett Sawyer	24-0217	1020 Grove St.	yes



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0205

Agenda Date: 3/5/2024

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application



City of La Crosse, Wisconsin

APPLICATION FOR EXPANSION OF ALCOHOL BEVERAGE LICENSE AND STREET PRIVILEGE PERMIT

*Must be filed in conjunction with a Special Event Application.

Fee: \$ 250⁰⁰

The undersigned licensee requests permission to expand the following license(s) onto public property for the purpose set forth below. Check all license that apply.

- ☒ Combination "Class B" Beer & Liquor
☐ Class "B" Beer
☐ "Class C" Wine

BUSINESS INFORMATION			
Legal/Real Name: <u>A+S Foster, LLC</u>		Trade Name: <u>Bottoms Up</u>	
Address: <u>500 Copeland Ave.</u>			
Phone Number: <u>608.782.6008</u>		Name of Agent (If Corporation/LLC): <u>Shannan Foster</u>	
EXPANSION INFORMATION			
Date of Expansion - must be between Memorial Day and Labor Day: <u>Sat. June 8, 2024</u>			
Time of Expansion - when alcohol will be sold, possessed or consumed in the public way: Start <u>11 Am</u> End <u>10 pm</u>			
Describe Area of Expansion - Where Alcohol Will be Present: <u>See map</u>			
Reason for Expansion: <u>Block Party</u>			
PERSON IN CHARGE			
Name:	First	Middle	Last
	<u>Shannan</u>	<u>G.</u>	<u>Foster</u>
Address:	Street	City	State Zip Code
	<u>817 Liberty St.</u>	<u>LaCrosse</u>	<u>WI 54603</u>
Phone Number: <u>608.317.0495</u>			

I have obtained written consent of at least two-thirds (2/3rds) of the abutting and adjacent property owners in support of this request for expansion and those signatures are attached hereto.

The above hereby makes application to expand its alcohol beverage license into a public way as described. I further state that I have received a copy of the Conditions for a Street Privilege Permit permitting the sale, possession and consumption of alcohol on a City street and agree to abide by the same and with all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages, fencing and adherence to noise levels.

Signature of Applicant

2.1.24
 Date

We, the undersigned, represent at least two-thirds (2/3rds) of the abutting and adjacent property owners who are affected by the **Application for Expansion of Alcohol Beverage License and Street Privilege Permit** requested by Bottoms Up. We further state that we support the event to be held on Sat June 8, 2024

NAME (Print) Matt Johnson ADDRESS 416 Island St

SIGNATURE [Signature] DATE 2-6-24

NAME (Print) _____ ADDRESS _____

SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____

SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____

SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____

SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____

SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____

SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____

SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____

SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____

SIGNATURE _____ DATE _____

We, the undersigned, represent at least two-thirds (2/3rds) of the abutting and adjacent property owners who are affected by the **Application for Expansion of Alcohol Beverage License and Street Privilege Permit** requested by Bottoms Up. We further state that we support the event to be held on Sat. June 8, 24

NAME (Print) MILES WILKINS ADDRESS 512-528 Copeland
SIGNATURE Miles Wilkins DATE 1/31/2024

NAME (Print) Tonya Rusk ADDRESS 415 Island St.
SIGNATURE Tonya Rusk DATE 2.1.24

NAME (Print) YVONNE GUZMAN ADDRESS 510 COPELAND AVE
SIGNATURE Yvonne Guzman DATE 2-6-24

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

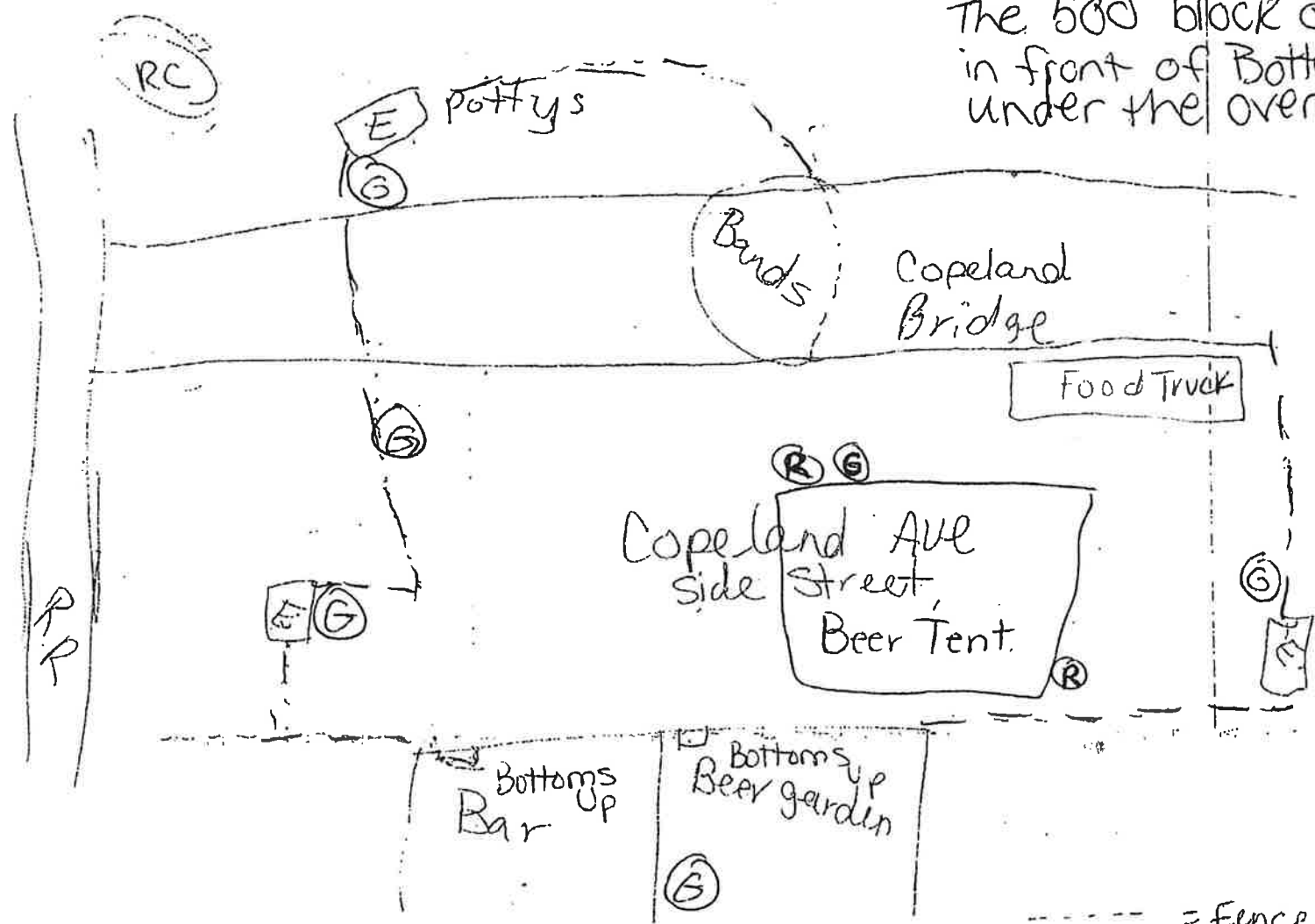
NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

NAME (Print) _____ ADDRESS _____
SIGNATURE _____ DATE _____

1/2 block of Copeland Ave
abutting and adjacent to 500 Copeland Ave extending
under Copeland bridge.

sales/service description

The 500 block of Copeland Ave
in front of Bottoms Up and
under the overpass.



----- = fence

E = exit
G = garbage
R = recycling
* they also manually separate trash & recycling



CITY CLERK'S OFFICE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-7510
cityclerk@cityoflacrosse.org
www.cityoflacrosse.org

February 7, 2024

SHANNON FOSTER
A & S FOSTER LLC
500 COPELAND AVE
LA CROSSE WI 54603

Dear Shannon,

Our office is in receipt of the application for Expansion of Alcohol Beverage license for A & S Foster LLC for a special event on June 8, 2024 at 500 Copeland Ave.

Said application will be considered at the following meetings:

Judiciary & Administration Committee

Tues., March 5, 2024, 6:00 p.m.
Southside Neighborhood Center, 1300 6th St S

Common Council

Thurs., March 14, 2024, 6:00 p.m.
Southside Neighborhood Center, 1300 6th St S

Note: The Special Event application that was also submitted does not require Council approval; it is routed internally for approval by the affected departments.

We recommend someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is not allowed at the Council meeting, though, you are welcome to attend.

Attendance is allowed either in person or virtually. If you wish to attend virtually, please email me for the link to participate. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig
Deputy Clerk
craigs@cityoflacrosse.org
608-789-7549



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0217

Agenda Date: 3/5/2024

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application

Agenda Number:

2-7-24

TO: CITY OF LA CROSSE
CLERK'S OFFICE

FROM: JESSICA OLSON, BOARD MEMBER & AGENT
KARUNA, INC. - C/O JULIA McDERMID
102 GROVE ST.
LA CROSSE, WI 54601

RE: CUP APPLICATION FOR NEW ISSUE OF ROOMING HOUSE
LICENSE FOR 1012 GROVE ST.

DEAR CITY CLERK ELSER,

PLEASE FIND ENCLOSED CUP APPLICATION FOR
ISSUANCE OF A NEW ROOMING HOUSE LICENSE AT
1012 GROVE ST.

THE INTENDED TENANCY OF EACH RESIDENT WILL
BE IN EXCESS OF THIRTY DAYS.

PLEASE BE ADVISED THIS IS A RARELY-INVOKED
SECTION OF CITY ORDINANCE AND IS PRONE TO
CONFUSION BECAUSE OF SOME UNIQUE STANDARDS.
THE LICENSE IS ISSUED TO THE "OPERATOR"
WHEREAS A CUP IS APPLIED FOR BY THE OWNER.
SINCE MY FAMILY HAS HELD MULTIPLE ROOMING HOUSE
LICENSES OVER THE PAST FEW DECADES, I AM
ACTING ON ~~BOTH~~ BEHALF OF BOTH ENTITIES TO
ASSIST IN THE PROCESS. WE HAVE CONSENT OF
THE OWNER TO PROCEED, BUT IT WILL BE KARUNA,
INC. WHO WILL BE THE OPERATOR.

PLEASE CONTACT ME AT 608-769-7366 IF I
CAN BE OF ANY ASSISTANCE. THANK YOU.

SINCERELY,


JESSICA OLSON

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
 KARUNA, INC. c/o Julie McDevitt
 1012 GROVE ST. LA CROSSE, WI 54601

Owner of property (name and address), if different than Applicant:
 CTC PROPERTIES, LLC

Architect (name and address), if applicable:
 N/A

Professional Engineer (name and address), if applicable:
 N/A

Contractor (name and address), if applicable:
 N/A

Address(es) of subject parcel(s):
 1012 GROVE ST. LA CROSSE, WI

Tax Parcel Number(s):
 17-20155-140

Legal Description (must be a recordable legal description; see Requirements):
 SEE ATTACHED DOCUMENT

Zoning District Classification:
 R-5 Multiple Dwelling

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-343(1) if the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "*" on the next page.
- 115-353 or 356, see "****" on the next page.

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

Description of subject site and CURRENT use: DUPLEX - 6 BR EACH UNIT
 LIMITED TO 5 UNRELATED ADULT OCCUPANTS

Description of PROPOSED site and operation/use (detailed plan of the proposed site):
 Rooming House LICENSE for 1012 GROVE ST UNIT
 TO ALLOW 6 UNRELATED ADULT OCCUPANTS

Type of Structure proposed: N/A

Number of current employees, if applicable: ONE

Number of proposed employees, if applicable: ONE

Number of current off-street parking spaces: ONE

Number of proposed off-street parking spaces: ONE

*** If the proposed use is defined in Sec. 115-347(6)(c)**

_____ (1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. Will there be 3 or more employees at one time? Y__ N__

or

_____ (2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

****If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.**

Check here if proposed operation or use will be a **parking lot**: _____

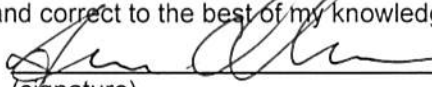
Check here if proposed operation or use will be **green space**: _____

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. **Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.**

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.


(signature) 2/7/24
(date)
608-769-7366 Olson Apartments @
(telephone) (email) gmail.com

STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)

Personally appeared before me this _____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 6th day of February, 2024.

Signed:  Plan Manager
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, CHARLES J. CLARKIN, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of LA CROSSE,
State of WISCONSIN.
2. That the undersigned is a/the legal owner of the property located at:
1012 GROVE ST, LA CROSSE, WI
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a
conditional use permit/district change or amendment (circle one) for said property.

Charles Clarkin
Property Owner

Subscribed and sworn to before me this 6th day of February, 20 24.

Todd B. Holtz

Notary Public
My Commission expires 12-15-2027.



AFFIDAVIT

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

1. That I, JESSICA OLSON, am the applicant of the proposed conditional use permit to be located at 1012 GROVE ST., LA CROSSE, WI

2. That I have:

- A. ☒ contacted the affected Council Member of the District or
B. ☐ obtained a written waiver by the Mayor because I have not been able to the Council Member.

3. That I will personally contact those property owners required to be provided notice of the application for conditional use permit no later than FEBRUARY 13TH, 2024
(insert first publication date)

*4. That I will personally contact the Council Member of the affected district prior to

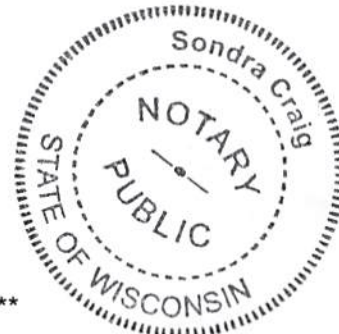
(insert first publication date)

(*If 2A is checked, question 4 is not applicable.)

Subscribed and sworn to before me this
7 day of February, 2024.

Sondra Craig
Notary Public
La Crosse County, Wisconsin
My Commission expires: 11/11/2025

[Signature]
(Signature of Applicant)



I, Mayor of the City of La Crosse, do hereby waive the requirement that the Council Member of the District be notified by the applicant prior to filing said Application for Conditional Use Permit.

Dated: _____
Mayor

Cc: Council Member

**ASSIGNMENT OF
LAND CONTRACT**



2

1701373

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
10/25/2017 08:36AM
REC FEE: 30.00
EXEMPT #: 77.25(15S)
PAGES: 2

48

The undersigned ("Assignor," whether one or more), for a valuable consideration assigns and conveys to CJC Properties, LLC, a Wisconsin limited liability company ("Assignee," whether one or more) the interest identified below in a Land Contract dated May 22, 2017 executed by Loretta C. Clarkin, Trustee of the Donald T. Clarkin and Loretta Clarkin Trust dated December 22, 1995, as Vendor to Charles J. Clarkin as Purchaser on real estate in La Crosse County, Wisconsin ("Property"), together with (the indebtedness therein referred to and) all the interest of Assignor in the Land Contract and the Property, which Land Contract was recorded in the Office of the Register of Deeds of said County as Document No. 1694604.

The Property which is subject to this Assignment is described as:

The East 68 feet of Lot 6 in Block 22 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin

Name and Return Address:

Brandon J. Prinsen
Johns, Flaherty & Collins, S.C.
205 5th Avenue South, Suite 600
La Crosse, WI 54601

ENV

17-20155-140
(Parcel Identification Number)

This is not homestead property.

This transfer is exempt from fee pursuant to Sec. 77.25(15s), Wis. Stats.

Assignor is the owner of the above-described interest in the Land Contract and has good right to assign the same; and the condition of the title of Assignor's interest is the same as at the time of recording the Land Contract.

CHOOSE ONE OF THE FOLLOWING TYPES OF ASSIGNMENT:

1. ☒ **ASSIGNMENT OF PURCHASER'S INTEREST [CHECK BOX AT LEFT IF APPLICABLE]:**
By accepting and recording this Assignment, Assignee agrees:

[CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NEITHER IS CHOSEN, OPTION A SHALL APPLY]

- ☒ A. Assignee assumes and agrees to pay the obligations secured by the Land Contract, to comply with all terms and conditions of the Land Contract, and to hold harmless and indemnify Assignor as to the performance of all obligations, terms and conditions of the Land Contract.
- ☐ B. This Assignment is given for collateral purposes only, and Assignor agrees to continue to make all payments required on the Land Contract and to comply with all terms and conditions of the Land Contract. Assignor retains the right to occupancy of the Property. This Assignment is intended to have the same effect as a mortgage. In the event of a default on the part of Assignor on the obligation secured, Assignee's remedy shall be a foreclosure in accordance with Chapter 846 of the Wisconsin Statutes, for which purpose Assignee agrees to the provisions of Sections 846.101 and 846.103 of the Wisconsin Statutes, as applicable.

2. ☐ **ASSIGNMENT OF VENDOR'S INTEREST [CHECK BOX AT LEFT IF APPLICABLE]:**
By accepting and recording this Assignment, Assignee agrees:

[CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NEITHER IS CHOSEN, OPTION A SHALL APPLY]

- ☐ A. This is a complete assignment of Vendor's interest in the Land Contract. The Purchaser under the Land Contract is instructed to make all further payments to Assignee upon receipt of a copy of this instrument.

- ☐ B. This assignment of the Vendor's interest in the Land Contract is for collateral purposes. Assignor shall be allowed to continue to receive the scheduled, periodic payments(s) on the Land Contract. Any extra or balloon payments shall be made payable to Assignor and Assignee. In the event of a default by Assignor on the obligations secured by this Assignment, Assignee has the right to receive all payments on the Land Contract upon notification to the Purchaser.

Dated: 10-20-17

ASSIGNOR:

Charles J. Clarkin
Charles J. Clarkin

ASSIGNEE:

Charles J. Clarkin
CJC Properties, LLC
By: Charles J. Clarkin, Member

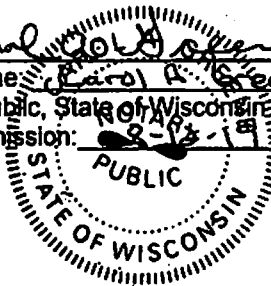
STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

ss.

Subscribed and sworn to before me this 20 day of October, 2017, by Charles J. Clarkin personally and as Member of CJC Properties, LLC to me known to be the person(s) who executed the foregoing and acknowledged the same.

Carol A. Greene
Print Name: Carol A. Greene
Notary Public, State of Wisconsin
My Commission: 8-18-17



Dated: 8-18-17

VENDOR:

Loretta C. Clarkin
Loretta C. Clarkin, Trustee of the Donald T. Clarkin and Loretta Clarkin Trust
dated December 22, 1995

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

ss.

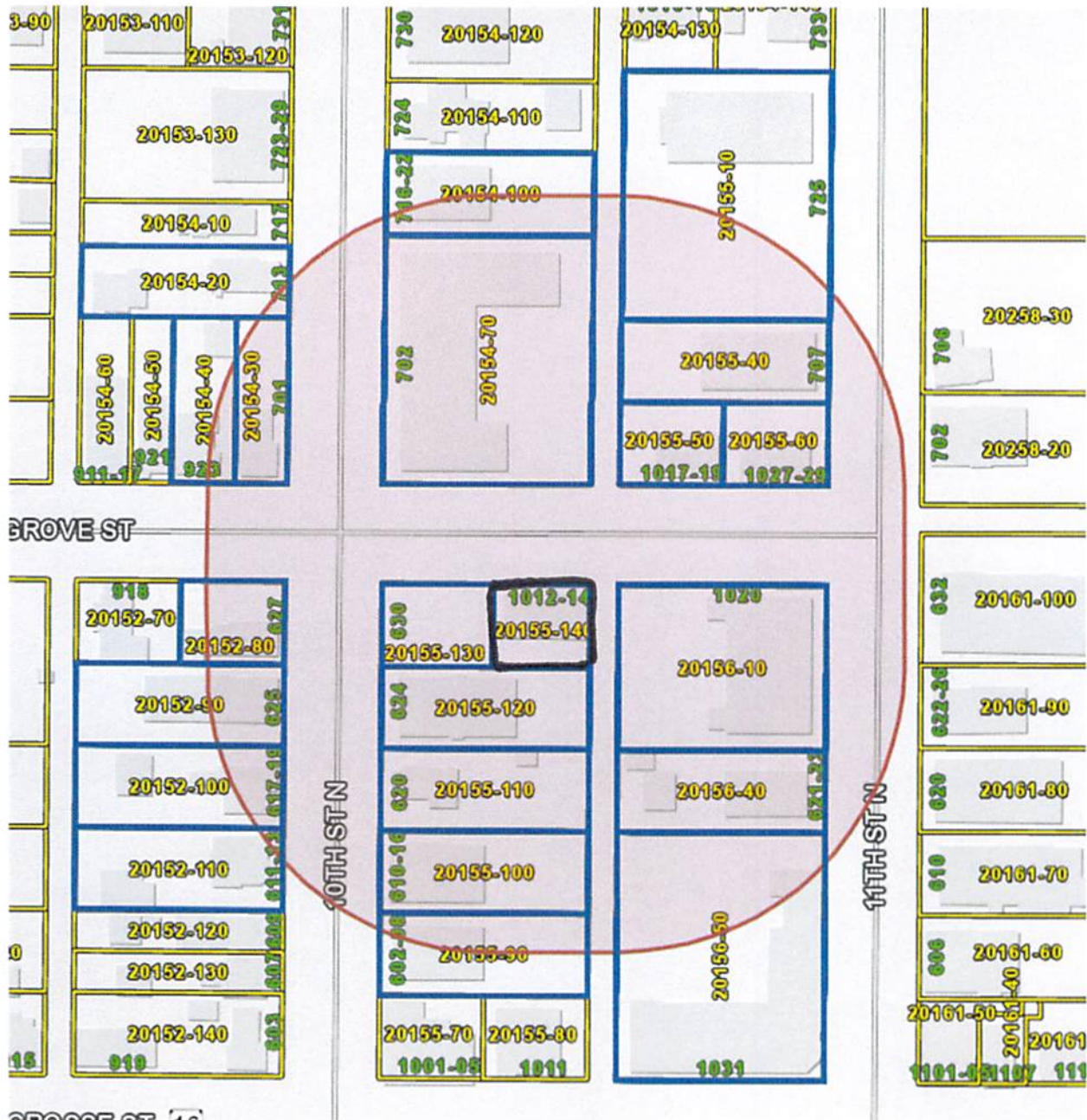
Subscribed and sworn to before me this 18 day of August, 2017, by Loretta C. Clarkin to me known to be the person(s) who executed the foregoing and acknowledged the same.

Jason Vaughn
Print Name: Jason Vaughn
Notary Public, State of Wisconsin
My Commission: 3/12/18



DRAFTED BY:

Brandon J. Prinsen
Johns, Flaherty & Collins, S.C.
205 5th Avenue South, Suite 600.
La Crosse, WI 54601



PARCEL #17-20155-140 - ZONED R-5

DUPLEX - 1012 GROVE = 6 BR

* 1014 GROVE = 5 BR + STAFF
OFFICE

* WE DO NOT REQUIRE A ROOMING HOUSE LICENCE
ON THE 1014 GROVE ST. UNIT BECAUSE ONE
BR IS USED FOR STAFF OFFICE.



Duplex - 1013 (Waste) = 60%
 Parcel #17-2013-140 = 20%

096741-101-1000-1000-1000

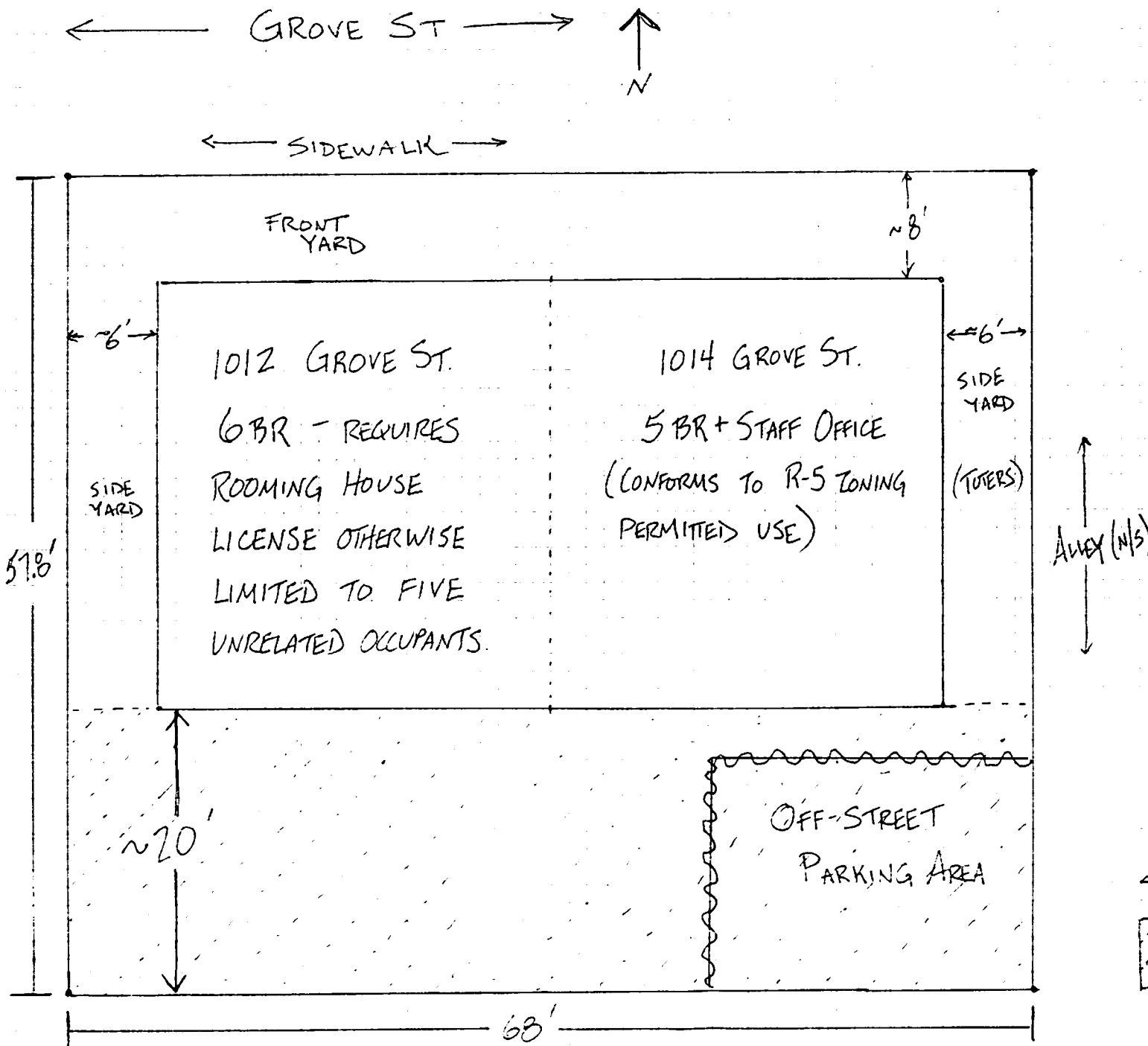
1014 Q104E = 2BR + 2BR

1990

THE DO NOT REPRODUCE A SINGLE COPY OF THIS
 OR ANY PART OF IT WITHOUT THE WRITTEN
 PERMISSION OF THE NATIONAL ARCHIVES

KARUNA, INC.
1012 GROVE ST.
FEB 5TH, 2024

(630 10TH ST N)
(NEIGHBORING
PROPERTY)



~~~~~ = SHOWING GENERAL AREA (NO LINES)

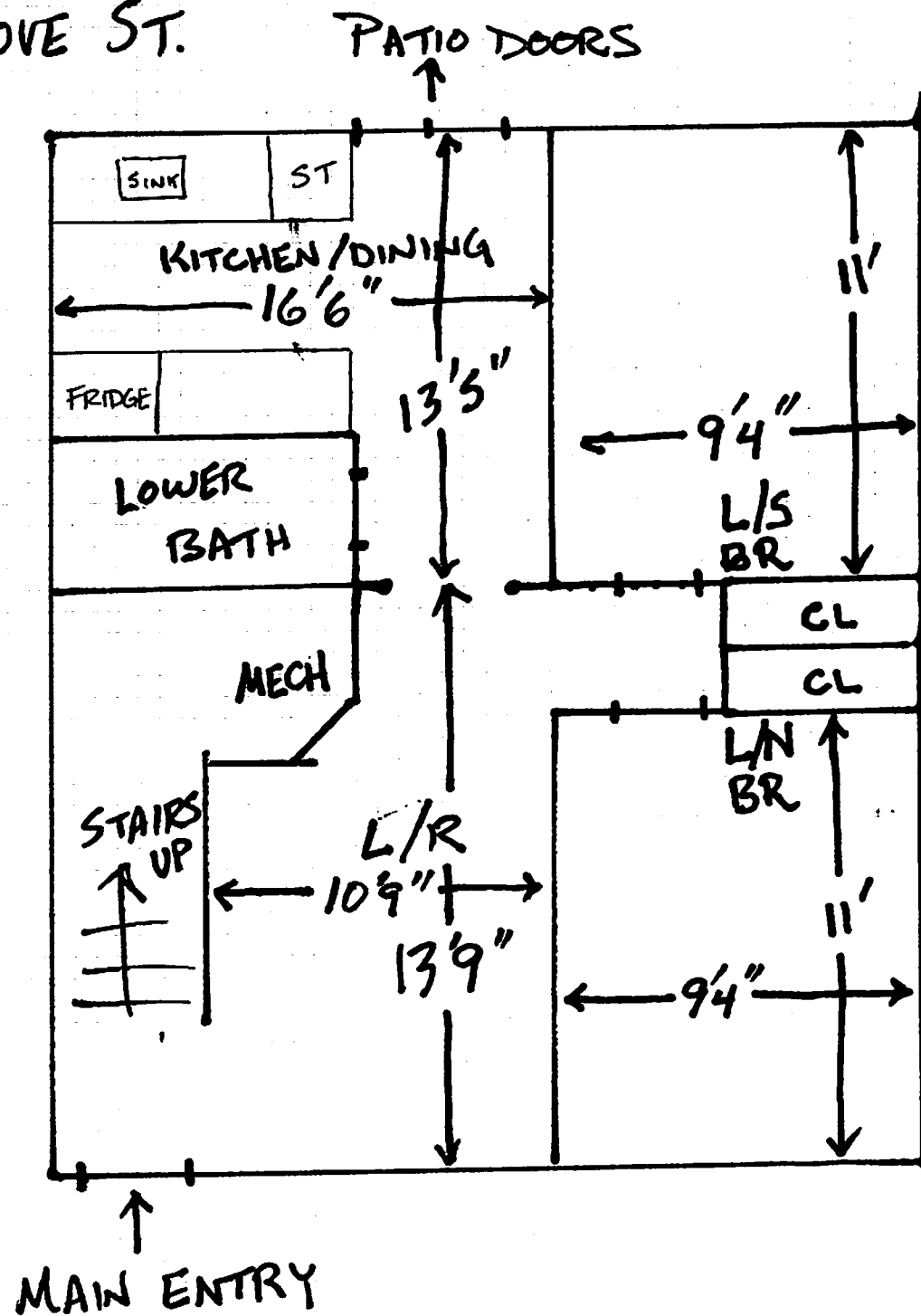
[Dashed Box] = OLD ASPHALT AREA USED FOR PARKING/PATIO

SKETCH BY JESSICA OLSON

1012 GROVE ST.

FIRST  
FLOOR

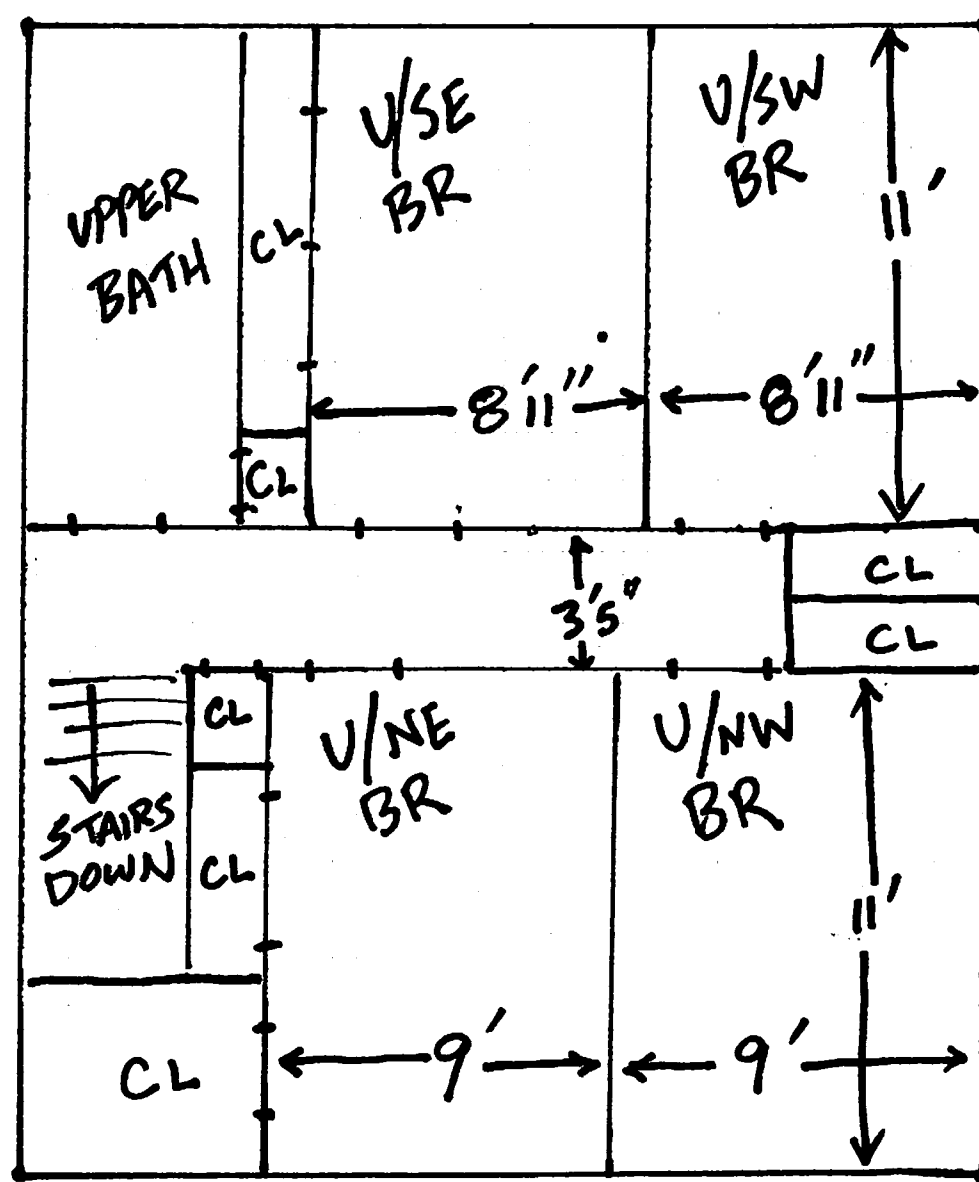
KARUNA, INC

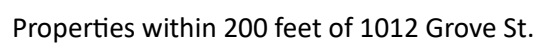




1012 GROVE  
SECOND  
FLOOR

KARUNA, INC.





| <b>Tax Parcel</b> | <b>OwnerName</b>                           | <b>PROPADDCOMP</b>           | <b>Mailing Address</b> | <b>MailCityStateZip</b> |
|-------------------|--------------------------------------------|------------------------------|------------------------|-------------------------|
| 17-20152-80       | JCR PROPERTIES LLC                         | 627 10TH ST N                | 1035 ZIESLER ST        | LA CROSSE WI 54601      |
| 17-20152-90       | JRJ QUALITY HOUSING & RENTALS 3 LLC        | 625 10TH ST N                | 707 CONNER ST          | VIROQUA WI 54665        |
| 17-20152-100      | HAWKEYE LLC                                | 619 & 617 10TH ST N          | N7068 MOONLIGHT AVE    | HOLMEN WI 54636         |
| 17-20152-110      | ROGER E WENDLING, PATRICIA A WENDLING      | 611 & 613 10TH ST N          | 613 10TH ST N          | LA CROSSE WI 54601      |
| 17-20154-100      | JERALD M BAUMGARTNER, ANGELA B BAUMGARTNER | 716, 718, 720, 722 10TH ST N | 2403 LAKESHORE DR      | LA CROSSE WI 54603      |
| 17-20154-20       | JCR PROPERTIES LLC                         | 713 10TH ST N                | 1035 ZIESLER ST        | LA CROSSE WI 54601      |
| 17-20154-30       | JCR PROPERTIES LLC                         | 701 10TH ST N                | PO BOX 1475            | LA CROSSE WI 54602-1475 |
| 17-20154-40       | JCR PROPERTIES LLC                         | 923 GROVE ST                 | PO BOX 1475            | LA CROSSE WI 54602-1475 |
| 17-20154-70       | S & S HOUSING LLC                          | 702 10TH ST N                | 1020 GROVE ST UNIT 19  | LA CROSSE WI 54601      |
| 17-20155-10       | CREDIT SHELTER TRUST                       | 725 11TH ST N                | 3231 EBNER COULEE RD   | LA CROSSE WI 54601      |
| 17-20155-10       | CLARKIN CREDIT SHELTER TRUST               | 725 11TH ST N                | PO BOX 211             | LA CROSSE WI 54602      |
| 17-20155-120      | JCH FOUR LLC                               | 624 10TH ST N                | 236 LARKSPUR LN E      | ONALASKA WI 54650       |
| 17-20155-130      | S & S HOUSING LLC                          | 630 10TH ST N                | 1020 GROVE ST UNIT 19  | LA CROSSE WI 54601      |
| 17-20155-90       | PINETREE PROPERTIES VIII LLC               | 602, 604, 606, 608 10TH ST N | 2938 WILD ROSE LN      | ONALASKA WI 54650       |
| 17-20155-100      | PINETREE PROPERTIES VIII LLC               | 610, 612, 614, 616 10TH ST N | 2939 WILD ROSE LN      | ONALASKA WI 54651       |
| 17-20155-110      | BRETT SAWYER PROPERTIES LLC                | 620 10TH ST N                | 1020 GROVE ST UNIT 19  | LA CROSSE WI 54601      |
| 17-20155-40       | BRETT SAWYER PROPERTIES LLC                | 707 11TH ST N                | 1020 GROVE ST UNIT 19  | LA CROSSE WI 54601      |
| 17-20155-50       | DILLABER PROPERTIES LLC                    | 1017 & 1019 GROVE ST         | N2226 WILDWOOD LN      | LA CROSSE WI 54601      |
| 17-20155-60       | BRETT SAWYER PROPERTIES LLC                | 1027 & 1029 GROVE ST         | 1020 GROVE ST UNIT 19  | LA CROSSE WI 54601      |
| 17-20156-10       | BRETT SAWYER PROPERTIES LLC                | 1020 GROVE ST                | 1020 GROVE ST UNIT 19  | LA CROSSE WI 54601      |
| 17-20156-40       | JERALD M BAUMGARTNER, ANGELA B BAUMGARTNER | 621 & 623 11TH ST N          | 2403 LAKESHORE DR      | LA CROSSE WI 54603      |
| 17-20156-50       | BRETT SAWYER PROPERTIES LLC                | 1031 LA CROSSE ST            | 1020 GROVE ST UNIT 19  | LA CROSSE WI 54601      |

**Properties within 200 feet of 1012 Grove St.**

|            |                    |               |               |                    |
|------------|--------------------|---------------|---------------|--------------------|
| Owner      | CJC PROPERTIES LLC | 1012 GROVE ST | 207 8TH ST S  | LA CROSSE WI 54601 |
| Applicant: | KARUNA, INC.       |               | 1012 GROVE ST | LA CROSSE WI 54601 |

**NOTICE OF HEARING ON  
APPLICATION FOR A CONDITIONAL USE PERMIT**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing upon the application of **Karuna, Inc. for the issuance of a Conditional Use Permit under Sec. 115-343 (1)** of the Municipal Code of Ordinances of the City of La Crosse **allowing for a rooming house.**

Said property is generally located at **1012 Grove St.** and is further described as follows: *Tax Parcel 17-20155-140*

The City Plan Commission will meet to consider such application on **Monday, March 4, 2024, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, March 5, 2024, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, March 14, 2024, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection; which objection forms are available on the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) – Your Government – City Clerk – Forms – Conditional Use Permit.

The application and supporting documentation may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) (search for File 24-0217).

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 7<sup>th</sup> day of February, 2024.

Nikki M. Elsen, City Clerk  
City of La Crosse

-----  
Publish: February 13 and 20, 2024  
One (1) Affidavit

**Agenda Item 24-0217 (Lewis Kuhlman)**

Application of Karuna, Inc. for a Conditional Use Permit at 1012 Grove Street allowing for a rooming house.

**General Location**

District 3, Downtown Neighborhood, one block north of La Crosse St. between 10<sup>th</sup> and 11<sup>th</sup> St, as depicted in Map 24-0217. Adjacent uses include multi-unit residences.

**Background Information**

This 3,920 ft<sup>2</sup> parcel has an existing duplex. Each unit has six bedrooms. In the R5 district, up to five unrelated people can make up a household. The applicant is requesting a conditional use for a rooming house to allow six unrelated people to live together, each with their own bedroom in that unit. Karuna, Inc. will be the operator and have an office in 1014 Grove St where the other 5 bedrooms would be used. This residence has the potential to add affordable housing. Rooming houses do not have any additional requirements to meet for a conditional use permit.

**Recommendation of Other Boards and Commissions**

It is an existing building and will not be substantially improved, so it does not need to go before the design review committee.

**Consistency with Adopted Comprehensive Plan**

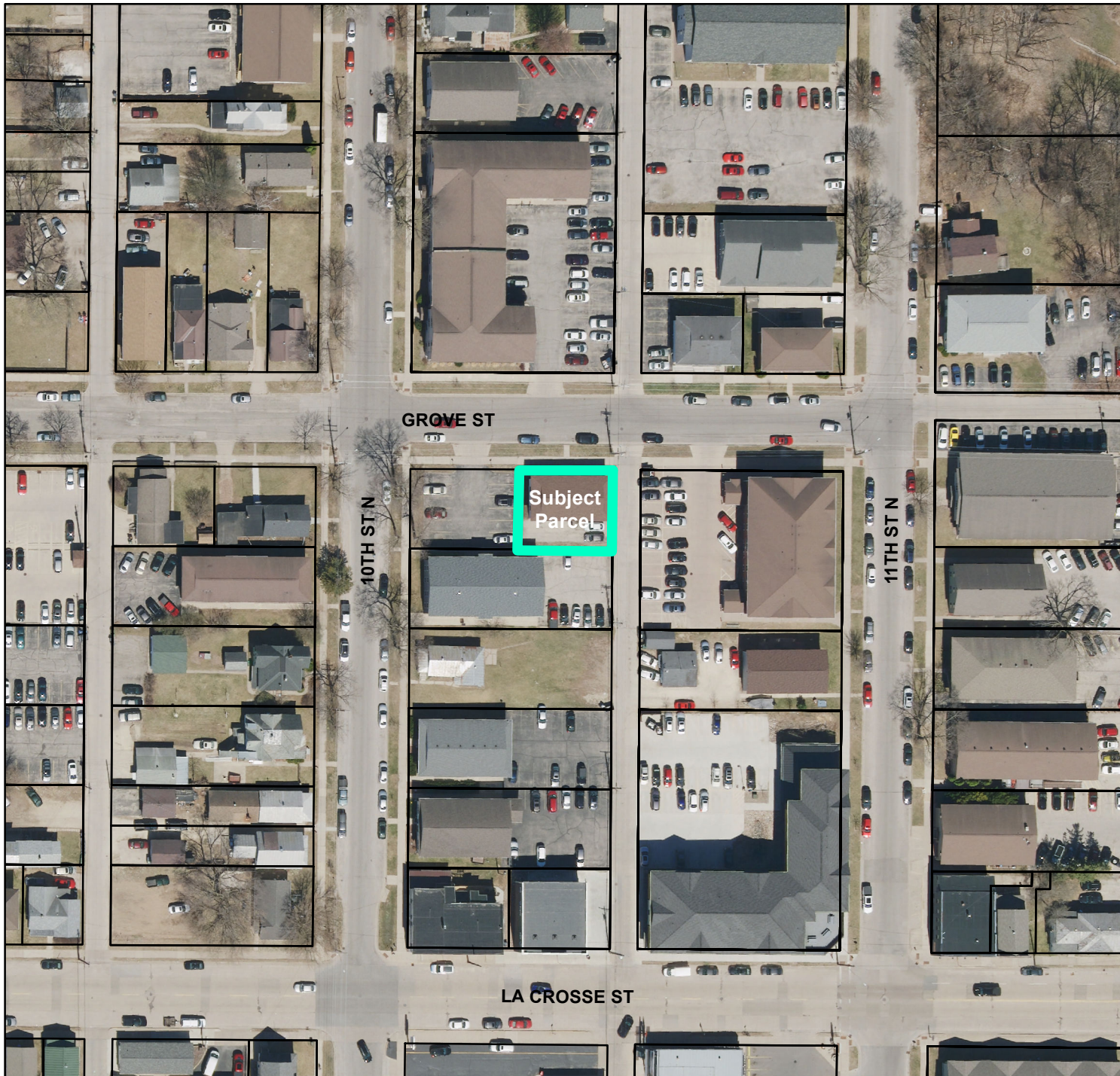
This application supports a Comprehensive Plan recommendation to increase the supply of rental units affordable to households making less than the area median income (AMI). It would fit in the medium-density housing future land use category, which is desirable in the Downtown Neighborhood.

**Staff Recommendation**

**Approval** – The application meets the requirements of the municipal code.

**Routing J&A 3.5.2024**





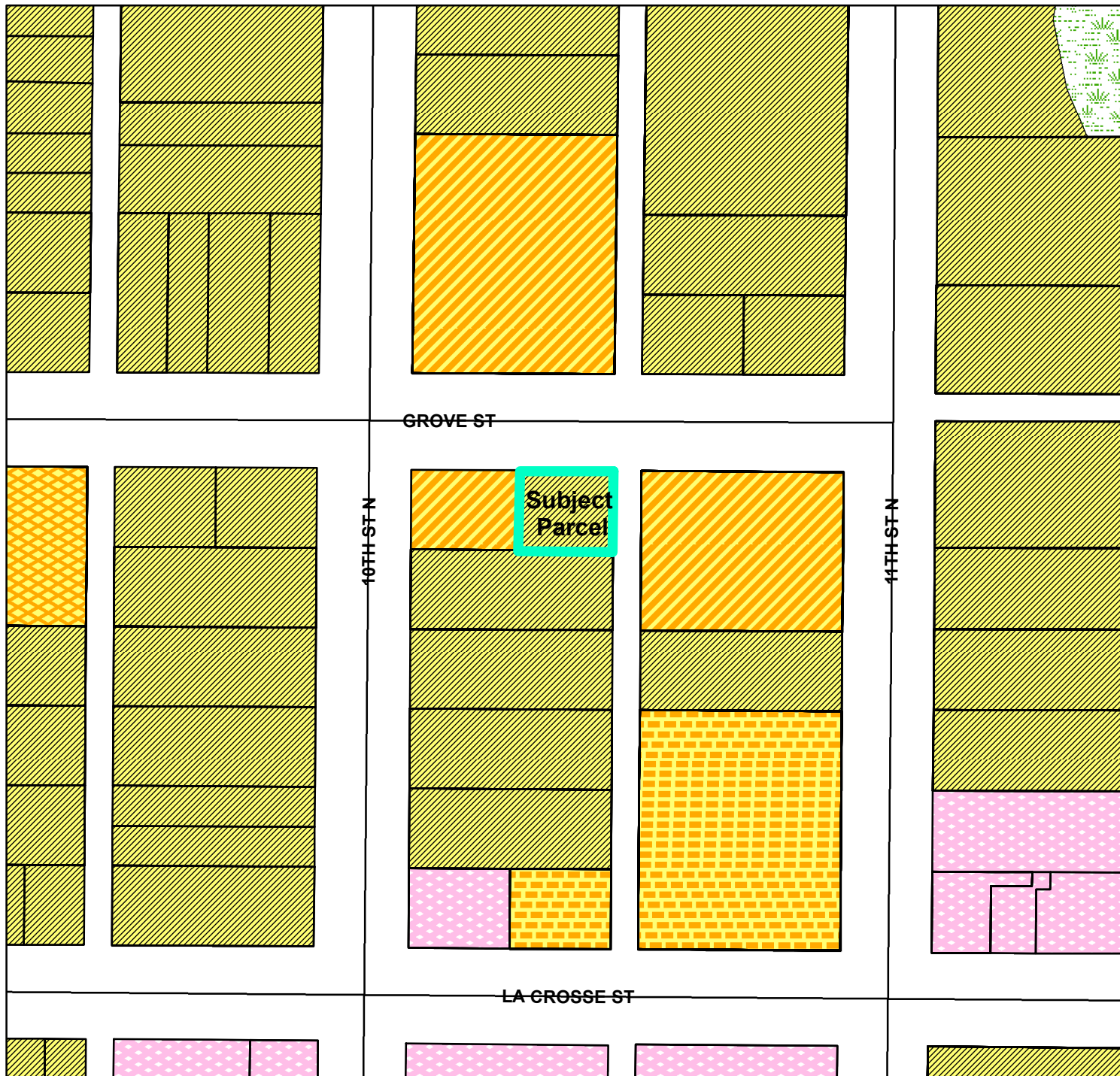
## BASIC ZONING DISTRICTS

|  |                           |
|--|---------------------------|
|  | R1 - SINGLE FAMILY        |
|  | R2 - RESIDENCE            |
|  | WR - WASHBURN RES         |
|  | R3 - SPECIAL RESIDENCE    |
|  | R4 - LOW DENSITY MULTI    |
|  | R5 - MULTIPLE DWELLING    |
|  | R6 - SPECIAL MULTIPLE     |
|  | PD- PLANNED DEVELOP       |
|  | TND - TRAD NEIGH DEV.     |
|  | C1 - LOCAL BUSINESS       |
|  | C2 - COMMERCIAL           |
|  | C3 - COMMUNITY BUSINESS   |
|  | M1 - LIGHT INDUSTRIAL     |
|  | M2 - HEAVY INDUSTRIAL     |
|  | PS - PUBLIC & SEMI-PUBLIC |
|  | PL - PARKING LOT          |
|  | UT - PUBLIC UTILITY       |
|  | CON - CONSERVANCY         |
|  | FW - FLOODWAY             |
|  | A1 - AGRICULTURAL         |
|  | EA - EXCLUSIVE AG         |
|  | City Limits               |
|  | SUBJECT PROPERTY          |



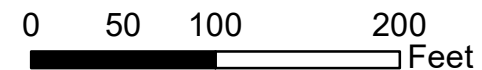
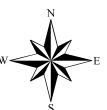
0 50 100 200 Feet





# BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
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-  C1 - LOCAL BUSINESS
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-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





# CITY OF LA CROSSE

## City Plan Commission

400 LA CROSSE ST  
LA CROSSE WI 54601-3396

MITCH REYNOLDS, Mayor  
Jennifer Trost, CM  
Chris Kahlow, CM  
Jenasea Hameister, CM  
James Cherf  
Jacob Sciammas  
Matt Gallagher  
Elaine Yager  
James Szymalak

### ATTENDANCE

MEETING DATE: 03/04/24

| NAME<br>(Please print) | ITEM # of<br>INTEREST       | Address                       | Do you wish<br>to speak? |
|------------------------|-----------------------------|-------------------------------|--------------------------|
| RIC HARNED             | REZONING<br>06 212 11th ST  | 1004 CASS ST                  | yes ✓ 3                  |
| Emily Thomas-Hamel     | Rezoning of<br>212 11th St. | 1004 Cass St.                 | yes ✓ 1.5                |
| Hetti Brown            | 24-0190                     | 212 11th St. South - REACH    | yes ✓ 3                  |
| Kim Hawthorne          | 24-0190                     | 212 11th St - REACH<br>BBCHC  | yes ✓ 3                  |
| Laurie Cooper Stoll    | 24-0190                     | 212 11th St - REACH<br>UWCA   | yes ✓ 5                  |
| Melissa Crook          | 24-0190<br>OPPOSE           | 544 24th St N                 | No                       |
| Scott Schumritzer      | 24-0068                     |                               | YES                      |
| Michelle Elliott       | 24-0190                     | 237 10th St S. / LaCrosse     | yes 3                    |
| JASON DELLABER         | 24-0217                     | 321 N. 15th St                | YES                      |
| Gary Lass              | 24-0189                     | 1411 Nakomis Ave              | yes                      |
| Kim Cable              | 24-0190                     | 2002 Hyde Avenue, Lax         | yes 3                    |
| LISA Middleton         | 24-0190<br>OPPOSE           | 203 10th St S. LaCrosse<br>WI | yes 1.5                  |
| Randall Brown          | 24-0190                     | 215 6th Street #4110<br>54601 | yes 3                    |
| Carol Lindhorst        |                             | 223 S 11th LX                 | No                       |
| Jennifer Garvey        | 24-0190                     | 221 10th St LX                | yes                      |
| Michael Garvey         | "                           | "                             | yes                      |
| Rose Plesh             | 24-0190                     | 929 King                      | yes                      |





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 24-0251

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**Agenda Date:** 3/5/2024

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Resolution



Resolution abolishing the City of La Crosse SLFRF Program Award Committee.

#### RESOLUTION

WHEREAS, in October 2021, the Common Council approved a Memorandum of understanding (MOU) with the La Crosse Community Foundation regarding the disbursement of American Rescue Plan Act (ARPA) funds to which the MOU required the creation of an independent committee to evaluate proposals received by the Community Foundation per Resolution 21-1422; and

WHEREAS, the City of La Crosse SLFRF Program Award Committee was created to serve as this committee; and

WHEREAS, the project associated with the MOU with the Community Foundation is coming to completion and there no longer is a need for the City of La Crosse SLFRF Award Committee.

NOW, THEREFORE, BE IT RESOLVED that the City of La Crosse SLFRF Program Award Committee is abolished.



# CITY OF LA CROSSE

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-CITY  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)

## LEGISLATION STAFF REPORT FOR COUNCIL

|         |         |         |                                                                            |
|---------|---------|---------|----------------------------------------------------------------------------|
| File ID | 24-0251 | Caption | Resolution abolishing the City of La Crosse SLFRF Program Award Committee. |
|---------|---------|---------|----------------------------------------------------------------------------|

### Staff/Department Responsible for Legislation

|          |
|----------|
| Planning |
|----------|

### Requestor of Legislation

|              |
|--------------|
| Julie Emslie |
|--------------|

### Location, if applicable

|    |
|----|
| NA |
|----|

### Summary/Purpose

|                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------|
| The project associated with the City of La Crosse SLFRF Award Committee is coming to completion, and there no longer is a need for this committee. |
|----------------------------------------------------------------------------------------------------------------------------------------------------|

### Background

|                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| In October 2021, the Common Council approved a Memorandum of Understanding (MOU) with the La Crosse Community Foundation regarding the disbursement of American Rescue Plan Act (ARPA) funds to which the MOU required the creation of an independent committee to evaluate proposals received by the Community Foundation. The City of La Crosse SLFRF PProgram Award Committed was created for this purpose. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Fiscal Impact

|      |
|------|
| None |
|------|

### Staff Recommendation

|          |
|----------|
| Approval |
|----------|



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

**File Number: 24-0284**

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**Agenda Date:** 3/5/2024

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Application

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses to be considered by your committee on March 5, 2024.

**\*Chickens\***

March 6, 2024 through December 31, 2024.

|                  |               |
|------------------|---------------|
| JONNA PETERSON   | 11TH ST S     |
| TIMOTHY F HANSON | 224 21ST PL S |

**\*Alcohol\***

March 15, 2024 through June 30, 2024

**Combination “Class B” Beer and Liquor License**

The Blue Zone Pickleball LLC dba The Blue Zone Pickleball  
2500 Rose St

Agent: Karen Christenson – N3498 Sunset Ln  
(*Permission to apply granted on 2/8/2024*)

License Fee: \_\_\_\_\_

Invoice No.: \_\_\_\_\_

**APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS  
IN THE CITY OF LA CROSSE**

License Period: January 1, 24 to December 31, 24

**Use Conditions:**

- One property is limited to the keeping or harboring of up to eight (8) chickens.
- A person may only own, keep or harbor chickens on property being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure that measures a minimum of three (3) square feet per bird, and all chickens must be kept in the covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

**APPLICANT:**

Jonna Peterson

**PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:**

1217 11th St. South, LaCrosse, WI 54601

**PROPERTY OWNER(S):**

Jonna Peterson

*If applicant is not the owner, please provide written documentation from the owner that they have been notified.  
Not applicable for renewal.*

**Is the property X ONE-FAMILY dwelling or \_\_\_\_\_ TWO-FAMILY dwelling? (Check One)**

*If duplex, provide written documentation from other occupant that they have been notified.  
Not applicable for renewal.*

**Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.**

*Applying for and obtaining this chicken permit DOES NOT provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

Jonna Peterson  
(signature)

(signature)

(telephone)

608-738-1999

(date)

1-26-24





5200 MORMON  
COULEE RD LA  
CROSSE WI 54601-

1216 WEST AVE  
S LA CROSSE  
WI 54601-

1220 WEST AVE  
S LA CROSSE  
WI 54601-5534

1224 WEST AVE  
S LA CROSSE  
WI 54601-5534

1211 11TH ST  
S LA CROSSE  
WI 54601-5569

1217 11TH ST  
S LA CROSSE  
WI 54601-

1223 11TH ST  
S LA CROSSE  
WI 54601-

0 5 10 20 Feet





License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: \_\_\_\_\_ Customer No.: \_\_\_\_\_

## RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 2024 to December 31, 2024

### Use Conditions:

- One property is limited to the keeping or harboring of up to five (5) chickens.
- A person may only own, keep or harbor chickens on property being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure and kept in covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

### APPLICANT:

TIMOTHY F HANSON

### PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

224 21ST PL S LA CROSSE WI 54601

### PROPERTY OWNER(S):

*If applicant is not the owner, please provide written documentation from the owner that they have been notified.  
Not applicable for renewal.*

Is the property ☒ ONE-FAMILY dwelling or ☐ TWO-FAMILY dwelling? (Check One)

*If duplex, provide written documentation from other occupant that they have been notified.  
Not applicable for renewal.*

**Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.**

Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.



Timothy F. Hanson  
(signature)

(signature)

608-797-6344  
(telephone)

2/18/24  
(date)

Neighbors Garage Hedge

~~Hedge~~

property line

Chicken  
Coop

XXXXX

Fence

25'

25'

Neighbors  
Garage

Neighbors  
House

Our House

T. HANSEN

Chapman

property line

Y  
a  
n  
e  
r  
i  
p  
D

Original Alcohol Beverage  
License Application

FOR CLERKS ONLY

Municipality

License Period

## License(s) Requested

- ☐ Class "A" Beer ..... \$ \_\_\_\_\_ ☐ "Class A" Liquor ..... \$ \_\_\_\_\_
- ☒ Class "B" Beer ..... \$ \_\_\_\_\_ ☒ "Class B" Liquor ..... \$ \_\_\_\_\_
- ☐ "Class C" Wine ..... \$ \_\_\_\_\_ ☐ "Class A" Liquor (Cider Only) \$ \_\_\_\_\_
- ☐ Reserve "Class B" Liquor \$ \_\_\_\_\_ ☐ "Class B" (Wine Only) Winery \$ \_\_\_\_\_

|                   |                 |
|-------------------|-----------------|
| License Fees      | \$200.04        |
| Publication Fee   | \$20.00         |
| Background Check  | \$              |
| <b>Total Fees</b> | <b>\$240.04</b> |

## Part A: Premises/Business Information

1. Legal Business Name (registered entity name or individual's name if sole proprietorship)

The Blue Zone Pickleball, LLC

2. Trade Name or DBA

The Blue Zone Pickleball

3. Premises Address

2500 Rose St.

4. County

La Crosse

5. Municipality

La Crosse

6. Aldermanic District

1

7. Mailing Address (if different from premises address)

8. FEIN

99-0461313

9. Wisconsin Seller's Permit Number

456103155663904

10. Premises Phone

(608) 618-1000

11. Premises Email

thebluezonepickleball@gmail.com

12. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☒ Limited Liability Company☐ Corporation☐ Nonprofit Organization

13. Premises Description - Describe the building or buildings where alcohol beverages are to be sold and stored. Describe all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. Alcohol beverages may be sold and stored ONLY on the premises described in this application. Attach additional sheets if necessary.

The premises is located at 2500 Rose St, La Crosse, WI and includes the lobby, party room, court area, storage room, and office of the 55,000 square foot building.

## Part B: Questions

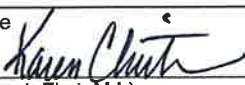
1. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit a copy of Responsible Beverage Server Training Course Certificate. .... ☒ Yes ☐ No
2. Does the applicant business or its partners, officers, directors, managing members, or agent hold a direct or indirect interest in any alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? .... ☐ Yes ☒ No  
If yes, please explain using the space below. Attach additional sheets if necessary.

|                                                                                                                                                                                                                                                                                                                                                                                             |                            |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------------------------|
| <b>Part C: For Corporate/LLC Applicants Only</b>                                                                                                                                                                                                                                                                                                                                            |                            |                                     |
| 1. State of Registration<br>Wisconsin                                                                                                                                                                                                                                                                                                                                                       |                            | 2. Date of Registration<br>01/02/20 |
| 3. Is the applicant business owned by another corporation or LLC? If yes, please provide the name and FEIN of the parent company below, include parent company members in Part D, and attach Form AT-103 for all of the parent company's principal members, managers, officers, or directors ..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      |                            |                                     |
| Name of Parent Company                                                                                                                                                                                                                                                                                                                                                                      |                            | FEIN of Parent Company              |
| 4. Does the parent company or any of its officers, directors, managing members, or agent hold any direct or indirect interest in any other alcohol beverage wholesaler or producer (e.g., brewer, brewpub, winery, distillery)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If yes, please explain using the space below. Attach additional sheets if necessary. |                            |                                     |
| 5. Agent's Last Name<br>Page                                                                                                                                                                                                                                                                                                                                                                | Agent's First Name<br>Todd | Phone<br>(608) 343-8803             |

|                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Part D: Individual Information</b>                                                                                                                                                                                                                                                                                                                                                                                                        |
| A Supplemental Questionnaire, Form AT-103, must be completed and attached to this application for each person involved in the applicant business and any parent company as indicated in Part C. Persons in the applicant business include: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all managing members and agent of a limited liability company. |

List the full name, title, and phone number for each person below. Attach additional sheets if necessary.

| Last Name      | First Name | Title  | Phone          |
|----------------|------------|--------|----------------|
| ✓ Page         | Todd       | Member | (608) 343-8803 |
| ✓ Page         | Debra      | Member | (608) 343-8840 |
| ✓ Beyer        | Rick       | Member | 608-790-2070   |
| ✓ Jensen-Beyer | Michelle   | Member | 608-317-2949   |
| ✓ Christenson  | Jimmer     | Member | 608-386-4395   |
| ✓ Christenson  | Karen      | Member | 608-498-6343   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------|
| <b>Part E: Attestation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |                         |
| Who must sign this application?<br>• sole proprietor      • one general partner of a partnership      • one corporate officer      • one managing member of an LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                         |
| <b>READ CAREFULLY BEFORE SIGNING:</b> Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted. |                                     |                         |
| Signature<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                     | Date<br>02/21/2024      |
| Name (Last, First, M.I.)<br>Christenson, Karen, L                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                         |
| Title<br>Member                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Email<br>christensonk@westernnc.edu | Phone<br>(608) 386-4395 |

|                                       |                                 |                                                 |
|---------------------------------------|---------------------------------|-------------------------------------------------|
| <b>Part F: For Clerk Use Only</b>     |                                 |                                                 |
| Date application was filed with clerk | Date reported to governing body | Date provisional license issued (if applicable) |
| Date license granted                  | License number                  | Date license issued                             |
| Signature of Clerk/Deputy Clerk       |                                 |                                                 |



# Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town  
☐ Village of La Crosse County of La Crosse  
☒ City

The undersigned duly authorized officer/member/manager of The Blue Zone Pickleball, LLC  
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as  
The Blue Zone Pickleball  
(Trade Name)

located at 2500 Rose St.

appoints Karen Christenson  
(Name of Appointed Agent)  
N3498 Sunset Lane, La Crosse, WI  
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☐ Yes ☒ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☐ Yes ☒ No holds bar op license

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 26 years

Place of residence last year N3498 Sunset Lane, La Crosse, WI

For: The Blue Zone Pickleball  
(Name of Corporation / Organization / Limited Liability Company)

By: Karen Christenson  
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

## ACCEPTANCE BY AGENT

I, Karen Christenson, hereby accept this appointment as agent for the  
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Karen Christenson 2/21/2024 Agent's age 51  
(Signature of Agent) (Date)

N3498 Sunset Lane, La Crosse, WI Date of birth [REDACTED]  
(Home Address of Agent)

## APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on \_\_\_\_\_ by \_\_\_\_\_ Title \_\_\_\_\_  
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)