

**From:** Jason Gilman gilmanj@cityoflacrosse.org  
**Subject:** Coulee Council on Addictions  
**Date:** Yesterday at 12:44 PM  
**To:** Jessica Olson olsonje@cityoflacrosse.org  
**Cc:** Tim Acklin Acklint@cityoflacrosse.org

Dear CM Olson:

Tim Acklin forwarded your letter of July 18<sup>th</sup> to me as I will be handling the staff report for this request.

1. The R-5 zoning on the subject parcels has been determined to have been established previous to 1995. Mayo has owned these parcels since at least 1997.
2. An adopted campus plan in 1997 and the ownership of FS since well before 1997 (some parcels as early as the 1970's) likely led the way for the clearing of these parcels. It appears Mayo did a number of demolitions in the area in 2001 to prepare for the campus plan that was adopted in 1997. I do not find any records that would indicate there was a commitment in long range planning by Mayo to have these sites be developed with single family homes. The campus plan from 1997 designates existing single family homes at the time, but delineates a boundary around them at the subject parcels for likely future campus expansion.
3. The highest density in the R-5 district is regulated by the minimum of 1,500 square feet of lot area per family. Given the size of these sites collectively at 28,000 sf +, a developer could have as many as 18 units provided they meet parking requirements. I'm not sure I understand your question relative to "are there similar examples in existence..."
4. The PS parcel at 921 Ferry Street also appears to have been rezoned more recently than 1997 in order to potentially develop a children's center which never developed, but I'll have to have staff do more research to find the exact date.
5. The legal objectors appear to have to be 20% of all owners within 200 feet :

*In the event of a protest against such district change or amendment to the regulations of this chapter, duly signed and acknowledged by 20 percent or more of the property owners within said rezoning or 200 feet radius excluding right-of-way such changes or amendments shall not become effective except by the favorable vote of three-fourths of the full Common Council membership.*

*(Code 1980, § 15.34(G))*

6. A property owner should file a legal objection or petition with the clerk's office before the public hearing of the Planning Commission.
7. Property owners are afforded the ability to be heard at the regular Planning Commission and Council meetings, per ordinance.

8. I'd recommend Tim Acklin be contacted on design standards as he is the staff person in charge of this process.
9. The web address to access the full file is on Legistar at:  
<http://cityoflacrosse.legistar.com/LegislationDetail.aspx?ID=3099721&GUID=10A5BF12-6B10-4F28-AAD9-81432BB656CA&Options=ID|Text|&Search=17-0912>

I will be out of the town the 21<sup>st</sup> through the 23, returning on the 24<sup>th</sup>, so if you need further assistance, do not hesitate to call.

Sincerely Yours,

**Jason Gilman, AICP**

Director of Planning and Development

608-789-7362

[gilmanj@cityoflacrosse.org](mailto:gilmanj@cityoflacrosse.org)