

April 17, 2025

Mayor Shaundel Washington-Spivey
City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

Ms. Nikki Elsen, City Clerk
City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

Councilpersons
City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

Plan Commission Members
City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601



Re: Objection to Proposal to Vacate part of 12th Street near Badger Street; Legislative
File # 25-0361 and 25-0177

Plan Commission meeting: April 28

Finance and Personnel Committee of the Common Council: May 1

Common Council: May 8

Dear Mayor, City Clerk, Councilpersons and Members of the City Plan Commission:

I represent Darlene Dovenberg, who is the owner of DC Tracks, LLC, and please consider this her objection to the proposal to vacate part of 12th Street near Badger Street. The proposal is to vacate ½ of the street so that the Developer can use the vacated street for additional parking for its proposed apartment complex. The current 12th Street would have no outlet and the resulting ½ width street would lose the cul-de-sac, and still have no outlet. Currently, all of the property

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owners along 12th Street use the on-street parking on 12th Street for their apartments along that street. In taking away ½ of the street, the resulting street will be a narrow strip and all on-street (both sides of the street) parking would be eliminated. The result is that you would be taking away parking from visitors/tenants/everyone and giving it to one private party. DC Tracks LLC has 10 parking spaces on its property but its tenants utilize approximately 6 of the public on-street parking spaces. If those 6-parking spaces are eliminated by the City, then what is a good rental property for the owner, becomes an unrentable property for the owner. The prospective tenants will not want to rent the property without sufficient parking.

The non-street end of the DC Tracks LLC property is also an alley. By replacing the street with what will essentially be an alley with no outlet, you are creating an island for DC Tracks LLC where there are really just alleys on both ends of it. There is no nearby additional street parking for these tenants to use.

DC Tracks, LLC will be significantly harmed financially by the vacation of this street and their financial harm will be a financial benefit to the developer. If passed, the result would be that the City is taking away value from these properties and giving it to the Developer.

The proposed development has no access onto West Avenue and no access onto Pine Street and the only access will be this ½ width stub street. In addition to all of these new tenants, there are a lot of existing tenants living on this street. The City should consider the advisability of having the resulting narrow road service such an intense cluster of people located in that rental housing area. Although EMS vehicles can fit on a 33-foot street, in an emergency, do you want them crammed down a stub road with no outlet trying to get to the emergency? Without an outlet or a cul-de-sac, what do firetrucks and ambulances do? I assume they back the trucks back up the street and onto Badger when they need to leave. Why would the City create such a constriction for EMS if you didn't need to do so?

Late last spring, when a private owner asked the City for a partial vacation of 8th Street for that private owner's use, the resolution was not passed, presumably for the same reason, that the other neighboring owners were adversely affected.

It is my understanding that neighbor H & H Housing will also be filing an objection and with their objection, more than 1/3 of the adjacent properties will have objected, thus changing the vote on this proposal from majority to 2/3 under Wisconsin Statutes.

Darlene Dovenberg would like to meet with any city official who has questions and would appreciate the opportunity to review the proposal with her at her property on 12th Street. Please reach out to her at 608-792-6165, if you wish to meet with her.

In summary, DC Tracks, LLC objects to the proposal due to the financial harm that it will cause to DC Tracks LLC, where the City would be taking public parking and giving it to a private Developer.

The Developer owns a lot of property in that area and we would ask the city to direct the Developer to handle his own parking within his own property lines and not take value from the neighbors for his own personal gain. The only fair and equitable action for all of the owners on that street is to keep the status quo and to deny this proposal. Please vote no.

If you have any questions and would like to reach out to me, please feel free to email me or call me at 608-782-1469.

Sincerely,

BOSSHARD | PARKE Ltd.


Darla A. Krzoska

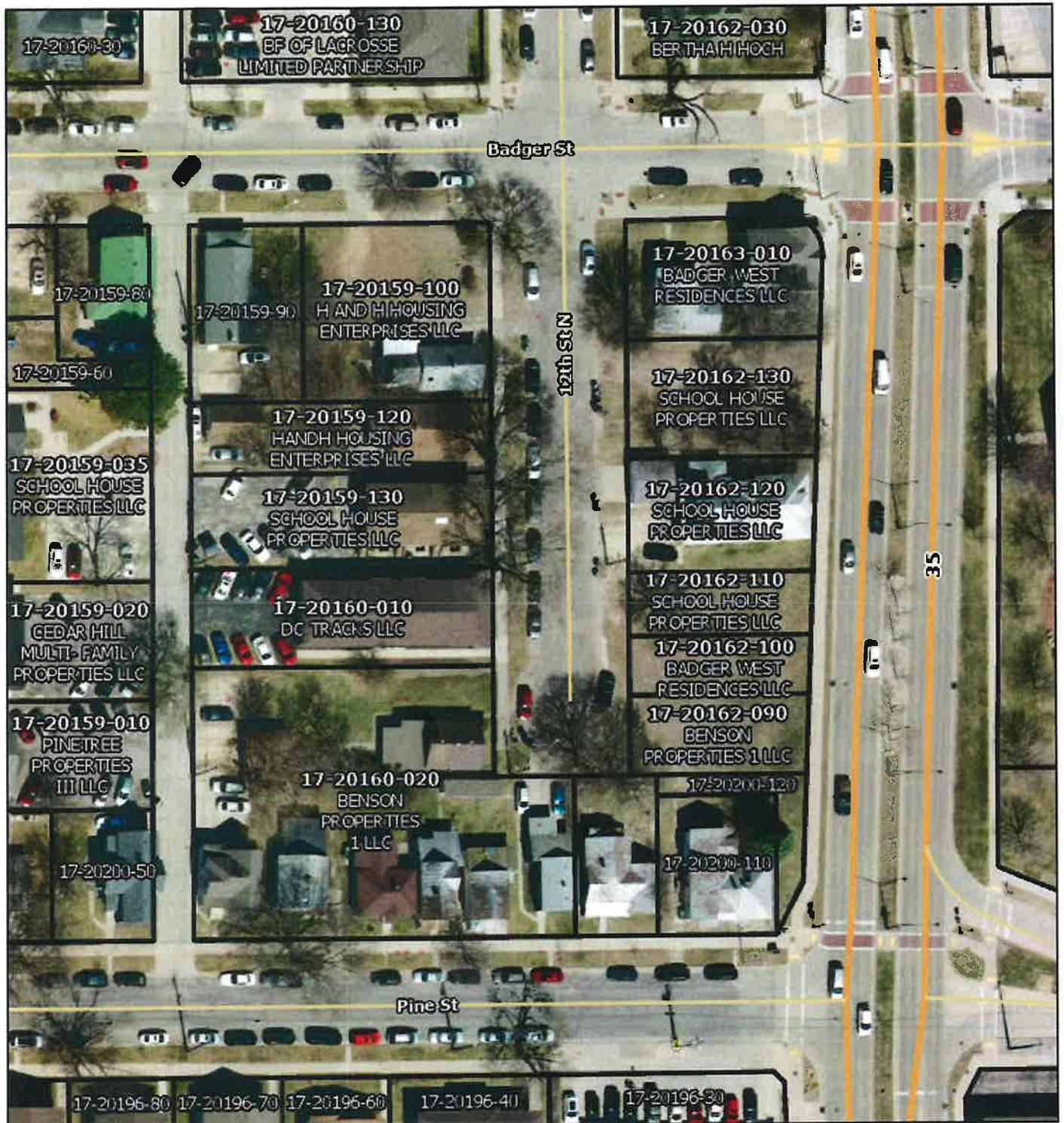
dkrzoska@bosshardparkelaw.com

DAK/hmj

Enclosures: Maps

Cc: Tim Acklin via email with enclosures

ArcGIS Web Map



4/16/2025, 9:34:46 AM

1:1,128

Municipality Limits Labels

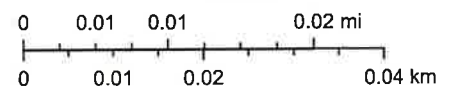
Municipality Limits

Road Centerlines

State Highway

Local Road

Property Owners with Assessments

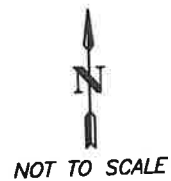


La Crosse County WI Zoning Planning and Land Information Department
212 6th St N, Suite 1300
La Crosse, WI 54601
<https://lacrossecounty.org/zoning>
608-785-9722

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;

EXHIBIT "A"



BURNS, DURAND, SMITH & RUBLEE'S ADDITION

66'

BADGER STREET

66'

AREA TO BE VACATED
8,907 S.F. +/-

POB

33.00'

33.00'

LOT 6

LOT 5

LOT 7

BLOCK 30

LOT 4

BLOCK 25

LOT 8

LOT 3

LOT 9

LOT 2

LOT 10

LOT 1

12TH STREET

33.00'

33.00'

ALLEN OVERBAUGH & PETER BURN'S ADDITION
BLOCK 24

BADGER ST

WEST AVE

PROPOSED BUILDING

10" SANITARY SERVICE

8" WATER SERVICE

PROPOSED BIO-FILTER OUTLET STRUCTURE

PROPOSED STORM MANHOLE (TYP.)

2
4.00-50 FT
4.07-20'

PROPOSED STORM SEWER (TYP.)

RECONNECT EXISTING WATER SERVICE
FIELD VERIFY SIZE DEPTH AND LOCATION (TYP.)

RECONNECT EXISTING SANITARY SERVICE
FIELD VERIFY SIZE DEPTH AND LOCATION (TYP.)

8" (UP) WATERMAIN

12" PAC SANITARY SEWER

PROPOSED SANITARY MANHOLE (TYP.)

PROPOSED VALVE (TYP.)

PROPOSED HYDRANT

PROPOSED CATCH BASIN (TYP.)