



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### City Plan Commission

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Tuesday, May 31, 2022

4:00 PM

Council Chambers  
City Hall, First Floor

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The meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by clicking this link (or typing the URL in your web browser address bar): <https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing [acklint@cityoflacrosse.org](mailto:acklint@cityoflacrosse.org), using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

#### Call to Order

#### Roll Call

#### Approval of Minutes from the May 2nd, 2022 meeting.

#### Agenda Items:

- 1      [22-0495](#)      AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District - to the Multiple Dwelling District allowing for a top and bottom floor residential rental at 1001 Rose St.

**Attachments:** [Ordinance](#)  
[Petition](#)  
[Notice of Hearing](#)  
[200-Foot Buffer List](#)  
[Buffer Map](#)  
[CPC Staff Report 5.31.22](#)

- 2      [22-0542](#)      AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District - to the Light Industrial District allowing for personal storage and work space at 818 Gould St.
- Attachments:** [Ordinance](#)  
                                 [Rezoning Petition](#)  
                                 [Letter to DNR & FEMA](#)  
                                 [Notice of Hearing](#)  
                                 [200-Foot Buffer Map](#)  
                                 [Buffer List](#)  
                                 [CPC Staff Recommendation 5.2.2022](#)  
                                 [Affidavit of Publication - Notice of Hearing](#)  
                                 [CPC Recommendation Report 5.2.2022](#)  
                                 [CPC Staff Report 5.31.22](#)
- 3      [22-0590](#)      Resolution declaring certain properties located at 2710, 2706, 2702 Onalaska Avenue (Parcels #17-10259-31,17-10259-32, 17-10259-40) as surplus property.
- Attachments:** [Resolution](#)  
                                 [CPC Staff Report 5.31.22](#)
- 4      [22-0662](#)      AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family Residence District - to the Low Density Multiple Dwelling District allowing for a four-unit, two-story building at tax parcel 17-50285-22 (Chase Street, no house number).
- Attachments:** [Ordinance](#)  
                                 [Rezoning Petition](#)  
                                 [Notice of Hearing](#)  
                                 [200-Foot Buffer List](#)  
                                 [Buffer Map](#)  
                                 [Returned Mailing - 5.24.2022](#)  
                                 [CPC Staff Report 5.31.22](#)
- 5      [22-0671](#)      Application of Grounded Cafe LLC for a Conditional Use permit at 411 3rd St. S. allowing permission to apply for a Combination "Class B" Beer & Liquor license.
- Attachments:** [Application](#)  
                                 [Notice of Hearing](#)  
                                 [200-Foot Buffer List](#)  
                                 [Buffer Map](#)  
                                 [CPC Staff Report 5.31.22](#)

6      [22-0156](#)      Update on the Comprehensive Plan process

Attachments: [Comprehensive Plan Analytics May 23 2022.pdf](#)

## Adjournment

*Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.*

### **NOTICE TO PERSONS WITH A DISABILITY**

*Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to [ADAcityclerk@cityoflacrosse.org](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*

### **City Plan Commission Members:**

**Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallager, Nabamita Dutta, Scott Neumeister**



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-0495

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**Agenda Date:** 5/31/2022

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Ordinance

**Agenda Number:** 1

ORDINANCE NO.: \_\_\_\_\_

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District – to the Multiple Dwelling District allowing for a top and bottom floor residential rental at 1001 Rose St.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Local Business District – to the Multiple Dwelling District, to-wit:

*Tax Parcel 17-10008-150  
CERTIFIED SURVEY MAP NO. 73 VOL 17 LOT 1 DOC NO. 1699064*

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

\_\_\_\_\_  
Mitch Reynolds, Mayor

\_\_\_\_\_  
Nikki M. Elsen, City Clerk

Passed:  
Approved:  
Published:

June

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

ROBERT & JEAN WILLER  
214 STONE ACRES RD  
LA CROSSE MN 55947

Owner of site (name and address):

SAME AS ABOVE

Address of subject premises:

1001 ROSE ST E  
LACROSSE WIS 54602

Tax Parcel No.:

17-10008-150

Legal Description:

1001 ROSE ST  
29-16 NOT ACRES 0.101  
CERTIFIED SURVEY MAP NO. 73  
VOL 17 LOT 6 DEX NO. 1699064

Zoning District Classification:

C1 LOCAL BUSINESS

Proposed Zoning Classification:

R5 - MULTIPLE DWELLING

Is the property located in a floodway/floodplain zoning district?

\_\_\_ Yes  No

Is the property/structure listed on the local register of historic places?

\_\_\_ Yes  No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?

Yes \_\_\_ No

Is the Rezoning consistent with the policies of the Comprehensive Plan?

Yes \_\_\_ No

Property is Presently Used For:

TOP FLOOR RENTAL / RESIDENTIAL  
BOTTOM FLOOR RENTAL / COMMERCIAL

Property is Proposed to be Used For:

TOP & BOTTOM FLOORS RESIDENTIAL RENTAL

Proposed Rezoning is Necessary Because (Detailed Answer):

CHANGES IN THE REAL ESTATE (COVID STAY AT HOME)  
PRACTICE CREATING VACANCIES IN THE COMMERCIAL  
RENTAL MARKET. THERE IS A NEED FOR GOOD  
RESIDENTIAL RENTALS

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

BECAUSE MOST OF THE NEIGHBORHOOD IS YET  
SAME R-5 MULTIPLE DWELLING NOW.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

WITH RS ZONING CHANGE FROM C-1, ALL OF THE ABOVE ACTIONS CAN BE MET IN A MORE TIMELY FASHION.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

John Wilber Jean McWillie  
(signature)

608 769 1767 3/25/22  
(telephone) (date)

\_\_\_\_\_  
(email)

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

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

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.**

Review was made on the 29<sup>th</sup> day of March, 2022.

Signed: [Signature], Plan Advisor  
Director of Planning & Development

3/25/22

TO: COMMON COUNCIL

LACROSSE WISCONSIN

ATT: PLANNING AND DEVELOPMENT DEPT.

FROM: ROBERT & JEAN WILLER

214 SHORE ACRES RD

LACROSSE MN 55947

PH# 608-769-1767

SUBJ: REZONE PROPERTY AT 1001 ROSE ST

FROM C-1 - LOCAL BUSINESS TO

R-5 - MULTIPLE DWELLING

DEAR COUNCIL MEMBERS / PLANNING DEPT.

"COVID 19" HAS CHANGED THE REAL ESTATE

MARKET WITH THE WORK FROM HOME

PRACTICE, CREATING VACANCIES IN

THE COMMERCIAL RENTAL BUSINESS.

CHANGING FROM C-1 LOCAL BUSINESS

TO R-5 MULTIPLE DWELLING SHOULD

HELP THE RENTING OF THIS PROPERTY.

THIS REZONING WILL BE CONSISTENT

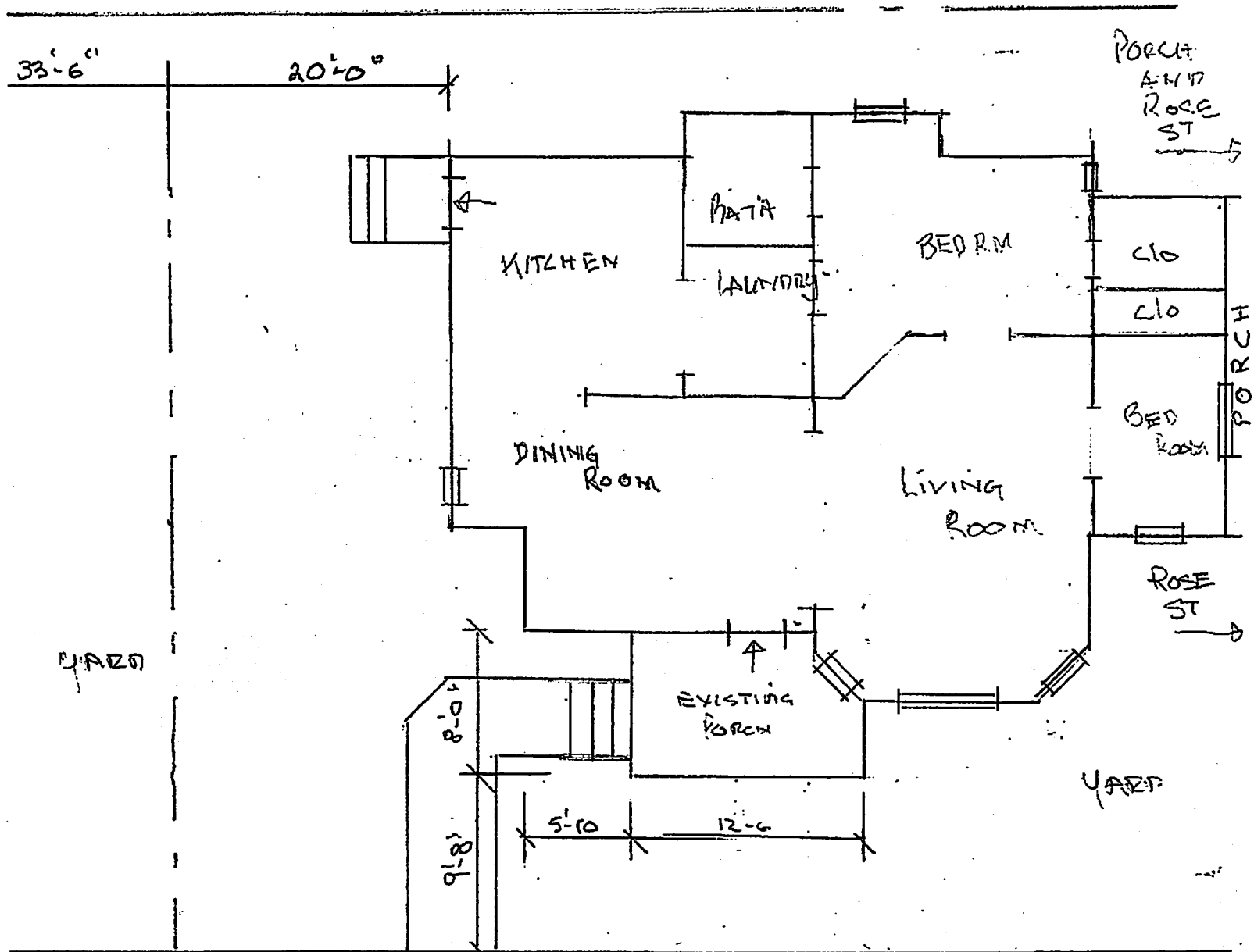
WITH THE POLICIES OF THE COMPREHENSIVE

PLAN.

THANK YOU!

BOB & JEAN WILLER





EXISTING SIDE WALK

BLVD.

WALL ST.

ROBERT & JEAN WILLER

DRAWING NOT TO SCALE



**NOTICE OF HEARING ON  
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

**AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District - to the Multiple Dwelling District allowing for a top and bottom floor residential rental at 1001 Rose St.**

**Property is presently: top floor is residential rental, bottom floor is commercial rental**

**Property is proposed to be used for: top and bottom floor residential rental**

**Rezoning is necessary: changes in the real estate have created a need for residential rentals**

*Tax Parcel 17-10008-150*

*CERTIFIED SURVEY MAP NO. 73 VOL 17 LOT 1 DOC NO. 1699064*

The City Plan Commission will meet to consider such application on **Tuesday, May 31, 2022 at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, May 31, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council on Thursday, June 9, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) (search for File 22-0495).

Dated this 6th day of May, 2022.

Nikki M. Elsen, City Clerk  
City of La Crosse

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Publish: May 17 and 24, 2022  
One (1) Affidavit

TaxParcelN	OwnerName	CompleteAd	CompleteSe	City	State	ZipCode	PROPADDCOM
17-10007-100	A TOUCH OF TILE LLC	W5331 NORSEMAN DR		LA CROSSE	WI	54601	611 WALL ST
17-10009-30	BAO VUE, SHONG XIONG	917 ROSE ST		LA CROSSE	WI	54603	917 ROSE ST
17-10009-91	BEAM PROPERTIES LLC	14301 EWING AVE S		BURNSVILLE	MN	55306	901 CALEDONIA ST
17-10008-80	BELMONT L LORENZ	1303 LA CRESCENT ST		LA CROSSE	WI	54603-1480	1013 ROSE ST
17-10007-60	BRENDA K MENDELL, JENNIFER N HIENTZ	N5805 LAKE PARK DR		ONALASKA	WI	54650	1006 ROSE ST
17-10007-70	BUCHNER PROPERTIES LLC	2704 7TH ST S		LA CROSSE	WI	54601	607 WALL ST
17-10008-140	COPELAND LANDINGS LLC	333 BUCHNER PL	#225	LA CROSSE	WI	54603	930 COPELAND AVE
17-10007-50	DAVID A RADTKE	1012 ROSE ST		LA CROSSE	WI	54603-2537	1012 ROSE ST
17-10008-40	GVC PROPERTIES LLC	333 BUCHNER PL	225	LA CROSSE	WI	54603	1021 ROSE ST
17-10008-50	GVC PROPERTIES LLC	333 BUCHNER PL	#225	LA CROSSE	WI	54603	1000 COPELAND AVE
17-10008-70	GVC PROPERTIES LLC	333 BUCHNER PL	225	LA CROSSE	WI	54603	1017 ROSE ST
17-10009-40	J SQUARED PROPERTIES LLC	901 ROSE ST		LA CROSSE	WI	54603	911 ROSE ST
17-10009-10	JENNIFER ROUPE, CORY ROUPE	1616 NAKOMIS AVE		LA CROSSE	WI	54603	927 ROSE ST
17-10006-120	JUAN MENDEZ, RAMONA E MENDEZ	1026 ROSE ST		LA CROSSE	WI	54603-2537	1026 ROSE ST
17-10009-20	KIMBERLY A MARTIN	923 ROSE ST		LA CROSSE	WI	54603	923 ROSE ST
17-10008-130	MICHAEL D MCGARGLE	933 ROSE ST		LA CROSSE	WI	54603	933 ROSE ST
17-10008-160	ROBERT G WILLER	214 SHORE ACRES RD		LA CRESCENT	MN	55947	519 WALL ST
17-10008-20	SB EDIFICE LLC	PO BOX 624		LA CROSSE	WI	54602-0624	1027 ROSE ST
17-10007-10	SHAWN D MILLER	419 CENTRAL RD		LA CROSSE	WI	54603-1119	1022 ROSE ST
17-10007-20	T & L ENTERPRISES ONE LLC	PO BOX 2614		LA CROSSE	WI	54602-2614	1016 ROSE ST
17-10008-90	WHITNEY L THOMAS	1007 ROSE ST		LA CROSSE	WI	54603	1007 ROSE ST
17-10007-40	WOODRUFF BLASCHKE INC	1007 CALEDONIA ST		LA CROSSE	WI	54603-2520	1013 CALEDONIA ST
17-10007-80	WOODRUFF BLASCHKE INC	1007 CALEDONIA ST		LA CROSSE	WI	54603-2520	1007 CALEDONIA ST
17-10007-90	WOODRUFF BLASCHKE INC	1007 CALEDONIA ST		LA CROSSE	WI	54603-2520	1003 CALEDONIA ST
17-10007-30	XAY DANG VANG, CHIA LEE VANG	1019 CALEDONIA ST		LA CROSSE	WI	54603-2520	1019 CALEDONIA ST

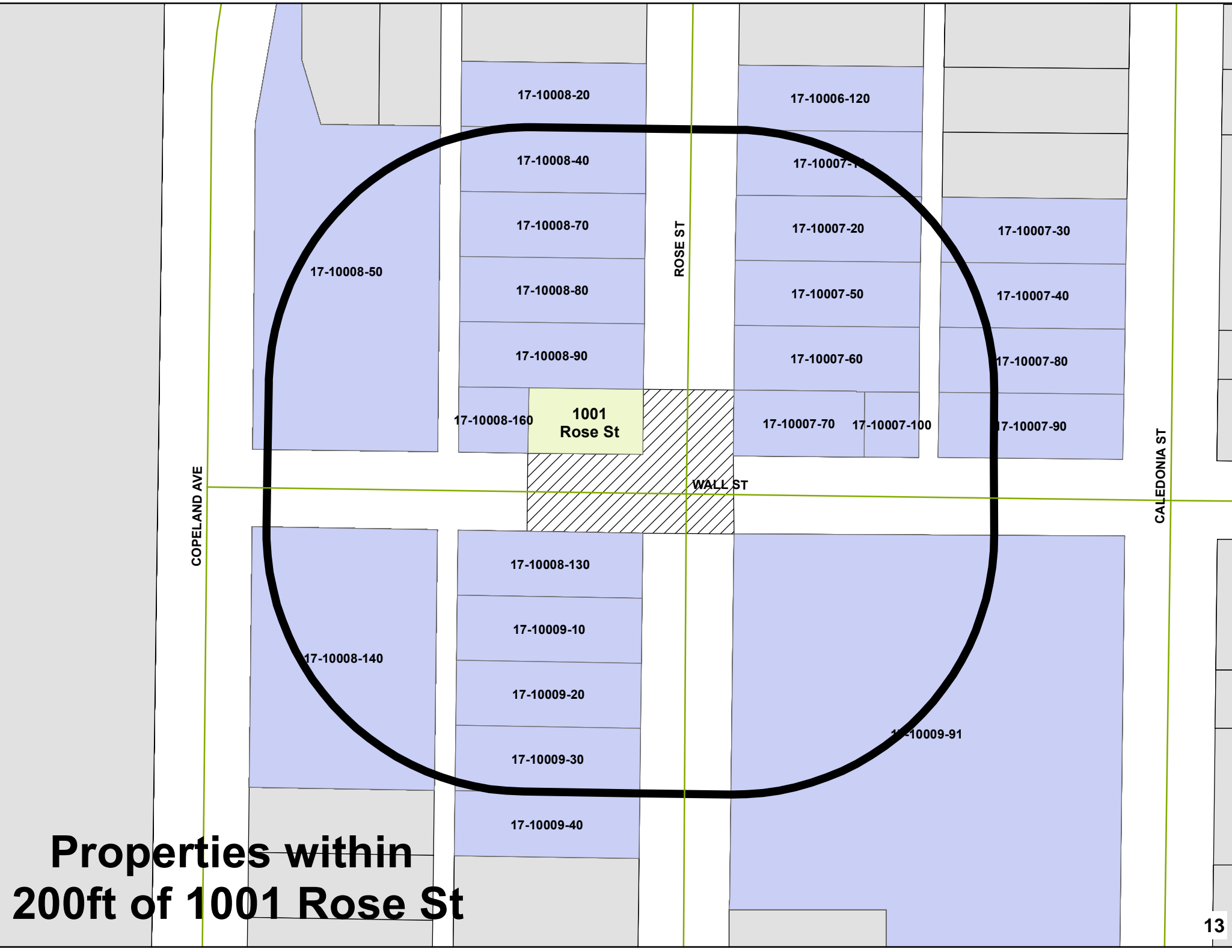
Properties within 200ft of 1001 Rose Street

Applicant: ROBERT & JEAN WILLER

214 SHORE ACRES RD

LA CRESCENT MN

55947



**Properties within  
200ft of 1001 Rose St**

**Agenda Item 22-0495 (Tim)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District - to the Multiple Dwelling District allowing for a top and bottom floor residential rental at 1001 Rose St.

**General Location**

Council District 2, Lower North Side & Depot Neighborhood. The parcel is located on the NW corner of Rose Street and Wall Street as depicted in attached **MAP PC22-0542**. Adjacent uses are single- and multi-unit residential, all zoned R5-Multiple Dwelling, a school, and a residential property zoned Local Business.

**Background Information**

The applicant is requesting to rezone the property from C1-Local Business to R5-Multiple Dwelling in order to allow for the property to be used as a residential duplex. Currently, the upper floor is used a residential unit and the ground floor is used for a commercial/retail space. The applicant states that it has been difficult to lease out the commercial space and wants to convert it to a residential unit.

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map depicts this parcel as High Intensity Retail, Office or Housing which expects a density of 10 housing units per acre or more. At two units on a .101 acre parcel the density per acre on this parcel is 19.8 housing units which would make this zoning and development consistent with the Comprehensive Plan.

**Staff Recommendation**

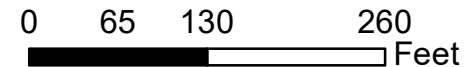
Staff has no concerns with the rezoning of this property to R5-Multiple Dwelling so that it can be used as a duplex. Staff recommended this zoning district so that it would be consistent with the surrounding zoning and allow for the future combination of lots for larger developments should the opportunity present itself. **This item is recommended for approval.**

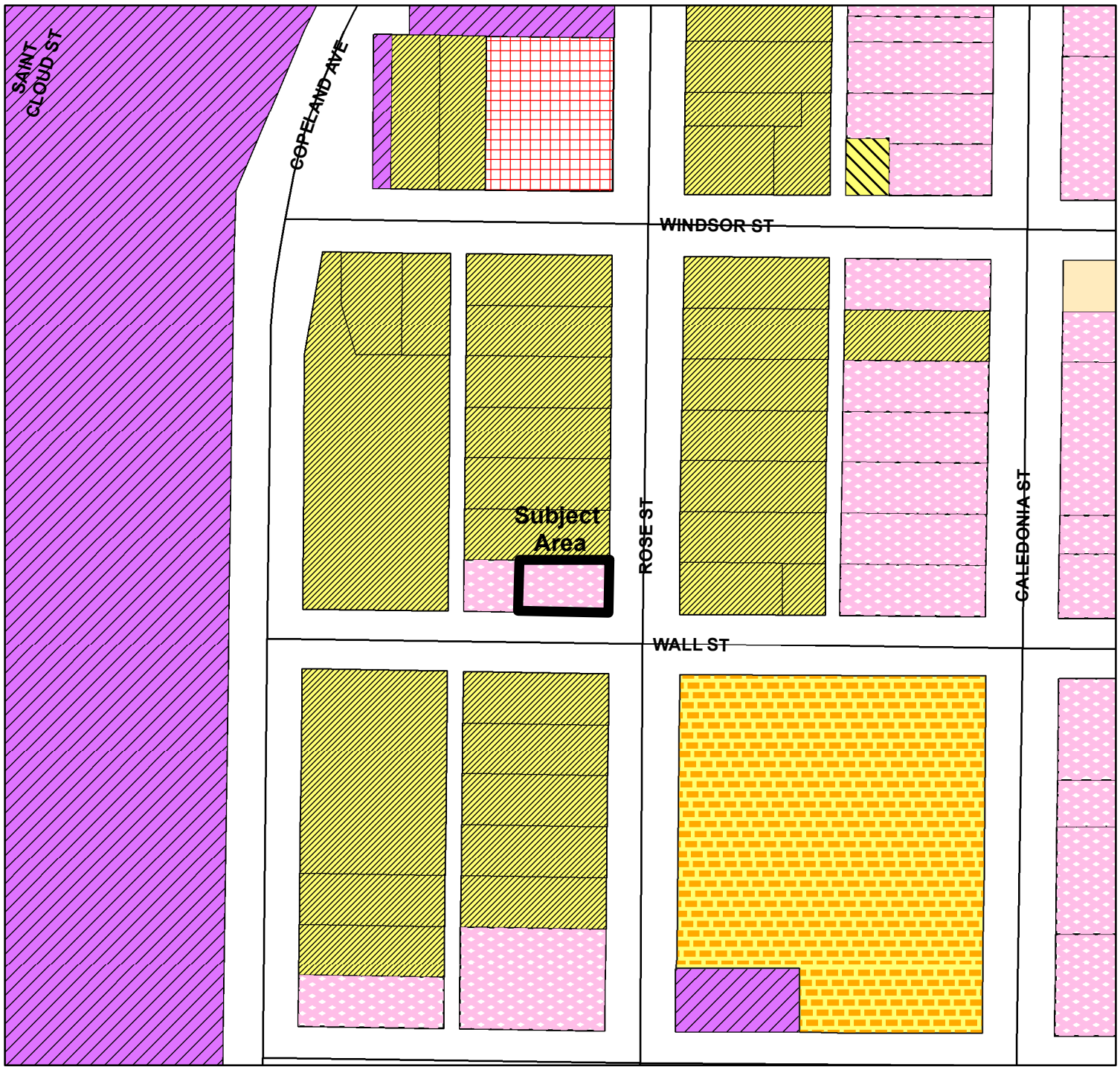
**Routing J&A 5.31.22**



# BASIC ZONING DISTRICTS

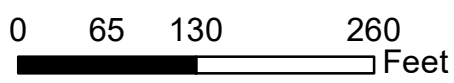
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





## BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
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- City Limits
- SUBJECT PROPERTY







# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-0542

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**Agenda Date:** 5/31/2022

**Version:** 1

**Status:** Referred

**In Control:** Judiciary & Administration Committee

**File Type:** Ordinance

**Agenda Number:** 2

ORDINANCE NO.: \_\_\_\_\_

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District – to the Light Industrial District allowing for personal storage and work space at 818 Gould St.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Multiple Dwelling District – to the Light Industrial District, to-wit:

*Tax Parcel 17-10050-100  
SOUTH EASTERN ADDITION W 73FT LOTS 13 & 14 BLOCK 12 LOT SZ: 73 X 100*

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

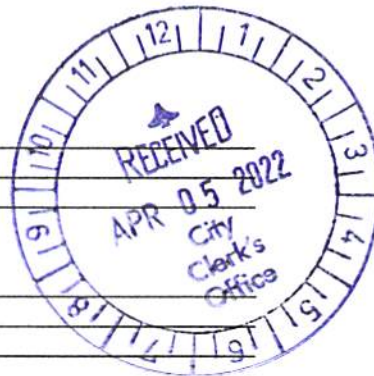
\_\_\_\_\_  
Mitch Reynolds, Mayor

\_\_\_\_\_  
Nikki M. Elsen, City Clerk

Passed:  
Approved:  
Published:

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address):  
Dan Pabst

1914 Nakomis Ave, La Crosse WI 54603

Owner of site (name and address):

Susan Brooks

PE Rentals LLC  
1107 Kane St  
LaCrosse, WI 54603

Address of subject premises:

818 Gould St

La Crosse, WI 54602

Tax Parcel No.: 17-10050-10

Legal Description: SOUTH EASTERN ADDITION W 73FT LOTS 13 & 14 BLOCK 12 LOT SZ: 73 X 100

Zoning District Classification: R5 - Multiple Dwellings

Proposed Zoning Classification: Light Industrial - MI

- Is the property located in a floodway/floodplain zoning district?  Yes  No
- Is the property/structure listed on the local register of historic places?  Yes  No
- Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?  Yes  No
- Is the Rezoning consistent with the policies of the Comprehensive Plan?  Yes  No

Property is Presently Used For:

Vacant Property

Property is Proposed to be Used For:

Personal storage/work space

Proposed Rezoning is Necessary Because (Detailed Answer):

Current lot has been vacant for a long period. The only building that can be placed in this space without adding a lot of fill is an uninhabited building.

In order to place the building that the owner intends rezoning is necessary.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

Current lot is vacant with little aesthetic value and occasionally collects debris. Rezoning will allow for a building to be placed on the land which the owner will take care of and add to the tax revenue of the city.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

Land is vacant with little hope of securing a residential building because of the additional costs incurred to raise the land and the current low value of the surrounding homes. Allowing this rezone will allow the city to increase the value of this property and do away with a property that has traditionally been blighted.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 4<sup>th</sup> day of April, 2022.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Dan To Jankes

Slm 4/15/22

(signature)

608 630 4371

(telephone)

3/29/2022

(date)

pabstdan@gmail.com

(email)

STATE OF WISCONSIN )

) ss.

COUNTY OF LA CROSSE )

Personally appeared before me this 5 day of April, 2022 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Sydnie Martin  
Notary Public  
My Commission Expires: 12/14/2024

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 13<sup>th</sup> day of April, 2022.

Signed:

[Signature]  
Director of Planning & Development



## 818 Gould St Rezoning

The current property at 818 Gould St is a vacant lot. This lot resides in the flood plain in the neighborhood directly west of the La Crosse Menards. Because of the flood plain status no inhabited building can be built upon this property without significantly raising the land. Due to the location of the lot it does not appear that anyone has been interested in making the financial investment to raise that property to build a residential home. Thus this land has always sat vacant. On a recent trip to the site beer bottles and cigarette butts were found scattered about.

I have engaged with the seller of this property (PE Rentals; owned by Nathan and Susan Brooks) to purchase this property contingent on the ability to place a 40ft by 60ft metal building for personal storage on the land. PE Rentals also owns the adjacent property to this land at 829 Gould St, they are in favor of this rezone.

Allowing for this rezone would improve the area of the neighborhood placing a permanent structure on the lot, having an owner that will keep it clean and tidy, and increase tax revenue for the city.

Attached to this document are pictures of the existing lot, maps of the lot, and drawings of the proposed building.

Current Pictures of 818 Gould St





Satellite Image

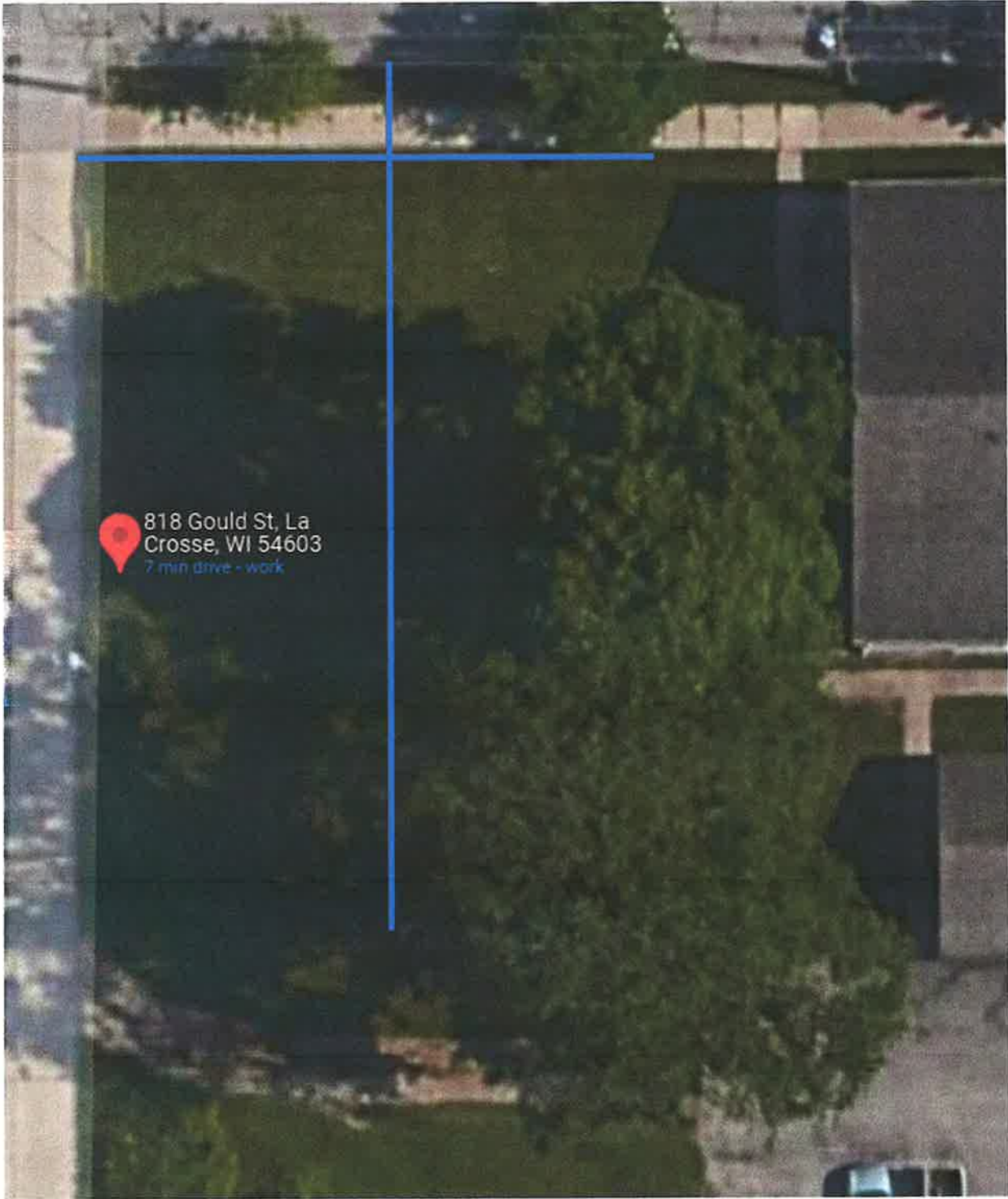




Tax Parcel Map

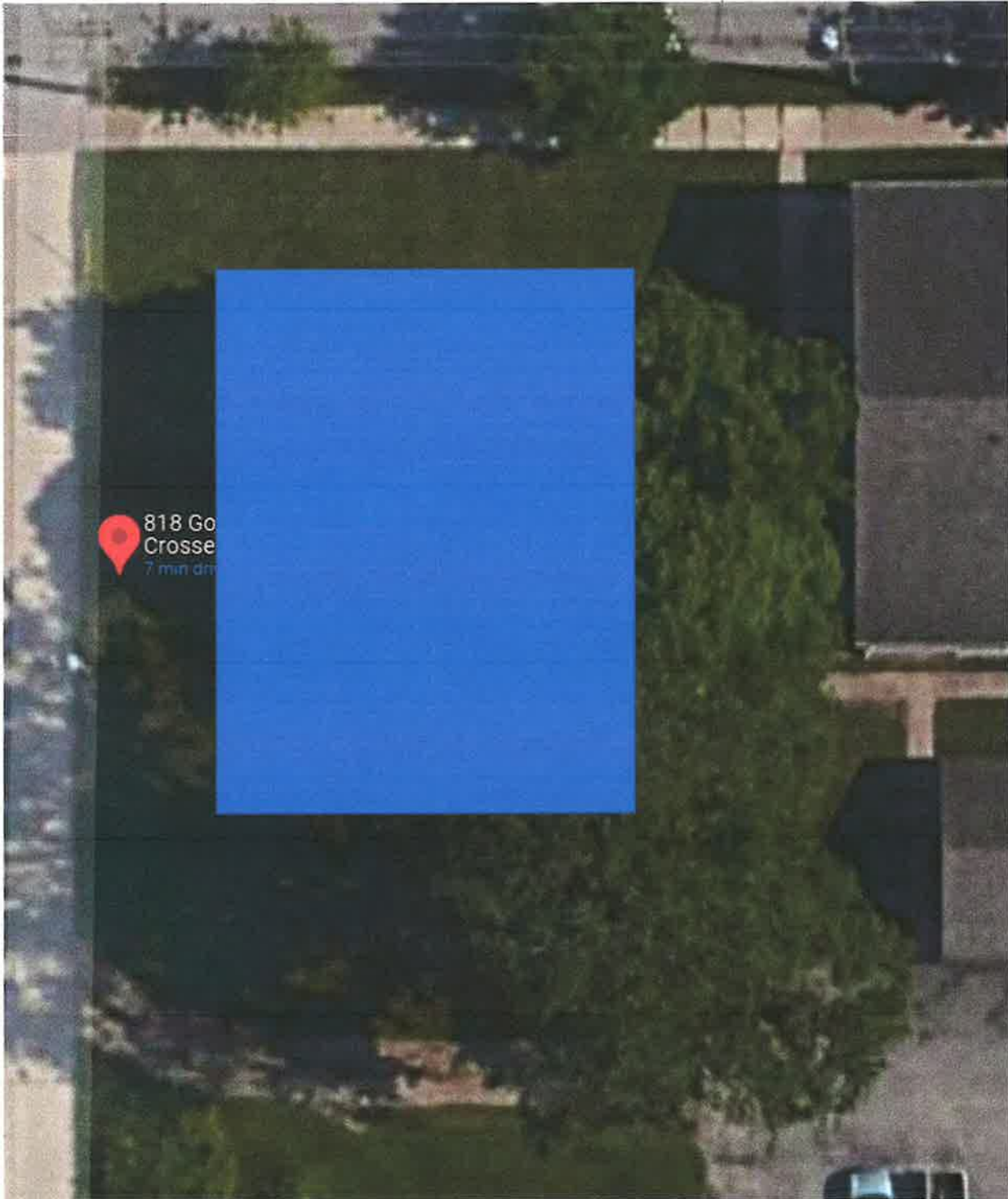


Lot Dimension

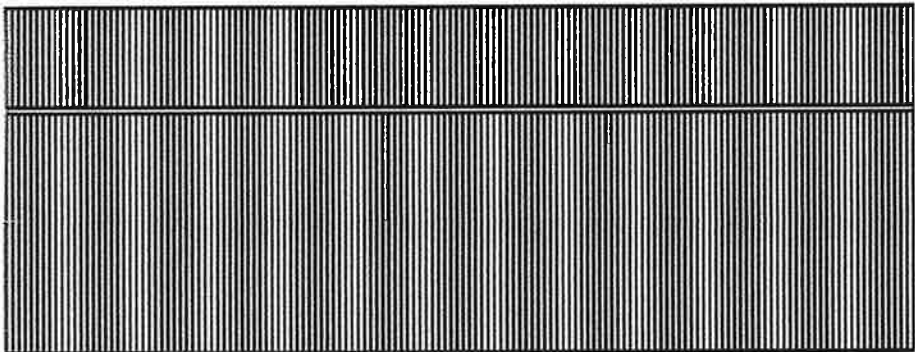
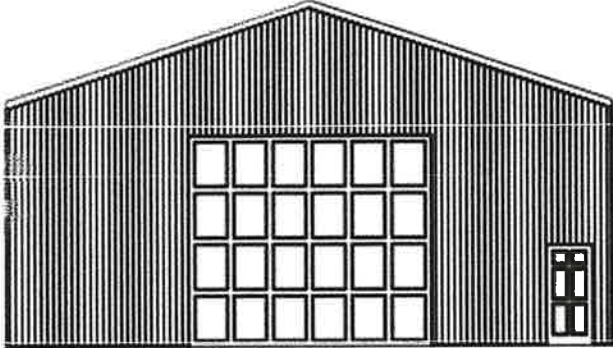


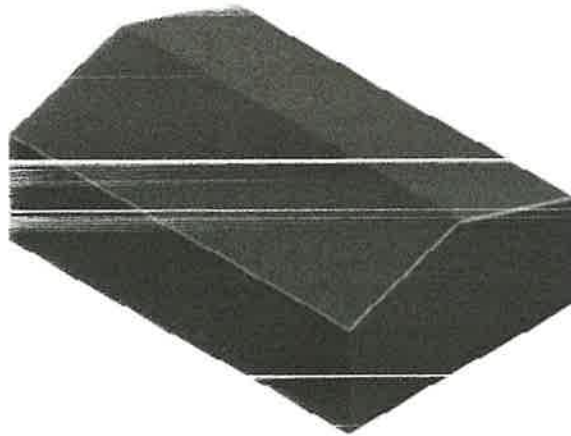
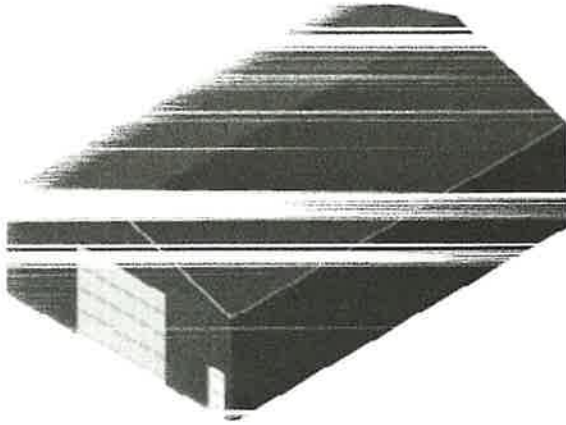
Lot is 100ft by 70ft.

Proposed Building Footprint



Proposed Building Drawings







## CITY CLERK'S OFFICE

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-7510  
cityclerk@cityoflacrosse.org  
www.cityoflacrosse.org

April 13, 2022

ATTN JULIA MCCARTHY  
NATURAL HAZARDS PROGRAM SPECIALIST  
FEMA REGION 5  
536 S CLARK ST 6TH FL  
CHICAGO IL 60605

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of *AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District - to the Light Industrial District allowing for personal storage and work space at 818 Gould St.* and a copy of the hearing notice which will appear in the La Crosse Tribune on April 19 and 26, 2022.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig  
Deputy City Clerk  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)  
608-789-7549

cc: Jordan Thole & Carrie Olson, WI DNR

**NOTICE OF HEARING ON  
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

**AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District - to the Light Industrial District allowing for personal storage and work space at 818 Gould St.**

**Property is presently: vacant property**

**Property is proposed to be used for: personal storage/work space**

**Rezoning is necessary: The only building that can be placed in this space without adding a lot of fill is an uninhabited building.**

*Tax Parcel 17-10050-100*

*SOUTH EASTERN ADDITION W 73FT LOTS 13 & 14 BLOCK 12 LOT SZ: 73 X 100*

The City Plan Commission will meet to consider such application on **Monday, May 2, 2022 at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, May 3, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, May 12, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) (search for File 22-0542).

Dated this 13<sup>th</sup> day of April, 2022.

Nikki M. Elsen, City Clerk  
City of La Crosse

-----  
Publish: April 19 and 26, 2022  
One (1) Affidavit





TaxParcelN	OwnerName	CompleteAd	CompleteSe	City	State	ZipCode	PROPADDCOM
17-10293-10	ADAM P SCHROEDER	312 LIBERTY ST		LA CROSSE	WI	54603-3008	312 LIBERTY ST
17-10049-90	AVANELLE D GENZ, ANGELLA M LEE	302 AVON ST		LA CROSSE	WI	54603-3001	302 AVON ST
17-10048-100	BRENT R HOWE	829 GOULD ST		LA CROSSE	WI	54603	829 GOULD ST
17-10292-90	CITY OF LACROSSE	400 LA CROSSE ST		LA CROSSE	WI	54601	900 GOULD ST
17-10292-140	CRAIG MASTERS, STACY A MASTERS	1927 21ST TER S		LA CROSSE	WI	54601	316 LIBERTY ST
17-10292-30	DALE W SCHROEDER	N21387 OYNES LN		ETTRICK	WI	54627-9583	408 LIBERTY ST
17-10048-80	DARCY M CHASE	402 AVON ST		LA CROSSE	WI	54603-3002	402 AVON ST
17-10049-150	DONALD J KAMROWSKI, KELLY R KAMROWSKI	317 LIBERTY ST		LA CROSSE	WI	54603-3079	317 LIBERTY ST
17-10292-120	GAIL A BERNDT	328 LIBERTY ST		LA CROSSE	WI	54603-3008	328 LIBERTY ST
17-10292-125	GOULD STREET LLC	9447 JANCING AVE		SPARTA	WI	54656	
17-10048-70	HNTPRK LLC	723 4TH AVE N		ONALASKA	WI	54650	408 AVON ST
17-10048-60	JENNIFER L GANTZER	PO BOX 3695		LA CROSSE	WI	54602-3695	412 AVON ST
17-10048-90	JOSHUA W YESKE	819 GOULD ST		LA CROSSE	WI	54603-3080	819 GOULD ST
17-10048-130	KATHLEEN A CHRISTOPHERSON	417 LIBERTY ST		LA CROSSE	WI	54603	417 LIBERTY ST
17-10048-50	KELLY M HASS, FRANK A JR HASS	418 AVON ST		LA CROSSE	WI	54603-3002	418 AVON ST
17-10049-60	KEVIN L KNOBLOCH, RHONDA K KNOBLOCH	316 AVON ST		LA CROSSE	WI	54603	316 AVON ST
17-10292-110	LT&A RENTALS LLC	N5558 COMMERCE RD		ONALASKA	WI	54650	330 LIBERTY ST
17-10049-80	NATHANIEL MALLINGER, CINDY MALLINGER	306 AVON ST		LA CROSSE	WI	54603-3001	306 AVON ST
17-10048-110	PE RENTALS LLC	PO BOX 534		LA CROSSE	WI	54602-0534	407 LIBERTY ST
17-10049-140	PE RENTALS LLC	1107 KANE ST		LA CROSSE	WI	54603	828 GOULD ST
17-10049-70	PETER J BELL	312 AVON ST		LA CROSSE	WI	54603-3001	312 AVON ST
17-10049-100	RAYMOND L SPIES, DELORES M SPIES	2011 LIBERTY ST		LA CROSSE	WI	54603-2084	303 LIBERTY ST
17-10048-120	RIVERLAND INVESTMENTS LLC	1231 EAST AVE N		ONALASKA	WI	54650	413 LIBERTY ST
17-10049-40	STEPHEN J TRUSSONI	1522 SAND LAKE RD		HOLMEN	WI	54636	326 AVON ST
17-10049-41	STEPHEN J TRUSSONI	1522 SAND LAKE RD		HOLMEN	WI	54636	AVON ST
17-10049-120	STEVEN M NICOLAI	4535 MORMON COULEE RD	STE 5	LA CROSSE	WI	54601	311 LIBERTY ST
17-10049-110	TONY DOUGLASS	307 LIBERTY ST		LA CROSSE	WI	54603-3079	307 LIBERTY ST
17-10292-40	TREVOR M SIDIE, HALEY SNYDER	402 LIBERTY ST		LA CROSSE	WI	54603	402 LIBERTY ST
17-10292-20	VERA S PAUL	801 MAIN ST	APT 102	LA CROSSE	WI	54601	412 LIBERTY ST
17-10049-115	WILLIAM J CRAIG, LISA CRAIG	1228 GREEN ST		ONALASKA	WI	54650	305 LIBERTY ST
17-10049-50	YOUA VUE, CHER LEE	322 AVON ST		LA CROSSE	WI	54603-3001	322 AVON ST

Applicant DAN PABST 1914 NAKOMIS AVE LA CROSSE WI 54603

Properties within 200ft of 818 Gould St

**Agenda Item 22-0542 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District - to the Light Industrial District allowing for personal storage and work space at 818 Gould St.

**General Location**

Council District 3, Lower North Side & Depot Neighborhood. The parcel is 2 blocks north of Monitor St and 3.5 blocks east of Rose St. as depicted in Map 22-0542. Adjacent uses are single- and multi-unit residential, zoned R2 and R5, and 2 vacant lots.

**Background Information**

PE Rentals owns this 7,300 sq. ft. parcel as well as the adjacent 17,424 sq. ft. parcel at 828 Gould St. The subject parcel is vacant and the owner intends to use it for personal storage and work space. The applicant states that building something permitted in the R5 district would be cost-prohibitive. The parcel's elevation is ~640' and it is in the Floodfringe Overlay Zoning District. Both residential and industrial uses must have their lowest floor above the flood protection elevations, which would be ~647.5' here. However, industrial uses may have its lowest floor below that if adequately floodproofed. This rezoning would not be subject to design review, because it is light industrial and not on a major street. It would increase impermeable surfaces because the lot is currently just grass, but likely not have an impact on any trees.

**Recommendation of Other Boards and Commissions**

None

**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map envisions this area as low- and medium-density housing, which "includes single- and two-family housing plus carefully integrated townhouses or other housing forms with individual outdoor entrances." Light industrial zoning next to multifamily zoning may not meet Land Use Objective 7 to improve land use compatibility, unless buffering, screening, and improved building design were included. Personal storage and work space may not meet Land Use Objective 8 to maintain traditional urban character.

















**Staff Recommendation**

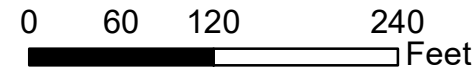
**Denial** – Personal storage and work space for the landlord of the adjacent rental units doesn't seem like that offensive of a use. However, the Light Industrial District allows a wide variety of uses that could be noxious to nearby residents

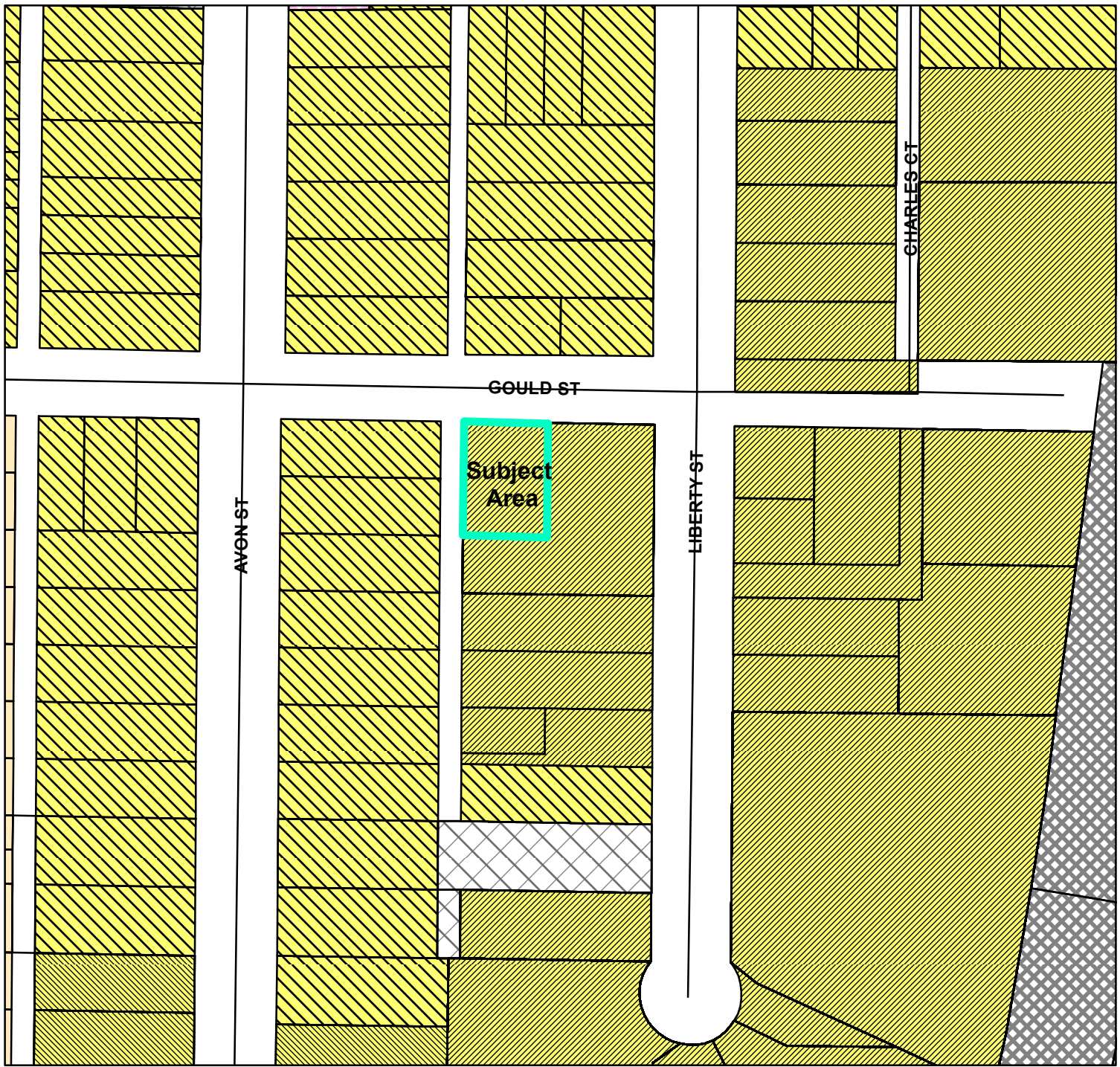
**Routing** J&A 5.3.2022



# BASIC ZONING DISTRICTS

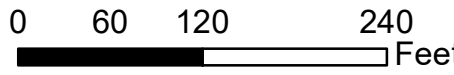
-  R1 - SINGLE FAMILY
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-  City Limits
-  SUBJECT PROPERTY





## BASIC ZONING DISTRICTS

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STATE OF WISCONSIN  
County of La Crosse } SS.

Chris Elsen, being duly sworn, says that he/she is the principal clerk of the LA CROSSE TRIBUNE, a public daily newspaper of general circulation, published in the City of La Crosse, in the county and state aforesaid, and that the notice of which the annexed is printed copy taken from the paper in which the same was published, was inserted and published in the said newspaper on the dates listed below,

being at least once in each week for 2 successive week(s).

Chris Elsen

LA CROSSE CITY CLERK

NIKKI ELSÉN

400 LA CROSSE ST

LA CROSSE WI 54601

ORDER NUMBER 98955

Sworn to and subscribed before me this 29 day of April, 2022

CE CH

Notary Public, La Crosse County, Wisconsin

My Commission as Notary Public will expire on the

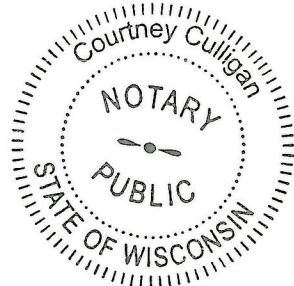
18 day of Dec, 2023

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:  
AN ORDINANCE to amend Sub-section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District - to the Light Industrial District allowing for personal storage and work space at 818 Gould St.  
Property is presently: vacant property  
Property is proposed to be used for: personal storage/work space  
Rezoning is necessary: The only building that can be placed in this space without adding a lot of fill is an uninhabited building.  
Tax Parcel 17-10050-100 SOUTH EASTERN ADDITION W 73FT LOTS 13 & 14 BLOCK 12 LOT SZ: 73 X 100  
The City Plan Commission will meet to consider such application on Monday, May 2, 2022 at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on Tuesday, May 3, 2022 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.  
Final action will be determined by the Common Council on Thursday, May 12, 2022 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin. Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.  
The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 22-0542)  
Dated this 13th day of April, 2022.  
Nikki M. Elsen, City Clerk  
City of La Crosse  
4/19, 4/26 LAC 98955 WNAJLP

Section: Legals  
Category: 0001 Wisconsin Legals  
PUBLISHED ON: 04/19/2022, 04/26/2022

TOTAL AD COST: 113.37  
FILED ON: 4/27/2022





**Agenda Item 22-0542 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District - to the Light Industrial District allowing for personal storage and work space at 818 Gould St.

**General Location**

Council District 3, Lower North Side & Depot Neighborhood. The parcel is 2 blocks north of Monitor St and 3.5 blocks east of Rose St. as depicted in Map 22-0542. Adjacent uses are single- and multi-unit residential zoned R2 and R5, and 2 vacant lots.

**Background Information**

PE Rentals owns this 7,300 sq. ft. parcel as well as the adjacent 17,400 sq. ft. parcel at 828 Gould St. The subject parcel is vacant and the applicant intends to purchase it to use for personal storage and a work space. The applicant states that building something permitted in the R5 district would be cost-prohibitive because it is in the Floodfringe District (FF). The parcel's elevation is ~640' and the flood protection elevation is ~647.5'. Residential uses in FF are required to meet [Sec. 115-281\(3\)a.1.](#):

The elevation of the lowest floor shall be at or above the flood protection elevation on fill unless the requirements of section 115-281(3)(a)(2) can be met.

Since the rezoning is for light industrial, this use would likely fall under Manufacturing and Industrial Uses, which in FF are required to meet [Sec. 115-281\(3\)d.](#):

Any manufacturing or industrial structure which is erected, altered or moved into the floodfringe shall have the lowest floor elevated to or above the flood protection elevation *or be in compliance with the other floodproofing measures in section 115-223(e).* (emphasis added)

This rezoning would not be subject to design review, because it is light industrial and not on a major street. The applicant did attach a drawing of the structure; the image does not appear to show floodproofing measures, though. It would likely not have an impact on any trees, but would increase impermeable surfaces because the lot is currently vacant.

**Recommendation of Other Boards and Commissions**

None

**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map envisions this area as low- and medium-density housing, which "includes single- and two-family housing plus carefully integrated townhouses or other housing forms with individual outdoor entrances." Light industrial zoning next to multifamily zoning may not meet Land Use Objective 7 to improve land use compatibility, unless buffering, screening, and improved building design were included (The site drawing does not include those).

**Staff Recommendation**





















**Denial** – Personal storage and work space doesn't seem like that offensive of a use. However, the Light Industrial District allows a wide variety of uses that could be noxious to nearby residents. The use may not change in the applicant's lifetime, but could change in the future.

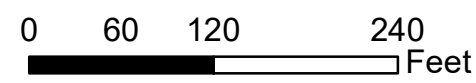
**Routing** J&A 5.31.2022

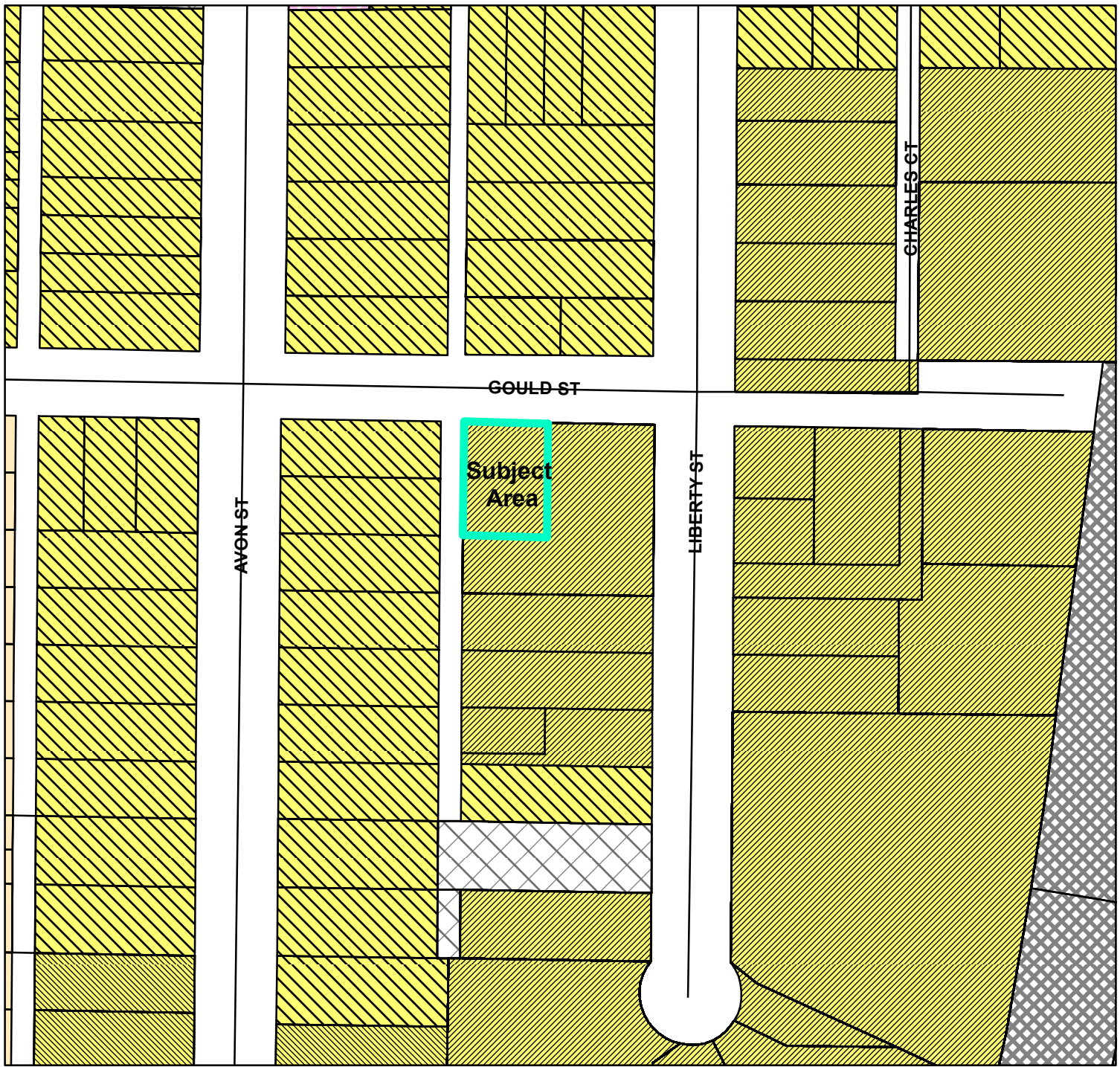




# BASIC ZONING DISTRICTS

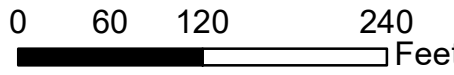
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## BASIC ZONING DISTRICTS

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# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-0590

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**Agenda Date:** 6/2/2022

**Version:** 1

**Status:** New Business

**In Control:** Finance & Personnel Committee

**File Type:** Resolution

**Agenda Number:** 3

Resolution declaring certain properties located at 2710, 2702, 2706 Onalaska Avenue (Parcels #17-10259-31,17-10259-32, 17-10259-40) as surplus property.

RESOLUTION

WHEREAS, the City of La Crosse owns Parcel #17-10259-31, 17-10259-32, 17-10259-40, located at 2710, 2702, 2706 Onalaska Avenue; and

WHEREAS, there has been expressed interest in acquiring the property.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Common Council of the City of La Crosse that the aforementioned parcels are declared surplus and will be offered for sale.

2702 Onalaska Avenue, vacant lot  
Split 2710 Onalaska Avenue, vacant lot  
Split 2710 Onalaska Avenue, w/ improvements

BE IT FURTHER RESOLVED that the Director of Parks, Recreation, Forestry, Buildings & Grounds, Planning Department, Development & Assessment, Board of Public Works, Director of Finance and City Attorney's Office are hereby authorized to take any and all steps to effectuate this resolution.

**Agenda Item 22-0590 (Lewis)**

Resolution declaring certain properties located at 2710, 2706, 2702 Onalaska Avenue (Parcels #17-10259-31, 17-10259-32, 17-10259-40) as surplus property.

**General Location**

Council District 1, Logan-Northside Neighborhood. These Parcels are 3 blocks east of George St and a block north of Salem Rd, as depicted in Map 22-0590. Adjacent properties are single-family residences.

**Background Information**

The Common Council resolved to purchase 2702 and 2710 Onalaska Ave in December per resolution 21-1685. The City split 2710 Onalaska Ave. into two lots in April 2022—2702 Onalaska Ave and 2710 Onalaska Ave. The intention is to sell the lots for single-family homes, and buyers have expressed an interest in acquiring the properties. The parcels are zoned R-1 Single-Family and would not require design review. The sale could result in additional houses and an increase in property value. All three parcels are located in the Floodfringe District and would have to meet the standards of development in Sec. 115-281(3).

**Recommendation of Other Boards and Commissions**

None

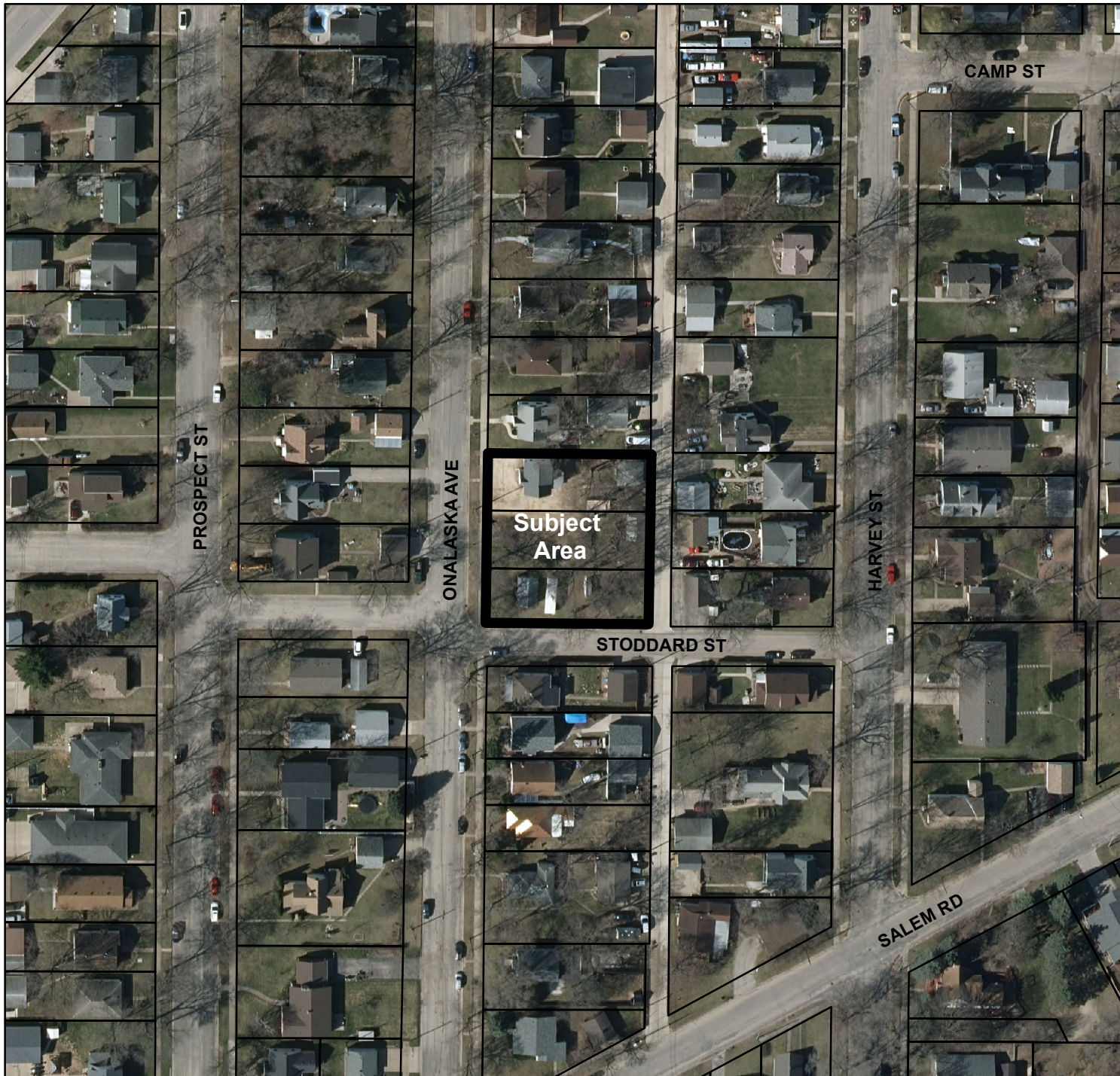
**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map indicates these parcels should be Single-Family Housing. It could help meet Land Use Objective for targeted redevelopment.















**Staff Recommendation**

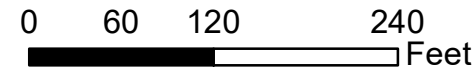
**Approval** – Selling the land could add more housing and increased property value.

**Routing** F&P 6.26.2022



# BASIC ZONING DISTRICTS

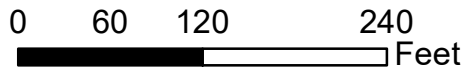
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# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-0662

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**Agenda Date:** 5/31/2022

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Ordinance

**Agenda Number:** 4



ORDINANCE NO.: \_\_\_\_\_

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family Residence District – to the Low Density Multiple Dwelling District allowing for a four-unit, two-story building at tax parcel 17-50285-22 (Chase Street, no house number).

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Single Family Residence District – to the Low Density Multiple Dwelling District, to-wit:

*Tax Parcel 17-50285-22  
CERTIFIED SURVEY MAP NO. 45 VOL 19 LOT 2 DOC NO. 1752766*

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

\_\_\_\_\_  
Mitch Reynolds, Mayor

\_\_\_\_\_  
Nikki M. Elsen, City Clerk

Passed:  
Approved:  
Published:

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address): Adam Hoffer (and William Ale)  
1510 Madison St.  
La Crosse, WI 54601

Owner of site (name and address): Same as above

Address of subject premises: Chase Street, - no current address; adjacent to  
2809 South Avenue

Tax Parcel No.: 17-50285-22

Legal Description: Certified Survey Map No. 45 Vol 19 Lot 2 Doc No. 1752704

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R4 - Low Density Multiple

Is the property located in a floodway/floodplain zoning district?  Yes  No

Is the property/structure listed on the local register of historic places?  Yes  No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?  Yes  No

Is the Rezoning consistent with the policies of the Comprehensive Plan?  Yes  No

Property is Presently Used For: see attached

Property is Proposed to be Used For: see attached

Proposed Rezoning is Necessary Because (Detailed Answer): see attached

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): see attached

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

see attached

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 6 day of May, 2022.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Adam J Hoffer  
(signature)

507-558-4531 5/6/2022  
(telephone) (date)

Hoffer LLC@gmail.com  
(email)

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

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

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.**

Review was made on the 11th day of May, 2022.

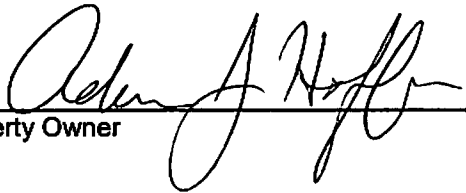
Signed: [Signature]  
Director of Planning & Development

AFFIDAVIT

STATE OF )  
 ) ss  
COUNTY OF )

The undersigned, \_\_\_\_\_, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at Chase St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

  
 \_\_\_\_\_  
 Property Owner

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public  
My Commission expires \_\_\_\_\_.

**Exhibit A**

Petition for Amendment to Zoning Application

Parcel 17-50285-22 (Chase Street, vacant parcel with no street number yet)

La Crosse, Wisconsin

May 6, 2022

Property is Presently Used For

The current parcel is a vacant lot.

Property is Proposed to be Used For

The new property will be a four-unit, two-story property. The new property would have four two-bedroom, one bathroom units, with four attached garages.

We plan to make the two first-floor units ADA complaint. Our hope is that this design will complement the newly completed Trane All Abilities Park directly across the street.

Proposed Rezoning is Necessary Because

The property is zoned as single-family residential. Constructing a single-family home that is ADA accessible is not economically feasible in the current economic environment.

The rezoning would also facilitate additional units and density that are not permissible under the current zoning. With the parcel rezoned from single family to R4, we can accommodate twice the number of bedrooms – and twice the number of ADA rooms – that would be built in a typical single family (ADA) house.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

The newly constructed property would improve the neighborhood. The property will be new, clean, and aesthetically appealing in a community in which the average age of the properties is older.

We are using a local builder. Our builder has lots of experience building properties in La Crosse and making those properties appealing to the neighborhood.

The owners of the property are seasoned rental property owners in La Crosse and one owner lives less than a mile from the parcel. Their track record with rental properties and tenants is impeccable and they take pride in increasing the value of the properties and the quality of the tenants when they purchase property in La Crosse.

The property would also increase the tax base for the city. The additional tax revenue would facilitate great service provision for the neighborhood and the community.

Proposed Rezoning will not be Detrimental to the City's Long Rang Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

The rezoning of this parcel and the construction of a new four-unit property fits within the City's current long range comprehensive plan. Specifically, the property would add greater density in this neighborhood, as outlined in the comprehensive plan.

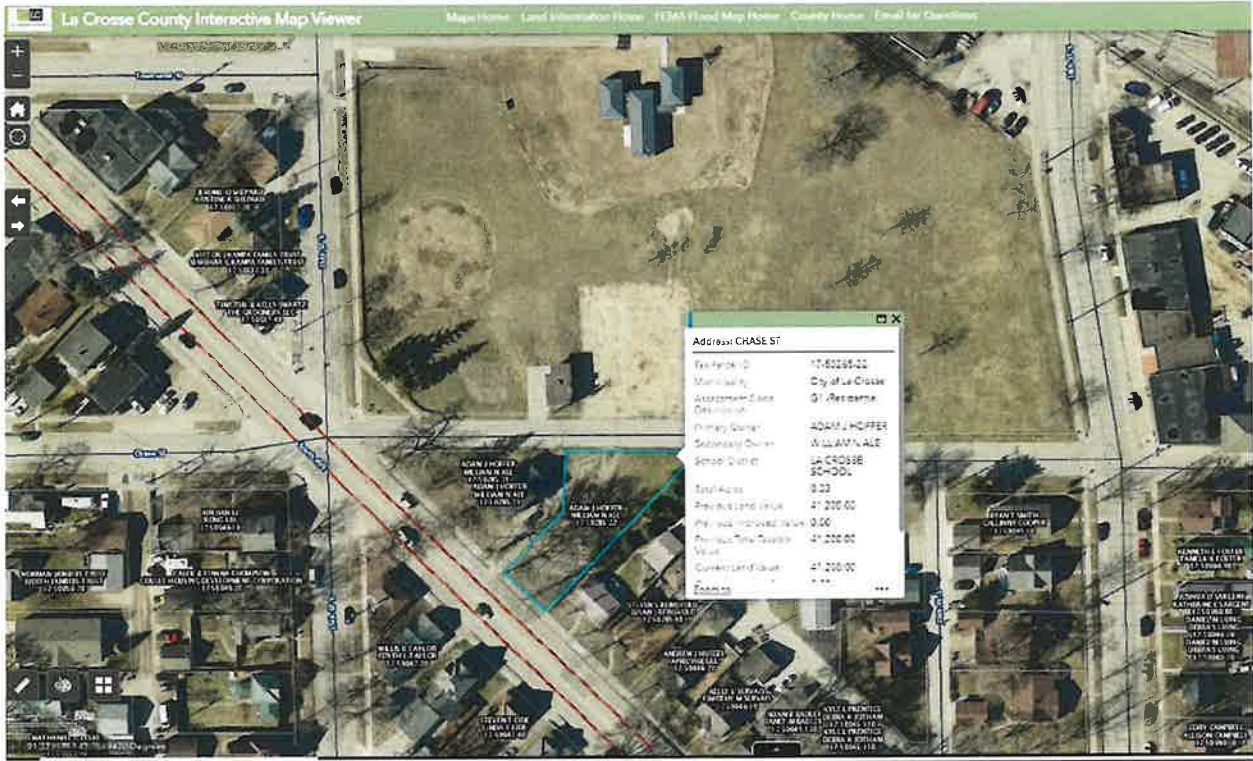
The property would also add additional ADA units. ADA units are significantly under-supplied in the city and additional ADA units support the City's long range comprehensive plan.

### Additional Measures Taken to Prepare for Rezoning

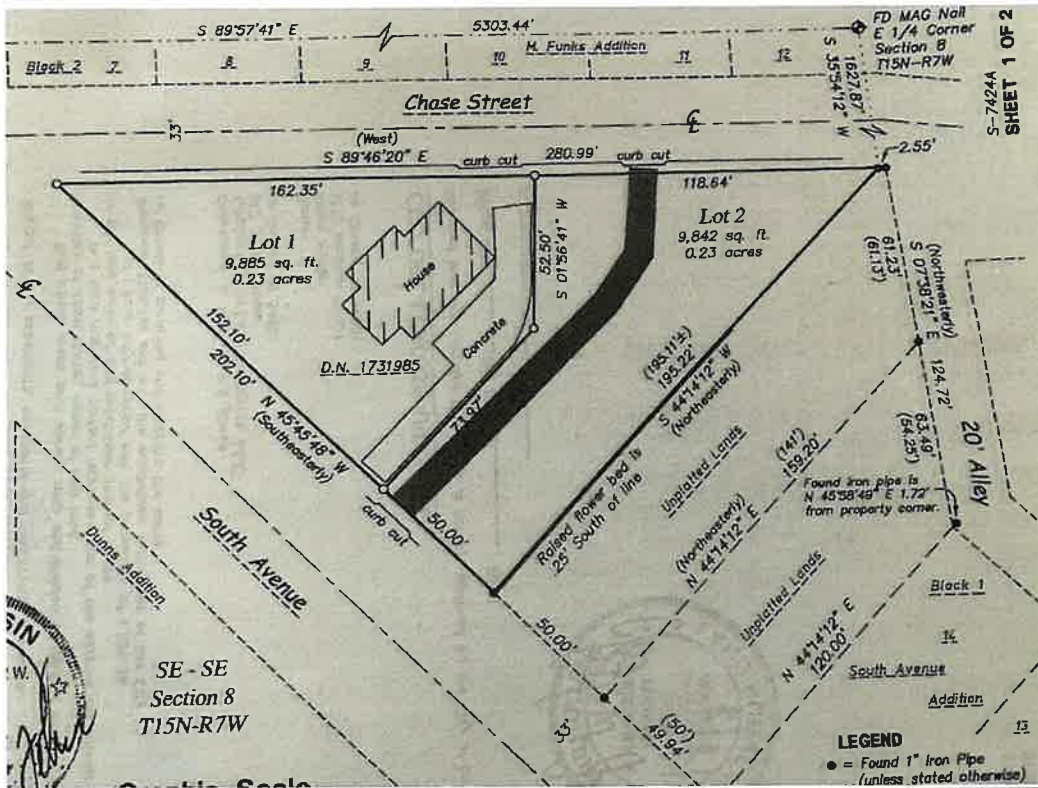
- We had our local builder prepare a site plan, floor plans, and digital renderings of the property in order to share with City Planning, the City Council, and neighbors to clearly detail our vision for our project.
- We met with Tim Acklin, City of La Crosse Planning Administrator, on April 15, 2022 to review our plan and discuss the procedures for the rezoning petition.
- We had a phone conversation with Stephanie Sward, City of La Crosse Senior Civil Engineer, on Monday April 18, 2022 to ensure that our construction plans fit with the city's plans to renovate South Avenue.
- We met with Councilwoman Trost on April 19, 2022 to discuss the project and its impact in the neighborhood and District 11.
- We spoke with Steve Schauf, Executive Director at the La Crosse Housing Authority on May 4, 2022. Steve imparted on us the need for additional ADA housing units in the city, citing their growing waitlist. Steve said this need was the major motivating factor for the Housing Authority to build the new ADA units on 7<sup>th</sup> and Divisions Street. At the end of this submission, we include the email exchange with Steve and the excerpt from the La Crosse Regional Analysis of Impediments to Fair Housing Choice he referenced.
- We created a one-page flyer to distribute to neighbors that describes our plan. We provide an opportunity to meet us in person to discuss any concerns they may have and we also provide an email address and phone number for them to contact us.



## Parcel Location



Land Survey of Parcel (Labeled Lot 2 in the picture below)



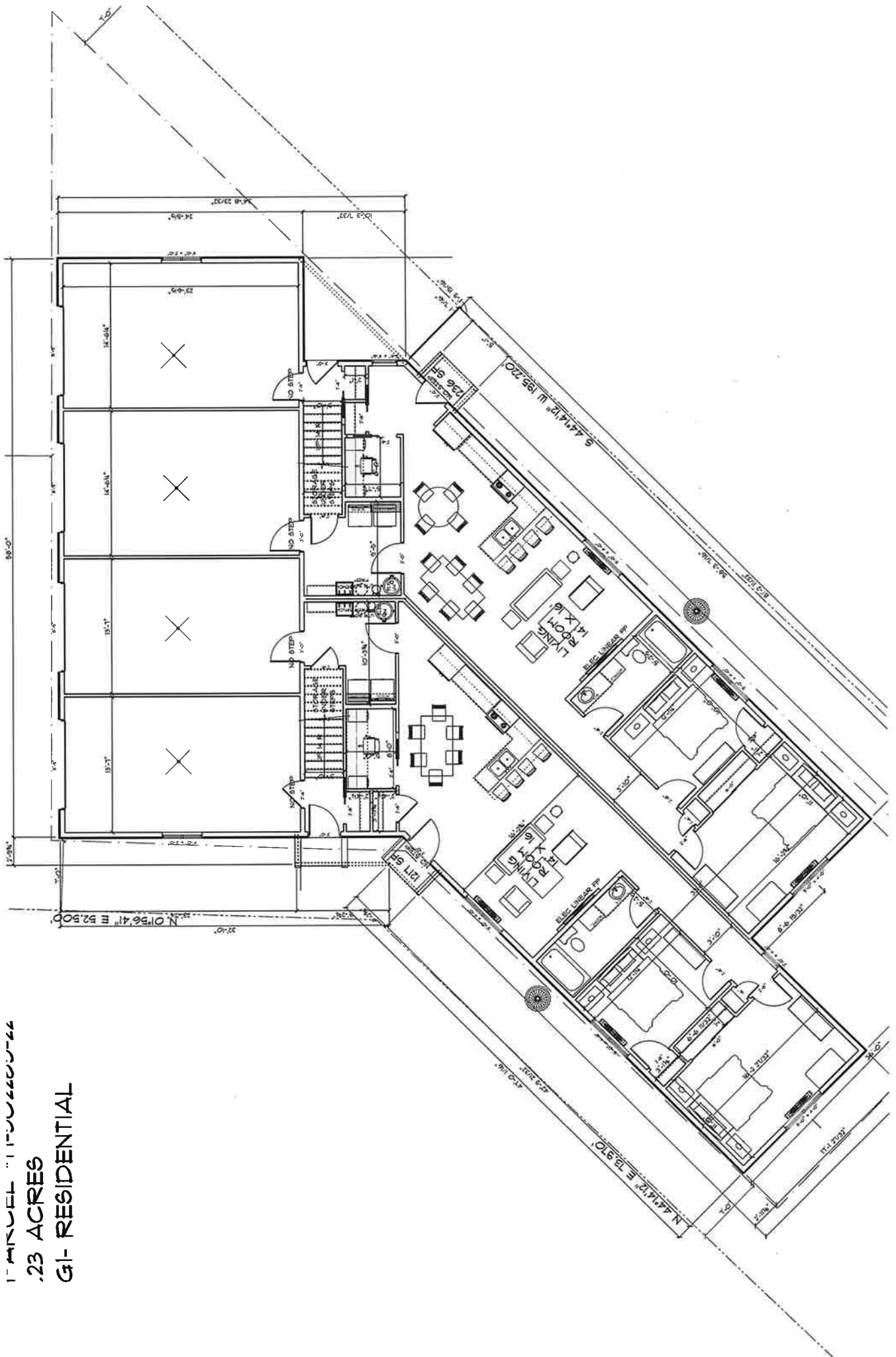
## Digital Renderings of Proposed Building Design



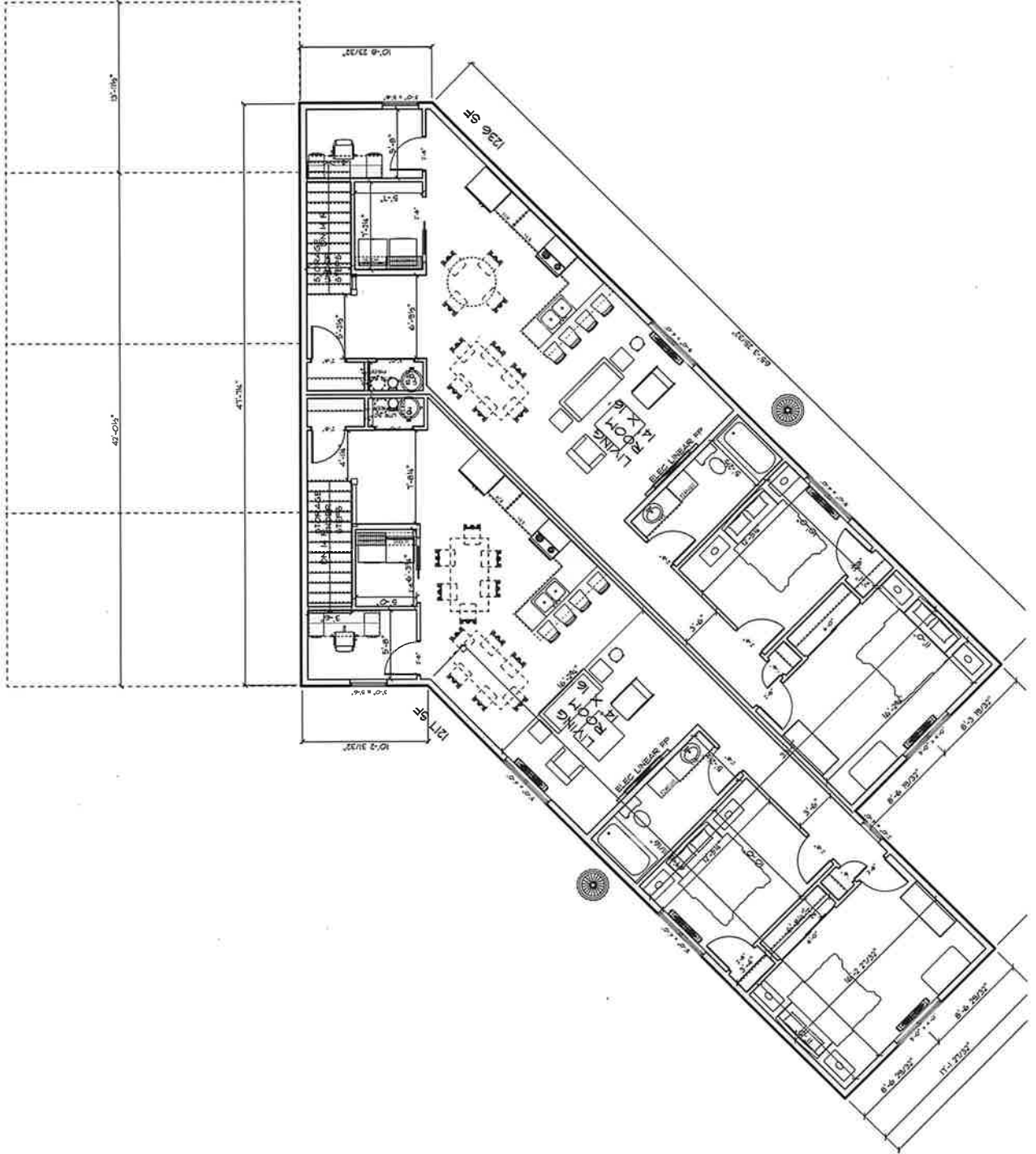


First Floor Plan

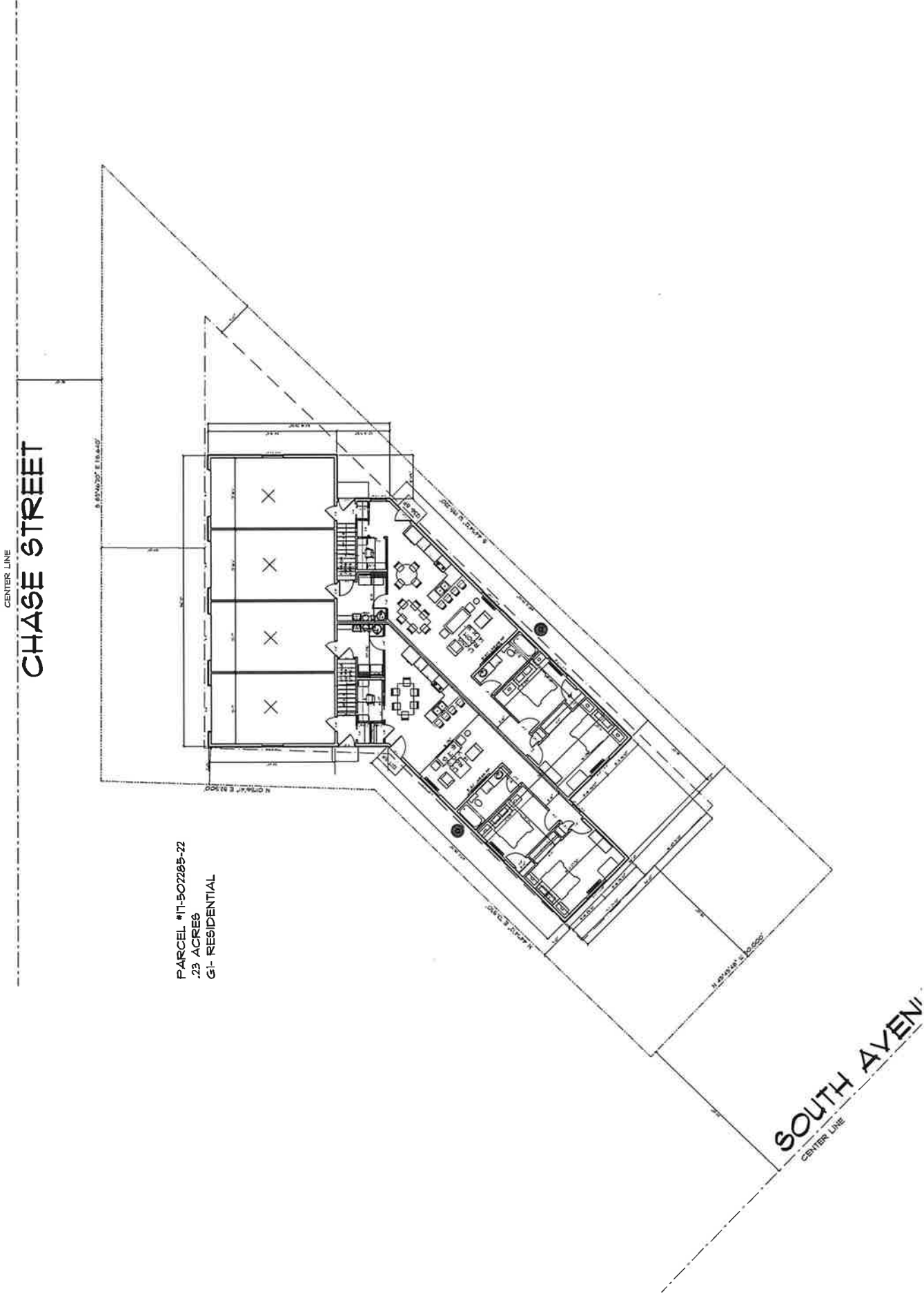
1. AMUEL "11 FVU4000744  
 .23 ACRES  
 G1- RESIDENTIAL



Second Floor Plan



Site Plan



PARCEL #17-507285-22  
.23 ACRES  
G1- RESIDENTIAL

CENTER LINE  
CHASE STREET

SOUTH AVENUE  
CENTER LINE



Adam Hoffer &lt;hofferllc@gmail.com&gt;

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## ADA Housing in La Crosse

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**Steve Schauf** <SSchauf@lacrossehousing.org>  
To: Adam Hoffer <hofferllc@gmail.com>

Thu, May 5, 2022 at 10:46 AM

Hello Adam,

The design of your units look nice. In my opinion your design would meet a couple of the impediments that were referenced in the City's Affirmatively Further Fair Housing Assessment that was conducted back in July of 2019. Below is a link to the full report, but go to chapter 10 and it breaks down some of the needs.

<https://www.cityoflacrosse.org/home/showdocument?id=298>

Hope this helps, take care.

Steve

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**From:** Adam Hoffer <hofferllc@gmail.com>  
**Sent:** Wednesday, May 4, 2022 12:22 PM  
**To:** Steve Schauf <SSchauf@lacrossehousing.org>  
**Subject:** ADA Housing in La Crosse

Steve, thank you for the quick chat. I am hoping to rezone Parcel 17-50285-22 (Chase Street, vacant parcel with no street number yet, directly across from Trane Park) from single-family to R4.

I had our builder, Mark Etrheim, design the property. Attached are his floor plans, site plan, and a few external renderings of what the property would look like. The building would have four two-bedroom, 1 (to 1.5) baths, with four attached garages.

We plan to make the two first-floor units ADA compliant. My hope is that this design will complement the newly completed Trane All Abilities Park directly across the street.

Anything you can provide that would highlight the city's need for additional ADA units would be greatly appreciated. Thank you in advance for your help and your time.

Sincerely,

Adam Hoffer

Excerpt

\* Pen marks added by Petitioner

# Regional Analysis of Impediments to Fair Housing Choice

**June 2019**



# CHAPTER 10.

## IDENTIFICATION OF IMPEDIMENTS

Described below are the fair housing impediments identified in this Analysis of Impediments, along with associated contributing factors. Contributing factors are issues leading to an impediment that are likely to limit or deny fair housing choice or access to opportunity. Recommended activities to address the contributing factors are provided in Table 25, along with implementation timeframes and responsible parties.

### **Impediment 1: Affordable Housing Needs Disproportionately Affect Protected Classes**

The most common housing need identified by local residents and other stakeholders was affordability, particularly for low- and moderate-income households and people who are homeless. While housing prices in the city of La Crosse and La Crosse and Monroe Counties are relatively modest in comparison to national averages, these costs are often unattainable for individuals with low-wage workers, seniors, and other groups. For example, minimum wage workers in La Crosse County would need to work 84 hours a week to afford a two-bedroom apartment at the HUD Fair Market Rent of \$793. Data about housing problems – including affordability – shows that Black, Latino, and other race households are considerably more likely than whites to have a housing need in the city of La Crosse and La Crosse County. Most notably, African-American households experience housing problems and, particularly, severe cost burdens, at rates that are more than twice those of white households. While housing programs supported with City of La Crosse CDBG and HOME funds will continue to address local housing needs, a broader approach is needed to more adequately serve the range of needs in the community. Working in partnership, the City of La Crosse, La Crosse County, Monroe County, and the local PHAs should develop a regional plan for addressing affordable housing needs. Active participation by other communities in the region, including Holmen, Onalaska, West Salem, Sparta, and Tomah, would also be necessary for a meaningful study.

### **Impediment 2: Limited Access to Some Areas of Opportunity**

When asked where in the region they would choose to live if cost were not an object, residents listed many different areas. Some chose Holmen, Onalaska, or West Salem, while others named the city of La Crosse. Some said they were happy where they are and wouldn't move if they could. While no household should be encouraged to move if it does not wish to, those that are open to relocating in order to take advantage of a different mix of opportunity features in another part of the region should be able to do so. Currently, one of the best programs supporting mobility of households is the Housing Choice Voucher program. The number of vouchers available in the region is extremely limited, but even for those families able to obtain a voucher, options are limited by landlords who refuse to accept an HCV as payment. Although Wisconsin state law includes "lawful source of income" as a protected class, courts have not interpreted the provision as including housing vouchers and thus, there is no legal requirement that landlords accept HCVs. Furthermore, the households using these vouchers are disproportionately households of color, particularly African Americans who make up 20% or more of the voucher recipients in some areas while their share of the population overall does not exceed 2% in any of the jurisdictions

studied. The Monroe County Housing Authority employs a residency preference, meaning that their waiting list is sorted such that residents of the county are boosted toward the top of the list. This creates a barrier to receiving housing assistance for low-income families who may wish to move to Monroe County from elsewhere in the area. Finally, regional transit, another key to opening up opportunities for families seeking to access opportunity by moving to a different part of the region, is limited. Transit within the vicinity of the city of La Crosse is generally good but strengthening public transportation links to La Crosse County's suburban communities and to Monroe County would further open up housing options in those areas to families seeking to move. So as not to encourage sprawl, transit improvements should consider linkages to existing nodes of housing and/or employment and prioritize smart growth concepts such as transit-oriented development.



### **Impediment 3: Poor Rental Housing Conditions Limit Access to Quality Housing**

Concerns regarding the condition of existing rental housing stock were widespread among the stakeholders and members of the public who contributed to this AI. Many people faulted landlords for not doing enough to maintain their properties, but rather letting them fall into disrepair and refusing to make necessary improvements or making only minor, “band aid” fixes. Tenants who reside in substandard rental properties may not have any good options. Pointing problems out to their landlord could result in retaliation; reporting deficiencies to code enforcement could result in the property being condemned and the tenant becoming homeless. Other times landlords make minimal corrections to satisfy code enforcement but do not address overarching problems with housing quality. For these and many other reasons, many housing conditions go unreported and undetected. Compounding this problem, recent state legislation has rolled back local governments’ ability to implement rental registration and inspection programs. Alternative tools for local enforcement should be considered while advocating for state-level changes that would permit more robust local controls. Continuing to fund rental rehabilitation and new construction should also help to address poor housing quality in the La Crosse region.



### **Impediment 4: Accessible Housing for People with Disabilities is in Short Supply**

In the fair housing survey conducted as part of this analysis, 43.6% of respondents named lack of housing options for people with disabilities as a barrier to fair housing in the region. Two-thirds of respondents agreed that either “some more” or “a lot more” housing for people with disabilities is needed in La Crosse and Monroe Counties. Searches for accessible rental housing using various internet search tools revealed the relative scarcity of units for this population and that many properties with accessible housing had waiting lists for those units. Compounding this scarcity are provisions of state law and local zoning codes that have the effect of making the development or siting of new housing for this population more challenging. La Crosse County and Monroe County both have various ambiguities within their definitions of “family” as they may relate to group homes or “community living arrangements” and under these codes, as well as the City of La Crosse’s zoning code, these uses are variously subject to spacing requirements, conditional use permitting, and capacity limitations. Where a group home or other similar housing consists of multiple unrelated people with disabilities living together as a single, functional housekeeping unit, regulations of these sorts, when not applied similarly to households of similar size composed of people who are not disabled, could be discriminatory treatment. Additionally, the City of La Crosse and La Crosse County lack a reasonable accommodation provision within their zoning ordinances.

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
<p>Impediment 3: Poor Rental Housing Conditions Limit Access to Quality Housing</p> <p>Landlords are reluctant to maintain and improve rental properties</p> <p>Landlords lack education on responsibilities under the Fair Housing Act</p> <p>Limited new rental housing construction or rental rehabilitation in the region</p>	<ul style="list-style-type: none"> <li>The City of La Crosse and its partners should continue efforts to advocate the state legislature to make it possible to reinstate rental registration and rental inspection programs. (Q1, 2020)</li> <li>Continue to consider alternative means of addressing poor housing conditions through existing programs such as Chronic Nuisance Abatement, exterior code enforcement, and continue to employ code enforcement officers. (Ongoing, beginning Q4, 2019)</li> <li>Design and deliver annual fair housing education (either in-house or through a contracted third-party organization) to landlords. (Annually, beginning Q4 2019)</li> <li>Continue using CDBG funding to support the construction, acquisition, and/or rehabilitation of high-quality, affordable rental properties in the city of La Crosse. Additionally, new LIHTC projects can be located in Holmen, Onalaska, West Salem, Sparta, Tomah, and other communities in the region. (Annually, beginning Q4 2019)</li> </ul>	<p>City of La Crosse La Crosse County Monroe County</p> <p>City of La Crosse La Crosse County Monroe County La Crosse Housing Authority La Crosse County Housing Authority Monroe County Housing Authority Tomah Public Housing Authority</p> <p>City of La Crosse La Crosse County Monroe County La Crosse Housing Authority La Crosse County Housing Authority Monroe County Housing Authority Tomah Public Housing Authority</p>



Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
<p>Impediment 4: Accessible Housing for People with Disabilities is in Short Supply</p> <p>★ Insufficient accessible housing exists to serve the needs of people with disabilities</p>	<ul style="list-style-type: none"> <li>Consider opportunities to encourage or incentivize the construction of new accessible housing units for people with disabilities.               <ol style="list-style-type: none"> <li>When new accessible housing is proposed by a developer, organization, or agency, express support (through letters of support and/or certifications of consistency with the Consolidated Plan) wherever possible. (Ongoing, beginning Q4, 2019)</li> <li>Review local funding mechanisms and federal grant sources for opportunities to incentivize development of new accessible housing units. (Q2, 2020)</li> <li>Meet with local providers of accessible housing and permanent supportive housing to discuss resources available and potential for collaboration on future proposed housing developments. (Q1, 2021)</li> </ol> </li> </ul>	<p>City of La Crosse La Crosse County Monroe County La Crosse Housing Authority La Crosse County Housing Authority Monroe County Housing Authority Tomah Public Housing Authority</p>
<p>★ Ambiguous or inconsistent zoning code provisions raise questions about allowable siting and occupancy for housing for people with disabilities</p>	<ul style="list-style-type: none"> <li>Family definitions should be reviewed to remove any ambiguities and ensure clear definitions.               <ol style="list-style-type: none"> <li>Review the La Crosse and Monroe County zoning codes with planning staff members and consult with community partners as needed to draft potential revisions. (Q1, 2020)</li> <li>Amend ordinances and policies as necessary to expand housing choice for people with disabilities. (Q3, 2020)</li> </ol> </li> <li>Family definitions should be aligned with group housing definitions and codes should clarify where these group housing uses are permitted by right.               <ol style="list-style-type: none"> <li>Review the La Crosse and Monroe County zoning codes with planning staff members and consult with community partners as needed to draft potential revisions. (Q1, 2020)</li> <li>Amend ordinances and policies as necessary to expand housing choice for people with disabilities. (Q3, 2020)</li> </ol> </li> <li>Review and clarify the permitted locations of housing serving people recovering from alcohol or substance abuse addition to include residential districts.               <ol style="list-style-type: none"> <li>Review the City and County zoning codes with planning staff members and consult with community partners as needed to draft potential revisions. (Q1, 2020)</li> <li>Amend ordinances and policies as necessary to expand housing choice for people with disabilities. (Q3, 2020)</li> </ol> </li> </ul>	<p>La Crosse County Monroe County</p>

Contributing Factors	Recommended Activities, Goals, and Timeframes	Responsible Parties and Partners
<p>Impediment 4: Accessible Housing for People with Disabilities is in Short Supply (continued)</p> <p>The City of La Crosse and Lacrosse County do not have a clear and objective process by which persons with disabilities may request a reasonable accommodation</p>	<p>Consider, draft, and adopt local code amendments that would provide an administrative alternative to a variance application for people requesting accommodation or modification related to a disability.</p> <ul style="list-style-type: none"> <li>a. Review the City and County zoning codes with planning staff members and consult with community partners as needed to draft potential revisions. (Q4, 2019)</li> <li>b. Amend ordinances and policies as necessary to expand housing choice for people with disabilities. (Q3, 2020)</li> </ul>	<p>City of La Crosse La Crosse County</p>
<p>Impediment 5: The La Crosse Housing Authority is Enhancing Public Trust</p> <p>LHA policies and procedures are frequently perceived as unfriendly, burdensome, and sometimes discriminatory to members of the public who are served by or who seek services from the Authority</p> <p>LHA board and staff members are perceived by some as indifferent to the needs and grievances of residents</p>	<ul style="list-style-type: none"> <li>• Collect public input and, where possible, consider amending policies and procedures to make them more customer-focused. <ul style="list-style-type: none"> <li>a. With the assistance of a neutral third-party facilitator, convene a series of listening sessions to hear input from both residents and non-residents about issues with LHA policies and procedures. (Q4, 2019)</li> <li>b. Based on the input received, develop and implement amended policies and procedures. (Q1, 2020)</li> </ul> </li> <li>• With the assistance of a skilled marketing agent (and perhaps a student or student clinic from a local university), develop a campaign to describe how the LHA cares for its residents and reset the local narrative about the organization. (Q2, 2020)</li> <li>• With the assistance of a neutral, third-party trainer, schedule an annual in-service staff training day wherein the entire LHA staff is trained and provided a refresher on topics related to fair housing, anti-bias, and racial/ethnic/cultural sensitivity. (Ongoing, beginning Q4, 2019)</li> <li>• In making appointments to the LHA's Board of Commissioners, the City should be mindful of community criticisms and select board members who are reflective of the LHA's tenant community and who have a background that helps them identify with the needs of this group. (Ongoing, beginning Q4, 2019)</li> </ul>	<p>La Crosse Housing Authority</p> <p>City of La Crosse</p>

**NOTICE OF HEARING ON  
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

**AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family Residence District - to the Low Density Multiple Dwelling District allowing for a four-unit, two-story building at tax parcel 17-50285-22 (Chase Street, no house number).**

**Property is presently: a vacant lot**

**Property is proposed to be used for: a four-unit, two-story building**

**Rezoning is necessary because: constructing a single-family home that is ADA accessible is not economically feasible in the current economic environment.**

*Tax Parcel 17-50285-22*

*CERTIFIED SURVEY MAP NO. 45 VOL 19 LOT 2 DOC NO. 1752766*

The City Plan Commission will meet to consider such application on **Tuesday, May 31, 2022 at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, May 31, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, June 9, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) (search for File 22-0662).

Dated this 11th day of May, 2022.

Nikki M. Elsen, City Clerk  
City of La Crosse

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Publish: May 17 and 24, 2022  
One (1) Affidavit

TaxParcelN	OwnerName	CompleteAd	City	State	ZipCode	PROPADDCOM
17-50045-120	ADAM B BADLEY, JANET M BADLEY	2837 SOUTH AVE	LA CROSSE	WI	54601	2837 SOUTH AVE
17-50285-21	ADAM J HOFFER, WILLIAM N ALE	1510 MADISON ST	LA CROSSE	WI	54601-4940	2807 SOUTH AVE
17-50046-60	ALICE E JOHNSON	1560 CHASE ST	LA CROSSE	WI	54601-6421	1560 CHASE ST
17-50046-20	ANDREW J HUEGEL, APRIL HUEGEL	2827 SOUTH AVE	LA CROSSE	WI	54601-6422	2827 SOUTH AVE
17-50047-10	BRYANT D DAVIDSON	2800 SOUTH AVE	LA CROSSE	WI	54601	2800 SOUTH AVE
17-50046-50	CARLY A CLAY	2520 15TH PL S	LA CROSSE	WI	54601-6420	2520 15TH PL S
17-50042-20	CITY OF LACROSSE	400 LA CROSSE ST	LA CROSSE	WI	54601	2401 15TH ST S
17-50049-20	COULEE HOUSING DEVELOPMENT CORPORATION	2508 15TH ST S	LA CROSSE	WI	54601	2508 15TH ST S
17-50049-30	GREGORY J LOETZ	2512 15TH ST S	LA CROSSE	WI	54601	2512 15TH ST S
17-50049-40	GREGORY M HALL	2516 15TH ST S	LA CROSSE	WI	54601	2516 15TH ST S
17-50047-70	JOSEPH A RANDALL, TODD RANDALL, PAMALA RANDALL, TRISHA RANDALL, ERIC RANDALL	N2360 BRIARWOOD AVE	LA CROSSE	WI	54601-2468	2832 SOUTH AVE
17-50047-30	LORRAINE JOHNSON	2818 SOUTH AVE	LA CROSSE	WI	54601	2818 SOUTH AVE
17-50046-30	NICHOLAS W KRAUSE	1550 CHASE ST	LA CROSSE	WI	54601-6421	1550 CHASE ST
17-50046-40	PE RENTALS LLC	PO BOX 534	LA CROSSE	WI	54602-0534	1556 CHASE ST
17-50048-80	PETER H HEFTI	2525 15TH ST S	LA CROSSE	WI	54601	2525 15TH ST S
17-50047-50	PROPERTY LOGIC LLC	PO BOX 2132	LA CROSSE	WI	54602-2132	2826 SOUTH AVE
17-50047-60	RICHARD M FROSCH	2830 SOUTH AVE	LA CROSSE	WI	54601	2830 SOUTH AVE
17-50285-40	ROBERT L JENKINS TRUST	2817 SOUTH AVE	LA CROSSE	WI	54601-6422	2817 SOUTH AVE
17-50285-30	STEVEN S REINSVOLD, SUSAN J REINSVOLD	2821 SOUTH AVE	LA CROSSE	WI	54601-6422	2821 SOUTH AVE
17-50047-40	STEVEN T EIDE, LINDA E EIDE	2520 LOSEY CT	LA CROSSE	WI	54601-3938	2822 SOUTH AVE
17-50049-50	TEAM PROPERTIES LLC	2124 TRAVIS ST	LA CROSSE	WI	54601	2522 15TH ST S
17-50049-60	TEAM PROPERTIES LLC	2124 TRAVIS ST	LA CROSSE	WI	54601	2528 15TH ST S
17-50046-10	TIMOTHY M SERVAIS, KELLY L SERVAIS	N9003 PAULSON LN	CASHTON	WI	54619	2833 SOUTH AVE
17-50047-20	WILLIS R TAYLOR, EDYTH L TAYLOR	2814 SOUTH AVE	LA CROSSE	WI	54601-6423	2814 SOUTH AVE
17-50049-10	XIN JIAN LI, RONG LIU	2502 15TH ST S	LA CROSSE	WI	54601-6415	2502 15TH ST S

Properties within 200ft of Chase St Subject Property

APPLICANT: ADAM HOFER & WILLIAM ALE

1510 MADISON ST LA CROSSE WI 54601

# Properties within 200ft of Chase St Subject Property

CHASE ST

15TH ST S

SOUTH AVE

15TH PL S

17-50042-20

17-50285-21

Subject  
Property

17-50285-40

17-50046-30

17-50046-40

17-50046-60

17-50049-10

17-50049-20

17-50049-30

17-50049-40

17-50049-50

17-50049-60

17-50047-10

17-50047-20

17-50047-30

17-50047-40

17-50047-50

17-50047-60

17-50048-80

17-50047-70

17-50285-30

17-50046-20

17-50046-10

17-50045-120

17-50046-50



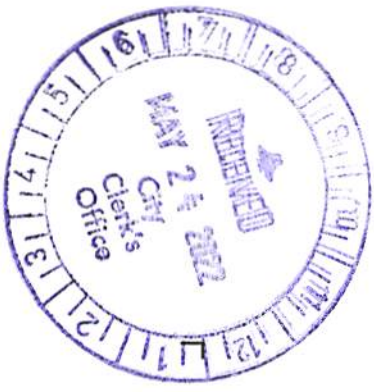
TERI LEHRKE

CITY CLERK

400 LA CROSSE ST

LA CROSSE WI 54601-3396

RETURN SERVICE REQUESTED



NICHOLAS W KRAUSE  
1550 CHASE ST  
LA CROSSE WI 54601-6421

7

Presort  
First Class Mail  
ComBasPrice



US POSTAGE PAID BY PERMIT NO. 118  
ZIP 54601 \$000.48<sup>5</sup>  
02 1W  
0001399329MAY 18 2022

73

22-0662

74 DPRO I 6/14/20 1550-6421

UTF  
NIXIE 553 FE 1260 0005/22/22  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 54601339699 \*0878-00960-22-20

**Agenda Item 22-0662 (Tim)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single-Family Residence District - to the Low-Density Multiple Dwelling District allowing for a four-unit, two-story building at tax parcel 17-50285-22 (Chase Street, no house number).

**General Location**

Council District 11. The parcel is located near the intersection of South Ave and Chase Street and directly south of Trane Park as depicted in attached **MAP PC22-0662**. The majority of the adjacent uses are single family homes with some duplexes and some smaller commercial spaces along South Ave.

**Background Information**

The applicant is requesting to rezone the property from R1-Single Family to the R4-Low Density Multiple in order to build a two-story, four-unit building with attached garages. Each unit will have one off-street parking. Each unit will have two bedrooms. Two units will be on the second floor and two will be on the ground floor. The two ground floor units will be ADA accessible with the intent to market them to families that could live closer to the Trane All Abilities Park. The applicant states that they have also been working with the La Crosse Housing Authority and discussing the need for more ADA accessible housing in city.

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map depicts this parcel as High Intensity Retail, Office or Housing which expects a density of 10 housing units per acre or more. At four units on a .23 acre parcel the density per acre on this parcel is 17.4 housing units which would make this zoning and development consistent with the Comprehensive Plan.

**Staff Recommendation**

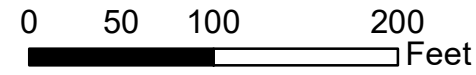
The proposed zoning and project would provide additional housing units, including needed ADA accessible units, immediately adjacent to a park. Overall, the proposed concept design does fit into the neighborhood. Any additional adjustments to the design and site layout can be made during the project's design review process. **This item is recommended for approval.**

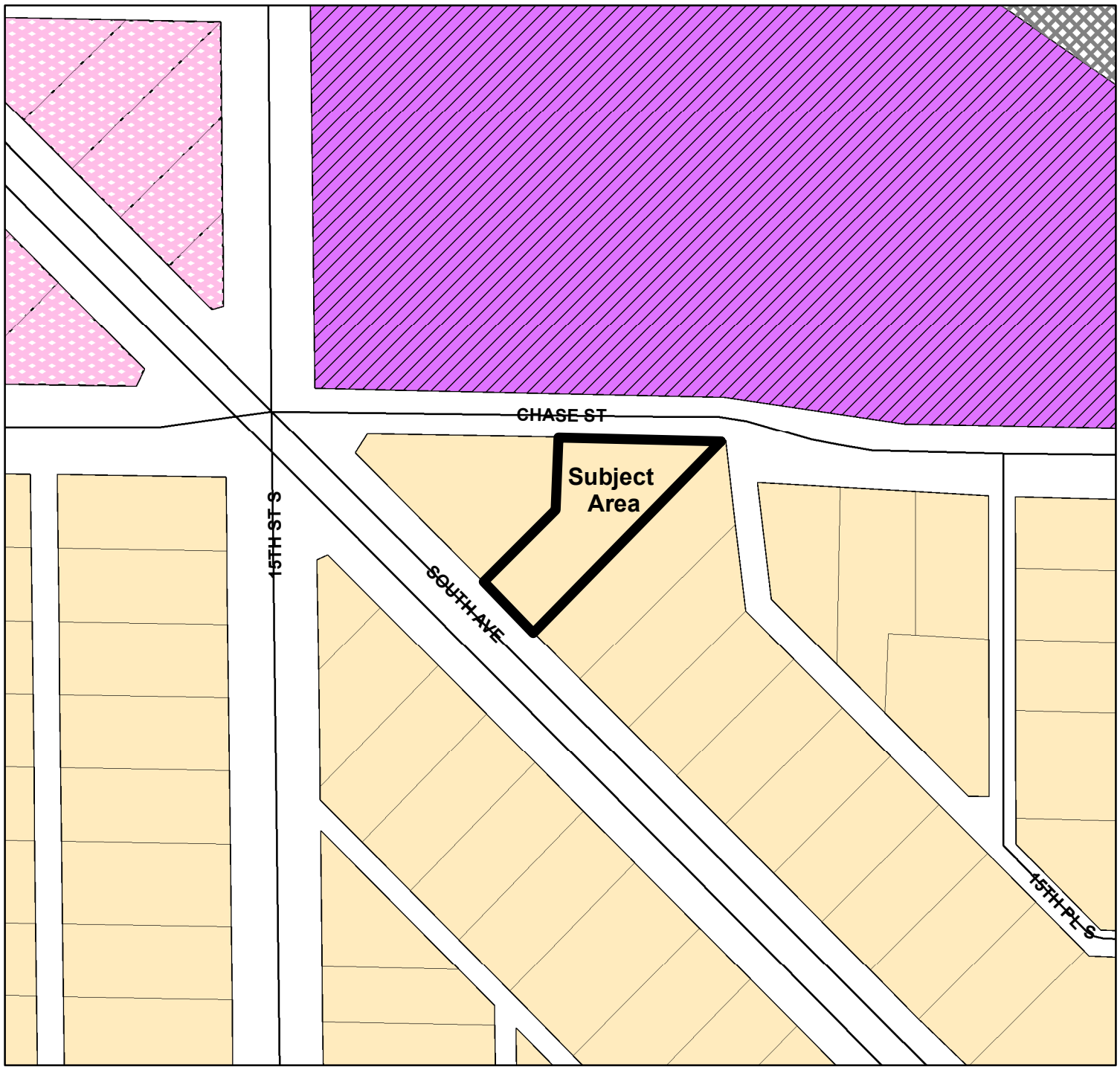
**Routing J&A 5.31.22**



# BASIC ZONING DISTRICTS

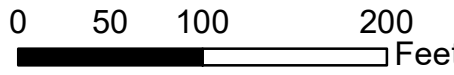
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





## BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
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- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-0671

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**Agenda Date:** 5/31/2022

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Application

**Agenda Number:** 5

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

Grounded Coffee, LLC (dba Apothik Eatery + Food Truck)  
411 3<sup>rd</sup> St S., La Crosse, WI 54601

Owner of property (name and address), if different than Applicant:

Airam Group, LLC  
2102 31<sup>st</sup> St S. La Crosse, WI 54601

Architect (name and address), if applicable:

NA

Professional Engineer (name and address), if applicable:

NA

Contractor (name and address), if applicable:

NA

Address(es) of subject parcel(s): 411 3<sup>rd</sup> ST S, La Crosse, WI 54601

Tax Parcel Number(s): 17-20029-20

Legal Description (must be a recordable legal description; see Requirements): The West 100 feet of the South 20 feet of lot 2 in Block 10, C. & F. J. Dunn, H.L. Donsman and Peter Cameron's Addition to the Town of La Crosse, now in the City of La Crosse, La Crosse County, Wisconsin

Zoning District Classification: Commercial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 359(b)(3)  
if the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "" on the next page.
- 115-353 or 356, see "" on the next page.

Is the property/structure listed on the local register of historic places? Yes  No

Description of subject site and **CURRENT** use: Restaurant

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):

Restaurant - no remodeling required

Type of Structure proposed: NA

Number of **current** employees, if applicable: 10

Number of **proposed** employees, if applicable: 14

Number of **current** off-street parking spaces: none

Number of **proposed** off-street parking spaces: none

**\* If the proposed use is defined in Sec. 115-347(6)(c)**

\_\_\_\_\_ (1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. Will there be 3 or more employees at one time? Y\_\_ N\_\_

or

\_\_\_\_\_ (2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

**\*\*If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.**

Check here if proposed operation or use will be a parking lot: \_\_\_\_\_

Check here if proposed operation or use will be green space: \_\_\_\_\_

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. **Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.**

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

**CERTIFICATION:** I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Maria Morby (signature) 5/6/22 (date)  
715-418-1199 (telephone) Maria@eatapothik.com (email)

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

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

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.**

Review was made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed: \_\_\_\_\_  
Director of Planning & Development

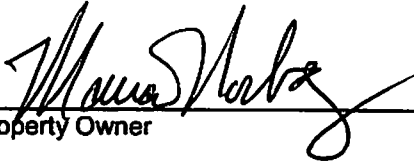
**AFFIDAVIT OF OWNER**

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, Maria Norberg, Airam Group LLC, being duly  
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of La Crosse,  
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:  
411 3rd ST S, La Crosse, WI 54601  
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

  
\_\_\_\_\_  
Property Owner

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission expires \_\_\_\_\_.



City Hall  
 La Crosse City Treasurer  
 PO Box 2408  
 La Crosse WI 54602-2408

STATE OF WISCONSIN  
 2021 Real Estate Tax Bill  
 La Crosse County  
 City of La Crosse

2021 Real Estate Tax  
 Bill Number 3922



Correspondence should refer to Tax Parcel 17-20029-20

IMPORTANT: See reverse side for important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

3922 17-20029-20 2852 496 1 of 2  
 AIRAM GROUP LLC  
 2102 31ST ST S  
 LA CROSSE WI 54601

06-15 N-07 Acres 0.053  
 C & F J DUNN, H L DOUSMAN &  
 PETER CAMERONS ADDITION S 20  
 FT OF W 100FT LOT 2 BLOCK 10  
 LOT SZ: 20X100  
 411 3RD ST S

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value			
37,800	117,700	155,500	0	0.840264097	Rate (Does NOT reflect credit) 0.026067066			
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes			
45,000	140,100	185,100	0	school levy tax credit 273.04				
		2020	2021	2020	2021	% Tax Change	Net Property Tax	
Taxing Jurisdiction		Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Net Tax	Net Tax			
STATE OF WISCONSIN		0	0	0.00	0.00	0.00		Prk Dist 288.64
La Crosse County		2,067,428	2,063,290	546.43	558.62	2.20		
Local Municipality		13,079,005	13,359,576	1,538.34	1,684.96	9.50		
LA CROSSE SCHOOL		34,257,824	35,354,553	1,389.72	1,574.51	13.30		
WTC		3,811,393	4,062,575	233.50	235.35	0.80		
			<b>Total</b>	<b>3,707.99</b>	<b>4,053.44</b>	<b>9.30</b>		
			<b>First Dollar Credit</b>	70.86	74.88	5.70		<b>TOTAL DUE FOR FULL PAYMENT</b>
			<b>Lottery Credit</b>	0.00	0.00	0.00		
			<b>Net Property Tax</b>	<b>3,637.13</b>	<b>3,978.56</b>	<b>9.40</b>		<b>Pay by 1/31/2022 \$4,267.20</b>

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
LACROSSESCHOOLR F4643	3,188,567	127.21	2024

On or prior to 7/31/2022

Make Check Payable to:  
 La Crosse City Treasurer  
 PO Box 2408  
 La Crosse WI 54602-2408

Or Installment Options

DUE DATE	AMOUNT
1/31/2022	1,283.28
3/31/2022	994.64
5/31/2022	994.64
7/31/2022	994.64

To receive receipt, enclose a self-addressed stamped envelope.  
 All payments can be seen at [www.lacrossecounty.org](http://www.lacrossecounty.org)

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.  
 Failure to pay on time. See reverse.

REMIT THIS WITH PAYMENT

2021 Real Estate Tax Bill Number 3922  
 Correspondence should refer to Tax Parcel 17-20029-20

To: City Hall  
 La Crosse City Treasurer  
 PO Box 2408  
 La Crosse WI 54602-2408

City of LaCrosse  
 411 3RD ST S  
 06-15 N-07 Acres 0.053  
 C & F J DUNN, H L DOUSMAN &  
 PETER CAMERONS ADDITION S 20  
 FT OF W 100FT LOT 2 BLOCK 10  
 LOT SZ: 20X100

\*\*To pay in person, check hours of operation @ [www.cityoflacrosse.org/treasurer](http://www.cityoflacrosse.org/treasurer)

Pay by 1/31/2022 \$4,267.20

DUE DATE	AMOUNT
1/31/2022	1,283.28
3/31/2022	994.64
5/31/2022	994.64
7/31/2022	994.64

AMOUNT ENCLOSED

AIRAM GROUP LLC  
 2102 31ST ST S  
 LA CROSSE WI 54601



017020029020



# APOTHIK

EATERY & ELIXIRS

To whom it may concern,

I am applying on behalf of Grounded Coffee LLC (dba Apothik Eatery + Food Truck) for a Class "B" Beer and Liquor License for my restaurant, located at 411 3<sup>rd</sup> Street South, La Crosse, WI. I have operated Apothik out of this location since the fall of 2019 and we currently hold a "Class C" Wine and "Class B" Beer license. We would like to expand our offerings by serving craft cocktails made with locally sourced ingredients and spirits distilled in the Midwest. Currently, our alcohol sales are less than 15% of our total sales, but with a Class "B" Beer and Liquor license, we believe that percentage will be closer to 40% of our total sales.

By expanding our offerings, we can meet a need for our customers and create a product that fits within our core values – locally sourced, unique, and high quality. This addition to our product offerings would also create additional jobs within the restaurant, and the added sales would clearly have a positive impact to the net tax revenues for the City of La Crosse.

Our location had previously been a bar, so we do not require remodeling or renovation to implement this license. We will utilize existing coolers and storage space, which are pictured in the attached Exhibits.

Thank you for your consideration.

Regards,

Maria Norberg  
Owner



411 3<sup>rd</sup> Street South  
La Crosse, WI 54601  
608.298.3850

Bathrooms

Server Stand

Wooden Shelf  
3 tier for wine

Wooden Shelf - 3 tier  
will be used for storing liquor

Bar cooler

Cabinets built  
in for additional  
liquor + wine  
storage

Additional bar  
cooler

Tap System  
tower

Kitchen and  
Back Entrance

Booth Seating

Apothik Eatery ~ Floor Plan

Basement

Main Entrance

\*Not to scale

3rd Street

**NOTICE OF HEARING ON  
APPLICATION FOR A CONDITIONAL USE PERMIT**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing upon the application of **Grounded Coffee LLC for the issuance of a Conditional Use Permit under Sec. 115-359** of the Municipal Code of Ordinances of the City of La Crosse **allowing permission to apply for a Combination "Class B" Beer & Liquor License.**

Said property is generally located at **411 3<sup>rd</sup> St S.** and is further described as follows:

*Tax Parcel 17-20029-20  
C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION S  
20FT OF W 100FT LOT 2 BLOCK 10 LOT SZ: 20X100*

The City Plan Commission will meet to consider such application on **Tuesday, May 31, 2022 at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, May 31, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council on Thursday, June 9, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection; which objection forms are available on the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) – Your Government – City Clerk – Forms – Conditional Use Permit.

The application and supporting documentation may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) (search for File 22-0671).

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 11th day of May, 2022.

Nikki M. Elsen, City Clerk  
City of La Crosse

-----  
Publish: May 17 and 24, 2022  
One (1) Affidavit





**Properties within  
200ft of 411 3rd St S.**

**Agenda Item 22-0671 (Lewis)**

Application of Grounded Cafe LLC for a Conditional Use permit at 411 3rd St. S. allowing permission to apply for a Combination "Class B" Beer & Liquor license.

**General Location**

Council District 6, Downtown. This parcel is located between King St. and Cass St. on the east side of 3<sup>rd</sup> St., as depicted in Map 22-0671. Adjacent properties are zoned C-2 Commercial and include furniture restoration, a hotel, and a warming center.

**Background Information**

The applicant has operated a restaurant out of this location since the fall of 2019 and has a license to sell wine and beer. She would like to begin serving cocktails and needs a new license. Alcohol makes up 15% of its business, but the applicant expects that to increase to about 40% with the new license. The building was previously used as a bar so no remodeling is necessary to use the existing coolers and storage space. This new license could increase the number of employees at the restaurant.

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

This application fits with the Future Land Use Map that indicates the parcel for Downtown Land Use. It could meet a Land Use Objective for downtown revitalization.

















**Staff Recommendation**

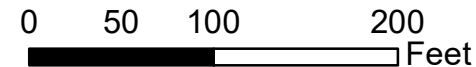
**Approval** – The majority of the restaurant's sales would still be food and since it used to be a bar, no major changes to the building would be necessary.

**Routing J&A 5.31.22**

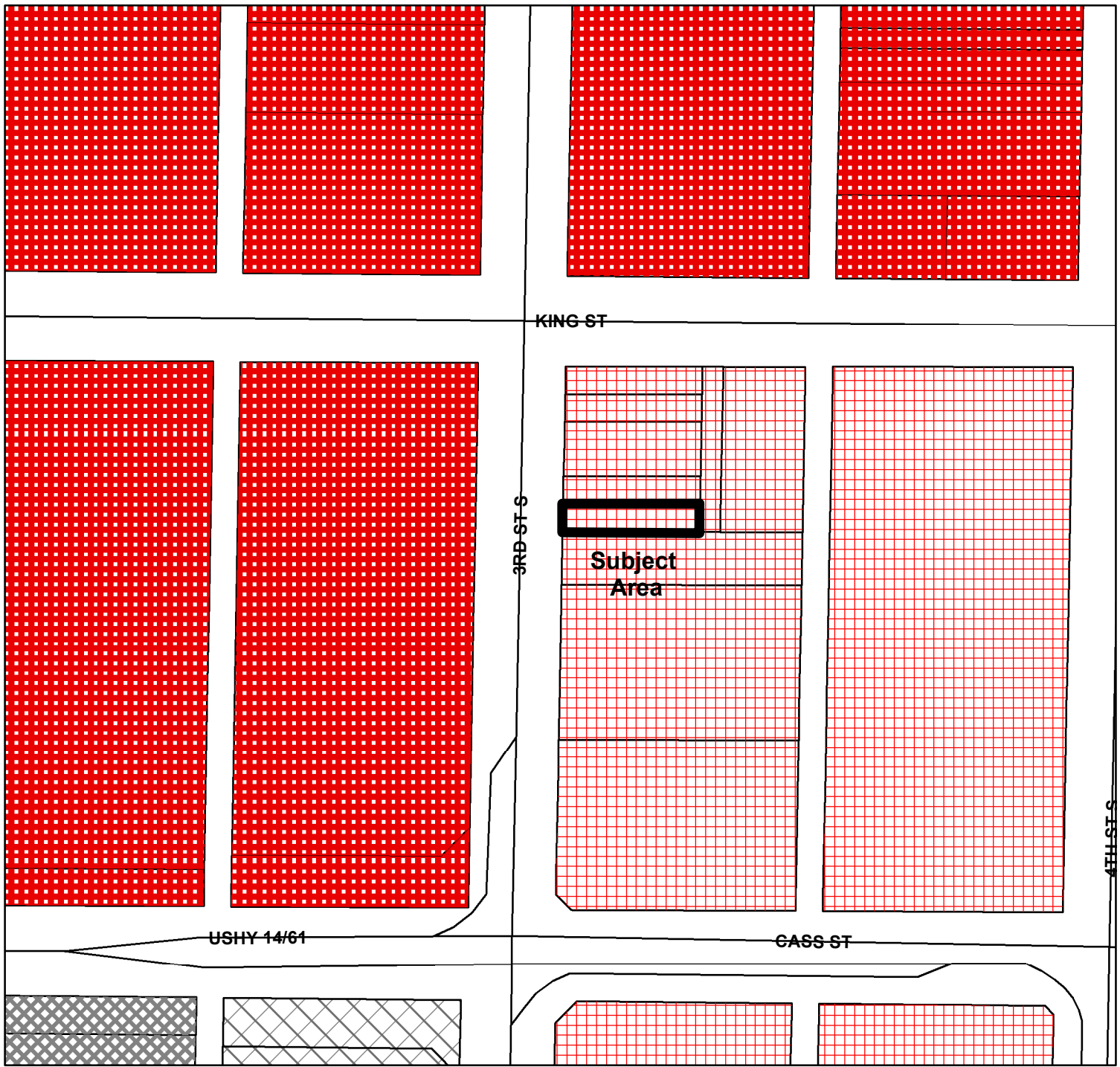


# BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
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-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY

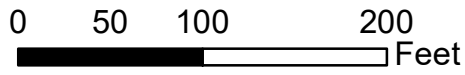






## BASIC ZONING DISTRICTS

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- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-0156

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**Agenda Date:** 5/31/2022

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Plan Commission

**File Type:** General Item

**Agenda Number:** 6



**Forward La Crosse: Comprehensive Plan  
Analytics | May 23, 2022**  
[www.forwardlacrosse.org](http://www.forwardlacrosse.org)

**Google Analytics** - [www.forwardlacrosse.org](http://www.forwardlacrosse.org)  
[Link to Google Analytics Report](#)

**Regional Press Releases**

[City of La Crosse is kicking off its Comprehensive Plan Project with Forward La Crosse!](#)  
608 - Total Opens

[The City of La Crosse's Forward La Crosse Campaign Adds Visual Preference Survey...](#)  
549 - Total Opens

**Earned Media**

WKBT: News8000.com - [La Crosse to plumb residents' ideas to update 'Confluence' Comprehensive Plan](#)

WIZM 92.3FM 1410AM - [Forward La Crosse: Campaign launches for community feedback](#)

FOX2548 & WIProud - [City of La Crosse updating its comprehensive plan](#)

La Crosse Tribune - [Community can participate in 'Forward La Crosse' campaign to update city's comprehensive...](#)

Wisconsin Public Radio - [Newsmakers, May 6, 2022](#)

WXOW News 19 - ["Forward La Crosse" looking for community feedback](#)

La Crosse Local Podcast - [270: Tim Acklin | Forward La Crosse](#)



### Mention Examples

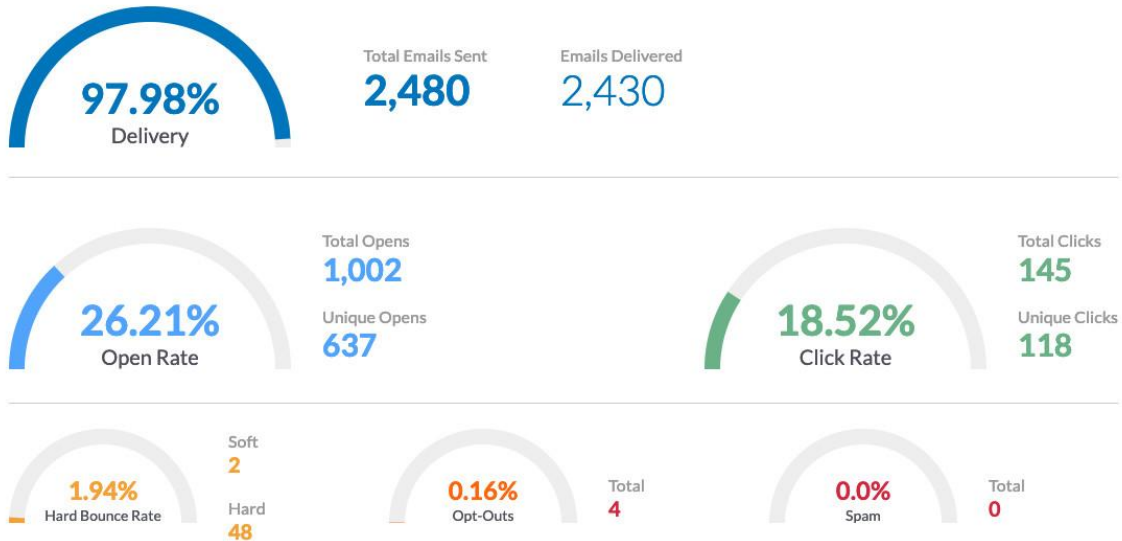
The Greater La Crosse Area Diversity Council (Blog Post) - [Link](#)  
League of Women Voters of the La Crosse Area (FB) - [Link](#)  
La Crosse Area Chamber of Commerce - March/April e-news  
Downtown Mainstreet, Inc. - e-news

### E-newsletter Analytics

Current Total Emails: 2581 Contacts  
See archived/sent campaigns [here](#)  
E-newsletter campaign performance below:

**Recent Send Report: NEW Visual Preference Survey! Deadline for Online Participation! Send date: May 23, 2022.**

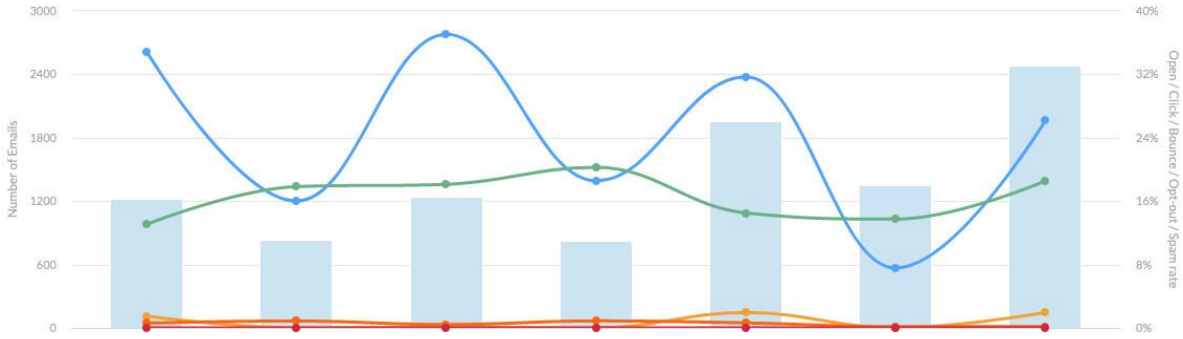
SUMMARY (Stats Updated 05/24/2022 05:37 EDT)





## Overall Send Stats:

● **CAMPAIGN SIZE**    ● **OPEN RATE**    ● **CLICK RATE**    ● **BOUNCE RATE**    ● **OPT-OUT RATE**    ● **SPAM RATE**  
 AVG 1.42K    AVG 20%    AVG 20%    AVG 0.8%    AVG 0.5%    AVG 0%



## Facebook Analytics

April 1, through May 23, 2022

To date, 29 social posts on Facebook and Instagram.

### Reach

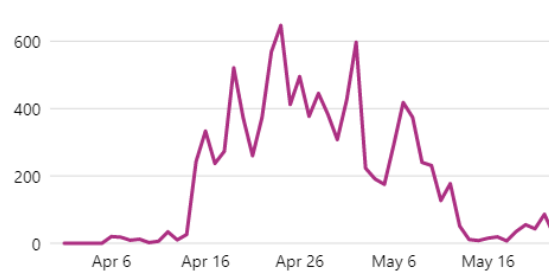
Facebook Page reach ⓘ

26,075 ↑ 1.3M%



Instagram reach ⓘ

4,694 ↑ 100%





Content

Sort by: Reach



Wed Apr 6, 12:00pm  
Let your voice be heard! H...  
Post  
Reach 9,120



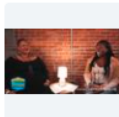
Thu May 19, 8:00am  
NEW Visual Preference Sur...  
Post  
Reach 5,637



Thu Apr 28, 12:00pm  
What are your no rules, ou...  
Post  
Reach 1,811



Thu Apr 21, 10:50am  
What topics should this pl...  
Post  
Reach 1,763



Thu May 12, 8:00am  
How can we improve the #...  
Post  
Reach 1,700



Thu May 5, 8:31am  
What is the one thing (the ...  
Post  
Reach 704

### Social Media Advertising

Impressions - 147,933

Clicks - 898



NEW Visual Preference Survey! Deadline for #online participation is set for July 29, 2022. ...See more



Forward La Crosse City Infrastructure LEARN MORE

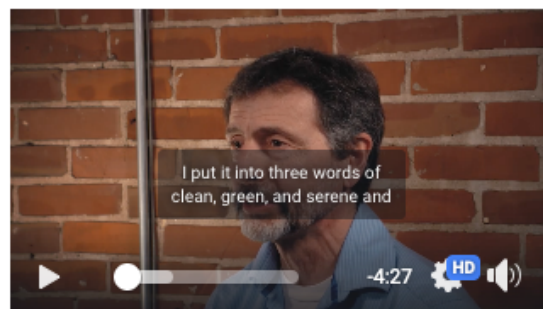
You, Dylan Overho... 7 Comments 3 Shares

Like Comment Share



What topics should this plan address?

Head to the #website to give ...See more



forwardlacrosse.org What topics should this plan address? Learn more

Dylan Overhouse... 3 Comments 1 Share

Like Comment Share



## Google Ads - Responsive Display Ads

Impressions - 122,471

Clicks - 632

Example of your native ad at 480x120



Lets Move Forward La Crosse Wisconsin



**Ad** Get involved in the planning process

Forward La Crosse

[Learn More](#)

Example of your native ad at 373x160

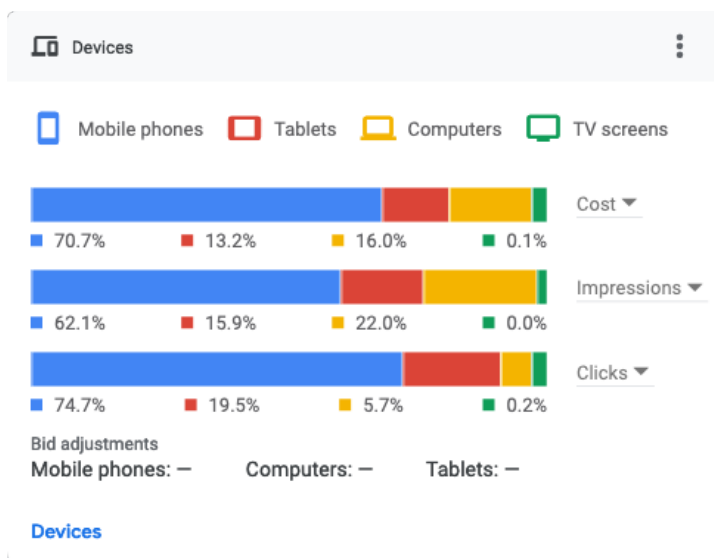
Forward La Crosse



Get involved in the planning process

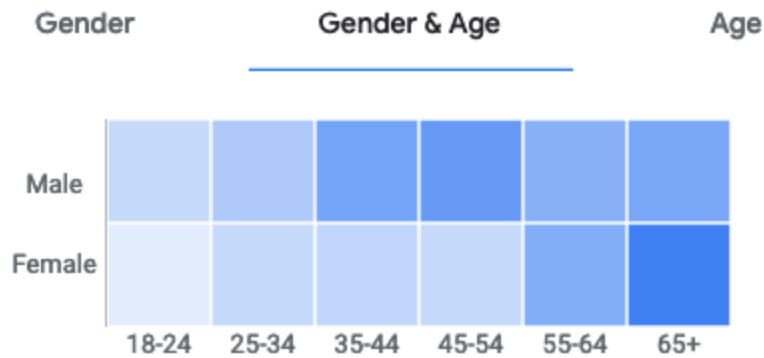
**Ad** Forward La Cr...

[Learn More](#)





Demographics Impressions



Based on the 77% of your impressions with known gender and age. ?

## In-Stream Advertising Pre-Roll

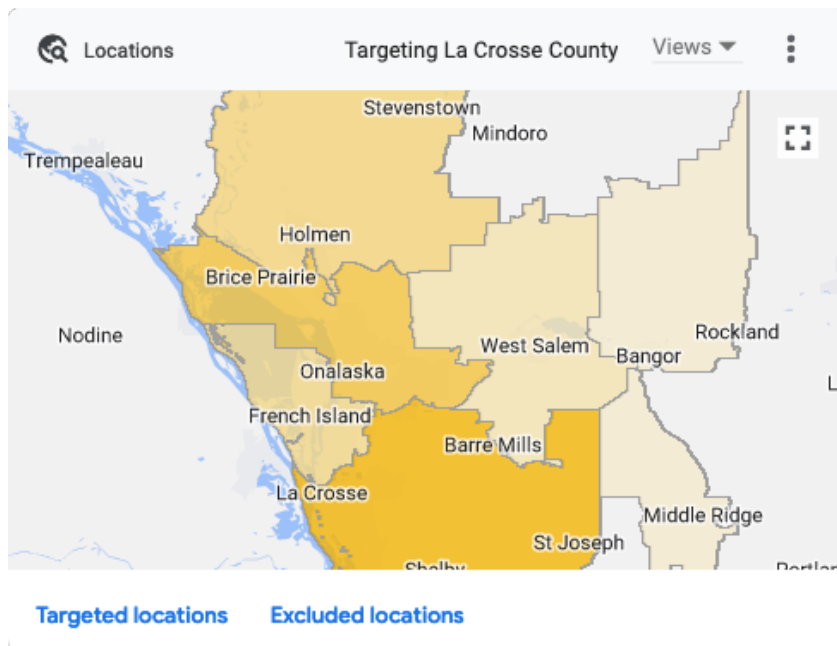
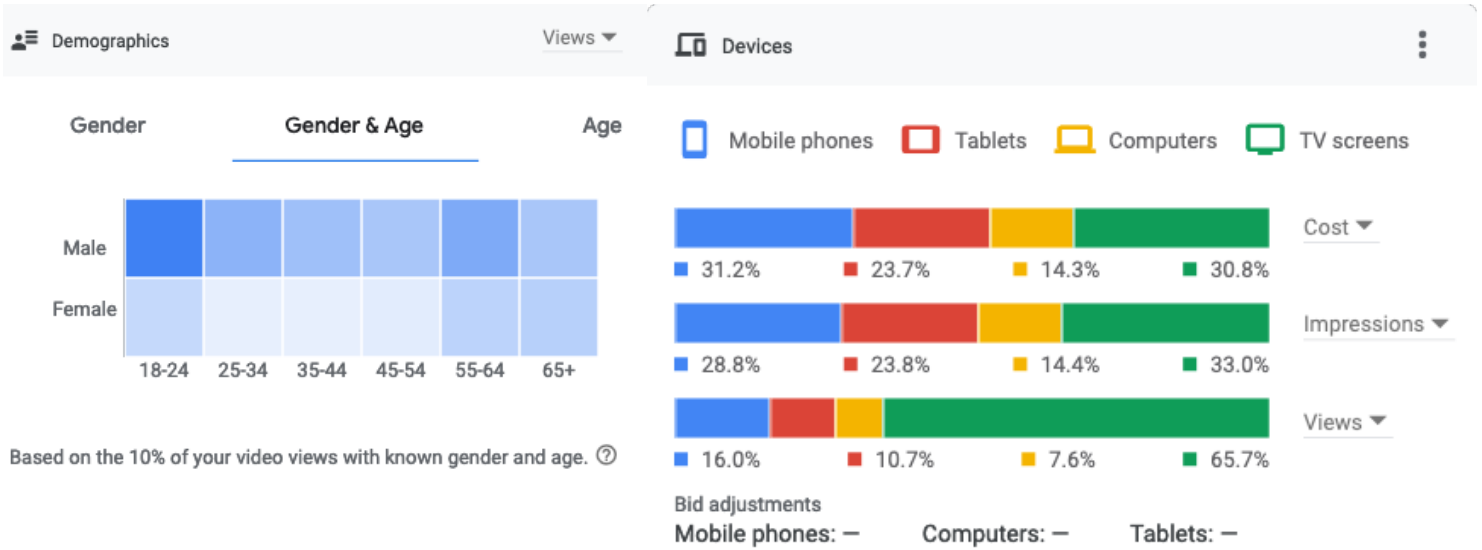
### ● Video Efficient reach - 2022-04-24



Ad #1  
 Learn more  
 La Crosse, WI

Ad	Impressions	Views	Avg. CPV
● Enabled	85,809	15,277	\$0.03







## Radio Advertising

Ads ran May 2 - May 6

21 :30-second commercials 6a-M on WIZM

21 :30-second commercials 6a-M on 95.7 The Rock

5 bonus :30-second commercial to run BTA with above schedule on WIZM

5 bonus :30-second commercial to run BTA with above schedule on Classic Hits

Plus: VOTE at [forwardlacrosse.org](http://forwardlacrosse.org) to scroll on RDS every time a commercial play

**Total :30-second commercials = 52**

Note: RDS is Radio Data System and is the text that scrolls on your car's radio display.

## Print Advertising

La Crosse Tribune - Sunday, May 1 and Wednesday, May 4th

Front of the Hometown section

High impact strip ad (9.889" w x3" tall)

The City of La Crosse is updating its Comprehensive Plan.

Let your voice be heard!

TAKE THE SURVEY AT [FORWARDLACROSSE.ORG](http://FORWARDLACROSSE.ORG)

Survey | Digital Map | Voting Game | Guiding Principles