

**ROBERT & DIANE REINHART JOINT REVOCABLE TRUST**  
**1415 Cass Street**  
**La Crosse, Wisconsin 54601**

August 25, 2016

**TO THE CITY OF LA CROSSE COMMON COUNCIL**

Re: Application for a Conditional Use Permit, 1419 Cass Street, La Crosse, WI 54601

Dear Common Council Members:

The application presents serious concerns and questions that should be carefully considered and adequately addressed before any conditional use is permitted:

- The landmark Castle on Cass is perhaps La Crosse's most identifiable single family home. Is it in the best interests of the City to turn it into a commercial business?
- The Weigent Park community is arguably the La Crosse's most stable residential neighborhoods, with the highest residential property tax assessments. Do we want to risk tarnishing this by opening the neighborhood up to transients and businesses?
- Do we want to encourage other owners in the neighborhood to convert their homes for commercial uses? We are already struggling in this neighborhood to maintain the homes are owner-occupied.
- The proposed parking spaces do not appear to satisfy the requirements of section 115-393. For instance, the stalls within the carriage house would not have access to a public street if the stalls outside the carriage house are occupied by guests, and therefore are unusable. Moreover, the required sixth parking stall is not adequately provided for.
- The application proposes lining cars along the property line adjoining our property. What sight barriers are required in connection with this?
- The application contemplates future parking in the alley way. This is a narrow space and should not be used for commercial traffic.
- Will the bed and breakfast have full time or part time employees, besides the owners? If so, where will they park?
- Would food service be limited to overnight B&B guests? Offering food service to the public would open the space up to potentially significantly more commercial traffic.
- Would the property be used for special events and parties? This would open the space up to potentially significantly more commercial traffic, potentially at unreasonable hours.
- What commercial signage would be permissible? Signage is detrimental to an otherwise leafy, residential neighborhood.
- Would outdoor lighting be added to the premises? In addition to causing glare, this would detract from the neighborhood character.
- What additional refuse/solid waste requirements are necessary for a B&B? If a dumpster is required, where will the dumpster be placed and will be it enclosed?

- Is there a maximum number of guests and sleeping rooms that would be permitted? The application indicates up to six guest rooms. Including two owner-operators, that would suggest 14 occupants at any given time, plus children who accompany the guests and family members of the owners.

Until such issues and concerns are addressed, we respectfully object to the issuance of a conditional use permit.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert and Diane Reinhart". The signature is written in a cursive style with a large, stylized initial "R" and "D".

**ROBERT AND DIANE REINHART**

cc: Mayor Tim Kabat