

OBJECTION TO  
AMENDMENT OF ZONING DISTRICT BOUNDARIES

I hereby object to the amendment to the Zoning Code by the transfer of the following described land:

931 16<sup>th</sup> St. S. / 1601 Jackson St.  
17-30222-140 ESB Vails Addition S1/2 Lots 7 & 8 ex N. 4.3ft Block Q  
Local Business Dist use      Local Business Dist  
from the Consignement Shop District to the Convenience Store District

I object for the following reason(s): \_\_\_\_\_

See attached letter dated Nov 27, 2017

I further certify that I am the owner of the following described lands (include legal description from tax bill):

1624 Mississippi St  
17-30222-80 ESB Vails Addition Lot 2 Block Q

60 ft. frontage on Mississippi St Street

ft. frontage on \_\_\_\_\_ Street

X Bernie Lenz  
X Darcy Lenz  
Signature of Objector (in presence of Notary)

1624 Mississippi St  
La Crosse WI 54601  
Address

STATE OF WISCONSIN )  
  ) ss.  
COUNTY OF LA CROSSE )

Personally appeared before me this 29<sup>th</sup> day of November, 2017, the above named Bernie Lenz Darcy Lenz to me known to be the person who executed the foregoing instrument and acknowledged the same.

Karen L. Novak Karen L. Novak  
Notary Public  
My Commission Expires: 01-22-2021

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.

OBJECTION TO  
AMENDMENT OF ZONING DISTRICT BOUNDARIES

I hereby object to the amendment to the Zoning Code by the transfer of the following described land:

\_\_\_\_\_ 21.2 AC. (1.2 AC. ZONED R-1)  
\_\_\_\_\_ 17-5022-140 2.5 AC. (1.5 AC. ZONED R-1)  
\_\_\_\_\_ District to the \_\_\_\_\_

I object for the following reason(s):

\_\_\_\_\_ (see attached) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I further certify that I am the owner of the following described lands (include legal description from tax bill):

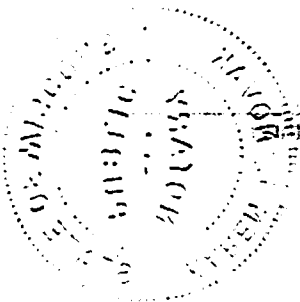
\_\_\_\_\_ 1.2 AC. (1.2 AC. ZONED R-1)  
\_\_\_\_\_ 1.2 AC. (1.2 AC. ZONED R-1)

\_\_\_\_\_ It fronts on \_\_\_\_\_ Street

\_\_\_\_\_ It fronts on \_\_\_\_\_ Street

Signature of Objector (in presence of Notary)

\_\_\_\_\_  
\_\_\_\_\_  
Address



STATE OF WISCONSIN

COUNTY OF LA CROSSE

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires \_\_\_\_\_

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.

November 27, 2017

Dear Planning Commission and City Council:

We are the co-chairs of the neighborhood watch area bound by 16<sup>th</sup>, 17<sup>th</sup>, Jackson, and Winnebago Streets. We are one of the most active watch groups in the city. Since 2009 the members of this Watch have been working closely with the City of La Crosse Police Department by providing information and data on criminal activity in our area, resulting in numerous arrests. By far, suspicious activity related to drug activity and the associated crimes fueling the drug culture have been our number one issue.

That is why so many of our neighbors have been contacting us regarding the pending amendment to the zoning restriction at 931 16<sup>th</sup> St S./1601 Jackson St and asking what our watch should do to stop it. The concern is that the new owners asking to amend the restriction to allow a convenience store are the owners of the Citgo at ~~1914~~ State road, a store that promotes drug use and a place we suspect to be involved in perpetuating it.

That Citgo store has shelves filled with bongos and pipes for sale (see attached photos). They also sell what is called a "brown bag special"; a copper filter and glass pipe used to smoke methamphetamine, cocaine, or heroin as described in the enclosed La Crosse Tribune article. If the owners are not involved in drugs they have still created a culture of acceptance.

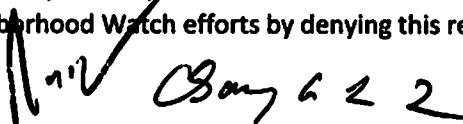
Our watch members have seen and reported suspicious activity in and near the store that make it appear drugs are being sold and/or distributed out of this station, but the cover of the store makes it difficult to document. I have personally been in the store twice. Both times someone came in and approached the counter, then stopped when they saw me "shopping". Both times the customer had not filled up with gas nor grabbed "milk and bread" or anything else. Both times I stuck around until it was obvious the customer and the clerk were waiting for me to leave so they could do the business at hand.

The tribune article quotes Officer Melby as saying, "We find it disheartening that anyone would sell these items packaged together given the state of the drug problem in our area." Our watch finds it disheartening to think of adding a neighbor who promotes and makes drug use convenient. Our group has spent way too much time and energy working with the La Cross Police Department to make it very inconvenient for drug users or dealers in our neighborhood. We will be fighting this amendment request.

This is not about a food desert or neighborhood convenience. We already have the Walgreens 4 blocks west, the Citgo 3.5 blocks east, and Ranison's located 3 blocks north. We believe this is about the new owners getting closer to their drug customers and that if this zoning restriction were to be amended to allow a convenience store, the only convenience added to the neighborhood would be for that of the drug users.

We have discussed this with our council representative Gary Pedesky who understands our concerns. Please support Gary, our Neighborhood, and our Neighborhood Watch efforts by denying this request.

Thank You.

  
Bernard and Darcy Lenz  
1624 Mississippi St

*PS - We encourage each of you to go into that store at ~~1914~~ State Rd and form your own opinion, think about what it says about drug use and decide if you would want that store in your neighborhood.*

CC: Neighborhood Watch, Police, City Clerk, City Planning Department

# Police: La Crosse convenience store is selling drug pipe kits

From the [From Tribune files: Most read-stories in July at lacrossetribune.com](#) series

- [ANNE JUNGEN](#) [ajungen@lacrossetribune.com](mailto:ajungen@lacrossetribune.com)
- Jul 14, 2017



## BUY NOW

A Tribune editor purchased this "brown bag special" Thursday morning at the gas station at 1914 State Road on La Crosse's South Side. The copper scrubber can serve as a filter, and the glass tube as a pipe, which La Crosse police say can be used to smoke methamphetamine, cocaine or heroin.

Rory O'Driscoll, La Crosse Tribune

La Crosse police warn that a South Side La Crosse gas station has been selling what it calls a “brown bag special” meant to be used as a drug pipe — and it’s perfectly legal.

Customers at the station at 1914 State Road have been able to purchase a glass pipe disguised as a pen or other household item for \$5.

A Tribune editor on Thursday brought two snack items to the checkout counter and requested “a brown bag special, please.”

Behind the counter, the cashier filled a small paper bag with a copper scrubber and a glass tube with the components of a ballpoint pen that when assembled wouldn’t write.

“There’s no logical reason to sell these items together other than the obvious — drug consumption,” said La Crosse police Capt. Jason Melby, who added the agency is aware of the items for sale.

A cashier later told the Tribune she had never heard of a “brown bag special.”

“What is that?” she said. “I have no idea about that.”

When told the Tribune captured the transaction on video, the cashier said the glass cylinder is a tobacco pipe and referred questions to the store’s owner.

The owner, who would not provide his name, said the business provides only beer and alcohol in brown bags. He then said the item sold was a pen that doubles as a tobacco pipe and accused the newspaper of discrimination. He then called police.

“We don’t have anything like a brown bag special,” he said before ending the call.

The property at 1914 State Road is owned by AKD Petroleum LLC of Thiensville, Wis., according to La Crosse County property tax records. The registered agent lives in Mequon.

With the copper scrubber serving as a filter, the glass tube functions as a pipe, which Melby said can be used to smoke methamphetamine, cocaine or heroin.

“There is nothing illegal when these items are sold together until there is a drug introduced,” he said. “We find it disheartening that anyone would sell these items packaged together given the state of the drug problem within our community.”

