

Elsen, Nikki

From: Elsen@cityoflacrosse.org
Subject: FW: Petition to deny extension of Campbell Road vacation

From: Paul Bill <pehresma@gmail.com>
Sent: Thursday, October 12, 2023 4:13 PM
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Cc: melissa crook <crook6@att.net>; Douglas Sullivan <dr.douglas.sullivan@gmail.com>; GENA Officers <genalacrosse@gmail.com>
Subject: Petition to deny extension of Campbell Road vacation

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Dear La Crosse City Council,

We respectfully request your review of the below petition regarding the property at 2402 La Crosse Street.

REQUEST

We, interested neighbors of the property at 2402 La Crosse Street, **recommend that you deny any upcoming requests to extend the deadline for the vacation of Campbell Road** as an expansion space for development of 2402 La Crosse Street (formerly Heeter's Garage).

BACKGROUND

On July 13, 2023, a conditional request was approved for the new owners of 2402 La Crosse Street to expand development to the median on the section of Campbell Road adjacent to the property (see Resolution 23-0462).

Prior to developers approaching the city council to ask for the street vacation, the proposed plan for the property was a small scale building with retail space on the bottom ("perhaps a smoothie shop") and a 2 storey building with 1-2 loft style apartments. This was the same preliminary plan presented to the neighborhood when the developers attended the GENA and Bluffside meetings in February 2023. The Common Council meeting on July 13, 2023, and the preliminary committee meetings leading up to it between 6/26/23 - 7/6/23, made recommendations to vacate Campbell Road without any concrete plan having been submitted by the developers. The plan now being pursued for the property is significantly different from the original one proposed to the council and at neighborhood meetings. Though the official plan has not yet been submitted, developers have stated via Jenasea Hameister their intentions to include at least 12 apartments in a 3-storey building, including the expansion into Campbell Road.

We residents have had no proactive notification of, involvement in, or council representation in these changes in plans or in the proposed expansion into Campbell Road.


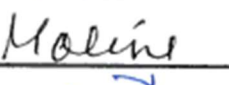

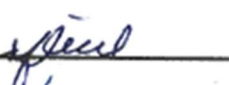
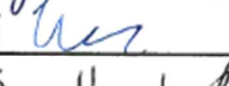
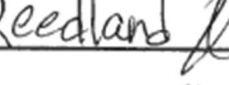
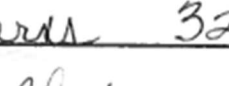
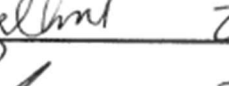


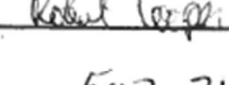
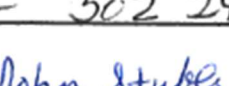
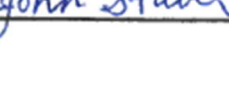
STATEMENT OF INTENT


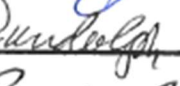



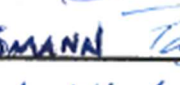


We are excited for the prospect of new development at the property, and of the developers having a profitable outcome. However, we have significant concerns about the impact that expanding into Campbell Road may have on the neighborhood and on the city. We are working with GENA and continuing to attempt to arrange a discussion with the developers to ensure we understand their plans, and have an opportunity to work constructively and respectfully with them to arrive at a mutually beneficial outcome for all.

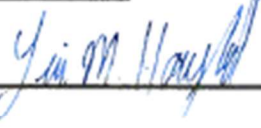

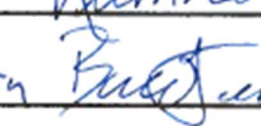

We recommend that you deny any requests for extensions to the 150 day deadline to meet the conditional requirements put forth by Resolution 23-0462 regarding the partial vacation of Campbell Road. As stated in the attached petitions, the residents in the surrounding area of the proposed development did not have an opportunity to enter our concerns into public record prior to the approval of the original resolution on July 13,2023 and are opposed to the vacation of Campbell Rd. Should the conditional items not be completed by the original December 10,2023 deadline, the partial vacation agreement with the city of LaCrosse should be considered null and void.

Petition to Deny Campbell Road Vacation

We, the undersigned, are opposed to granting any time extension to the 150 day deadline put forth in Resolution 23-0462 regarding the conditional approval of the partial vacation of Campbell Road by the City of LaCrosse. Should the conditional items not be completed by the original December 10, 2023 deadline, the partial vacation agreement with the City of LaCrosse should be considered null and void. The community did not have an opportunity to enter our concerns into public record prior to the passage of the original resolution on July 13, 2023 and we believe it's in the best interest of the neighborhood and the City of LaCrosse not to vacate this portion of Campbell Road.

<u>Name</u>	<u>Signature</u>	<u>Address</u>	<u>Contact Information</u>
Timothy Hest		759 Losey Blvd N.	608-792-6180
Sharon K. Malin		2337 Campbell Rd	608-782-265
Dawn Garms		502 24th St N.	
Leif Punsford		643 2nd St. North	
Teddi-Ann Lanni		531 24th St N	
Mareen Freedland		2641 Schubert Pl	608-796-
Greteleen Beers		324 N. 23rd St.	782-3665
John Paul Zelinski		2565 Edgewood Pl	608-788-6468
John Paul		227 22nd St N	608-799-6465
Bonnie Sacia		1315 Main	608-385-7847
Robert Cooper		435 24th St N.	608-780-4909
Kay Taylor		502 24th St N La Crosse	608-385-2401
John Stuber		2311 LaCrosse St.	782-4715






<u>Name</u>	<u>Signature</u>	<u>Address</u>	<u>Contact Information</u>
MATT BRYAN		2315 LA CROSSE ST	828 768 2311 BRYAN, MATT P E 6
Brenda Pundrolph		555 Losey Blvd N	(608)782-5613
Christopher Rando		1806 Losey Blvd. S.	(608)633-8739
JAY LOWENSTEIN		2520 Edgewood Pl	608 780-8346
Tom Marty		77 Losey Blvd N.	608-385-4107
Todd Osmundson		548 N. 24th St	510-220-9461
PAUL EHRESMANN		531 24th St N	608-449-0881
Gerald Crook		544 24th St N	803-309-6652

<u>Name</u>	<u>Signature</u>	<u>Address</u>	<u>Contact Information</u>
Lisa Haugland		515 Losey Blvd. N.	262-705-0160
Bryan Haugland		515 Losey Blvd. N.	608-609-0785
Ruth Devitt		710 N 24th St	(608) 4515
Brandon Jacobson		2541 Edgewood Pl	608 421 01

Printed name	Signature	Address	Date
JAMES M. Hoffmeister	<i>James M Hoffmeister</i>	518 N 24 th St.	9/23/2023
MARGARET K. ANDERSON	<i>Margaret K. Anderson</i>	510 W. 24 th St.	9/23/2023
Kay Taylor	<i>Kay Taylor</i>	502 24 th St N	9/23/2023
NANCIE WILLENBERG	<i>Nancie Willenberg</i>	525 Losey Blvd N.	9/23/2023
RICK WILLENBERG	<i>Rick Willenberg</i>	525 Losey Blvd N.	9/23/2023
Alan Fullerton	<i>A. Fullerton</i>	537 Losey Blvd N La Crosse	9/24/23
Penelope Hardy	<i>Penelope Hardy</i>	537 Losey Blvd N.	9/24/23
MATT BRYAN	<i>Matt Bryan</i>	2315 LA CROSSE ST. (815) 768 2311	9/24/23
Tim Konczakowski	<i>Tim Konczakowski</i>	2365 LA CROSSE ST	9/24/23

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Printed name	Signature	Address	Date
Ann Jahimiak	Ann Jahimiak	404 24 th St N	9/23/23
Dan & Ruth Drift	D.J. Drift	410 N. 24 th St.	9/23/23
Sloan & Sergey Komissarov	Sloan Komissarov	416 24 th St N.	9/23/23
Sarah Nelson	Sarah	430 N. 24 th St.	9/23/23
ROBERT COOPER	Robert Cooper	435 N 24 th & LaCrosse, WI	9/24/2023
Cathy Cooper	Cathy Cooper	435 N. 24 th LaCrosse WI	9/24/23
D.A. Ferguson	D.A. Ferguson	439 - 24 th St N	9/24/23
Connie Zemelis	Connie Zemelis	445 Losey Blvd. N.	9-24-23
CAROL BALLAS	Carol Ballas	437 Losey Blvd N.	9-24-23

Print name	Signature	Address	Date
THOMAS SCARSETH	Thomas Scarseth	613 24th St N.	09/24/2023
Mikhail Fedo. + Dnyelle Springer	Dnyelle Springer	607 24th St N	09/24/2023
Sharon Moline	Sharon Moline	2337 Campbell E	9-24-2023
Todd Osmundson		548 N. 24th St.	9/24/2023
Lauren Bourley		510 24th St. N.	9/24/2023
PARAIC KENNY		540 24th St N	9/24/2023
Dana Fister		521 Losey Blvd N.	9/24/2023.
Janet O'Wolan		521 Losey Blvd N.	9/24/2023.

PRINT	SIGNATURE	ADDRESS	DATE
JAMES BALLAS	James Ballas	437 ^{NORTH} LOSEY BLVD	9-24-2023
William Noelle	William O. Noelle	444 N 24th St	9/25/23
Tami Woods	Tami Woods	427 Loy Blvd N. LaCrosse	9/26/23
Brian Woods	Brian Woods	427 Losey Blvd N. LaX	9/26/23
STEVEN PETHERBRIDGE	Steven Petherbridge	424 24TH ST N	9-26-23
Wade Miller	Wade Miller	420 24th St. N	9-26-23
Tanisha Petherbridge	Tanisha Petherbridge	424 24TH ST N	9-26-23
Mary (CROWLEY) TRUSSONI	Mary T. Crowley Trussoni	421 Losey Blvd No	9/29/23

Printed name	Signature	Address	Date
Melissa & Gerry Crook	Melissa Crook	544 24th St. N	9/25/23
Gary Reuter	Gary Reuter	532 N 24th ST	9/27/2023
John Lettner	John Lettner	541 Losey Blvd N	9-27-23
John Sake	John Sake	514 N. 24th St	9/28/23