

## Elsen, Nikki

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**From:** Lisa Middleton <elisemid@gmail.com>  
**Sent:** Tuesday, April 9, 2024 3:31 PM  
**To:** Mindel, Mackenzie; Elsen, Nikki; Michelle Lee Elliott; Jennifer Garvey  
**Subject:** Please post this letter of Objection in regard to file #24-0278 and the immediate adoption of the supermajority statute

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Supermajority rules in a democracy help to prevent a majority from eroding fundamental rights of a minority. The purpose of the supermajority state statute is to allow corporations to out smart and out maneuver neighborhoods.

Losing land to the lowest and most misleading bidder

This stature will make it easy for corporations to steal high value footprints belonging to neighborhoods to the lowest bidder. We will see developers and corporations who have been waiting on a good price and less red tape to snatch up special spaces before the corporations and their proposals are fairly vetted. We don't want these kinds of corporations in our community.

Red Flags

Please wait until the city plan and housing study has been completed before adopting the statute. Although the city plan was published only 6 months ago, the council has called for a new city plan. We need to set a course for the city of La Crosse before allowing any more fast moving corporations to manipulate the council and overpower the wishes of citizens. There are too many red flags and the council needs to proceed with caution and question why we want to rush to adopt this statute.

Other 1850's Boom Towns and their successes

With my historical map art business I traveled to Key West, Savannah, New Orleans, Galveston, St. Petersburg Florida among other places. These are other 1850 boom towns like La Crosse. What makes them so special today is the brightly lit downtown shopping and dining strip and the historic bungalows that surround it. The living quarters in the historic downtowns particularly with historic buildings are not chopped up between institutional and commercial entities. Apartment buildings and institutions are kept far away from the downtown areas. We have but one historic downtown, one ecologically vulnerable historic riverfront, and one scenic and ecologically protected bluffland system. In between we have the lifeblood of La Crosse. We have too much at stake to rush into adopting such a broad statute.

Present notification measures are not acceptable

As I mentioned at the J/A meeting, please introduce better systems of informing neighborhoods of changes before jumping into this statute. Between now and January 1 other municipalities in La Crosse will be able to share their experiences and suggestions. Simply publishing it in the tribune which **REQUIRES A PAID SUBSCRIPTION** and **ACCESS** to it is an unfair and unrealistic way to inform neighborhoods. The council thought they went above and beyond by publishing the notices but that is not enough.

Ideas for how to fairly inform the public

Zoning and permanent construction needs to be submitted to neighborhood association meetings. We need to require that zoning changes and other changes are communicated to 600ft. perimeter. We need a contact person who is dedicated to answering the questions of the neighborhood associations and those within the 600 ft. perimeter. It is

unfair to expect unwitting home owners (or renters) to win a majority if there are so few of them that understand the issue. Do not adopt this statute until these safety measures are in place.

Let other municipalities go first and learn from them

Why does La Crosse have to be first on board to adopt such an extreme statute? We can't undo it. We need to remain circumspect and observe the changes of other municipalities and learn from them. . Please, let's wait until January 1 to enact this statute.

We want to empower future homeowners

If we do any favors it should not be for corporations looking to hoodwink the city into zoning changes. We need to save our favors for families to own their own homes, not rent eternally and fill the quaffers of corporations. Please, our priority needs to help families. We need to make La Crosse family friendly again - not steal livable neighborhoods.

We have other things we need to focus on

We need to focus on keeping the college students here after they graduate. We need to win back Kwik Trip, Trane, and Mayo. We need a larger airport, and to keep institutions and entities that specialize in poverty away from our one and only scenic downtown and blufflands. La Crosse is too fragile to rush into any statutes when we don't have checks and balances. We don't have a large enough tax base to let corporations steal buildable residential properties.

Scenic Bluffs

It need not be mentioned that the immediate adoption of the supermajority statute is being rushed through on the heels of the REACH Center zoning change request. I ask you to please not act out of haste and take care to set up some safeguards because not all organizations have their neighborhoods at heart. Short term failures do not achieve long term goals. The means do not justify the ends in this case. Please don't let big dollars and fancy promises persuade you to rush this statute through without case studies and learning from other municipalities. La Crosse is too fragile to experiment. The corporations see what's coming and are jumping in while they can manipulate city governments before they can create some safety nets.

We have to prepare agreed upon systems, a city direction, and be circumspect. This statute will cause a lot of changes when it is legally enacted next year. Please, let's spend this time preparing for it, not force it to be enacted. We are unprepared.

Lisa Middleton

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