



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Judiciary & Administration Committee

Tuesday, January 30, 2024

6:00 PM

Council Chambers
City Hall, First Floor

This meeting is open for in-person attendance and will also be available through video conferencing. The meeting can be viewed (no participation) by visiting the Legislative Information Center Meetings calendar (<https://cityoflacrosse.legistar.com/Calendar.aspx>) - find the scheduled meeting and click on the "In Progress" video link to the far right in the meeting list.

Public comment is limited to agenda items; statements shall be restricted to the subject matter. If you wish to speak on an agenda item, please register in advance:

- Register online at <https://www.cityoflacrosse.org/city-services/meeting-registration>
- Contact the City Clerk's Office no later than 4:00p on the day of the meeting, with the following information: name, municipality of residence, if you are representing an organization or a person other than yourself at the meeting, and if you are speaking in favor, opposition or neutral.
- Sign up in person no less than ten (10) minutes before the start of the meeting.

If attending virtual and you wish to speak, contact the City Clerk's Office and we will provide you with the information necessary to join the meeting. Call 608-789-7510 or email cityclerk@cityoflacrosse.org.

Public hearings shall be limited to 30 minutes when there are opposing viewpoints from the public. In the absence of opposing viewpoints, public hearings are limited to 15 minutes. Individual speakers shall speak no more than three (3) minutes unless waived by the Chair or a majority of the committee.

Members of the public who would like to provide written comments on any agenda may do so by emailing cityclerk@cityoflacrosse.org, using a drop box outside of City Hall or mailing to City Clerk, 400 La Crosse Street, La Crosse WI 54601.

Call To Order

Roll Call

Agenda Items:

UNFINISHED BUSINESS

[23-1243](#)

AN ORDINANCE to amend Section 115-390(1)d.3. and to create Section 115-405 of the Code of Ordinances of the City of La Crosse to allow accessory dwelling units.

Sponsors: Trost and Sleznikow

Referred from December 2023 meetings.

NEW BUSINESS

- [24-0068](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.
Public hearing.
- [24-0071](#) Application of 421 Jay St. LLC for a Conditional Use Permit at 421 & 425 Jay Street allowing for a parking lot.
Public hearing.
- [24-0096](#) Request of The Blue Zone Pickleball LLC for permission to apply for a Combination "Class B" Beer and Liquor license at 2400 Rose Street for the license year 2023-24.
- [24-0119](#) An Ordinance to amend Sec 46-82 of the Code of Ordinances of the City of La Crosse regarding Sanitary Sewer Connection Fees.
Sponsors: Schwarz
- [24-0125](#) Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2023-2024 (February).

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, with as much advance notice as possible.

Judiciary & Administration Committee Members:

Chris Kahlow, Tamra Dickinson, Jenasea Hameister, Mac Kiel, Mackenzie Mindel, Chris Woodard, Jennifer Trost



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-1243

Agenda Date: 1/30/2024

Version: 1

Status: Referred

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Section 115-390(1)d.3. and to create Section 115-405 of the Code of Ordinances of the City of La Crosse to allow accessory dwelling units.

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

SECTION I: Subsections 115-390(1)d.3. is hereby amended as follows:

3. In no case shall sanitary plumbing be permitted in an accessory structure, except for accessory dwelling units that conform to all applicable standards in the plumbing code.

SECTION II: Subsections 115-405 is hereby created:

Sec. 115-405. – Accessory Dwelling Units.

- (1) Purpose and intent. The purpose of allowing Accessory Dwelling Units (ADUs) is to provide homeowners with companionship, security, services, income, or other benefits; to add housing units that are appropriate for people at a variety of stages of life in neighborhoods; and to protect neighborhood stability, property values, and the appearance of the neighborhood by ensuring that ADUs are installed under the conditions of this section.
- (2) Standards and criteria. ADUs shall meet the following standards and criteria:
 - a. Accessory Dwelling Units (ADUs) shall be a permitted accessory use in the R1, R-2, R-3, R-4, and Washburn Residential zoning districts.
 - b. The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. The ADU must meet utility service line and metering regulations as well.
 - c. Accessory dwelling units shall only be allowed as a new, freestanding structure; as a conversion of an existing, detached garage; or as an addition to an existing detached garage.
 - d. In no case shall an ADU be more than the primary building's total floor area, nor more than 900 square feet. ADUs above a garage shall not count toward the maximum area for accessory buildings.
 - e. Minimum parking requirements in this chapter shall only apply to the primary structure. There shall be no minimum parking requirement for the ADU.
 - f. Only one ADU may be created per parcel.
 - g. The accessory structure containing the ADU shall have a six-foot side yard setback and meet all other required setbacks for an accessory structure. An existing accessory structure containing an ADU is not required to meet all other required setbacks for an accessory structure.

h. Any outside entrance serving the accessory dwelling unit shall be located on the side or rear of the accessory structure, if new. No rescue platform or exterior staircase shall be permitted.

~~i. An owner of the property must occupy either the principal dwelling unit or the accessory dwelling unit.~~

¶ i. Prior to the issuance of a permit for the construction of the accessory dwelling unit, the owner(s) shall file a deed restriction with the Office of the La Crosse County Register of Deeds stating that:

i. ~~¶~~The independent sale of the accessory dwelling unit is not allowed.

ii. An owner of the property must occupy either the principal dwelling unit or the accessory dwelling unit.

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

Mitch Reynolds, Mayor

Nikki Elsen, City Clerk

Passed:
Approved:
Published:

RESTRICTIVE AGREEMENT FOR ACCESSORY DWELLING UNIT – DRAFT TEXT

This RESTRICTIVE AGREEMENT (“**Agreement**”) is made this _____ day of _____, 20____ (“**Effective Date**”), by _____ (“**Property Owner**”).

RECITALS

WHEREAS, the Property Owner is the owner of real property in the City of La Crosse, County of La Crosse, State of Wisconsin, more described in **Exhibit A** attached hereto and made a part hereof (the “**Property**”); and

WHEREAS, Section 115-405, Zoning Ordinance of the Municipal Code of the City of La Crosse, sets forth certain conditions as to the construction and/or conversion, occupancy and use of an accessory dwelling unit, and requires the recordation of a restrictive agreement with respect to said conditions prior to the issuance of a building permit; and

WHEREAS, on _____, the Property Owner submitted an application to construct an accessory dwelling unit or convert all or part of an existing structure as an accessory dwelling unit, subject to the terms and conditions of Section 115-405 of the La Crosse Municipal Code; and

WHEREAS, this Agreement is recorded to satisfy the requirements of Section 115-405. of the Zoning Ordinance of the City of La Crosse.

THEREFORE, the Property Owner for itself, its successors and assigns, does hereby agree that the Property shall be subject to and shall be used in conformance with the following restrictive uses as of the Effective Date of this Agreement:

- 1) Conformance with La Crosse Municipal Code. The accessory dwelling unit shall conform to the requirements of Section 115-405 of the La Crosse Municipal Code. Any violation of this restrictive agreement may result in the imposition of fines or other enforcement action under Section 115-2 of the La Crosse Municipal Code.
- 2) No Independent Sale. The Property Owner shall not sell the accessory dwelling unit separate from the primary dwelling unit.
- 3) Owner Occupancy. The certificate of occupancy for the accessory dwelling unit shall be in effect only so long as the principal dwelling unit on the Property is occupied by the Property Owner.

- 5) Agreement Runs with the Property. The restrictions under this Agreement shall run with the Property, shall be a benefit and a burden to the Property Owner, their successors and assigns and any person acquiring an interest in the Property, their grantees, successors, heirs, administrators, devisees, or assigns.
- 6) Severability. If any one or more provisions contained in this Agreement shall be invalid, illegal or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions in this Agreement, and this Agreement.

IN WITNESS WHEREOF, the parties have duly executed this Agreement, or caused it to be duly executed, as of the _____ day of _____, 20____.

THE CITY OF LA CROSSE, WISCONSIN

Approved as to form this _____ day of _____, 20____.

BY: _____
 Stephen Matty
 City Attorney, City of La Crosse

STATE OF _____)
 :ss
 COUNTY OF _____)

The above personally came before me this day of _____, 20__, A. Logan Beveridge, Attorney for the City of La Crosse, to me known to be the person who executed the foregoing instrument and to me known to be such City Attorney, and acknowledged that they executed the foregoing instrument as such officers as the deed of said City of La Crosse, by its authority.

 Notary Public, State of _____

My commission expires: _____

ORDINANCE NO.: _____

AN ORDINANCE to amend Section 115-390(1)d.3. and to create Section 115-405 of the Code of Ordinances of the City of La Crosse to allow accessory dwelling units.

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SECTION I: Subsections 115-390(1)d.3. is hereby amended as follows:

3. In no case shall sanitary plumbing be permitted in an accessory structure, except for accessory dwelling units that conform to all applicable standards in the plumbing code.

SECTION II: Subsections 115-405 is hereby created:

Sec. 115-405. – Accessory Dwelling Units.

- (1) Purpose and intent. The purpose of allowing Accessory Dwelling Units (ADUs) is to provide homeowners with companionship, security, services, income, or other benefits; to add housing units that are appropriate for people at a variety of stages of life in neighborhoods; and to protect neighborhood stability, property values, and the appearance of the neighborhood by ensuring that ADUs are installed under the conditions of this section.
- (2) Standards and criteria. ADUs shall meet the following standards and criteria:
 - a. Accessory Dwelling Units (ADUs) shall be a permitted accessory use in the R1, R-2, R-3, R-4, and Washburn Residential zoning districts.
 - b. The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. The ADU must meet utility service line and metering regulations as well.
 - c. Accessory dwelling units shall only be allowed as a new, freestanding structure; as a conversion of an existing, detached garage; or as an addition to an existing detached garage.
 - d. In no case shall an ADU be more than the primary building's total floor area, nor more than 900 square feet. ADUs above a garage shall not count toward the maximum area for accessory buildings.
 - e. Minimum parking requirements in this chapter shall only apply to the primary structure. There shall be no minimum parking requirement for the ADU.
 - f. Only one ADU may be created per parcel.
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- h. Any outside entrance serving the accessory dwelling unit shall be located on the side or rear of the accessory structure, if new. No rescue platform or exterior staircase shall be permitted.
- i. An owner of the property must occupy either the principal dwelling unit or the accessory dwelling unit.
- j. Prior to the issuance of a permit for the construction of the accessory dwelling unit, the owner(s) shall file a deed restriction with the Office of the La Crosse County Register of Deeds stating that the independent sale of the accessory dwelling unit is not allowed.

SECTION III: 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.

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Mitch Reynolds, Mayor

Nikki Elsen, City Clerk

Passed:
Approved:
Published:

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Nikki Elsen, City Clerk

Passed:
Approved:
Published:



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

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 Section 115-390(1)d.3. and to create Section 115-405 of the Code of Ordinances of the City of La Crosse to allow accessory dwelling units.

The City Plan Commission will meet to consider such application on Monday, December 4, 2023 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, December 5, 2023 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, December 14, 2023 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 23-1243).

Dated this 25th day of October, 2023

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: November 21 and 28, 2023
One (1) Affidavit

Craig, Sondra

From: Joe Van Aelstyn <joe3152@yahoo.com>
Sent: Thursday, November 30, 2023 8:03 AM
To: ZZ Council Members
Subject: ADU legislation

Some people who received this message don't often get email from joe3152@yahoo.com. [Learn why this is important](#)

***** CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. *******

Congratulations on this forward looking modification.

Having spent 5 years on the City's Zoning and Housing Study Group, I think it is ,potentially a positive tool.

If I may suggest an addition to (2) a. **“Owner must provide proof that restrictive covenants for the property allow and do not prohibit proposed use at time of building permit application. Proof to be a copy of recorded restrictive covenants , or confirmation by Title Insurer, acceptable to the department.**

It is not the responsibility of the City to check restrictive covenants prior to issuing a permit, but it may assist in preventing expensive misunderstandings.

One of the most notorious examples of this situation was the “Envelope House” between Cass and Janice Court area across from La Crosse Floral. The structure absorbed solar heat and included an interior garden and was very state of the art, environmentally. A neighbor took the owner to court to enforce the height limit and the owner had to chop off the top of the house.

There are probably as many restrictive covenants as there are subdivision plats. All of them different, some expire after a few years, some like outside of Rockland last for 999 years. It is not up to the City to do the complete due diligence on a construction project, If a covenant is ambiguous or the enforceability questionable, verification by a title company is a reasonable expense for the owner, and a reasonable requirement by the City. It may only have to be done once per subdivision.

Joe Van Aelstyn
Sent from [Mail](#) for Windows

Agenda Item 23-1243 (Lewis Kuhlman)

AN ORDINANCE to amend Section 115-390(1)d.3. and to create Section 115-405 of the Code of Ordinances of the City of La Crosse to allow accessory dwelling units.

General Location

Citywide

Background Information

An accessory dwelling unit (ADU) is a smaller residence separate from the primary residence on the same parcel. The American Planning Association (APA) says, “ADUs all have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods.” Staff looked at APA guidance and ordinances from nine Wisconsin Communities, including Onalaska. ADUs were discussed at neighborhood meetings regarding future land use in the Comprehensive Plan. In Dec. 2022, Habitat for Humanity’s Housing Advocacy Committee advocated for ADUs in a letter to the Common Council about increasing affordable housing in La Crosse.

Recommendation of Other Boards and Commissions

Staff discussed ADUs with the Neighborhood Revitalization Commission (NRC) and Community Development Committee (CDC) in Dec. 2022. Based on direction from those meetings, staff reported back to the NRC and the Economic and Community Development Commission (ECDC) in Apr. 2023. The NRC discussed ADUs at four more meetings, culminating in its recommendation to submit an ordinance to the Common Council in October 2023.

Consistency with Adopted Comprehensive Plan

This ordinance supports a Comprehensive Plan recommendation to increase the supply of rental units affordable to households making less than the area median income (AMI). In the Housing Section’s discussion on “missing middle” housing, ADUs are mentioned as a possible attractive housing type for 1- or 2-person households. It would fit in the low and medium density housing future land use category. The Climate Action Plan also recommends allowing and encouraging ADUs. This action supports land use and housing strategy to increase the number of housing units within the current city limits by 5% by 2030. This strategy’s intention is to preserve outlying undeveloped areas, reduce the cost and consumption of extending municipal infrastructure, and reduce transportation emissions.

Staff Recommendation

Approval – ADUs have the potential to increase affordable housing units within the existing city limits in a way that doesn’t dramatically change a neighborhood’s appearance.

Routing J&A 12.5.2023

ORDINANCE NO.: _____

AN ORDINANCE to create Section 115-405 of the Code of Ordinances of the City of La Crosse to allow accessory dwelling units.

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

SECTION I: Subsections 115-143(a)(11) is hereby created:

(11) Accessory dwelling units meeting the requirements in Sec. 115-405.

SECTION II: Subsections 115-144(a)(11) is hereby created:

(11) Accessory dwelling units meeting the requirements in Sec. 115-405.

SECTION III: Subsections 115-145(a)(11) is hereby created:

(11) Accessory dwelling units meeting the requirements in Sec. 115-405.

SECTION III: Subsections 115-148(a)(11) is hereby created:

(11) Accessory dwelling units meeting the requirements in Sec. 115-405.

SECTION IV: Subsections 115-390(1)d.3. is hereby amended as follows:

3. In no case shall sanitary plumbing be permitted in an accessory structure, except for accessory dwelling units that conform to all applicable standards in the plumbing code.

SECTION V: Subsections 115-405 is hereby created:

Sec. 115-405. – Accessory Dwelling Units.

- (1) Purpose and intent. The purpose of allowing Accessory Dwelling Units (ADUs) is to provide homeowners with companionship, security, services, income, or other benefits; to add housing units to neighborhoods that are appropriate for people at a variety of stages in the life cycle; and to protect neighborhood stability, property values, and the appearance of the

neighborhood by ensuring that ADUs are installed under the conditions of this section.

- (2) Standards and criteria. ADUs shall meet the following standards and criteria:
- a. ~~Accessory Dwelling Units (ADUs) shall be a permitted accessory use in the R-2, R-3, R-4, and Washburn Residential zoning districts.~~
 - b. The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. The ADU must meet utility service line and metering regulations as well.
 - c. Accessory dwelling units shall only be allowed as a new, freestanding structure; as a conversion of an existing, detached garage; or as an addition to an existing detached garage.
 - d. In no case shall an ADU be more than the primary building's total floor area, nor more than 900 square feet. ADUs above a garage shall not count toward the maximum area for accessory buildings.
 - e. Minimum parking requirements in this chapter shall only apply to the primary structure. There shall be no minimum parking requirement for the ADU.
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 - i. An owner of the property must occupy either the principal dwelling unit or the accessory dwelling unit ~~unless there is a bona fide temporary absence approved by the Planning Department.~~
 - j. Prior to the issuance of a permit for the construction of the accessory dwelling unit, the owner(s) shall file a deed restriction with the Office of the La Crosse County Register of Deeds stating that the independent sale of the accessory dwelling unit is not allowed.

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

Mitch Reynolds, Mayor

Nikki Elsen, City Clerk

Passed:

Approved:

Published:

DRAFT

ORDINANCE NO.: _____

AN ORDINANCE to create Section 115-404 of the Code of Ordinances of the City of La Crosse to allow accessory dwelling units.

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

SECTION I: Subsections 115-143(a)(11) is hereby created:

(11) Accessory dwelling units meeting the requirements in Sec. 115-404.

SECTION II: Subsections 115-144(a)(11) is hereby created:

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SECTION III: Subsections 115-145(a)(11) is hereby created:

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- (1) Purpose and intent. The purpose of allowing Accessory Dwelling Units (ADUs) is to provide homeowners with companionship, security, services, income, or other benefits; to add housing units to neighborhoods that are appropriate for people at a variety of stages in the life cycle; and to protect neighborhood stability, property values, and the appearance of the

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Mitch Reynolds, Mayor

Nikki Elsen, City Clerk

Passed:

Approved:

Published:

DRAFT



Planning, Development, and Assessment

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512

Memorandum

To: Neighborhood Revitalization Commissioners
From: Lewis Kuhlman, AICP
Date: August 17, 2023
Re: **Questions about the accessory dwelling unit (ADU) draft ordinance**

Neighborhood Revitalization Commission (NRC) members posed questions to staff at their June 7, 2023, meeting about the draft ordinance to allow accessory dwelling units. The questions were targeted at the purpose and intent, zoning ordinances, and tenancy of ADU and primary dwelling unit. This memo will give some reasoning for the content of the draft ordinance. However, the draft can still be revised.

Should "Provide homeowners with a means of obtaining, through tenants in either the ADU or the principal unit, companionship, security, and services" be taken out in case it is used for a different reason?

Providing some kind of intent and purpose helps to interpret an ordinance. If there are extenuating circumstances or questions about something that isn't specified in the ordinance, we can refer to the intent and purpose to see if a use would meet that. The purpose and intent would not be scrutinized in a permit.

Why are ADUs only allowed in R-2 to R-4 in draft ordinance?

A parcel zoned R1 could be rezoned to R2 to allow an ADU. Since ADUs are new to La Crosse, some people may want to be notified. There are two processes that require notifications: rezoning or conditional uses. Planning staff do not want to add more conditional uses because of 2017 Act 67, so they settled on rezoning. R2-R4 already allow 2 or more units, so an ADU may not cause much concern in those districts.

What is the purpose of having ADUs be owner occupied? Why can't the principal dwelling and accessory dwelling both be rented?

It may be more reassuring to neighbors to know that the homeowner is there to maintain the property.

Based on items that come before the City Plan Commission, Planning staff took a conservative approach to allowing ADUs in the hope that it would have a better chance of being enacted. As conditions change in the future, the ordinance could be modified to encourage more ADUs.

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

SECTION I: Subsections 115-143(a)(11) is hereby created:

(11) Accessory dwelling units meeting the requirements in Sec. 115-404.

SECTION II: Subsections 115-144(a)(11) is hereby created:

(11) Accessory dwelling units meeting the requirements in Sec. 115-404.

SECTION III: Subsections 115-145(a)(11) is hereby created:

(11) Accessory dwelling units meeting the requirements in Sec. 115-404.

SECTION IV: Subsections 115-390(1)d.3. is hereby amended as follows:

3. In no case shall sanitary plumbing be permitted in an accessory structure, except for accessory dwelling units that conform to all applicable standards in the plumbing code.

SECTION V: Subsections 115-404 is hereby created:

Sec. 115-404. – Accessory Dwelling Units.

- (1) Purpose and intent.
 - a. Accessory Dwelling Units (ADUs) shall be a permitted use in the R-2, R-3, and R-4 zoning districts.
 - b. The purpose of allowing Accessory Dwelling Units (ADUs) is to:
 - 1. Provide homeowners with a means of obtaining, through tenants in either the ADU or the principal unit, companionship, security, and services.
 - 2. Make housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle.

3. Develop housing units in single-family neighborhood by ensuring that ADUs are installed under the conditions of this section.
4. Protect neighborhood stability, property values, and the single-family residential appearance of the neighborhood by ensuring that ADUs are installed under the conditions of this section.

(2) Standards and criteria.

a. ADUs shall meet the following standards and criteria:

1. The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
2. An ADU may be developed in either an existing or a new residence or accessory building. Only one ADU may be created per parcel.
3. The ADU may be interior to, attached to, or detached from, the principal unit.
 - a. Interior ADUs include basement or attic units.
 - b. Any addition to an existing building for an attached ADU shall not exceed the allowable lot coverage or encroach into the existing setbacks.
 - c. Detached ADUs shall meet the following requirements:
 - i. Minimum setback requirements for accessory buildings.
 - ii. Property owner shall not have a detached garage and a separate detached ADU; ADU may be attached to or above garage. ADUs above a garage do not contribute to the maximum area for accessory buildings.
 - iii. ADUs shall not exceed 20 feet in height, not including the height of roof gables.
 - iv. Detached ADUs must be accessible by alley or driveway.
4. In no case shall an ADU be more than the primary building's total floor area, nor more than 800 square feet, nor have more than one bedroom.

5. The ADU shall be designed so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family residence. No rescue platform or exterior staircase shall be permitted.
6. The primary entrance to the ADU shall be located in such a manner as to be unobtrusive from the same view of the building which encompasses the entrance to the principal unit.
7. In order to encourage the development of housing units for people with disabilities, reasonable deviation from the stated requirements may be allowed to install features that facilitate accessibility. Such facilities shall be in conformance with the Uniform Dwelling Code (UDC).
8. The property owners, which shall include title holders and contract purchasers, must occupy either the principal unit or the ADU as their permanent residence, but not both, for at least seven months out of the year, and at no time receive rent for the owner-occupied unit. The ADU may not be split from the parcel of the principal unit.
9. Prior to the issuance of a permit for the construction of the accessory dwelling unit, the owner(s) shall file a deed restriction with the Office of the La Crosse County Register of Deeds stating that the independent sale of the accessory dwelling unit is not allowed.

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

Mitch Reynolds, Mayor

Nikki Elsen, City Clerk

Passed:

Approved:

Published:

DRAFT

Begin forwarded message:

From: Eric Halvorson <eric@appraisalonpoint.com>
Date: June 7, 2023 at 10:38:13 AM CDT
To: "Mindel, Mackenzie" <mindelm@cityoflacrosse.org>
Subject: AUD

You don't often get email from eric@appraisalonpoint.com. [Learn why this is important](#)

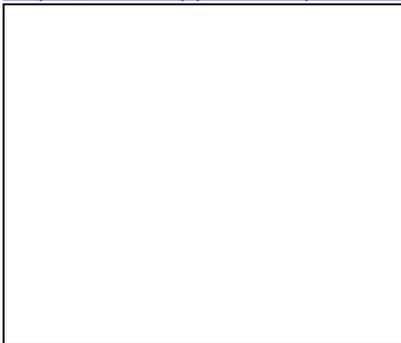
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Good afternoon,

I apologize that I am unable to attend the meeting this afternoon but would like to remain informed on anything that comes out of it! I would also enjoy attending any meetings in the future. I bought the property at 1115/1117 Division Street and was hoping to turn the (ADU) rear carriage house into a livable structure. I have been working with Lewis Kuhlman from the Planning and Zoning department along with Eddy from the building code. We are still working to navigate through ordinance code, I am hoping we can come to a conclusion that wins for everybody. Lacrosse is in need of additional housing stock and I can't think of a better way to do this than to utilize current carriage houses around town.

Talk soon,
Thank you
Eric

Eric Halvorson
OnPoint Appraisal Service
PO Box 121
Holmen, WI 54636
Office: 1-608-790-6226
<https://www.appraisalonpoint.com>



From: Adam Hoffer <hofferllc@gmail.com>
Sent: Wednesday, September 13, 2023 12:48 PM
To: Trost, Jennifer <trostj@cityoflacrosse.org>
Subject: ADUs in La Crosse

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Jennifer,

I wanted to reach out and express my support for recent proposal(s) that aim to increase the supply of auxiliary dwelling units (ADUs) in La Crosse. Simply put, we need more housing in the city. La Crosse is geographically constrained, making existing lots within the city an attractive place to expand our housing stock. ADUs would allow us to increase our stock of housing while allowing homeowners to keep their desired stand-alone properties (instead of turning the entire city into a string of apartment buildings).

ADUs have been studied at length in the academic literature. The shortest summary I can provide is that they seem to be well-liked by local property owners and they help suppress rent price growth by providing high-demand housing. An excellent Forbes article recently summarized some of this research. I provide an excerpt below. Thank you for your time and consideration.

"Luckily, we know how to make housing cheaper—build a lot more of it. Over the last several years, a number of state and local governments reformed their zoning codes and other land-use regulations to allow more housing construction. A collection of studies published in the latest issue of Cityscape confirms that these changes resulted in more housing.

The first study by Nicholas Marantz, Christopher Elmendorf, and Youjin Kim examines California's recent accessory dwelling unit (ADU) reforms. From 2016 to 2020 California passed several statutes to facilitate ADU construction. Today, ADUs smaller than 800 square feet are permitted as-of-right, meaning no special permission is needed to build one. They find that ADUs are contributing to the state's recent housing growth, making up about 13% of permits in the Bay Area and 19% of permits in Southern California more broadly. They also find that ADUs are likely to be built on larger lots in neighborhoods with moderate rents and close to job centers. This suggests that ADUs are helping lower and moderate-income folks find housing in areas with economic opportunities." - Adam Milsap



222 W. Washington Avenue, Suite 600 | Madison, WI 53701
608-286-6300 | aarp.org/wi | wistate@aarp.org
twitter: @aarpwi | facebook.com/AARP Wisconsin

19 September 2023

Lewis Kuhlman, AICP
Environmental Planner
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Lewis,

I've had the opportunity to review the proposed ADU ordinance that you recently shared with the Neighborhood Revitalization Commission. Congratulations on getting it to this stage, I can appreciate how much goes into such an undertaking. I can't help but think back to our meeting earlier this year when I shared the AARP resources relating to Accessory Dwelling Units (ADUs) and where you were in the process then. You've accomplished a lot since then.

AARP views ADUs as one tool in the toolbox to address affordable housing availability in our communities. They also provide options for older residents who wish to live independently, but don't need a large home. And they provide opportunities for caregivers to live close by.

I do believe that you are off to a great start, but wanted to share some recommendations based on our experience of working with similar ordinances across the United States.

- A successful ordinance would offer the ability to construct an ADU most places within the city. I note that your proposal excludes most areas zoned R-1. A quick glance at a zoning map and this appears to be a substantial part of the residential area of La Crosse. We suggest allowing ADUs in all residential areas for the reasons stated above, but also because limiting the construction to this magnitude may make the legislation less effective. An approach may be allowing construction in only single-family zoned areas or where there is robust transit service.
- I also noted an occupancy requirement which stipulates that the property owner has to live in either the main house or the ADU. We have seen this requirement as a limiting factor to ADU adoption. If completely removing the requirement is not an option, we would suggest a test period where ADUs are permitted without an owner occupancy requirement to determine whether problems with tenants justify imposition of an owner occupancy requirement.
- It was also noted that the proposed ordinance only allows for detached ADUs. This could also be a factor that limits adoption as it limits options for homeowners. Their lot may not be suitable for a detached ADU but could support an attached unit. We've found that allowing property owners options is important to getting ADUs constructed.

- And lastly, I'd suggest that you implement a data collection and reporting process into the ordinance. Reporting back to Common Council the number of units applying for permits and the number constructed will allow policy makers to determine the effectiveness of the ordinance.

I know that you want this project to be successful and I believe that it will be with a few suggested tweaks. Please do not hesitate to reach out if I can be of any support, I stand ready to help however you'd find valuable. I may be reached at 608-286-6303 or dwasniewski@arp.org.

Sincerely,



Darrin Wasniewski
Associate State Director- Community Outreach

Cc: Jennifer Trost, chair, Neighborhood Revitalization Commission

Elsen, Nikki

From: Elsenn@cityoflacrosse.org
Subject: FW: Resolution regarding ADUs

-----Original Message-----

From: melissa crook <crook6@att.net>
Sent: Thursday, November 30, 2023 2:20 PM
To: Acklin, Tim <Acklint@cityoflacrosse.org>; Jacob Sciammas <jacobsciammas@gmail.com>
Subject: Resolution regarding ADUs

Hi Tim and Jacob,

I am writing today because I'm concerned about the long term effects of ADU's in LaCrosse neighborhoods. It's evident that both of you care deeply about this community as reflected in your input on the most recent comprehensive plan. I respect your perspective and knowledge on this issue and hope foresight has been given to how blanket legislation allowing ADUs in all residential districts could ultimately undermine the stated goal that "the city should work to attract and retain more family households."

While the current housing needs in LaCrosse are extremely important, so is preserving and protecting the neighborhoods that make this City unique. The upcoming Resolution 23-1243 on the agenda at next week's J&A meeting seeks to fulfill a demand for more rentals and provide "housing units that are appropriate for people at a variety of stages of life" within existing neighborhoods. Certainly on a case by case basis ADUs are beneficial and can meet these needs. However, a general policy such as this would be difficult to monitor long term....what happens 5, 10 or 20 years after an ADU is built? Initially there is a requirement for the home owner to live in either the existing home or in the ADU, but once a property is sold how will this stipulation be enforced to insure that both structures don't become rentals? If there is no long term plan in place, these ADUs will allow landlords to increase profits on smaller pieces of property. As each square foot of land becomes more desirable this makes home ownership less and less affordable for the average person driving potential long term residents out of LaCrosse neighborhoods and schools. As more city blocks become primarily rental units with cars lining the streets and few residents maintaining properties with pride derived from homeownership, individuals looking to purchase look elsewhere.

If the goal of our civic leaders is to have a city centered on a transient community of college students and healthcare workers then this policy makes sense. However, if the long term stability of LaCrosse neighborhoods is the primary focus, passing a resolution such as this will cause irrevocable harm. The current trajectory of growth in LaCrosse does not encourage the sought after diversity of households. It enables and encourages landlords to buy up single family homes to be demolished or split apart to provide rental units. This lessens the supply of this valuable commodity for individual purchase thus increasing property values and making homeownership unaffordable. Lower income families that might otherwise have been able to realize a dream of homeownership are forced to become renters or are driven out of the community in search of affordable housing. The residents of LaCrosse deserve protection from short-sited policies that are allowing landlords and developers to take over neighborhoods.

The best urban development must keep a cautious eye on the future and assess how the solutions of today could become the problems of tomorrow. Thank you for taking time to read my letter. I appreciate your consideration of my concerns.

Sincerely,

Melissa Crook

Dear Committee members,

Thank you for your work on improving the city. This last decade has been an exciting time to be in La Crosse and the policy changes enacted in that time have brightened the future of our city. The proposed ordinance to amend the zoning code and allow Accessory Dwelling Units (ADUs) will continue this positive trend.

The city is limited in the amount of land we have, and so allowing a greater number of people to live here is important so that the city does not lose more residents to Holmen or Onalaska. ADUs are an important piece of the housing puzzle, particularly by allowing elderly family members to stay close to family and within their neighborhoods.

I fully support the proposed ordinance and would ask for you to continue to be amenable to housing needs of the community by removing costly parking mandates for all uses citywide, reducing lot size and setback requirements, and allowing duplexes, triplexes and “gentle density” on any residential lot.

Thank you,
Samuel Deetz



222 W. Washington Avenue, Suite 600 | Madison, WI 53701
608-286-6300 | aarp.org/wi | wistate@aarp.org
twitter: @aarpwi | [facebook.com/AARP Wisconsin](https://facebook.com/AARPWisconsin)

05 December 2023

AARP WISCONSIN COMMENTS ON ADU ORDINANCE DELIVERED TO CITY OF LA CROSSE JUDICIARY & ADMINISTRATION COMMITTEE

AARP has a deep commitment to La Crosse through our engagement with local volunteers and community partners to empower residents to choose how they live as they age, the multiple AARP Community Challenge Grants the community has received, and the FitLot and related programming that we gifted to the city in the Trane All Abilities Park. It is this commitment that brings me here today to speak on housing.

We believe that the availability, affordability and variety of housing options support the widely held desire of residents to remain in their communities as they age. AARP views ADUs as one tool in the toolbox to address affordable housing availability in our communities. They also provide options for older residents who wish to live independently, but don't need a large home or provide opportunities for caregivers to live close by. We were pleased to be able to share our resources with staff at the beginning of the process and trust that they helped shape the ordinance that you see before you today. You can find all of our resources at www.aarp.org/adu.

AARP staff submitted comments to the most recent Neighborhood Revitalization Commission meeting suggesting a few changes and were encouraged to see one suggestion implemented, the inclusion of R1 districts. We would like to take this opportunity to highlight the other suggestions for consideration.

We do believe that you are off to a great start, but also wanted to share some recommendations based on our experience of working with similar ordinances across the United States.

- We noted an occupancy requirement which stipulates that the property owner has to live in either the main house or the ADU. We have seen this requirement as a limiting factor to ADU adoption. If completely removing the requirement is not an option, we would suggest a test period where ADUs are permitted without an owner occupancy requirement to determine whether problems with tenants justify imposition of an owner occupancy requirement.
- It was also noted that the proposed ordinance only allows for detached ADUs. This could also be a factor that limits adoption as it limits options for

homeowners. Their lot may not be suitable for a detached ADU but could support an attached unit. We've found that allowing property owners options is important to getting ADUs constructed.

- And lastly, I'd suggest that you implement a data collection and reporting process into the ordinance. Reporting back to Common Council, and applicable commissions and committees, the number of units applying for permits and the number constructed will allow policy makers to determine the effectiveness of the ordinance.

I know that you want this project to be successful and I believe that it will be with a few suggested tweaks. Please do not hesitate to reach out if I can be of any support, I stand ready to help however you'd find valuable. I may be reached at 608-286-6303 or dwasniewski@aarp.org.

Sincerely,

Darrin Wasniewski
Associate State Director- Community Outreach



The Housing Advocacy Committee is a collaboration of dedicated individuals concerned about affordable housing. This group is led by Habitat for Humanity La Crosse Area and includes 31 representatives from 23 key employers and non-profit organizations. The committee works together to bring attention to challenges people in our community face regarding affordable housing and tenant’s rights as well as advocating for legislation and policy changes that address these challenges locally and at the state level.



In 2022, the League of Wisconsin Municipalities partnered with the Congress for the New Urbanism and other Wisconsin organizations to publish “Enabling Better Places: A Users Guide to Neighborhood Affordability.” This publication reviews common zoning codes throughout Wisconsin municipalities and provides recommendations for making zoning changes to better enable more workforce and affordable housing options in our communities.



Following the recommendations of this publication, Advocacy Committee members reviewed the City of La Crosse’s zoning code for amendments which would support and promote housing development within our community.

Therefore, members of the Housing Advocacy Committee strongly recommend the following changes to the City of La Crosse’s Zoning Code:



Zoning Code 17.04(2)(f)1

Current Language: One family, 2 family or multiple family dwellings shall provide 2 parking stalls for every dwelling unit.

Requested Language: One family, 2 family or multiple family dwellings shall provide .75 parking stall for every dwelling unit.

Justification: Parking requirements create significant costs to housing development and do not reflect the needs of the occupants. Additionally, parking surfaces take away from green space and contribute to flooding conditions and groundwater contamination.



Cia Siab, Inc.

Zoning Code 17.05(1)(a)1

Current Language: One family dwellings as principal or temporary residences.

Requested Language: Combine Residential District “A” and “B” to allow for 1-6 units.



Justification: Density restrictions create barriers to the development of the thoughtful development of right sized, right priced housing and require lengthy and costly variance requests. Green space is restricted to individual properties, rather than developing options for shared space.

Zoning Code 17.05(1)(c)

Amend the following lot size and set back standards:



- Amend minimum width from 75 to 50 feet.
- Amend minimum side yard width from 20 to 8 feet.
- Amend minimum rear yard width from 25 to 12 feet.
- Amend minimum front yard width from 25 to 8 feet unless otherwise required by DOT.



Justification: This will allow for development of housing on currently non-conforming lots and will allow for a range of affordable and varied housing types.

Allow for Accessory Dwelling Units (ADU)

Permit use in any zoning district that permits single-family dwellings.

- Property owner must occupy the primary or accessory dwelling as their primary residence.
- One ADU per residential lot.
- The ADU may be incorporated into an existing dwelling or building, including garages.
- If a separate structure, it will comply with the following:
 - The ADU must be set back at least 20 farther from the primary dwelling.
 - The ADU cannot exceed 60% of the width of the primary dwelling.
 - The height of the ADU cannot exceed 80% of the primary dwelling.
 - These requirements do not apply to existing buildings.
- ADUs cannot exceed 50% of the total area of the primary dwelling.
- No additional parking required.

Justification: ADUs are a very simple option for adding density and housing options with minimal impact. This is especially important for families requiring additional living space for aging parents or caregivers and adults who require family support to thrive.

Members of the Housing Advocacy Committee are available to speak more about these recommendations. Thank you for your time and consideration.

Sincerely,

Kahya Fox, Executive Director
Habitat for Humanity La Crosse Area

Lauren Journot, Executive Director
YWCA La Crosse

Dr. Xong Xiong, Executive Director
Cia Siab, Inc.

Mark Etrheim, President
Mastercraft Homes, Inc.

La Crosse Area Builders Association

Hetti Brown, Executive Director
Couleecap, Inc.

Marvin Wanders, CEO
360 Real Estate

Kevin Hundt, Chair
Coulee Tenants United

James N. Szymalak, JD, PhD
Ass't Prof. of Public Administration
Board President, HfH La Crosse Area

From: David R Morrison <drmorrisoncpa@gmail.com>
Sent: Tuesday, December 5, 2023 3:42 PM
To: ZZ Council Members
Subject: Objection to Accessory Dwelling Unit Ordinance

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

RE:Agenda Item 23-1243

I object to the proposed ordinance adding Accessory Dwelling Units as a permitted use in all residential districts.

I disagree that the purpose of the City's zoning code should be to provide income to homeowners (as stated in the ordinance). Instead, the zoning code should allow residents certainty about adjacent land use and protect home values. This ordinance does neither.

The ordinance would allow an ADU in the R-1 and other zoning districts without any notification to neighbors of the increased density, and without provision of parking. The proposed size limit of 900 square feet could accommodate 2 bedrooms, up from the 800 square feet and one bedroom limits in the ordinance as originally drafted.

I am aware that the proposed ordinance provides that "an owner" must live in either the principal unit or the ADU. I am also aware that an astute parent of a college-age student could purchase an existing home, convert it to student rental, and place their child as a co-owner on the deed to allow the construction of an ADU. This ordinance effectively voids the restrictions on multiple-family residences in the R-1 district, encouraging rental properties to further encroach into residential areas in the central part of the city, creating greater density without adequate parking.

The initial draft of the ordinance seemed to encourage "granny flat" development which focused on balancing the needs of aging residents with those of the neighborhood. Subsequent drafts have shifted the emphasis to creating rental housing to the detriment of long-term residents. The most recent revision to add the R-1 district is an unwarranted and significant change to our zoning code. I ask that the proposed ordinance be rejected.

David Morrison
1408 Market Street, La Crosse

If you wish to register for an agenda item, please register online no later than 4:00pm the day of the meeting. You can also register in person at least 10 minutes prior to the start of the meeting.

* **Meeting**

J&A, Tuesday, December 5, 2023 at 6:00pm, City Hall

* **Agenda Item Number**

23-1243

* Do you support or oppose the agenda item?

Support

* Do you want to speak?

Yes, I want to speak.

* Are you representing an organization or person other than yourself at this meeting?

Yes

* **Full Name**

Darrin Wasniewski

* **Email**

dwasniewski@arp.org

* Municipality of Residence:

Other: Madison

* **How will you be attending the meeting?**

Attending Virtually

* **Rules, Guidelines, and Decorum for Public Hearings**

I have read and reviewed the rules and guidelines above.

If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

Registration slips are not collected once the meeting begins but will be made part of the record.

Agenda File #
J&A _____
F&P _____

MEETING REGISTRATION

Name: BILL HARNDEN Date: 12/5
PLEASE PRINT

Municipality of Residence: LACROSSE

Representation: _____
If you are representing an organization or person other than yourself at this meeting.

Agenda Item #: 23-1243
Please fill out a separate sheet for each piece of legislation in which you are registering.

Do you support or oppose the agenda item?

Support

Oppose

Neither support nor oppose

Do you want to speak?

Yes, I want to speak.

No, I do not want to speak.

I do not want to speak, but I am available to answer questions.

If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

Registration slips are not collected once the meeting begins but will be made part of the record.

Agenda File #
J&A _____
F&P _____

MEETING REGISTRATION

Name: Kristin Lettner Date: 12/5/2023
PLEASE PRINT

Municipality of Residence: La Crosse

Representation: _____
If you are representing an organization or person other than yourself at this meeting.

Agenda Item #: 23 - 1243
Please fill out a separate sheet for each piece of legislation in which you are registering.

Do you support or oppose the agenda item?

- Support
- Oppose
- Neither support nor oppose

Do you want to speak?

- Yes, I want to speak.
- No, I do not want to speak.
- I do not want to speak, but I am available to answer questions.

If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

Registration slips are not collected once the meeting begins but will be made part of the record.

Agenda File #
J&A _____
F&P _____

MEETING REGISTRATION

Name: Melissa Crook Date: 12/5/23
PLEASE PRINT

Municipality of Residence: La Crosse

Representation: _____
If you are representing an organization or person other than yourself at this meeting.

Agenda Item #: 23-1243
Please fill out a separate sheet for each piece of legislation in which you are registering.

Do you support or oppose the agenda item?

- Support
- Oppose
- Neither support nor oppose

Do you want to speak?

- Yes, I want to speak.
- No, I do not want to speak.
- I do not want to speak, but I am available to answer questions.

Letter of Support for Accessory Dwelling Units (ADUs)

12/06/2023

To members of La Crosse Common Council, Planning Department and all whom it may concern,

As a young resident and property owner in La Crosse, I am writing to express my support for expanded access to ADUs as an option for property owners and prospective residents alike. In an appreciable contrast to large-scale, developer-led, and hardline profit-driven urban growth in La Crosse, ADUs have significant potential to expand housing options in a way that is small-scale, compatible with established neighborhoods, resident-led and controlled, and conducive to a wider array of potential needs and living arrangements. The modest scale and cost of an ADU is intrinsically tailored to the socioeconomics of the working class and is emblematic of a more diverse and democratic housing stock. Furthermore, the extent to which carriage houses, garages and similar auxiliary structures are already served by the City's infrastructure and alleyways is indicative of the substantial opportunity at hand—that is, for residents to reimagine secondary structures as a useful means of housing, in service of the domestic and financial needs of family, friends, neighbors, future neighbors and the City of La Crosse.

Thank you for your attention, and I hope to see your support for expanded ADU policy.

Sincerely,

Matt Bryan

Craig, Sondra

From: Brian Serle <lacrosse.rabbi@gmail.com>
Sent: Thursday, December 14, 2023 2:02 PM
To: ZZ Council Members
Subject: ADUs

Some people who received this message don't often get email from lacrosse.rabbi@gmail.com. [Learn why this is important](#)

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My dear city council members, I see in the Tribune that you are considering approval of various forms of ADUs to help alleviate our housing crisis.

I have been involved in the affordable housing issue for over 10 years, including the past five years here in La Crosse. I have sat in hundreds of hours of committees about homelessness and housing issues, including the past year or two under Brian Sampson (A very dedicated and hard-working man!)

I am the president of the La Crosse jail ministry board. I'm sure you know the importance of finding a former inmate permanent housing, so they can get a job. There's a huge demand for workers in several industries here in town.

Cost of the limited housing stock here in town, rents have been accelerating way beyond any reasonable inflation factor. When I first came here about five years ago, I paid \$1000 a month to rent a few rooms at 15th and King. Those same few rooms now rent for \$1000 a room (!!) to UWL students. There are two sets of 4 rooms in that building. The total rent is probably \$8000 a month now! I headed for Onalaska when I saw that coming. How do these students afford it? I know that these older homes often need a lot of repairs and modernization. It can't be cheap for these real estate management firms.

I served a couple of years on the local committee charged with settling refugees from the Ukrainian war here in the town. Fortunately, we were able to find them affordable housing. That is quickly disappearing!

"Affordable housing" cannot just be eight or 10 discounted units on the bottom of a luxury apartment building.

In many cities across the country, ADUs and "Tiny houses" and living over a garage is often an elegant solution. They cost a fraction of other types of rental units.

I would love to see the council have a study done and investigate the successful affordable housing efforts of other cities.

We have plenty of space, even off of alleys between homes.

Good luck, have a wonderful, holiday and happy new year!

Rabbi Brian Serle

--

ב"ה.

לשלום LeShalom

Brian Serle
Spiritual Leader
Congregation Sons of Abraham
La Crosse, WI 54601

Craig, Sondra

From: Eric Halvorson <eric@appraisalpoint.com>
Sent: Thursday, December 14, 2023 5:57 PM
To: Mindel, Mackenzie; ZZ Council Members
Subject: Amendment Support ADU

Some people who received this message don't often get email from eric@appraisalpoint.com. [Learn why this is important](#)

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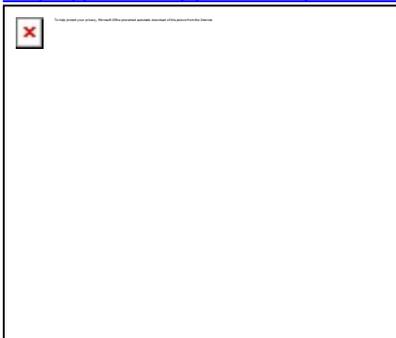
Good evening Council,

My name is Eric Halvorson and I own a property in the Washburn District (1115 Division St). I purchased this property a year ago and began working with the zoning and planning department with hopes of using an old carriage house on the rear of the lot and turning it into an ADU. The carriage house currently is used as the garage for the residence and faces the Aquinas School parking lot and the alley drive. Currently the carriage house will not meet the setback requirements proposed in the ordinance as the alley was built right up to my building. As stated the garage is already being used daily so I feel like the setback should not hinder my ability to keep moving forward with hopes of turning the useable area above the garage into livable space. Please support this amendment and support this ordinance as it is a great way to create additional housing stock by using structures that are already established.

Thank you and have a great night!

Eric Halvorson
715-533-4904

Eric Halvorson
OnPoint Appraisal Service
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Holmen, WI 54636
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December 19,2023

To the Common Council,

I am writing to express my objection and concerns on the proposed ordinance submitted to allow Accessory Dwelling Units, ADU, in R-1 areas in the city. While I know a lot of work goes into developing an ordinance, I feel there are areas that have not been addressed.

Before an ADU ordinance is considered for approval the city needs to know what it already has. This would require the city to inspect all residential properties in La Crosse to know how many ADUs already exists. A change in ordinance should include plans for how it will address current ADU's and how to bring them up to code. If they are grandfathered in how to align the standards that each unit (resident) have separate service meters so that revenue can be collected for these services, ie. water and sewer? There should be a plan developed on how the ordinance will be enforced, and consequences for not complying with the ordinance. The costs associated for implementing and enforcement of the ordinance should be part of the review and approval process. The ordinance as written has the potential to increase city expenses. While property taxes will increase on these properties it will not cover the long-term cost of services. These issues need to be addressed prior to approval of any ordinance as increased service should not be passed on to the city or other taxpayers. The property owner who pursues this avenue of business revenue, needs to carry the burden of costs accrued for the service they receive. At today's rental rates the property owner can easily generate about \$12,000.00 per year in revenue.

(2) Standards and criteria

d. In no case shall an ADU be more than the primary building's total floor area, nor more than 900 square feet. ADUs above a garage shall not count toward the maximum area for accessory buildings.

If the ADU has a common wall with the garage, the area above the garage needs to be considered as part of the total square footage of the ADU. If the area above the garage is not considered it has the potential to surpass the proposed maximum 900 square feet with a 1500 +/- square foot ADU. or

e. Minimum parking requirements in this chapter shall only apply to the primary structure. There shall be no minimum parking requirement for the ADU.

The ADU is the same as a resident, therefore, should have the same parking requirements of any residential development. This creates consistency and fairness for all developers throughout the city. Many city streets are already difficult to travel during the winter months when there are cars parked on both sides of the street. Why is the

city making parking concessions for residents that are trying to earn an income off their residential property?

Other considerations:

1. What will the new address be for the new ADU, since most of them will be towards the back of the properties?
2. If the ADU access is via an alley, will the city be responsible for maintaining it?
3. Will the alley be renamed a “court”, so the city then plows the court? Which is currently occurring.
4. How will the increase in garbage be addressed? For every new ADU (or old) there should be a line-item garbage service charge on the property tax bill for each dwelling on the property, thus two garbage charges. This shows transparency of cost for a service received. Recently the mayor and city officials made the decision to decrease the level of garbage service for 2024. This was part of the budget cuts the city felt it needed to make to remain fiscally responsible. Let’s not make it worse by not planning appropriately for increased volume of waste or passing the cost on to all residents.

Rental companies have more resources and are buying up property in the city faster than young families. Does the city want the residential area to become predominately rental properties? The city needs to consider what ratio of residential property it will allow as rentals and/or multi-family properties. School attendance is already down as families are making decisions to purchase homes in neighboring communities who value stable neighborhoods.

While I get a sense that many feel passing this ordinance is long overdue, I feel it needs to be rejected. This will change the dynamics of the neighborhood even further with fewer young families having the ability to purchase a home within the city of La Crosse. Please consider a pause and make sure that good decisions are being made for the long term. Growth, fiscal responsibility, and accountability are part of the City Councils role and need to be part of a plan in developing any ordinance for ADU’s.

Respectfully,

Clem Bott
Ruth Hicks

cc: Jennifer Trost and Rebecca Schwarz

From: Jess Thill <thill.jess@gmail.com>
Sent: Wednesday, January 17, 2024 8:34 AM
To: ZZ Council Members
Subject: Please support ADU policies!

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Hello, Council Members!

Please consider this a letter of strong support for the proposed ADU legislation currently under consideration. ADUs offer flexible and affordable housing options to multigenerational families like mine, who often want (or need) to live close to one another while also maintaining some privacy and independence. There are many wonderful examples of ADU projects that add to the value of a neighborhood or block, increasing housing density while maintaining existing and sometimes historic housing stock. I hope that you will support this legislation and will provide education to the community about how they could increase the value and utility of their properties by adding an ADU.

Thank you,
Jessica Thill
1417 Mississippi Street

Dear Council and Committee Members,

Thank for your bringing forward a small, subtle way of allowing desperately needed affordable housing stock in La Crosse via accessory dwelling units.

It seems there is real potential to attract and keep families, including those with children, in the community by offering social (caregiving) or economic (rental income) support in this way, and perhaps avoid having to close more schools in the future.

There are beautiful, walkable neighborhoods in this city and residents can be added without adding much traffic.

My husband and I enjoy living in the Weigent-Hogan neighborhood without a car. Adding a few more people here and there can help support local businesses and better transit, creating a cycle of increased livability.

Thank you.

Bridget Brown

Craig, Sondra

From: JED Olson <ibjed@hotmail.com>
Sent: Wednesday, January 17, 2024 7:02 PM
To: ZZ Council Members; imkellyt@hotmail.com
Subject: ADU input - Jed Olson - nonresident

Some people who received this message don't often get email from ibjed@hotmail.com. [Learn why this is important](#)

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Council Members.

My wife and I got our start 20 years ago in a backyard ADU. We had moved to an area that had a housing shortage. We did not have rental histories and were coming from out of state. Although we were a young, energetic, educated, and driven couple we struggled to find housing and because we did not have an address we struggled with employment. I could not sub in local schools and lost out on several long term job opportunities in schools simply because of the stigma of applying without a local address (conveyed to me later by principals who got to know me and wished they had not overlooked me for the position in their school).

The answer to this issue came in the form of an individual landlord who was renting an ADU carved out of a garage stall in her back yard. Alice was an 84 year old widow who wanted to stay in her own home, but was being priced out because of rising taxes and the early 2000's West Coast real estate market. She became our first friend in McKinleyville, California. Her family lived 2 hours away and was thrilled to have us living so close, but still kept her privacy and independence of her own home. This solution was great for the owner, renter, and greater community as my wife and I quickly established ourselves as young community leaders in education and healthcare. Since that day, we have dreamed of retiring with an awesome young couple living in our back yard.

Auxiliary Dwelling Units (ADU's) are a great way to make room for affordable housing, allow families flexibility in housing young or old adults, allow home owners the chance to diversify income sources, allow older adults to stay in their neighborhood while downsizing housing options, allow the little guys like you and me to participate in real estate investing on a human scale, and help our community thrive. If we want to solve the issues of our community, ADUs definitely have a place at the table.

Jed Olson
3401 Farnam St.
Town of Shelby

Craig, Sondra

From: Elsen, Nikki
Sent: Thursday, January 18, 2024 8:24 AM
To: Craig, Sondra
Subject: FW: Support of ADU ordinance

NIKKI M. ELSSEN, WCMC

City Clerk

elsenn@cityoflacrosse.org

Direct: 608.789.7555 | Office: 608.789.7510

From: Kuhlman, Lewis <kuhlmanl@cityoflacrosse.org>
Sent: Wednesday, January 17, 2024 4:55 PM
To: Elsen, Nikki <Elsenn@cityoflacrosse.org>
Subject: FW: Support of ADU ordinance

Here is a letter of support for Legislative File 23-1243

From: Jake Larkin <jacobrlarkin@gmail.com>
Sent: Wednesday, January 17, 2024 4:48 PM
To: Kuhlman, Lewis <kuhlmanl@cityoflacrosse.org>
Subject: Support of ADU ordinance

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Hello,

I live in La Crosse and would like to express my support for an ordinance allowing ADUs in all residential areas by default, with no specific additional parking accommodations.

Thanks!

Jake Larkin

From: Brent Wilkerson <Brent.Wilkerson@ccm.com>
Sent: Thursday, January 18, 2024 1:01 PM
To: ZZ Council Members
Subject: Auxiliary Dwelling Units (ADU's)

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I believe Auxiliary Dwelling Units (ADU's) are a great way to make room for affordable housing, allow families flexibility in housing young or old adults, allow home owners a chance to diversify income sources, allow older adults to stay in their neighborhood while downsizing housing options, and the list goes on.

I have been providing mortgage solutions for 19yrs.+ on a national level and the mortgage industry has been adjusting their lending and appraisal guidelines to allow for ADU's for some time now. Our nation is already starting to see a growing population of multi-generational household formations due to the increasing cost of housing, education and health care.

ADU's make perfect sense.

Respectfully,



Brent Wilkerson
Originating Branch Manager
D 608.784.5626
F 608.784.5630
W ccm.com/brent-wilkerson
E brent.wilkerson@ccm.com

APPLY NOW

SEND DOCUMENTS

SAVE MY CONTACT INFO

WRITE A REVIEW

CrossCountry Mortgage, LLC
444 Main Street, Suite 101
La Crosse, WI 54601
Personal NMLS488734 Branch NMLS2375727
Company NMLS3029



THE WILKERSON TEAM
CROSSCOUNTRY MORTGAGE™

From: melissa crook <crook6@att.net>
Sent: Friday, January 19, 2024 11:40 AM
To: Kuhlman, Lewis; Trost, Jennifer; Trane, Andrea; Dinkel, Jenna
Cc: ZZ Council Members; Acklin, Tim
Subject: ADU Informational Meeting

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Thank you for taking the time yesterday to provide information on the proposed ADU Resolution. While I still have a few concerns, the presentation was thorough and productive. My opposition has never been towards ADUs (particularly if constructed for the intended purposes you've set forth) but more about the governing policy by which they will be allowed. A few minor amendments to this resolution could provide the desired result of responsible growth and neighborhood preservation.

Last evening there was some discussion about why a resolution is desired instead of the current permitting process. It was relayed that this change to the zoning code will open up ADU construction to a broader section of the city and that it removes judgement from neighbors over choices homeowners make with their property. While understandable, there is value lost in taking away initial oversight. The City requires committee approval of much lesser items such as building a fence or planting flowers in the boulevard so why remove approval for a decision this large? At a minimum the city should put in place a mechanism to override this ordinance should it be deemed (by the planning department, fire department, building inspector or other city agency) that an ADU isn't a good fit for a property or if conditions exist that would make it a detriment to the greater neighborhood. In addition, a required site visit prior to construction could provide a home owner with helpful suggestions on ADU placement or even save them from making costly mistakes such as construction in a neighborhood with restrictive covenants or ordinances related to historical designations of which they might not be aware.

Within the city of LaCrosse there is a growing imbalance between owner occupied and rental households. Homes near area universities and hospitals are in high demand for both family homes and rental properties with extremely limited housing stock. When properties do become available, multiple offers and bidding wars drive up the price of these homes substantially. Reliable zoning code enforcement, sufficient penalties for code violations and guarantees that the owner occupancy clause will not be removed are necessary to insure this resolution won't incentivize an even greater shift towards neighborhoods of primarily rental dwellings. After all, a property with an ADU would allow a landlord to significantly increase rental income from a single parcel without much additional investment. The threat of a \$1000 fine for a code violation is minimal in comparison to the potential added income from an ADU. To be clear, this isn't about the misconception that homeowners don't want renters living beside them but about concern for the long term stability and preservation of LaCrosse neighborhoods. When multiple city blocks of homes are comprised primarily of rentals, this changes not only neighborhood appearance but community dynamics. Fewer families lead to lower school enrollment which, as we're seeing now, leads to school closures. To achieve the goal set forth in the Comprehensive Plan that "the city work to attract and retain more family households" the Council must be cognizant of its duty to enact legislation that won't undermine this objective. Adding an owner occupancy requirement to the deed restriction, could help with long term code enforcement, give legal teeth to prosecute noncompliant property owners and deter ADU additions by landlords.

Thank you for your consideration of my concerns and your willingness to work with the community.

Sincerely,

Melissa Crook

Zoning update can help address housing crisis

America has a housing shortage, and La Crosse is no different. But city governments can't just build new housing themselves.

Cities don't control interest rates, lenders, construction costs, or who buys property. And publicly owned housing, while important, is just a drop in the bucket. What cities do control is their zoning: municipal rules created over the last half century to restrict the uses of private property.



JENNIFER TROST

Today, the city of La Crosse has a chance to remove barriers that have unintentionally limited housing availability and affordability, and led to our present shortage. The last 50-60 years of restrictive zoning has tended to produce one kind of house, and discouraged what we now call missing-middle choices: smaller, more affordable and on existing property.

One opportunity for inclusionary zoning is an ordinance change coming before the Common Council that would allow more residential property owners the option to construct an accessory dwelling unit on their own lots, which zoning made illegal.

Allowing accessory dwelling unit is an increasingly popular reform nation-wide. It means a separate, additional building – the “accessory” to the main house on a lot – the “dwelling.” ADUs are just one solution for one kind of housing, but they're a start.

Since they've been built all over the nation for decades, ADUs have many nicknames: garage apartments, carriage houses, backyard bungalows, alley flats, guest houses, in-law suites, or accessory apartments. Currently in La Crosse, ADUs are allowed – but only conditionally, for the care of an infirm family member or their caretaker. Otherwise, they're banned by zoning.

Making it easier for property owners to build ADUs is one way to address the housing crisis in La

Crosse. A low-impact change that makes a small number of familiar, modest home choices legal again doesn't alter the fundamental character of neighborhoods.

As other cities have experienced, the number of ADUs built would be small; they would still need to comply with existing safety, building and utility requirements. So, it would be like building a small house, with construction permits and a separate plumbing and electrical supply.

But it would return the choice to owners, not the city government. An ADU ordinance would give property owners more flexibility to build small housing. This change would modify the current zoning to allow one more option for owners, while maintaining all other requirements of residential zoning.

We need more small houses because household sizes in Wisconsin are falling, from an average of 3.2 people per household in 1970 to 2.3 in 2020, according to the U.S. Census. In Wisconsin, single-person households make up 30 percent of all households. Right now, 70 percent of all La Crosse households have just one or two people.

So, there's a demographic mismatch: most of our housing was built during a time of larger households, but now we need more housing options for smaller households or multi-generational families. Americans are living longer, but having fewer children. Many young people now carry student loan burdens that can postpone marriage, children, or first-time home ownership.

This ADU proposal has been in the works for a year. It's gone through three drafts and six meetings of the Neighborhood Revitalization Commission, and the Community Development Committee. Along the way it's had input from the public, city staff and council members.

Many local groups support ADUs, including the Wisconsin AARP, a nonpartisan organization that advocates for people to choose how they live as they age. Other local supporters include

the Housing Advocacy Committee of La Crosse, made up of Habitat for Humanity of the Greater La Crosse Region, Couleecap, YWCA La Crosse, 360 Real Estate, Cia Siab, Coulee Tenants United, Mastercraft Homes, and La Crosse Area Builders Association.

The proposed ADU ordinance is also a part of the city's just-approved comprehensive plan. The comprehensive plan came out of a year-long collaborative process, with numerous public meetings and input from every neighborhood association. The plan, approved unanimously by Common Council in October 2023, specifically recommends ADUs as one way to increase housing options and choices.

Rules that cities made in the past had many good outcomes, but they were solutions to the problems of the past. Right now, we have new problems: smaller families, aging populations, more expensive construction costs and energy, multi-generational families, falling student populations, stagnant wages and limited housing supply.

To make living in La Crosse affordable and desirable, we need a greater variety and availability of housing options for many kinds of people: young families just starting out, small households who want to buy an affordable home, new employees moving in for work, and seniors who want to live on their own as long as possible.

We need solutions to our own problems in the present so that La Crosse can continue to grow in the future.

Jennifer Trost represents District 11 on the La Crosse City Council. She can be reached at 608-360-2482. Are you a local expert about a particular subject in the news? The Tribune encourages and promotes Community Voices to speak up about important local matters. Send a Community Voices Guest Column of 400-600 words with a headshot and brief biography to letters@lacrossetribune.com for consideration.

Agenda Item 23-1243 (Lewis Kuhlman)

AN ORDINANCE to amend Section 115-390(1)d.3. and to create Section 115-405 of the Code of Ordinances of the City of La Crosse to allow accessory dwelling units.

Referral Direction

The Common Council referred this ordinance for 60 days for planning staff to hold two public meetings.

New Information (for Background, see Staff Report from 12/4/23)

City Planners hosted two public meetings, one virtual and one in-person. The public meetings opened with a fifteen-minute presentation from planning staff on accessory dwelling units (ADUs). The presentation went over the purpose and intent of allowing ADUs, how staff developed the policy, Wisconsin communities that allowed ADUs, and what is in the draft ordinance. It also included what other uses are allowed in the subject zoning districts. After the presentation, staff took comments and questions from attendees.

The virtual meeting took place via Zoom on Wednesday, January 17th from 5:30-6:30pm. There were about seventeen citizens, six planners, five councilmembers, and three members of the media.

CM Hameister asked how the owner-occupancy requirement is enforced, specifically in cases where owner moves without selling. Staff responded that Community Risk Management enforces the zoning code. Zoning code violations are covered Sec. 115-2. CRM is familiar with which properties that are rentals, and the County Land Records can show whether the owner's mailing address matches the property address. Zoning code violations are mostly complaint-driven.

There was a misunderstanding over whether the owner-occupied requirement was enforced with a deed restriction. It is not, but there is a deed restriction prohibiting the independent sale of the ADU. Tim Acklin, CM Hameister, President Kahlow, and Kaitlyn Wieke thought adding owner-occupancy to the deed restriction was a good idea. The ordinance already requires that the parcel be owner-occupied, but a deed restriction would change how that requirement is enforced. While the zoning code and the owner-occupancy requirement is public record, a deed restriction would show up in the title work. However, deed restrictions aren't enforced by CRM—they go to court. Adding a deed restriction would change the owner-occupied requirement from an administrative process with enforcement outlined in the code to a legal process determined by a judge.

CM Hameister asked about Onalaska's experience with ADUs. In a follow up email, Katie Aspenson said the primary concerns were for how water and sewer would be connected, deed restriction, limiting the number of ADUs on a parcel, and setbacks. Onalaska has had a few inquiries but no applications yet. Most communities that La Crosse planning staff researched have less than a handful property owners go through the ADU process. Madison has about 20 ADUs.

Jake Larkin asked if seventeen feet is enough height to build an ADU over a garage. Staff noted that it would probably be a challenge, but that's the limitation in the existing code. Property owners can ask to Historic Preservation Commission to allow carriage houses to go over seventeen feet, so an ADU applicant could go through that process.

Kristin Lettner asked a clarifying question about lot coverage requirements--whether the maximum limit is per accessory building or total. 35% of the rear yard or 1,000 sq. feet is the maximum limit for all accessory buildings combined.

Kaitlyn Wieke asked how long approval would take. If they meet all the requirements, CRM approval would be within 10 business days. Planning staff will be developing a checklist to have other departments review issues such as for utility connection.

Robbie Young observed that there's not a lot of room to add an ADU, because most backyards are already taken up by 2-car garages, and that the cost of tearing down a garage could be cost prohibitive. The maximum area for all accessory uses would stay the same, so there would be tradeoff whether to have a garage, an ADU, or an ADU above a garage.

Lettner had to go through three boards to plant flowers in the boulevard, yet in the proposed ordinance, the ADU doesn't need to go to any boards. Staff explained there is still an internal review for compliances. She feels like there should be a higher standard than planting flowers, that there should be public hearings for each. CM Trost contrasted decision-making process for public vs. private property. She said the ordinance would give private property owners the choice and flexibility to build an ADU on their land and this administrative process lowers the barrier to entry.

Jed Olson citizen spoke in-favor of the ordinance and increased housing options in the city. He was in favor of more housing to add more families in the school district. CM Hameister discussed with Superintendent Engel how more housing options could help the school district. Lettner mentioned a study that concluded that increasing housing density would not add many students, though.

Planning staff mentioned that the City is doing a housing study and that ADUs are just one tool in the housing toolbox. ADUs are not a silver bullet. CM Trost agreed. ADUs are responding to the decline in average household size. People are having few children and people are living longer and staying in homes. There are more housing solutions, and this is just one small piece.

Olson shared a personal story of his family's first house being an ADU after having trouble finding a place to live in a city on the West Coast with little affordable housing. The elderly owner of that property became a friend and helped his family integrate into the community.

...

The in-person meeting took place at The Nature Place on Thursday, January 18th from 5:30-6:30pm. There were about ten citizens, three planners, CM Trost, and three members of the media.

Barry Smyth asked what is the number of unrelated people that could stay in an ADU. Staff explained that the maximum number of unrelated people would be the same as it is now for each zoning district.

Bill Harnden asked if you could install an ADU on an attached garage. While some communities allow attached ADUs, this ordinance only allows detached ADUs. In the case of creating another dwelling unit as part of the primary building, a person may have to seek a rezoning.

Jason Lawton is building a carriage house and considering converting it to an ADU. Staff had mentioned that the side yard setback was six feet to be consistent with the primary structure. He asked if the primary structure had a setback less than six feet, could the ADU be less. He would likely need to request a variance. However, CM Mindel introduced an amendment to exempt already existing accessory buildings from the setbacks, so that could allow Lawton to go ahead without a variance.

Melissa Crooke asked about long-term enforcement. Planning staff explained how CRM enforces the zoning code. Crooke asked if owner-occupancy requirement would be removed and open it up to landlords. Staff shared that some Wisconsin communities require owner-occupancy and others don't. If a community finds ADUs desirable and things are going well, they could change the requirements.

Crooke asked why an ordinance change is necessary rather than a case-by-case public hearing. The City would still need to create enabling legislation for a case-by-case review. With 2017 Act 67, the Common Council doesn't have discretion over CUPs—if it meets the requirements, the State says it must be approved. Later, Harnden suggested that ADUs be reviewed on a case-by-case basis.

CM Trost referenced slides on why one would want an ADU, and shared discussions with NRC on owner occupancy. She expressed sensitivity of neighbors and concern over owner-occupancy. This ordinance symbolizes community support for housing choices and giving decisions back to property owners.

David Morrison asked about allowing ADUs on lots smaller than 7,200 sq. ft. It could be feasible, and staff's intention of sharing the minimum lot size was to alleviate worries about splitting lots.

Morrison also asked whether tiny houses on wheels would be allowed. They would not, because they're more like an RV. There are different codes for standard and modular homes. Of the Wisconsin communities researched, none prohibited modular homes.

Crook asked if there be a separate address would be a separate address and how would that work on the deed. Deeds go by the parcel and there can be more than one address on a parcel. Crook followed up with a question on the impact of stormwater. Staff explained that the impermeable surface area is no more than what is currently allowed in the code.

Morrison asked why there is no minimum size or minimum parking requirement. Staff explained that the building code already has a minimum size, so adding it here is unnecessary. For parking, it is left up to the property owner to decide. There is already a minimum requirement for primary structures and the intent it to make room for people, not cars.

Crook asked if a child of the owner living on the property is considered owner-occupied. The owner would be the person(s) included on the deed. "Owner-occupied" is clearly defined outside the zoning code (the owner owns the home in which they live), so a definition is not necessary. Smyth asked if it must be their primary residence—it does.

...

About twenty-seven citizens participated in the public meetings. Thirteen people including three council members shared comments or questions. Five people supported changing the way owner-occupancy is enforced to a deed restriction. Three people supported changing the approval process to a public hearing. Four people spoke favorably about accessory dwelling units.

Staff Recommendation

Approval as Amended – ADUs have the potential to increase affordable housing units within the existing city limits while having the least impact on a neighborhood's appearance and character.

Routing J&A 1.30.2024



Members of the Common Council,

On behalf of the La Crosse Housing Advocacy Committee, we write in support of the proposed ordinance to allow for Accessory Dwelling Units (ADUs) in La Crosse. We are pleased that the City's unanimously approved Comprehensive Plan recommends allowing for ADUs and that the Common Council is seriously considering this proposal to improve housing access in our community.

The Housing Advocacy Committee is led by Habitat for Humanity of the Greater La Crosse Region and represents over twenty employers and non-profit agencies concerned about affordable housing. The committee previously submitted a letter to this body recommending four specific zoning updates—including ADUs—to address the housing crisis in La Crosse. Our justification for ADUs in our earlier letter remains the same: "ADUs are a very simple option for adding density and housing options with minimal impact. This is especially important for families requiring additional living space for aging parents or caregivers and adults who require family support to thrive."

Additionally, we strongly support:

- Allowing **ADUs in any zoning district that permits single-family dwellings**. This ordinance is likely most beneficial to single- or two-family households with expansion needs, family changes, and ample space to support an ADU. ADUs offer property owners more flexibility in how their household evolves and expands, and they allow seniors to age in place with family members close by, without needing to navigate a complicated Conditional Use Permit process.
- Councilmember Mindel's proposed amendment to this ordinance, which specifies that **existing accessory structures do not need to meet setback requirements**. The footprints of existing carriage houses, garages, and other accessory structures generally do not maintain new side and back yard setbacks, even though these structures are often ripe for conversion and already fit into the neighborhood fabric.

We see myriad additional benefits with the passing of this ordinance:

- ADUs can be built to be accessible for seniors or differently abled residents, whereas larger homes are not as conducive to such changes.
- ADUs' co-location with an owner-occupied main house allows for more attentiveness to the rental units.
- ADUs cater to individuals and family types not currently supported by existing rental options.
- ADUs use a substantial investment from a homeowner and help increase our tax base, all while providing additional units of housing.

If passed as written, the ADU ordinance will not dramatically nor quickly change the fabric of La Crosse's residential neighborhoods. It will, however, increase options for our current and future residents. It will be one more tool the City can use to support housing access for all.



Thank you for your work on this issue and your consideration of our position.

Sincerely,

Members of the La Crosse Housing Advocacy Committee

From: dpedace=lacrossesd.org@mg.gospringboard.io on behalf of Diane Pedace <dpedace@lacrossesd.org>
Sent: Friday, January 26, 2024 3:05 PM
To: ZZ City Clerk External
Subject: Support Agenda Item 23-1243

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Dear decision maker,

Everyone deserves to age in a home and community of their choosing. Accessory Dwelling Units (ADUs) are an ideal solution to keep families together — an economic alternative to the high cost of assisted living centers. ADUs help with aging-in-place and living in communities near loved ones. They provide an opportunity to house caregivers close by, in turn helping our loved ones who need caregiving.

That's why I'm asking you to ensure that homeowners have options when looking into suitable housing that fits their life stage by supporting Agenda Item 23-1243.

This proposal allows for a homeowner to meet the housing needs of their parents, adult children, grandchildren, or other loved ones while also providing an option to the homeowner to exercise their property rights to gain additional income. ADUs can assist in providing appropriate housing to essential workers such as teachers, nurses, or first responders, who would like to live in the communities they serve.

Housing options are necessary to address the needs of people of all ages and abilities.

Again, I'm urging you to support agenda item 23-1243. Thank you for helping to make La Crosse a true age-friendly community.

Thank you.

Diane Pedace
242 23rd ST S
La Crosse WI, 54601-4302

From: irishgreenshamrock3@gmail.com@mg.gospringboard.io on behalf of Eileen Kennedy
<irishgreenshamrock3@gmail.com>
Sent: Friday, January 26, 2024 10:04 AM
To: ZZ City Clerk External
Subject: Support Agenda Item 23-1243

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Dear decision maker,

Everyone deserves to age in a home and community of their choosing. Accessory Dwelling Units (ADUs) are an ideal solution to keep families together — an economic alternative to the high cost of assisted living centers. ADUs help with aging-in-place and living in communities near loved ones. They provide an opportunity to house caregivers close by, in turn helping our loved ones who need caregiving.

That's why I'm asking you to ensure that homeowners have options when looking into suitable housing that fits their life stage by supporting Agenda Item 23-1243.

This proposal allows for a homeowner to meet the housing needs of their parents, adult children, grandchildren, or other loved ones while also providing an option to the homeowner to exercise their property rights to gain additional income. ADUs can assist in providing appropriate housing to essential workers such as teachers, nurses, or first responders, who would like to live in the communities they serve.

Housing options are necessary to address the needs of people of all ages and abilities.

I read where you or Aarp wanted folks to comment on ADUs in La Crosse. When I moved to La Crosse 4 years ago, I thought the city was ready to allow for these additions. I had asked about ADUs the previous year when I visited. I was told by Tim Aklin then that the city would be ready with code the next year. The city was not ready the next year and as far as I know, city staff still may not be ready. I had to buy a larger home nearby. It seems that in-staff fighting is one of the major reasons, nothing has been decided. My daughter-in-law, a city council member here, thinks that folks in La Crosse may be worried ADUs will be used for student housing rather than more permanent and quieter residents. I had wanted a mother-in-law ADU in my son's backyard but was not allowed to build it because city staff could not reach a consensus about building them.

I am familiar with ADUs as I lived in Portland, Oregon, and loved the concept and the design.
Eileen Kennedy

Again, I'm urging you to support agenda item 23-1243. Thank you for helping to make La Crosse a true age-friendly community.

Thank you.

Eileen Kennedy
1302 8th Street South
La Crosse WI, 54601-5410

From: djustin5275=charter.net@mg.gospringboard.io on behalf of Dennis Justin <djustin5275@charter.net>
Sent: Friday, January 26, 2024 9:16 AM
To: ZZ City Clerk External
Subject: Support Agenda Item 23-1243

Some people who received this message don't often get email from djustin5275@charter.net. [Learn why this is important](#)

***** CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. *******

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Housing options are necessary to address the needs of people of all ages and abilities.

Again, I'm urging you to support agenda item 23-1243. Thank you for helping to make La Crosse a true age-friendly community.

Thank you.

Dennis Justin
W4987 Woodhaven Dr
La Crosse WI, 54601-2435

From: gailschneider@hotmail.com@mg.gospringboard.io on behalf of Gail Schneider
<gailschneider@hotmail.com>
Sent: Friday, January 26, 2024 9:11 AM
To: ZZ City Clerk External
Subject: Support Agenda Item 23-1243

Some people who received this message don't often get email from gailschneider@hotmail.com. [Learn why this is important](#)

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Housing options are necessary to address the needs of people of all ages and abilities.

Again, I'm urging you to support agenda item 23-1243. Thank you for helping to make La Crosse a true age-friendly community.

Thank you.

Gail Schneider
1 Riverplace Drive
Apt 108
La Crosse WI, 54601-8526

From: stanleygbaker88@gmail.com@mg.gospringboard.io on behalf of stanley BAKER
<stanleygbaker88@gmail.com>
Sent: Friday, January 26, 2024 9:25 AM
To: ZZ City Clerk External
Subject: Support Agenda Item 23-1243

Some people who received this message don't often get email from stanleygbaker88@gmail.com. [Learn why this is important](#)

***** CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. *******

Dear decision maker,

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Again, I'm urging you to support agenda item 23-1243. Thank you for helping to make La Crosse a true age-friendly community.

Thank you.

stanley BAKER
1446 liberty st
La Crosse WI, 54603-2430



222 W. Washington Avenue, Suite 600 | Madison, WI 53701
608-286-6300 | aarp.org/wi | wistate@aarp.org
twitter: @aarpwi | [facebook.com/AARP Wisconsin](https://facebook.com/AARPWisconsin)

29 January 2024

AARP WISCONSIN COMMENTS ON ADU ORDINANCE

AARP supports communities allowing the construction of Accessory Dwelling Units (ADUs) as part of a wholistic approach to creating a community livable for all ages and all abilities. We recognize that the vast majority of people 50-plus face barriers in accessing sufficient housing, transportation, and public space options in their communities and notwithstanding these challenges, we firmly believe that everyone deserves to age in a home and community of their choosing.

We view ADUs as a solution to keep families together. For those in need of caregiving assistance they provide an economic alternative to the high cost of assisted living centers. Research shows that older adults enjoy a better quality of life when they can remain in close proximity to the social connections developed over the course of their lifetime. The purchasing power of La Crosse residents 50 and older generates tax revenue, creates jobs, and creates stability in other important areas like healthcare, housing, and transportation. These are also active volunteers within the community and local leaders. All compelling reasons to provide them options to remain in the city.

La Crosse resident Eileen K. contacted me after seeing information about ADUs put out by our office and shared the following, “I had wanted a mother-in-law ADU in my son’s backyard but was not allowed to build because city staff could not reach a consensus about building them. I am familiar with ADUs... and I loved the concept and the design.”

An ADU can provide older adults a way to downsize on their own property while a tenant or family member resides in the larger house thus maintaining the social connection so vital to enjoying a happy life. Permitting the construction of ADUs more easily allows a homeowner to exercise their property rights to gain additional income. It should be noted that ADUs help to improve housing affordability and diversify a community’s housing stock without changing the physical character of the neighborhood. They can assist in providing appropriate housing to essential workers in La Crosse such as teachers, nurses, or first responders, who would like to live in the community that they serve.

ADUs are a beneficial- and needed- housing option for people of all ages.

AARP WI is honored to have been consulted by city staff in the original drafting of this ordinance. Comments provided to the Neighborhood Revitalization Commission in 2023 resulted in changes to the original draft that more closely aligns La Crosse's proposed ordinance with best practices we've encountered from around the country.

We recognize that passing of the ordinance will not result in a flurry of new ADU construction- plan review takes time, and let's be honest, ADUs are not inexpensive to build. But passing of the ordinance does provide options for homeowners that did not exist before and is a step in the right direction to creating an age-friendly La Crosse because we know that well-designed, age-friendly communities foster economic growth and make for happier, healthier residents of all ages.

From: juliebartels3@gmail.com@mg.gospringboard.io on behalf of Julie Bartels <juliebartels3@gmail.com>
Sent: Saturday, January 27, 2024 1:29 PM
To: ZZ City Clerk External
Subject: Support Agenda Item 23-1243

Some people who received this message don't often get email from juliebartels3@gmail.com. [Learn why this is important](#)

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Housing options are necessary to address the needs of people of all ages and abilities.

Again, I'm urging you to support agenda item 23-1243. Thank you for helping to make La Crosse a true age-friendly community.

Thank you.

Julie Bartels
3501 Leonard Street
La Crosse WI, 54601-7873

Craig, Sondra

From: Pete Hansen <wingdam3@aol.com>
Sent: Tuesday, January 30, 2024 6:10 AM
To: ZZ Council Members
Subject: accessory dwellings

Some people who received this message don't often get email from wingdam3@aol.com. [Learn why this is important](#)

***** CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. *******

I see accessory dwellings creating huge parking problems. I do not support them, however if they are approved, off street parking should be required, at least one spot. La Crosse has so few single family neighborhoods currently and this will destroy them. More people will be leaving the city.

Pete Hansen



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0068

Agenda Date: 1/30/2024

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.

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 Public/Semi Public District on the Master Zoning Map, to-wit:

Tax Parcel 17-20221-30; 221 16 St. N.

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:



Planning & Construction

118 Maintenance & Stores
1725 State Street
La Crosse, WI 54601
608.785.5050
planning-construction@uwlax.edu
www.uwlax.edu/planning-construction/

Scott Schumacher
Director of Planning & Construction
UW-La Crosse
1725 State Street
La Crosse, WI 54601

January 4, 2024

Tim Acklin
Planning Manager
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Mr. Acklin:

I am writing as follow up to the email response you send regarding the rezoning petition attached.

I received an email from David Reinhart, Chief Building Inspector, in response to the notice he was copied on regarding State plan approval for our new parking ramp near the Truman T. Lowe Center for the Arts. The desire would be to have the parcels where the parking ramp is to be built combined prior to the construction, and prior to the combining of the parcels, they all need to be consistently zoned. One of the parcels, 17-20221-30, still has R5 zoning. The attached petition would allow for the change of zone, which would in turn allow me to next request that the parcels be combined.

The new parking ramp will allow campus to hopefully relieve some pressure on the adjacent residential streets in terms of parking for campus, especially with large events that could occur in the Lowe Center for the Arts or other buildings in the southern part of the campus, much the same as the existing parking ramp has done for campus on the northern part. The architecture of the new parking ramp will be similar to the existing parking ramp and will have a capacity of approximately 550 cars. I have attached a site plan that shows the location of the existing residential style garage, which is the parcel where we are requesting rezoning. I have also attached a site plan that shows the layout of the new parking ramp for your reference.

Let me know if you need any additional information or have any questions. I would be happy to meet with you or any other City staff as needed. You can reach me by phone at 608-785-8916 or by email at sschumacher@uwlax.edu. Thank you for your time.

Sincerely

A handwritten signature in black ink, appearing to read 'Scott Schumacher', with a long horizontal flourish extending to the right.

Scott Schumacher
Director of Planning & Construction

Cc: Vice Chancellor of Administration & Finance

Attachment

**PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE**

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Scott Schumacher - UW-La Crosse - 1725 State Street, La Crosse, WI 54601

Owner of site (name and address):

Board of Regents - UW-La Crosse - 1725 State Street, La Crosse, WI 54601

Address of subject premises:

221 16th Street North

Tax Parcel No.: 17-20221-30

Legal Description (must be a recordable legal description; see Requirements):

Lot 1 in Block 15 of Metzger and Funk's Addition to the City of La Crosse, La Crosse County, Wisconsin, EXCEPT the North 100 feet thereof.

Zoning District Classification:

R5 - Multiple Dwelling

Proposed Zoning Classification:

PS - Public/Semi Public

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:

Storage garage for campus.

Property is Proposed to be Used For:

To be combined with other adjacent properties for construction of a parking structure.

Proposed Rezoning is Necessary Because (Detailed Answer):

By changing the zoning of this property, it can be combined with the other adjacent properties owned by the Board of Regents to clean up the land records prior to construction of the new parking structure.

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

The other adjacent properties are zoned Public-Semi Public, and the use will remain as campus has used it for parking, but it will be structure parking in lieu of surface parking.

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

Institutional land use is desirable in the 2040 Comprehensive plan, and this will continue efforts to alleviate parking of campus related vehicles in the adjacent neighborhoods.

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 1st _____ day of December _____, 2006.

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.



(signature)

608-785-8916

(telephone)

12-10-2023

(date)

sschumacher@uwlax.edu

(email)

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

Review was made on the _____ day of _____, 20__.

Signed: _____
Director of Planning & Development



Capital Planning and Budget
Alexandria Roe | 608-265-0551 | aroe@uwsa.edu
Senior Associate Vice President
780 Regent Street, Madison, WI 53706
www.wisconsin.edu

December 23, 2023

Planning and Development
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

To whom it may concern;

The Board of Regents of the University of Wisconsin System acknowledges and approves of the rezoning of the lot at 221 16th Street North R-5 Residence to PS Public and Semi-Public.

Please contact me at the above address if you have any questions.

Thank you.

A handwritten signature in black ink that reads 'Alexandria Roe'. The signature is written in a cursive, flowing style.

Alexandria Roe

Senior Associate Vice President

Scott Schumacher

From: Acklin, Tim <Acklint@cityoflacrosse.org>
Sent: Wednesday, January 3, 2024 5:40 PM
To: Reinhart, David; Scott Schumacher
Subject: RE: Conditional Approval DIS-092342293 CB-112300550-PRBH

Follow Up Flag: Follow up
Flag Status: Flagged

Scott,

I have the following comments on your petition:

- 1) Please add PS before Public/Semi Public
- 2) You will need to provide a "Recordable Legal Description" of the parcel. This is a legal description that does not include abbreviations. The one you copied from the County website does not meet this requirement.
- 3) Please provide a site plan with the garage if you can
- 4) Please add a cover letter explaining your overall project.

Application will need to be submitted by 5pm Friday, January 5th to the Clerks office or the green bin out front of City Hall.

Please let me know if you have any questions

Tim Acklin, AICP
Planning Manager
City of La Crosse
400 La Crosse St
La Crosse, WI 54601
608-789-7391
www.cityoflacrosse.org

Please consider the environment before printing this e-mail.

PRIVILEGED AND CONFIDENTIAL

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-----Original Message-----

From: Reinhart, David <reinhartd@cityoflacrosse.org>
Sent: Tuesday, January 2, 2024 7:53 AM
To: 'Scott Schumacher' <sschumacher@uwlax.edu>
Cc: Acklin, Tim <Acklint@cityoflacrosse.org>
Subject: RE: Conditional Approval DIS-092342293 CB-112300550-PRBH

Scott,

I assumed that Tim A. would confirm if any additional information is required prior to submitting.

Thanks.

AFFIDAVIT

STATE OF WI)
COUNTY OF LACROSSE) ss

The undersigned, Scott Schumpeier, being duly sworn states:

1. That the undersigned is an adult resident of the City of LACROSSE, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 221 16TH ST N.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

[Signature]
Property Owner

Subscribed and sworn to before me this 4th day of Jan, 2021

[Signature]
Notary Public
My Commission expires 9-9-24

1950

Department of Agriculture

Washington, D.C.

United States Department of Agriculture

Washington, D.C.



Washington, D.C.

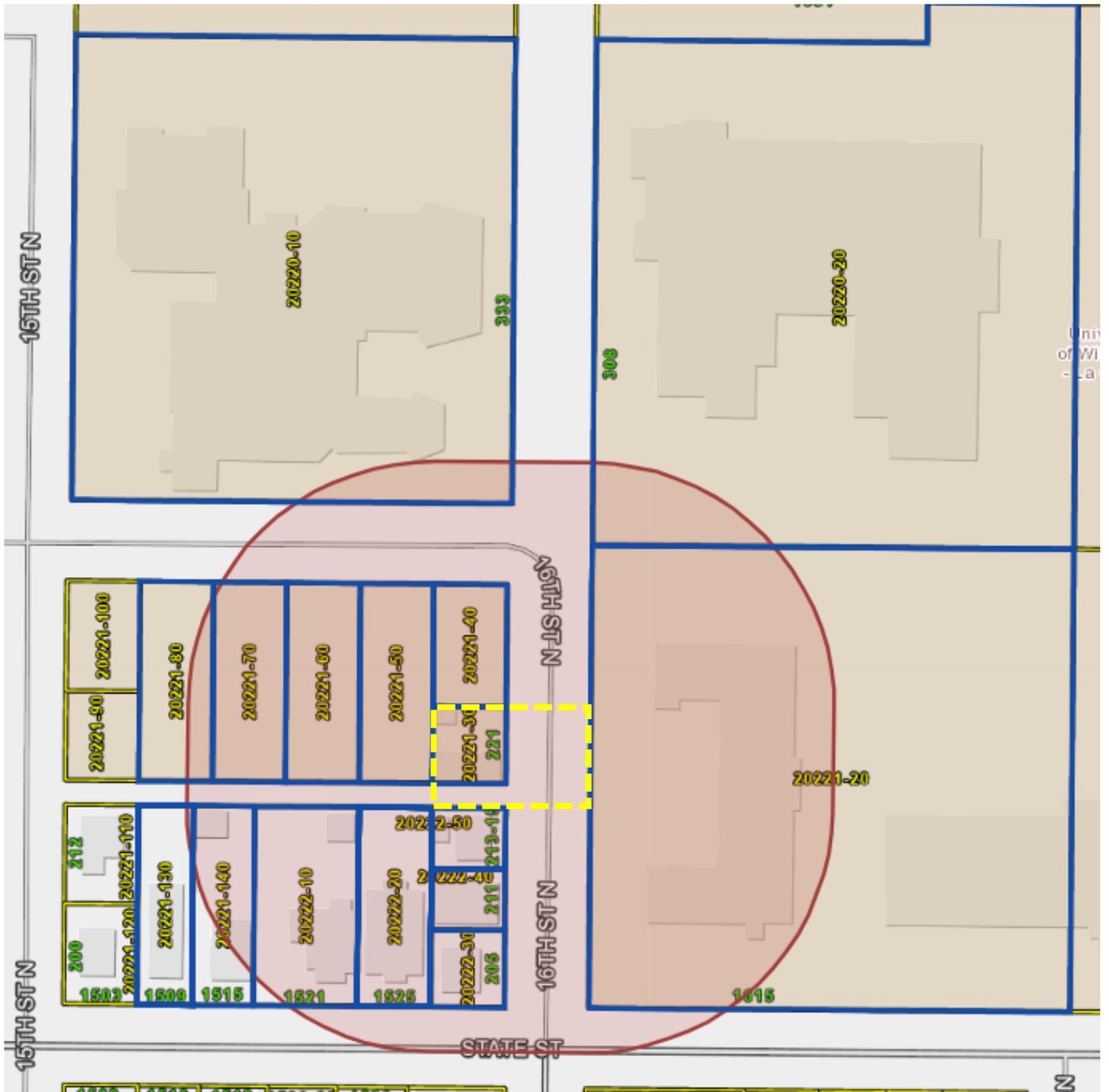
Washington, D.C.



Tax Parcel	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-20220-10	BOARD OF REGENTS	301 16TH ST N	1725 STATE ST	LA CROSSE WI 54601-3742
17-20220-20	BOARD OF REGENTS	310 16TH ST N	1725 STATE ST	LA CROSSE WI 54601-3742
17-20221-130	BLUFFVIEW HOLDINGS LLC	1509 STATE ST	3103 26TH ST S	LA CROSSE WI 54601
	YOUNG WOMENS CHRISTIAN ASSOCIATION OF			
17-20221-140	LACROSSE WIS	1515 STATE ST	3219 COMMERCE ST	LA CROSSE WI 54603
17-20221-20	BOARD OF REGENTS	1601 STATE ST	1725 STATE ST	LA CROSSE WI 54601-3742
17-20221-40	BOARD OF REGENTS	1534 VINE ST	1725 STATE ST	LA CROSSE WI 54601-3742
17-20221-50	BOARD OF REGENTS	1524 VINE ST	1725 STATE ST	LA CROSSE WI 54601-3742
17-20221-60	BOARD OF REGENTS	1520 VINE ST	1930 MONROE ST	MADISON WI 53711-2027
17-20221-70	BOARD OF REGENTS	1514 VINE ST	1725 STATE ST	LA CROSSE WI 54601-3742
17-20221-80	BOARD OF REGENTS	1510 VINE ST	1725 STATE ST	LA CROSSE WI 54601-3742
17-20222-10	TST LLC	1521 STATE ST	27515 WISCONSIN 131	ONTARIO WI 54651
17-20222-20	COULEE REGION DEVELOPERS LLC	1525 STATE ST	3815 MORMON COULEE RD STE 100	LA CROSSE WI 54601
17-20222-30	GOLIATH COMPANIES LLC	205 16TH ST N	PO BOX 417	HOLMEN WI 54636-0417
17-20222-40	TINMEN TWO HOLDINGS LLC	211 16TH ST N	374 E 2ND ST	WINONA MN 55987
17-20222-50	SYDNEY A PROM, SID R PROM	213 & 215 16TH ST N	2408 SPRING HILL DR	CEDARBURG WI 53012

Properties within 200 feet of 221 16th St. N.

Applicant:	SCOTT SCHUMACHER DIRECTOR OF PLANNING & CONSTRUCTION	221 16TH ST N	1725 STATE ST	LA CROSSE WI 54601-3742
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Properties within 200 feet of 221 16th St N.

**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 by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.

Property is presently: a storage garage for campus

Property is proposed to be used as: parking structure once combined with other adjacent properties

Rezoning is necessary because: it can be combined with the other adjacent properties owned by the Board of Regents prior to construction of the new parking structure

Tax Parcel 17-20221-30; 221 16th St. N

The City Plan Commission will meet to consider such application on **Monday, January 29, 2024, 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 (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, January 30, 2024, 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, February 8, 2024, 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 24-0068).

Dated this 9th day of January, 2024.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: January 16 and 23, 2024
One (1) Affidavit

Agenda Item 24-0068 (Jenna Dinkel)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Public/Semi Public District allowing for the parcel to be combined with adjacent properties for construction of a parking structure at 221 16th St. N.

General Location

Council District 4, Grandview-Emerson Neighborhood Association. Located on 16th Street North as depicted on attached Map PC24-0068. The property is surrounded by Public and Semi-Public and R2 Residence zoning.

Background Information

The applicant is requesting a rezoning from R5-Multiple Dwelling to Public and Semi-Public at 221 16th Street North. The desire for this property is to combine it with adjacent properties for the construction of a parking structure for the University of Wisconsin-La Crosse.

This lot is part of the UW-La Crosse campus boundary and has been since at least 2005. The current use of this parcel includes a three-car garage used for storage with adjacent parcels being used for surface parking. The desired future use is to construct a parking ramp on the parcels within the UW-La Crosse campus boundary between 15th Street and 16th Street along Vine Street. Building a parking ramp on these parcels is a construction recommendation from the 2018 University of Wisconsin-La Crosse Campus Master Plan update.

The applicant states the new parking ramp will relieve pressure on the adjacent residential streets. They also state that the architecture of the new parking ramp will resemble the existing parking ramp on La Crosse Street and have a capacity of approximately 550 cars.

Recommendation of Other Boards and Commissions

N/A

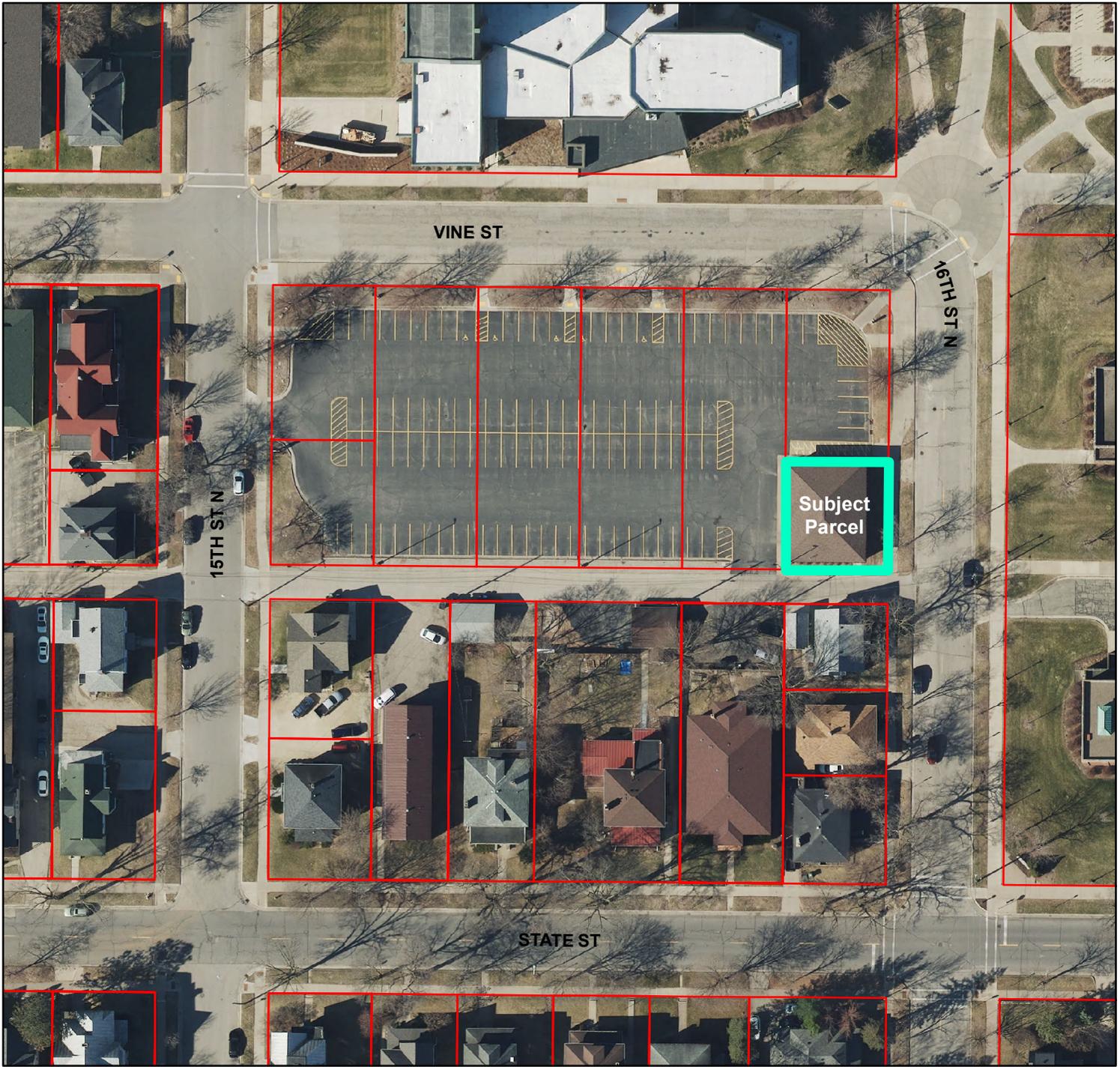
Consistency with Adopted Comprehensive Plan

The future land use map depicts this parcel as Public and Semi-Public which includes public and private schools, colleges, and public facilities.

Staff Recommendation

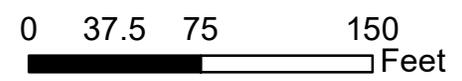
Approval-Staff recommends approval.

Routing J&A 1.30.24



BASIC ZONING DISTRICTS

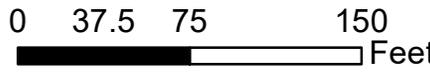
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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
- 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



CITY CLERK

400 LA CROSSE ST

LA CROSSE WI 54601

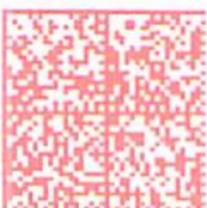
RETURN SERVICE REQUESTED



FOK

YOUNG WOMENS CHRISTIAN ASSOCIATION OF
 LACROSSE WIS
 3219 COMMERCE
 LA CROSSE WI 54

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 ComBasPrice



US POSTAGE PAID

89

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BC: 54601337400

*6678-10743-18-24

NIXIE SSZ FE 2537 0001/26/24

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD



66 LACROSSE WIS 54601



*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records.
Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 134887

STATE OF INDIANA

} ss.

LAKE COUNTY

I, Kami Terrell being duly sworn, doth
depose and say that he/she is an authorized representative of Lee
Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, County of La Crosse, State of Wisconsin,
and that an advertisement of which the annexed is a true copy, taken
from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this 23 day of

January, 2024
(Signed) Kami Terrell
(Title) Principal Clerk

Dawn Renee Heilt
Notary Public, Indiana
DAWN RENEE HEILT
Commission Number: 696125
My Commission Expires
01/31/25

My Commission expires

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 01/16/2024, 01/23/2024

TOTAL AD COST: 142.81

FILED ON: 1/23/2024

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
by transferring certain property from
the Multiple Dwelling District to the
Public/Semi Public District allowing
for the parcel to be combined with
adjacent properties for construction
of a parking structure at 221 16th St.
N.

Property is presently: a storage
garage for campus

Property is proposed to be used as:
parking structure once combined
with other adjacent properties

Rezoning is necessary because: it
can be combined with the other
adjacent properties owned by the
Board of Regents prior to construction
of the new parking structure

Tax Parcel 17-20221-30; 221 16th
St. N

The City Plan Commission will meet
to consider such application on
Monday, January 29, 2024, 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 (public speaking on such
application is allowed).

A public hearing before the Judicial-
ary & Administration Committee will
be held on Tuesday, January 30,
2024, 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,
February 8, 2024, 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, Wiscon-
sin.

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 appoint-
ment) or in the Legislative Information
Center which can be accessed
from the City website at www.cityoflacrosse.org (search for File
24-0068).

Dated this 9th day of January,
2024.

Nikki M. Elsen, City Clerk
City of La Crosse
1/16, 1/23 LAC134887 WNAXLP





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0071

Agenda Date: 1/30/2024

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application

Agenda Number:

To whom it may concern,

I, Brent Wilkerson, owner of 421 Jay St. LLC, am requesting a conditional use permit for the vacant lot located at 421 Jay St. La Crosse, WI 54601.

My long-term intent is to build a beautiful building on 421 Jay St., however; cost constraints are affecting my ability to develop currently. The lot remains vacant and underutilized, so I am proposing to pave and offer 9 private parking spaces for the neighboring businesses and residents.

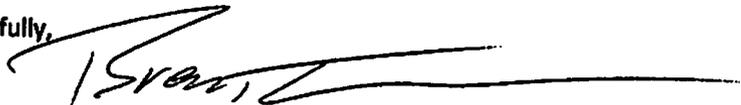
Building address's, the parking will service are as follows:

- 122 5th Ave. S. – Under contract to purchase by myself, one commercial space and one apartment. Currently vacant with occupancy pending upon ownership transition.
- 124 5th Ave. S – Owned by Kellogg Investments LLC with two business, The Buzz Hair Salon and Elevate media, with 4 apartments on the 2nd floor.
- 417 Jay St. – Chances R bar, owned by Karla Snyder, parking for her and her staff.

I intend on adding large boulders at the edge of the sidewalk on Jay St. to create separation for pedestrians. I currently maintain the sidewalk when shoveling is needed so the parking lot maintenance will also be maintained. I also intend on working with DMI during the summer of 2024 to enhance the West Facing wall located on the eastern edge of 421 Jay St. with art.

I am aware a parking lot is not ideal for downtown aesthetics, but it will be an improvement from its current condition. Please accept this explanation and documents for approval of a conditional use permit.

Respectfully,



Brent Wilkerson,

421 Jay St. LLC

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
Brent Wilkerson managing member of 421 Jay St. LLC

421 Jay St. La Crosse, WI 545601

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

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): 421 Jay St. La Crosse, WI 54601

421 - 425 Jay Street

Tax Parcel Number(s): 17-20034-20

Legal Description (must be a recordable legal description; see Requirements):
See attached survey with full legal description

Zoning District Classification: C2-Commercial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-353
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: Vacant lot not in use

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

Paving with 9 private parking spots. The Alley and sidewalk facing Jay St. will include large boulders to create separation from pedestrians. Boulders currently in place facing the alley.

Type of Structure **proposed**: Parking lot

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

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

Number of **current** off-street parking spaces: NA

Number of **proposed** off-street parking spaces: 9

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

N (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: YES

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.

[Signature] 12/7/2023
(signature) (date)
303-522-9712 info@421jayst.com
(telephone) (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 8th day of January, 2024.

Signed: [Signature]
Director of Planning & Development- Plan Manager

**CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY**

File No.: 19-WI-93299

Agent ID: 134395.1.72.48

LEGAL DESCRIPTION - EXHIBIT A

Part of Lot 4 in Block 13 of C&F.J. Dunn, H.L. Dousman and Peter Cameron's Addition to the Town of La Crosse, now in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the intersection of the North right-of-way line of Jay Street and the West right-of-way line of 5th Street and the Southeast corner of said Lot 4; thence South 89° 41' 15" West 110.05 feet to the point of beginning of this description: Thence continuing along said North right-of-way line South 89° 41' 15" West 60.78 feet to the Southwest corner of said Lot 4 and the East right-of-way line of an alley; thence North 00° 24' 01" East 61.27 feet to the Northwest corner of said Lot 4; thence along the North line of said Lot 4 North 89° 44' 29" East 60.02 feet; thence South 00° 18' 45" East 16.24 feet; thence North 89° 41' 15" East 8.00 feet; thence South 00° 18' 45" East 4.67 feet; thence South 89° 41' 15" West 8.00 feet; thence South 00° 18' 45" East 40.30 feet to the point of beginning of this description.

Together with and subject to easements and party walls as described in Volume 635 of Records, page 352, as Document No. 901202 and in Volume 635 of Records, page 425, as Document No. 901245.

Together with an easement for stairway as described in Document No. 1403446.

Legal Description

Part of Lot 4, Block 13, Dunn, Dousman and Cameron's Addition, City of La Crosse, La Crosse County, Wisconsin described as follows: Commencing at the intersection of the North right-of-way line of Jay Street and the West right-of-way line of 5th Street and the southeast corner of said Lot 4, thence S 89°41'15" W 110.05 feet to the point of beginning of this description;

thence, continuing along said North right-of-way line, S 89°41'15" W 60.78 feet to the southwest corner of said Lot 4 and the East right-of-way line of an alley;

thence N 00°24'01" E 61.27 feet to the northwest corner of said Lot 4;

thence S 00°18'45" E 16.24 feet;

thence N 89°41'15" E 8.00 feet;

thence S 00°18'45" E 4.67 feet;

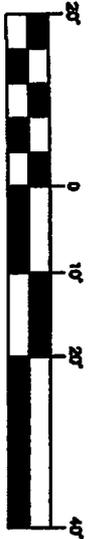
thence S 89°41'15" W 8.00 feet;

thence S 00°18'45" E 40.30 feet to the point of beginning of this description.

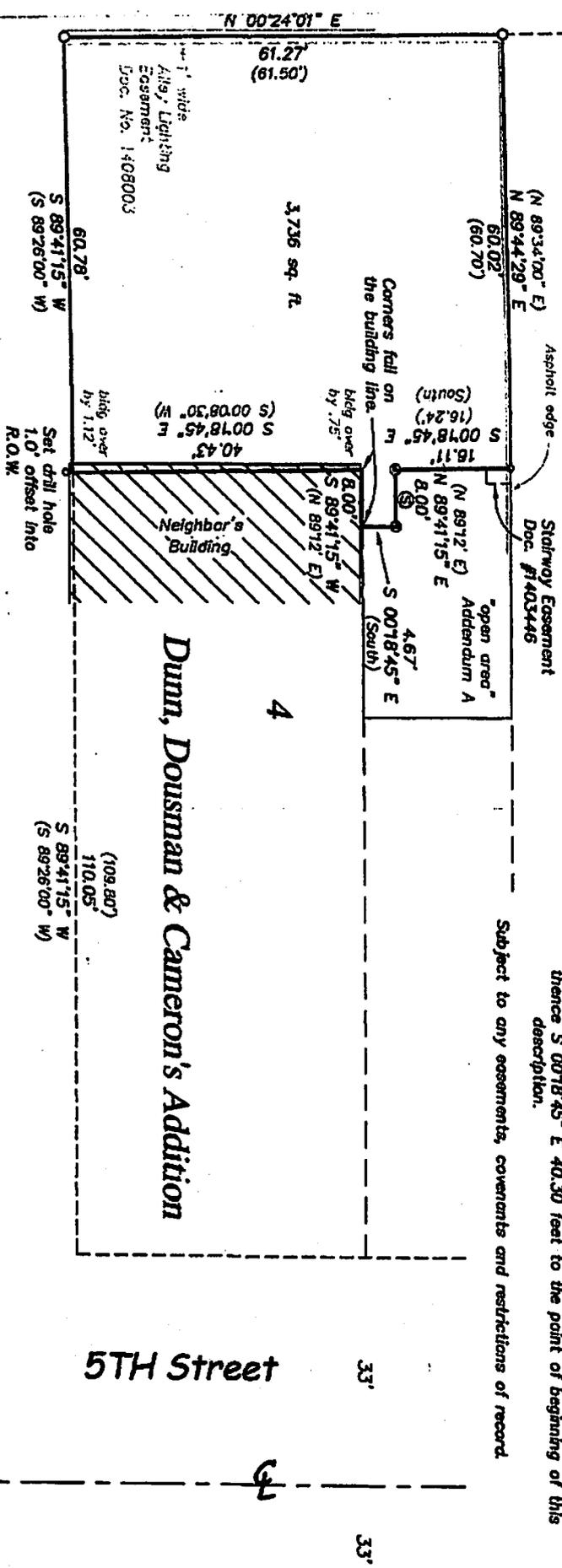
Subject to any easements, covenants and restrictions of record.

8
 (arwise)
 labor
 715
 survey

GRAPHIC SCALE



Block 13

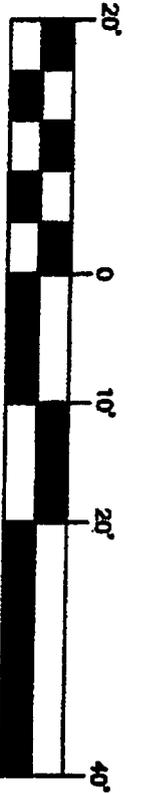


Dunn, Dousman & Cameron's Addition

5TH Street

Jay Street

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

(otherwise)
rebar

JMS

survey

Block 13

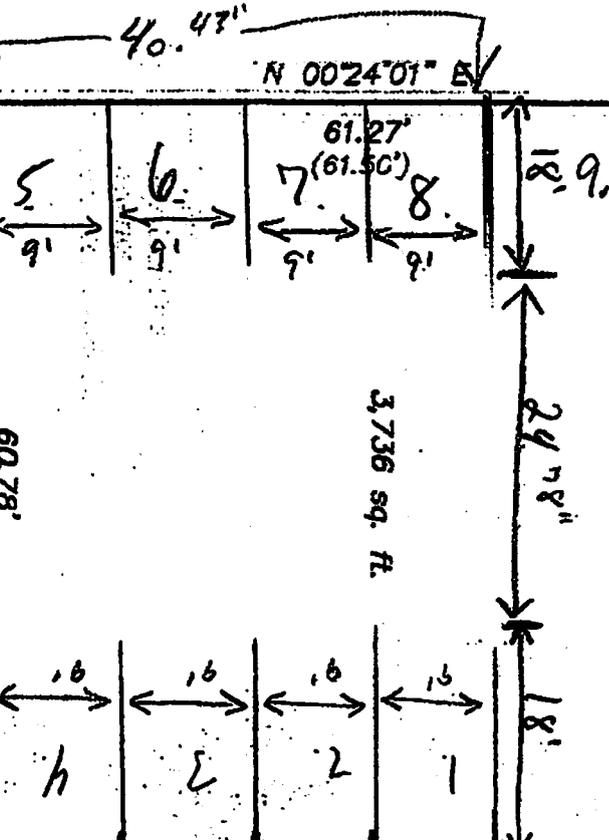
5

Stairway Easement
Doc. #1403446

(N 89°34'00" E)
N 89°44'29" E

60.02'
(60.70')

3,736 sq. ft.



S 89°41'15" W
(S 89°26'00" W)

Set drill hole
1.0' offset into
R.O.W.

(109.80')
110.05'
S 89°41'15" W
(S 89°46'00" W)

Dunn, Dousman & Cameron's

Part of Lot 4
of La Crosse, La C
Commencing
Jay Street and the
corner of said Lot
beginning of this d
thence, contir
60.78 ft
right-of
thence N 00°
thence, along
thence S 00°
thence N 89°
thence S 00°
thence S 89°
thence S 00°
descripti.

Subject to any easi
122 5th AVE.S.

20.70"
SPRINKLING
1+2

Figure 1.3 illustrates the typical layouts and dimensions of parking lots with parking angles of 90°, 60°, 45°, and 30°.

Reference ↘

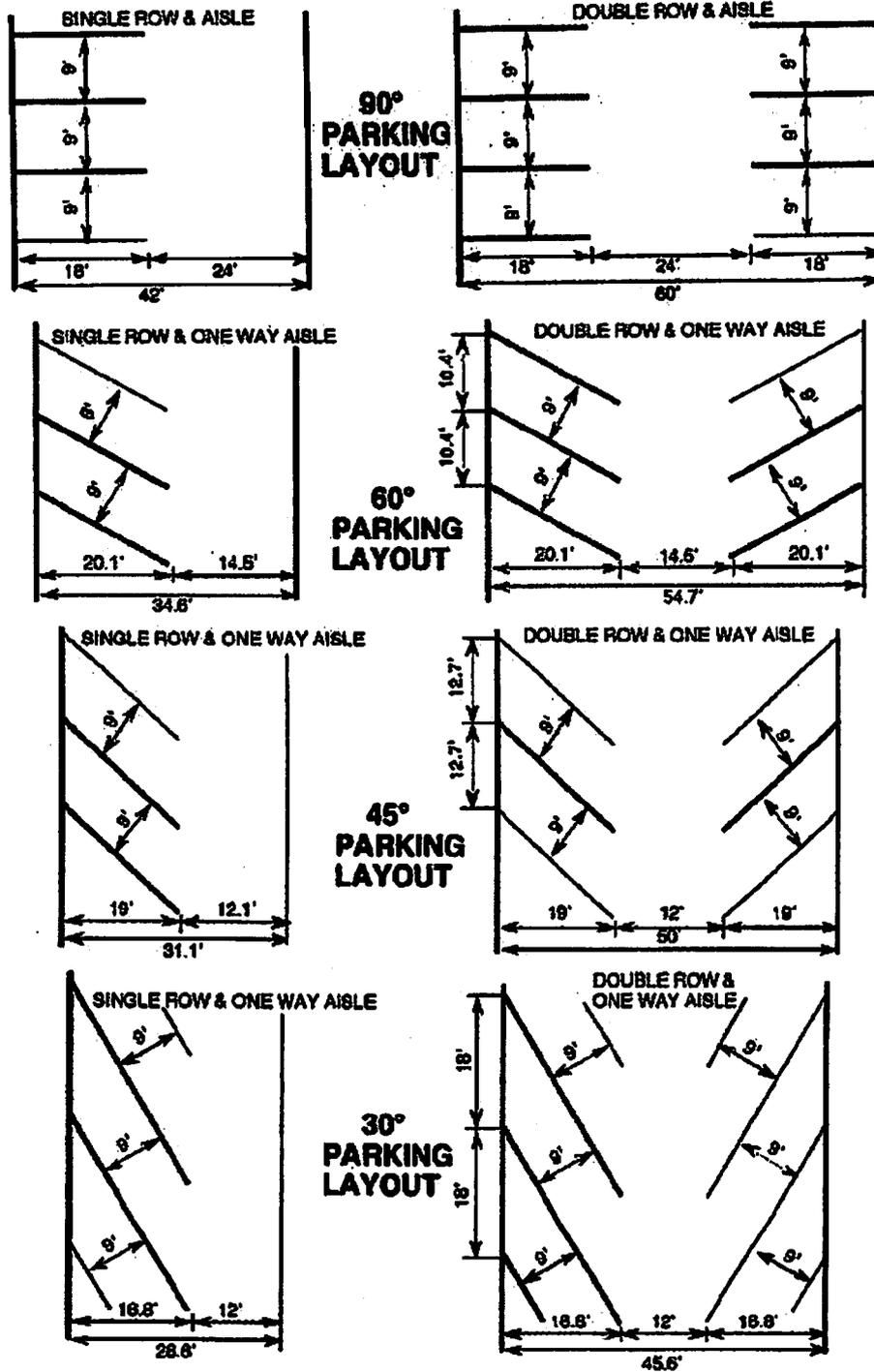


Figure 1.3. Typical Parking Lot Layouts and Dimensions

421 JAY ST LA CROSSE

Parcel: 17-20034-20
 Internal ID: 28012
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.087
 Township: 15
 Range: 07
 Section: 06

Abbreviated Legal Description:

C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION PRT LOT 4 BLOCK 13 COM SE COR LOT W 109.8FT TO POB W 60.78FT N 61.5FT E 60.7FT S 16.24FT E 8FT S 4.67FT W 8FT S 40.43FT TO POB SUBJ TO ESMT IN DOC NO. 1408003 LOT SZ: IRR

Property Addresses:

Street Address	City(Postal)
421 JAY ST	LA CROSSE
423 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE
425 JAY ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
421 JAY ST LLC	Owner	401 14TH ST S	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
9010	City LAX Business Dist	N
2	Book 2	N
CDZ	Community Development Zone	N
DBS	DOWNTOWN BUSINESS STUDY	N

Additional Information:

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 6	
2020+ VOTING WARDS	2020+ Ward 12	
Use	VACANT LOT	

Lottery Tax Information:

Lottery Credits Claimed:
 Lottery Credit Application Date:

0

Tax Information:

Billing Information:

Bill Number: 3957

Billed To: 421 JAY ST LLC
 401 14TH ST S
 LA CROSSE WI 54601

Total Tax: 1684.15

Payments Sch.

1-31-2023	571.06
3-31-2023	371.03
5-31-2023	371.03
7-31-2023	371.03

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.935210976
Assessed:	75800	0	75800	Mill Rate	0.019579852
Fair Market:	81100	0	81100	School Credit:	108.12
Taxing Jurisdiction:			2021 Net Tax	2022 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 251.1100	\$ 220.1200	-12.3000
Local Municipality			\$ 757.4200	\$ 657.6900	-13.2000
LA CROSSE SCHOOL			\$ 707.7700	\$ 515.6200	-27.1000
WTC			\$ 105.7900	\$ 90.7200	-14.2000

Credits:

First Dollar Credit:	0.00
Lottery Credit:	0.00

Additional Charges:

Special Assessment:	200.00
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00
Grand Total:	1684.15

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/31/2023	986927	0	\$ 571.06	1/2023
Payment to Local Municipality	3/31/2023	996362	0	\$ 371.03	3/2023
Payment to Local Municipality	5/31/2023	1004629	0	\$ 371.03	5/2023
Payment to Local Municipality	7/3/2023	1007216	0	\$ 371.03	7/2023
			Totals:	\$ 1684.15	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2022	0.087	75800	0	75800	10/27/2022

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
633	601	899968	8/31/1979	PERSONAL REP'S DEED
635	352	901202	10/4/1979	QCD PRIOR TO 9-1-81
0	0	1547480	4/8/2010	Quit Claim Deed
0	0	1680145	8/18/2016	TRUSTEE DEED
0	0	1735011	10/24/2019	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
 Property Address: 421 JAY ST

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
-------------	--------	----------------	--------	-------------	----------

History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.



EIN Assistant

Your Progress: 1. Identity ✓ 2. Authenticate ✓ 3. Addresses ✓ 4. Details ✓ 5. EIN Confirmation

Congratulations! The EIN has been successfully assigned.

EIN Assigned: **84-3292883**

Legal Name: **421 JAY ST LLC**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN.

[Continue >>](#)

Help Topics

[Can the EIN be used if the confirmation letter received?](#)

AFFIDAVIT OF OWNER

STATE OF _____)
COUNTY OF _____) ss

The undersigned, *[Signature]*, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
421 JAY ST. LaCrosse, 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.

[Signature]
Property Owner

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public
My Commission expires _____.

Tax Parcel	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-20033-40	4 SISTERS CATERING LLC	133 4TH ST S	133 4TH ST S	LA CROSSE WI 54601
17-40372-210	411 KING PROPERTY LLC	411 KING ST	12448 LAZY AVE W	HAYWARD WI 54843-4524
17-20023-60	422 MAIN LLC	422 & 424 MAIN ST	119 19TH ST N	LA CROSSE WI 54601
17-40372-120	4TH & KING ST CONDOMINIUMS LLC	301 4TH ST S	1611 NAKOMIS AVE	LA CROSSE WI 54603
17-40372-130	c/o EUGENE R SHUMANN	305 4TH ST S	1611 NAKOMIS AVE	LA CROSSE WI 54603
17-40372-140	608 OTHQ LLC	309 4TH ST S	PO BOX 493	HOLMEN WI 54636
17-40372-150	608 OTHQ LLC	311 4TH ST S	PO BOX 493	HOLMEN WI 54636
17-40372-160	608 OTHQ LLC	313 4TH ST S	PO BOX 493	HOLMEN WI 54636
17-40372-170	BIG BROTHERS BIG SISTERS OF THE 7 RIVERS REGION INC	315 4TH ST S	315 4TH ST S	LA CROSSE WI 54601
17-20023-10	BOOT COAT LLC	113, 115, 117 4TH ST S	115 4TH ST S	LA CROSSE WI 54601
17-40372-230	CAMERON PARK CONDOMINIUMS LLC	415 KING ST	9447 JANCING AVE	SPARTA WI 54656
17-40372-240	CAMERON PARK CONDOMINIUMS LLC	415 KING ST	9447 JANCING AVE	SPARTA WI 54656
17-40372-250	CAMERON PARK CONDOMINIUMS LLC	415 KING ST	9447 JANCING AVE	SPARTA WI 54656
17-20290-20	CARRANZA VENTURES LLC	417 JAY ST	3510 FAIRWAY CT	LA CROSSE WI 54601
17-20290-10	CARRIAGE HOUSE PROPERTIES LLC	415 JAY ST	447 COUNTRY CLUB LN	ONALASKA WI 54650
17-20033-70	CEDAR HILL MULTI-FAMILY PROPERTIES LLC c/o THREE SIXTY REAL ESTATE SOLUTIONS LLC	413 JAY ST	PO BOX 609	LA CROSSE WI 54602-0609
17-20034-100	CENTURYTEL OF WISCONSIN LLC	206 5TH AVE S	206 5TH AVE S	LA CROSSE WI 54601
17-20034-90	CENTURYTEL OF WISCONSIN LLC	206 5TH AVE S	206 5TH AVE S	LA CROSSE WI 54601
17-20036-20	CHILDRENS MUSEUM OF LACROSSE INC	207 & 209 5TH AVE S	207 5TH AVE S	LA CROSSE WI 54601
17-40372-115	CITY OF LACROSSE	410 JAY ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-20023-35	DALE B BERG	119, 121, 123, 125, 127 4TH ST S	121 4TH ST S	LA CROSSE WI 54601-3257
17-20023-50	DLL PROPERTIES LLC	418 & 420 MAIN ST	418 MAIN ST	LA CROSSE WI 54601
17-20034-50	DLL PROPERTIES LLC	418 MAIN ST	418 MAIN ST	LA CROSSE WI 54601
17-20022-110	DOERFLINGERS SECOND CENTURY INC	400 MAIN ST	1222 CASS ST	LA CROSSE WI 54601-4855
17-20023-11	DOERFLINGERS SECOND CENTURY INC	113, 115, 117 4TH ST S	1222 CASS ST	LA CROSSE WI 54601-4855
17-20033-130	DOERFLINGERS SECOND CENTURY INC	118 & 120 5TH AVE S	1222 CASS ST	LA CROSSE WI 54601-4855
17-20036-10	EXCHANGE BUILDING LLC c/o GREAT RIVER PROPERTY MANAGEMENT	205 5TH AVE S 508 JAY ST	901 STATE ST	LA CROSSE WI 54601
17-40381-10	FIFTH & MAIN INVESTMENTS LLC	109, 111, 113 5TH AVE S	2949 BROADVIEW PL	LA CROSSE WI 54601
17-20036-80	HOLLYWOOD PROPERTIES LLC	123 & 125 5TH AVE S	504 MAIN ST STE 200	LA CROSSE WI 54601
17-20023-80	I & B OF LACROSSE LLC	444 MAIN ST	2000 N HILLCREST PKY	ALTOONA WI 54720
17-20034-40	I & B OF LACROSSE LLC	112 & 114 5TH AVE S	2000 N HILLCREST PKY	ALTOONA WI 54720
17-20033-80	JAMES J DEBOER, DONNA J DEBOER, CEDAR HILL MULTI-FAMILY PROPERTIES LLC, STATE & WEST LLC c/o THREE SIXTY REAL ESTATE SOLUTIONS LLC	411 JAY ST	PO BOX 609	LA CROSSE WI 54602-0609
17-20033-131	JOHN T THORUD	122 5TH AVE S	7417 BEARD AVE N	BROOKLYN PARK MN 55443
17-20034-10	KELLOGG INVESTMENTS LLC	124 & 126 5TH AVE S	126 FIFTH AVE S STE 100	LA CROSSE WI 54601
17-20034-30	MICHAEL R KEIL, KAREN H KEIL	116 5TH AVE S	1222 CASS ST	LA CROSSE WI 54601-4855
17-40380-990	PAMELA COX-OTTO, FRED OTTO	500 MAIN ST	500 MAIN ST	LA CROSSE WI 54601
17-20033-30	PENNY L FASSLER	129 & 131 4TH ST S 103 5TH AVE S	129 4TH ST S	LA CROSSE WI 54601
17-40380-970	PHILLIP JAMES ADDIS	500 MAIN ST	504 MAIN ST STE 200	LA CROSSE WI 54601
17-40380-980	PHILLIP JAMES ADDIS	500 MAIN ST	504 MAIN ST STE 200	LA CROSSE WI 54601
17-40372-220	ROBERT J VOSIKA, MARIANA K VOSIKA	417 KING ST	W1168 RAMROD COULEE LN	GENOA WI 54632
17-40372-200	ROMAN EMPIRE LLC	401 KING ST	401 KING ST	LA CROSSE WI 54601
17-20036-70	SCENIC CENTER LLC c/o GREAT RIVER PROPERTY MANAGEMENT	115 5TH AVE S	901 STATE ST	LA CROSSE WI 54601
17-40372-180	SCS DEVELOPMENT LLC	317 4TH ST S	317 4TH ST S	LA CROSSE WI 54601
17-40372-190	SCS DEVELOPMENT LLC	325 4TH ST S	317 4TH ST S	LA CROSSE WI 54601
17-20033-120	STATE & WEST LLC c/o THREE SIXTY REAL ESTATE SOLUTIONS LLC	401 JAY ST	PO BOX 609	LA CROSSE WI 54602-0609
17-20033-60	STATE & WEST LLC c/o THREE SIXTY REAL ESTATE SOLUTIONS LLC	203, 205, 27 4TH ST S	PO BOX 609	LA CROSSE WI 54602-0609
17-20033-50	WAKEEN PROPERTIES LLC	135 & 137 4TH ST S	1512 NAKOMIS AVE	LA CROSSE WI 54603

Properties within 200 feet of 421 Jay St

17-20034-20	BRENT WILKERSON / 421 JAY ST. LLC	421 JAY ST	401 14TH ST S	LA CROSSE WI 54601
-------------	-----------------------------------	------------	---------------	--------------------



Properties within 200 feet of 421 Jay St.

**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 **Brent Wilkerson for the issuance of a Conditional Use Permit under Sec. 115-353** of the Municipal Code of Ordinances of the City of La Crosse **allowing for a parking lot.**

Said property is generally located at **421 & 425 Jay St.** and is further described as follows: *Tax Parcel 17-20034-20*

The City Plan Commission will meet to consider such application on **Monday, January 29, 2024 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 (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, January 30, 2024 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, February 8, 2024 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 residential property owner whose land abuts the subject property may request an opaque privacy fence of a minimum of five (5) feet and no more than eight (8) feet in height to be required in residential zoned districts. Such fence shall be placed on the property line and shall run from the front set back line to the rear property line.

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 – 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 (search for File 24-0071).

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

Dated this 9th day of January, 2024.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: January 16 and 23, 2024
One (1) Affidavit

24-0071

CITY CLERK

400 LA CROSSE ST
LA CROSSE WI 54601

RETURN SERVICE REQUESTED



NMR

CENTURYTEL OF WISCONSIN LLC
206 5TH AVE S
LA CROSSE WI 546

74 LPROINP15460133374

Presort
First Class Mail
ComBasPric



US POSTAGE PAID BY

ZIP 54601 \$000.561
02 1W
0001399329 JAN 11 2024

109

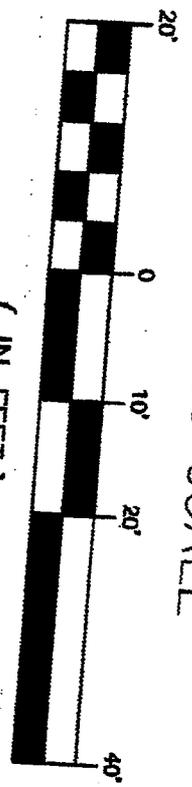
Yellow return label with text: NIXIE 553 DE 1537 0001/18/24, RETURN TO SENDER NO MAIL RECEIPTABLE UNABLE TO FORWARD, and barcode.



(otherwise)
Rebar

ONS
SURVEY

GRAPHIC SCALE

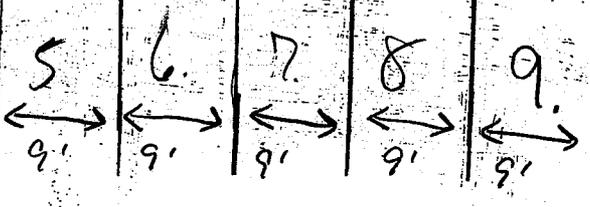


Block 13

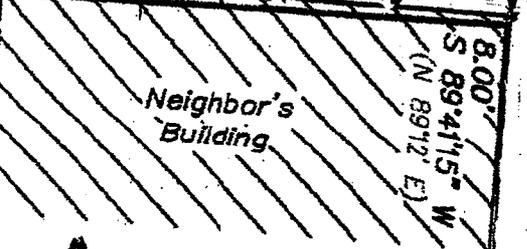
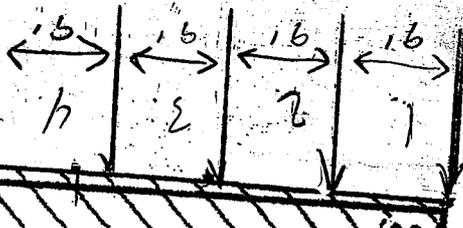
(N 89°34'00" E)
N 89°44'29" E
60.02'
(60.70')

Asphalt edge
Stairway Easement
Doc. #1403446

24' 78"



Large Boulder For Separation



Parking A
Parking B
Parking C
20' 78"
S 89°41'15" W
S 89°41'15" W
S 89°41'15" W

Subject to any eas.
122 5th Aves.

Part of Lot 4
of La Grosse, La C
Commencing
Jay Street and the
corner of said Lot
beginning of this d
thence, contr
60.78 ft
right-of
thence N 00°
thence, along
thence S 00°
thence N 89°
thence S 00°
thence S 89°
thence S 00°
thence S 00°
descript

← Side Walk →

Set drill hole
1.0' offset into
R.O.W.

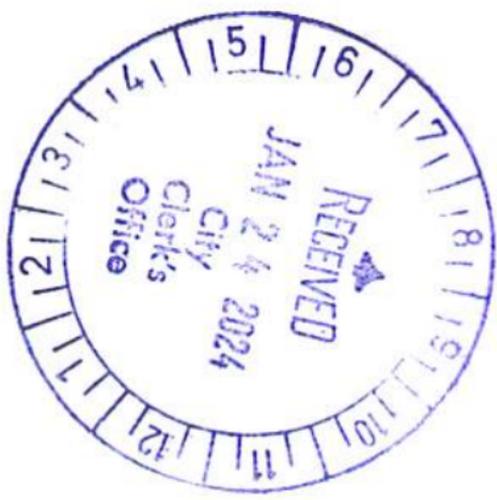
Dunn, Dousman & Cameron's

(109.80')
110.05'
S 89°41'15" W
(S 89°28'00" W)

CITY CLERK

400 LA CROSSE ST
LA CROSSE WI 54601

RETURN SERVICE REQUESTED



Presort
First Class Mail
ComBasPrice



US POSTAGE PAID BY

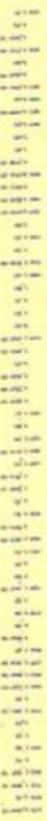
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02 1M
0001399329 JAN 11 2024

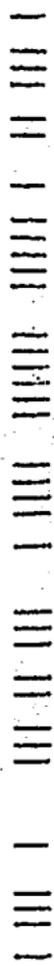
KELLOGG INVESTMENTS LLC
126 FIFTH AVE S ST
LA CROSSE WI 546

74 LFCINM 54501 54501

INT

523 NFE 1537C2310001/13/24
RETURN TO SENDER
KELLOGG INVESTMENTS LLC
126 FIFTH AVE S
LA CROSSE WI 54601-3309
RETURN TO SENDER





Agenda Item 24-0071 (Tim Acklin)

Application of 421 Jay St. LLC for a Conditional Use Permit at 421 & 425 Jay Street allowing for a parking lot.

General Location

Aldermanic District 6, mid-block on Jay Street between 4th Street and 5th Avenue as depicted on attached Map 24-0071. Parcel is located Downtown in the commercial historic district. Adjacent land uses are mixed-use buildings with retail/office and residential and a public parking garage.

Background Information

The applicant/owner is requesting a Conditional Use Permit to pave the existing vacant lot as a private, surface parking lot for nine (9) parking spaces. Spaces are intended to be leased by, and serve, three adjacent buildings; one of which is under contract to purchase by the applicant as of the time this application was submitted. The applicant intends to separate the parked vehicles from the public sidewalk via boulders. Parking blocks will be used along the alley. Parking spaces will be 9x18 in size.

The applicant also states that their primary intention is to construct a new building on the lot but that current building costs are prohibiting that happening in the short term. Staff has met with the applicant on preliminary plans for a new building which was reviewed by the Heritage Preservation Commission in 2021.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

The 2020 Parking Study indicates that the Downtown exceeds the amount of surface parking lots that are needed.

The 2040 Imagine Downtown Master Plan recommends surface parking lots in the core cluster be redeveloped into vertical mixed-use buildings. The plan emphasizes the importance of utilizing the highest and best use of all sites within the Downtown, weaving together residential and commercial uses as a connected urban center, and strengthening connections between the Downtown core, neighborhoods, and the river and bluffs.

The 2040 Comprehensive Plan does not specifically address surface parking lots. Instead, it heavily references and relies upon the strategies, recommendations and vision for land use stated in the 2040 Imagine Downtown Master Plan.

Staff Recommendation

Staff is not supportive of satellite surface parking lots, particularly in our historic district and urban core where significant investment has been made into parking garages. Chapter 115-342(c)(3) in the Municipal Code lists thirteen criteria to refer to when reviewing and approving applications for

Conditional Use Permits. This application does not meet the requirement that the use is consistent with adopted plans of the city. Unfortunately, state legislation has required municipalities to establish criteria that includes substantial and non-arbitrary evidence to support it. Our criteria has been determined to not meet this requirement.

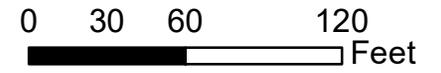
This item is recommended for approval.

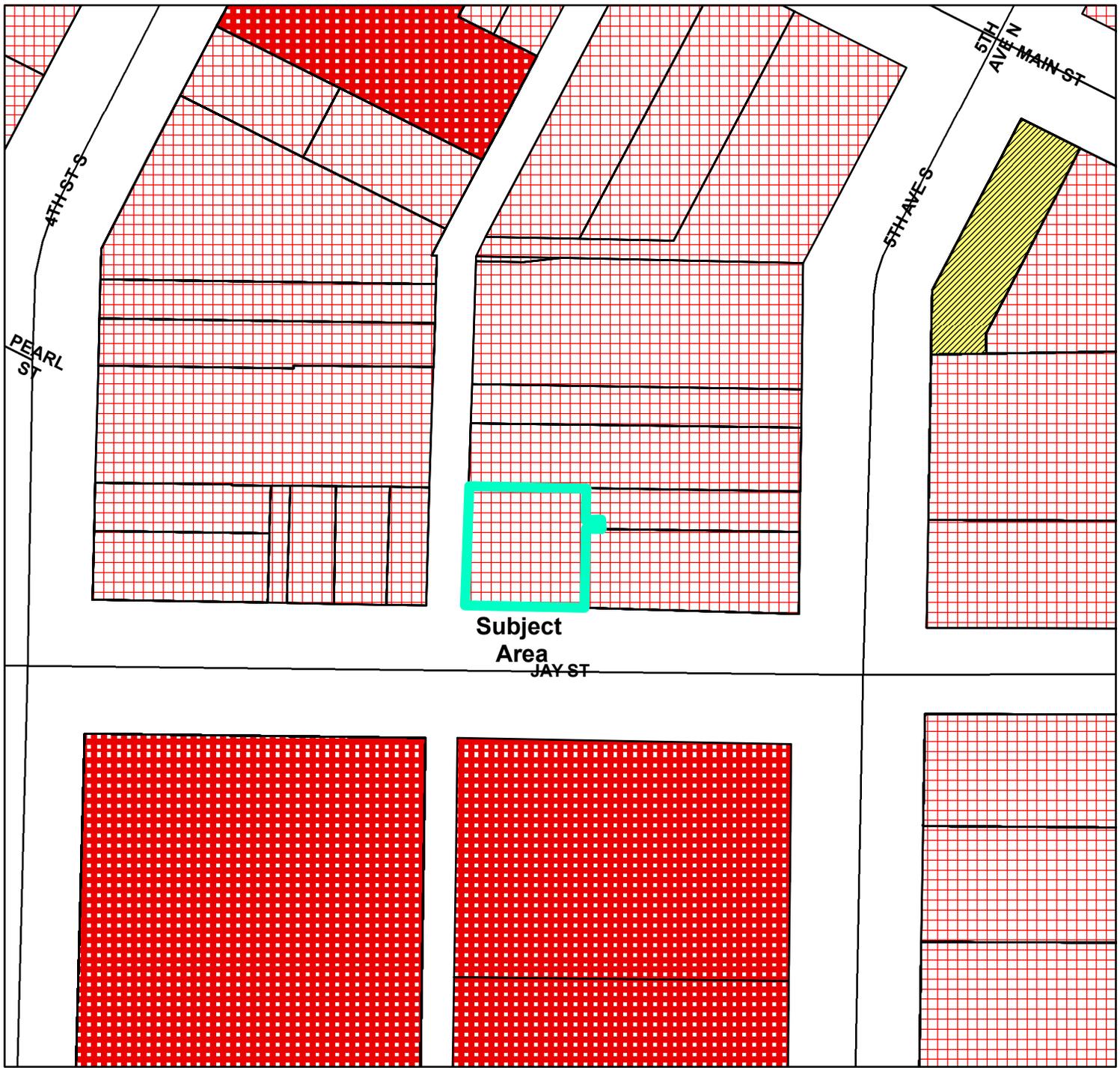
Routing J&A 1.30.24



BASIC ZONING DISTRICTS

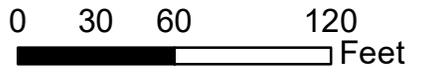
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL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



*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 134888

STATE OF INDIANA

} ss.

LAKE COUNTY

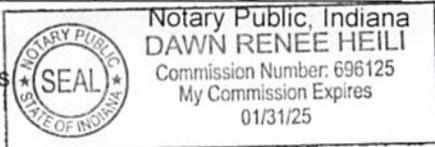
I, Kami Terrell being duly sworn, doth depose and say that he/she is an authorized representative of Lee Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, County of La Crosse, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this 23 day of

January, 2024
(Signed) Kami Terrell
(Title) Principal Clerk



My Commission expires

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 01/16/2024, 01/23/2024

TOTAL AD COST: 142.81

FILED ON: 1/23/2024

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 421 Jay St. LLC for the issuance of a Conditional Use Permit under Sec. 115-353 of the Municipal Code of Ordinances of the City of La Crosse allowing for a parking lot.

Said property is generally located at 421 & 425 Jay St. and is further described as follows: Tax Parcel 17-20034-20

The City Plan Commission will meet to consider such application on Monday, January 29, 2024 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 (public speaking on such application is allowed).

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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 - 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 (search for File 24-0071).

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

Dated this 9th day of January, 2024.

Nikki M. Elsen, City Clerk
City of La Crosse
1/16. 1/23 LAC134888 WNAXLP



Craig, Sondra

From: Elsen, Nikki
Sent: Tuesday, January 30, 2024 3:04 PM
To: Craig, Sondra
Subject: FW: 2402 CUP - 421 Jay St. (Jay St Parking Lot)

From: Obbie King <obbie@purplearth.net>
Sent: Tuesday, January 30, 2024 1:29 PM
To: Kahlow, Chris <kahlowc@cityoflacrosse.org>
Subject: 2402 CUP - 421 Jay St. (Jay St Parking Lot)

You don't often get email from obbie@purplearth.net. [Learn why this is important](#)

***** CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. *******

Hi Chris..

I could not find the address you described that would add this statement to the record. I see you are on the J&A committee, so if you can find a way to enter the following into the record, that would be appreciated.

=====

Regarding a request to rezone 421 Jay St. to allow a parking lot. (<https://cityoflacrosse.legistar.com/LegislationDetail.aspx?ID=6467591&GUID=5229FADD-3337-4DEF-95B2-34AC05F27FF6>)

This is not only unnecessary, but undesirable for many reasons.

As you probably know, this lot was once occupied by a retail building. Since a fire destroyed that building several years ago, it hasn't been replaced. There are many potential productive uses for that lot that will enhance the downtown experience. But paving it with blacktop for a handful of parking spaces does the opposite. It diminishes its value, and with it our tax base.

There is plenty of parking in the ramp across the street, which is there to support *businesses* downtown. Allowing this retail lot to be replaced by parking would set a bad precedent, making it harder to deny parking to replace any future downtown building that has a fire.

I'm sure others will raise concerns about traffic and aesthetics, and I agree with them. But I am offended by the idea of adding more surface parking to the heart of downtown, when there are acres of parking available within two blocks.

=====

Thanks a lot!

Obbie King
La Crosse, WI
obbie@purplearth.net
Mastodon: @ObbieZ@urbanists.social
blog.purplearth.net



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0096

Agenda Date: 1/30/2024

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Request

Agenda Number:

January 10, 2024

To the **Honorable Mayor Mitch Reynolds** and Members of the Common Council: Tamra Dickinson, Erin Goggin, Barb Janssen, Larry Sleznikow, Jenasea Hameister, Chris Kahlow, Mac Kiel, Mackenzie Mindel, Chris Woodard, Rebecca Schwarz, Jennifer Trost, Doug Happel, and Mark Neumann.

Summary

We will be operating a Pickleball facility and are seeking permission to apply for a Class B Beer and Liquor License. This presents a great opportunity for community engagement, with significant growth potential under responsible management. The addition of a Class B Beer and Liquor License would elevate the overall patron experience, fostering a vibrant and social atmosphere within a secure and controlled environment. We are fully committed to implementing responsible serving practices.

Ownership

The Blue Zone Pickleball, LLC

Members: Todd Page, Deb Page, Karen Christenson, Jim Christenson, Rick Beyer, Michelle Jensen-Beyer

Address

2400 Rose Street La Crosse, WI 54603

Type of Business

Indoor Pickleball Facility

Employees

20

Hours

Monday – Sunday, 6 am – 10 pm

Business Conducted

17 Pickleball courts for play and lessons. Event room for parties, corporate events, etc.

Contact

Michelle Jensen-Beyer

608-317-2949

thebluezonepickleball@gmail.com



CITY CLERK'S OFFICE

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

January 11, 2024

THE BLUE ZONE PICKLEBALL LLC
ATTN: MICHELLE JENSEN-BEYER
2400 ROSE ST
LA CROSSE WI 54603

Dear Michelle,

Our office is in receipt of the request to apply for a Combination "Class B" Beer & Liquor license at 2400 Rose St. for the 2023-2024 license period.

Said request will be considered at the following meetings:

Judiciary & Administration Committee

**Tues., January 30, 2024 at 6:00 p.m.
Council Chambers of City Hall, 400 La Crosse St.**

Common Council

**Thurs., February 8, 2024 at 6:00 p.m.
Council Chambers of City Hall, 400 La Crosse St.**

We recommend someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is not allowed at the Council meeting; although, you are welcome to attend. Your request for permission to apply will appear on the agendas as file #24-0096.

Attendance is allowed either in person or virtually. If you wish to attend virtually, please email me for the link to participate. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig
Deputy Clerk
craigs@cityoflacrosse.org
608-789-7549

January 23, 2024

To the **Honorable Mayor Mitch Reynolds** and Members of the Common Council: Tamra Dickinson, Erin Goggin, Barb Janssen, Larry Sleznikow, Jenasea Hameister, Chris Kahlow, Mac Kiel, Mackenzie Mindel, Chris Woodard, Rebecca Schwarz, Jennifer Trost, Doug Happel, and Mark Neumann.

Summary

Thank you for considering The Blue Zone Pickleball's request for a liquor license. We understand that you would like additional information as to how the license would be utilized at our facility. In our research of other indoor pickleball locations, it was noted that this is a very social activity in which the other venues served alcohol. In developing the mission and vision of what we wanted our premier facility to be, we discovered the Blue Zone philosophy. This philosophy fosters a culture of vitality and longevity through the four pillars of: movement/exercise, mindful nutrition, community connections, and a positive mindset. We feel that offering the option to socialize with an adult beverage would add to our customer experience while being in alignment with our vision and mission.

Our new facility has a party room that is completely closed off when not in use. This is where we envision a bar with locked cabinets for liquor storage. During the hours that we would be properly staffed and available to serve drinks, the party room doors would be open. The other option we've considered is utilizing a vintage trailer as the bar either in the party room or near the lounge area. The serving window of the trailer would be down/open when the bar is open and closed and locked during other business hours.

As this is a new business, we're not sure of the exact hours, but would be considering having the bar open in the evenings during the week and a bit longer on the weekends. Initially, the hours the entire facility will be open are 6 am to 10 pm. We would not permit any sort of carry-ins.

Thank you for your consideration.

BRIDGEVIEW PLAZA PICKLEBALL FACILITY

2400 ROSE ST, LA CROSSE, WI 54603

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES AND EASEMENTS.
- ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL, STATE AND NATIONAL CODES FOR RESPECTIVE TRADES.
- DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS SUPPLEMENTING EACH OTHER. WORK SPECIFIED, BUT NOT SHOWN, OR SHOWN BUT NOT SPECIFIED SHALL BE PERFORMED AS THOUGH MENTIONED IN BOTH SPECIFICATIONS AND DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EXPANSION/CONTROL JOINTS IN ALL MATERIALS, SYSTEMS AND BUILDING CONFIGURATIONS INCLUDING CAULKING AS REQUIRED. JOINTS SHALL BE PLACED NO MORE THAN 30 TIMES THE SLAB THICKNESS O.C. BOTH DIRECTIONS IN CONCRETE SLABS, 20' TO 25' O.C. FOR MASONRY WALLS AND 20' TO 30' O.C. BOTH DIRECTIONS FOR GYPSUM BOARD WALLS, SOFFITS, CEILINGS, ETC.
- INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE SUCH DATA HAS BEEN COLLECTED WITH REASONABLE CARE, THERE IS NO EXPRESS OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE ENTIRELY REPRESENTATIVE OF THOSE ACTUALLY EXISTING. CONTRACTORS SHALL NOTIFY THE ARCHITECT AT ONCE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ENCOUNTERED. ALL EXISTING BUILDING/FLOOR HEIGHTS AND DIMENSIONS WHERE NEW WORK OCCURS SHALL BE VERIFIED BY ALL TRADES PRIOR TO STARTING CONSTRUCTION.
- THE OWNER AND/OR CLIENT HAS ASSUMED RESPONSIBILITY FOR ALL BIDDING, AND RELATED DETAILS.
- ALL DETAILS NOT INDICATED SHALL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

PROJECT DIRECTORY

OWNER:
TODD PAGE
9447 JANCING AVE,
SPARTA, WI 54656
PHONE: 608.343.8803

ARCHITECT:
RIVER VALLEY ARCHITECTS, INC.
3300 BIRCH STREET, SUITE 1A
EAU CLAIRE, WI 54703
PHONE: 715.832.0875

SHEET INDEX

GENERAL	
G001	COVER SHEET
ARCHITECTURAL	
A001	GENERAL & ARCHITECTURAL INFORMATION
A002	CODE / LIFE SAFETY PLAN
A101	ENLARGED PLANS/ ELEVATIONS/DOOR SCHEDULE

**LA CROSSE
FIRE DEPARTMENT**
Division of Community
Risk Management

Plans

Conditionally Approved
See Correspondence and/or annotation on plans

Plan Reviewer: *Cambridge* Date: **Sep 26, 2023**

City of La Crosse
www.cityoflacrosse.org

LA CROSSE FIRE DEPARTMENT
Division of Community Risk Management

SEPERATE ELECTRICAL and/or HVAC
and/or PLUMBING PERMIT REQUIRED

**THIS PLAN MUST BE KEPT
ON JOBSITE AT ALL TIMES**

City of La Crosse Inspector

LOCATION MAP



PHOTO BY: GOOGLE



2400 ROSE STREET,
LA CROSSE, WI 54603

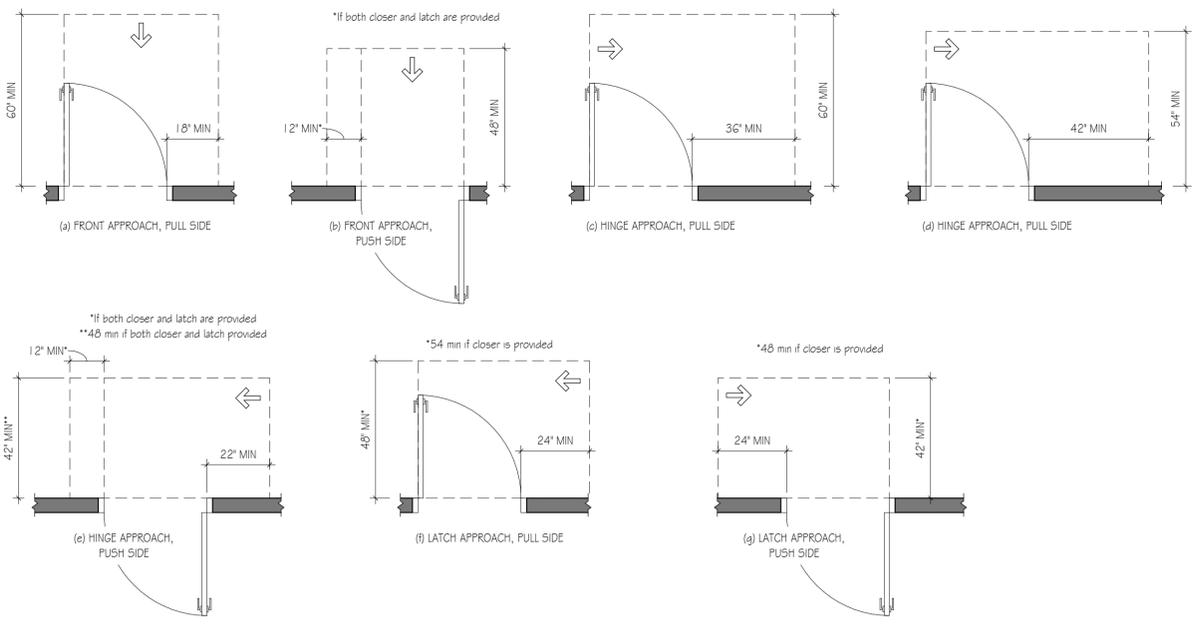
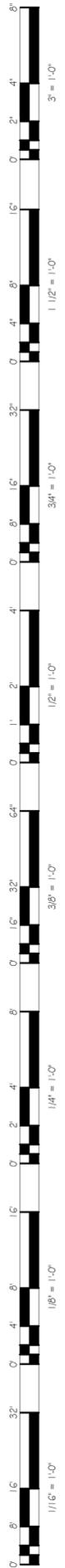
BRIDGEVIEW PLAZA
PICKLEBALL FACILITY
2400 ROSE ST. LA CROSSE, WI 54603

MARK	DATE	DESCRIPTION

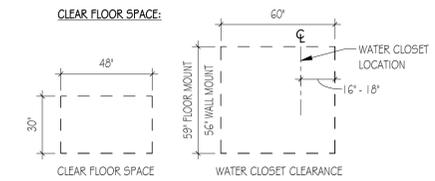
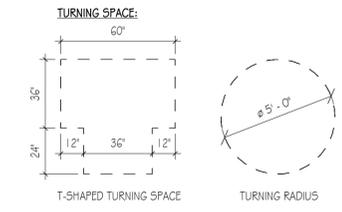
DRAWN BY: L.G.
PM: L.G.
JOB NO: 23-139
DATE: 09.25.2023

ARCHITECT
09.25.2023

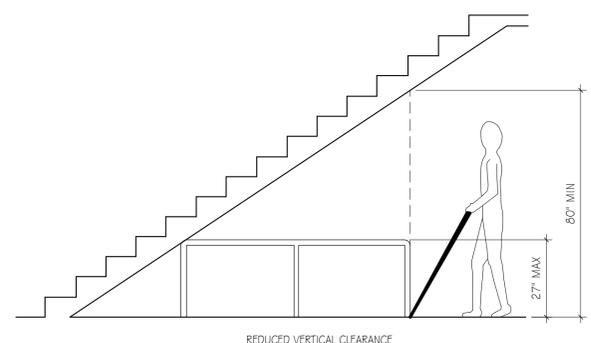
COVER SHEET
G001



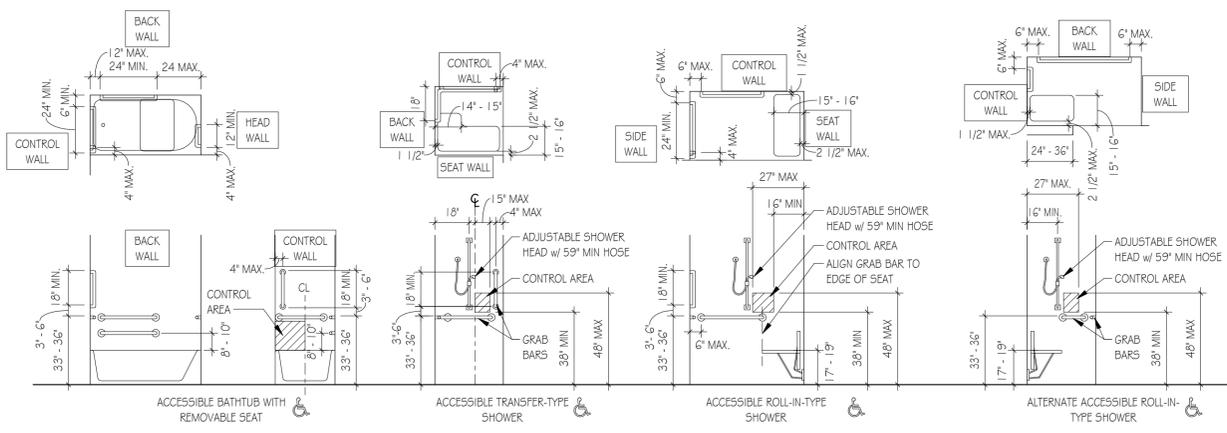
ACCESSIBILITY DIAGRAMS - 1



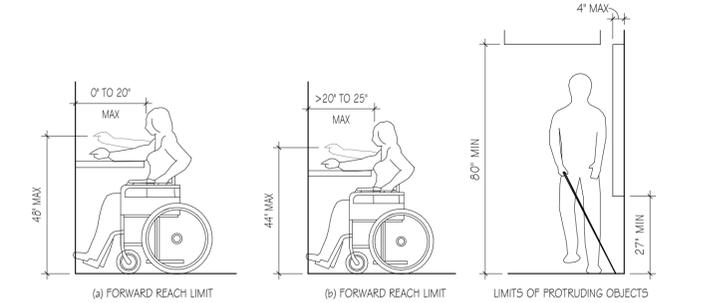
ACCESSIBILITY SYMBOL LEGEND



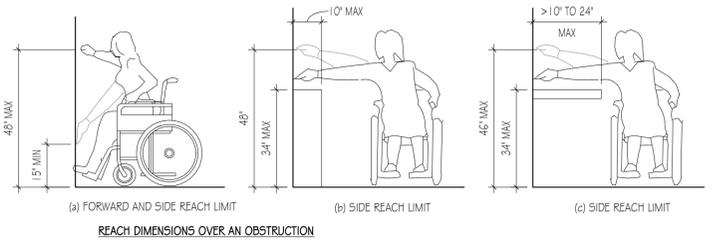
REDUCED VERTICAL CLEARANCE



NOTE
 1. THIS DRAWINGS CONTAINS STANDARD SYMBOLS AND DETAILS. NOT ALL ITEMS APPEAR IN THESE DRAWINGS.
 2. CONTRACTOR SHALL PROVIDE WOOD BLOCKING IN DRYWALL PARTITIONS FOR MOUNTING OF WALL ATTACHED ITEMS INCLUDING, BUT NOT LIMITED TO; GRAB BARS, CABINETS/SHELVING, TOILET PARTITIONS, ACCESSORIES AND DOOR BUMPER STOPS.
 3. STANDARD MOUNTING HEIGHTS APPLY TO DRAWINGS UNLESS INDICATED OTHERWISE.



NOTE: CLEAR KNEE SPACE SHOULD BE AS DEEP AS THE REACH DISTANCE (30' X 48' CLEAR FLOOR SPACE REQUIRED)



REACH DIMENSIONS OVER AN OBSTRUCTION

ACCESSIBILITY DIAGRAMS - 2

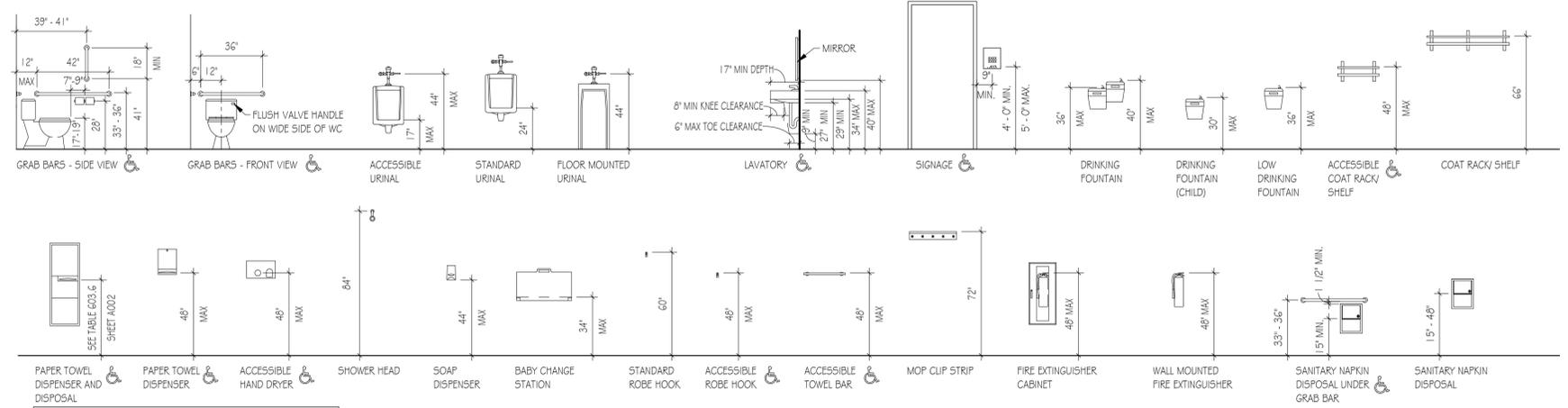


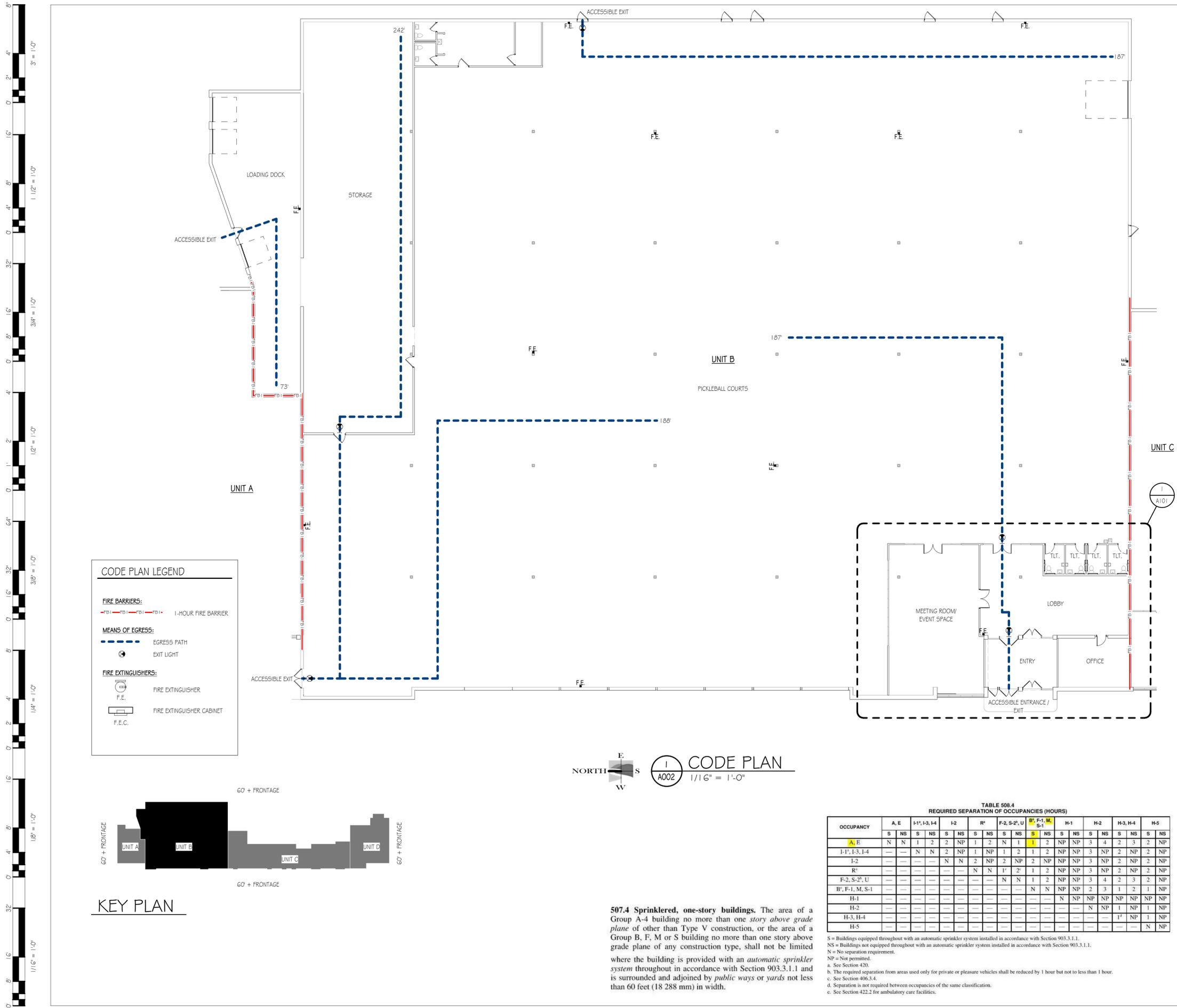
TABLE 603.6 MAXIMUM REACH DEPTH AND HEIGHT			
MAXIMUM REACH DEPTH	2 INCHES	5 INCHES	6 INCHES
MAXIMUM REACH HEIGHT	46 INCHES	42 INCHES	40 INCHES

STANDARD MOUNTING HEIGHTS

MARKS	DATE	DESCRIPTION

DRAWN BY: Author
 PM: L.G.
 JOB NO: 23-139
 DATE: 09.25.2023
 GENERAL & ARCHITECTURAL INFORMATION

9/25/2023 4:23:24 PM Autodesk Docs://23-139 Bridgeview Plaza - Pickleball Facility/22-206 Bridgeview Plaza Pickleball Facility_R22_SD.rvt

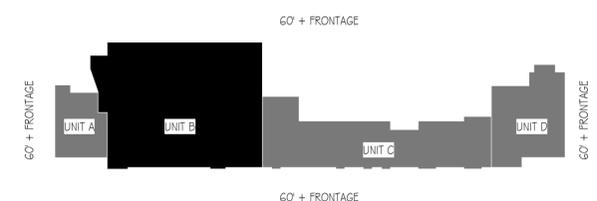


CODE PLAN LEGEND

FIRE BARRIERS:
 - - - - - 1-HOUR FIRE BARRIER

MEANS OF EGRESS:
 - - - - - EGRESS PATH
 ⊙ EXIT LIGHT

FIRE EXTINGUISHERS:
 ⊕ FIRE EXTINGUISHER
 ⊕ F.E.C. FIRE EXTINGUISHER CABINET



NORTH
 E
 S
 W

CODE PLAN
 1
 A002
 1/16" = 1'-0"

507.4 Sprinklered, one-story buildings. The area of a Group A-4 building no more than one story above grade plane of other than Type V construction, or the area of a Group B, F, M or S building no more than one story above grade plane of any construction type, shall not be limited where the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A, E		I-1, I-3, I-4		I-2		R ^a	F-2, S-2 ^b , U		B ^c , F-1, M, S-1		H-1		H-2		H-3, H-4		H-5		
	S	NS	S	NS	S	NS		S	NS	S	NS	S	NS	S	NS	S	NS			
A, E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3	2	NP
I-1, I-3, I-4	—	—	N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
I-2	—	—	—	—	N	N	2	NP	2	NP	2	NP	NP	3	NP	2	NP	2	NP	NP
R ^a	—	—	—	—	—	—	N	N	1 ^b	2 ^b	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2 ^b , U	—	—	—	—	—	—	—	N	N	1	2	NP	NP	3	4	2	3	2	NP	NP
B ^c , F-1, M, S-1	—	—	—	—	—	—	—	—	—	N	N	NP	NP	2	3	1	2	1	NP	NP
H-1	—	—	—	—	—	—	—	—	—	—	N	NP	NP	NP	NP	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	1	NP	1	NP	NP	NP
H-3, H-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1 ^d	NP	1	NP	NP	NP
H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
 NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
 N = No separation requirement.
 NP = Not permitted.
 a. See Section 420.
 b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but not to less than 1 hour.
 c. See Section 406.3.4.
 d. Separation is not required between occupancies of the same classification.
 e. See Section 422.2 for ambulatory care facilities.

APPLICABLE CODES

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC) WITH WISCONSIN AMENDMENTS
 ACCESSIBILITY CODE: STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES - ANSI A117.1-2009
 ENERGY CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

OCCUPANCY CLASSIFICATION

IBC CHAPTER 3
 BUILDING = M OCCUPANCY
 UNIT B = A-3 OCCUPANCY

ALLOWABLE BUILDING HEIGHT & AREA

IBC CHAPTER 5
 BUILDING HEIGHT: 18' 2"
 NUMBER OF STORIES: 1
 ALLOWABLE BUILDING HEIGHT PER TABLE 504.3 & 504.4:
 HEIGHT = 75'
 STORIES = 3
 ALLOWABLE BUILDING AREA PER TABLE 506.2 = 36,000 SQ. FT.
 ALLOWABLE BUILDING AREA PER SECTION 507.4 = UNLIMITED

TYPE OF CONSTRUCTION

IBC CHAPTER 6
 TYPE IIB CONSTRUCTION

FIRE RESISTANCE RATING REQUIREMENTS (PER TABLES 601 & 602)

BUILDING ELEMENT	FIRE SEPERATION DISTANCE (FEET)	RATING	
		REQD	PROVIDED
PRIMARY STRUCTURAL FRAME	-	0	0
BEARING WALLS - EXTERIOR	X>=60	0	0
BEARING WALLS - INTERIOR	-	0	0
NONBEARING WALLS AND PARTITIONS - EXTERIOR	-	0	0
NONBEARING WALLS AND PARTITIONS - INTERIOR	-	0	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	-	0	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	-	0	0

FIRE PROTECTION

IBC CHAPTER 9
 SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS
 SPRINKLER REQUIREMENTS: EXISTING COMPLETE NFPA 13
 SECTION 906 - PORTABLE FIRE EXTINGUISHERS
 SEE CODE PLAN
 SECTION 907 - FIRE ALARM DETECTION SYSTEMS
 ALARM REQUIREMENTS: EXISTING / NA

EGRESS

IBC CHAPTER 10
MEANS OF EGRESS ILLUMINATION
 IBC 1008.3.2 BUILDINGS. IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL THE FOLLOWING AREAS:
 1. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS.
 2. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.
 3. EXIT PASSAGEWAYS.
 4. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE.
 5. EXTERIOR LANDINGS FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE.
 THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR NOT LESS THAN 90 MINUTES. ILLUMINATION UNDER NORMAL POWER SHALL BE NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. ILLUMINATION UNDER EMERGENCY POWER SHALL BE NOT LESS THAN AN AVERAGE OF 1 FOOT-CANDLE, AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.

EXIT REQUIREMENTS

LEVEL	OCCUPANCY LOAD	EGRESS WIDTH REQUIRED (INCHES)	EGRESS WIDTH PROVIDED (INCHES)
FIRST FLOOR	299	60	184

OCCUPANT LOAD

IBC CHAPTER 10
OCCUPANCY CALCULATIONS
 FIRST FLOOR = 390
 TOTAL OCCUPANT LOAD = 390
POSTED OCCUPANCY NOT TO EXCEED 299 OCCUPANTS

PLUMBING SYSTEMS

IBC CHAPTER 29
PLUMBING FIXTURE COUNTS (PER TABLE 2902.1)

FIXTURE	REQUIRED	PROVIDED
WATER CLOSETS (MALE)	2	3
URINALS	0	0
WATER CLOSETS (FEMALE)	2	3
LAVATORIES (MALE)	1	3
LAVATORIES (FEMALE)	1	3
WATER COOLERS	1	1
SERVICE SINKS	1	1



BRIDGEVIEW PLAZA
 PICKLEBALL FACILITY
 2400 ROSE ST. LA CROSSE, WI 54603

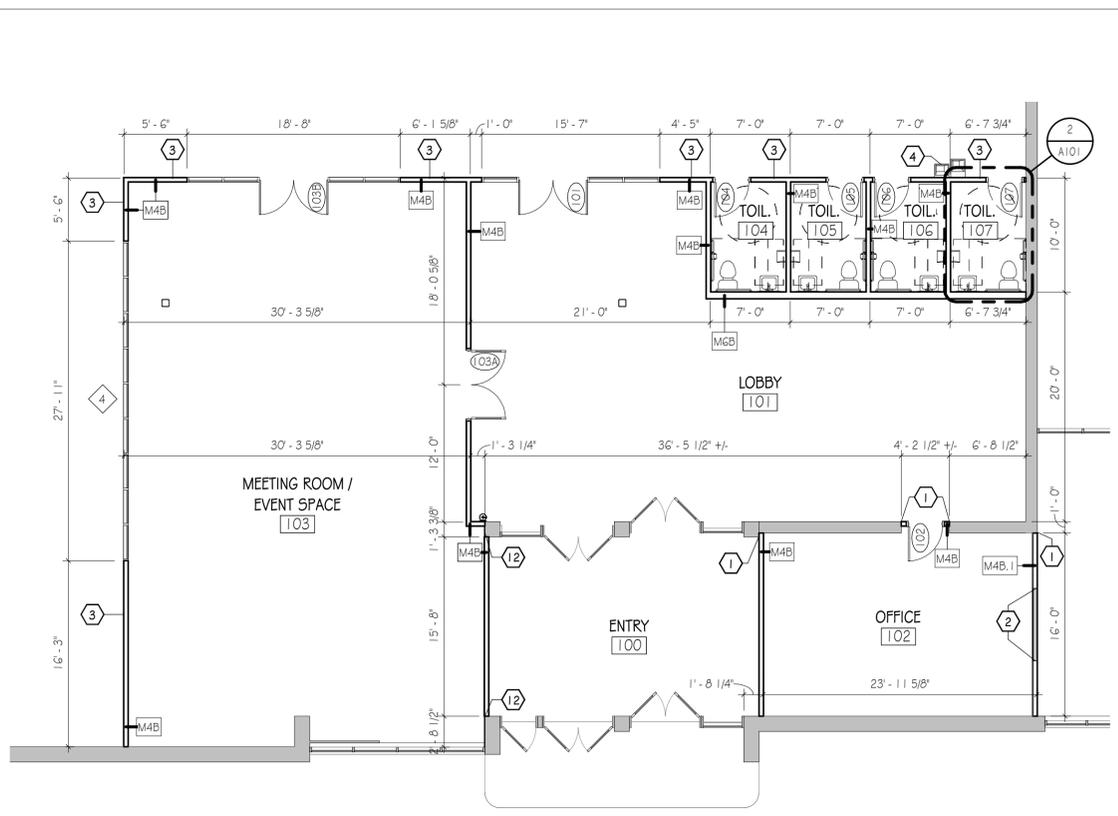
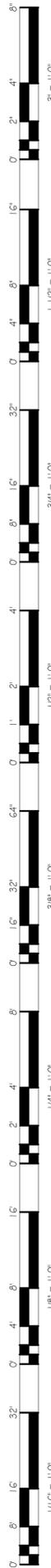
MARKS	DATE	DESCRIPTION

DRAWN BY: L.G.
 PM: L.G.
 JOB NO: 23-139
 DATE: 09.25.2023
 CODE / LIFE SAFETY PLAN

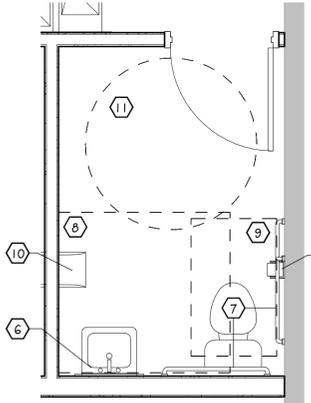
A002

SET TYPE - CONSTRUCTION DOCUMENTS

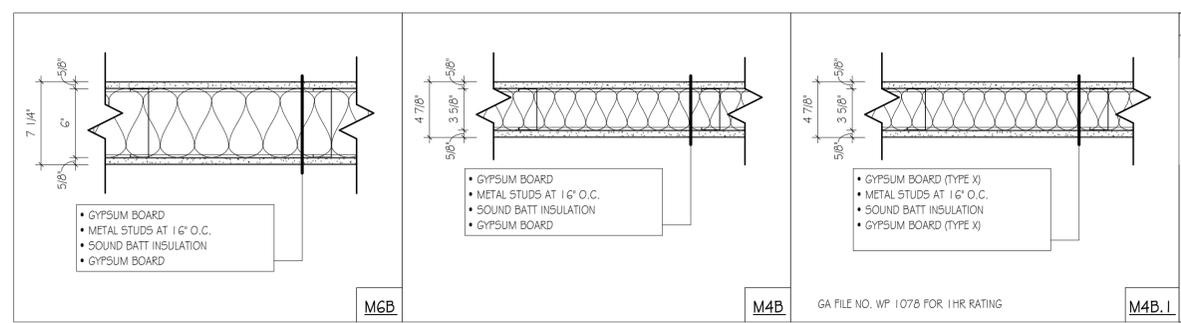
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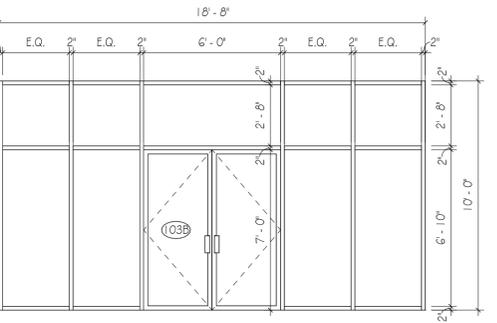
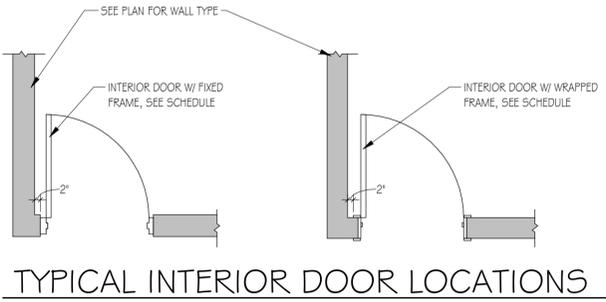
1 ENLARGED PLAN
A101 1/8" = 1'-0"



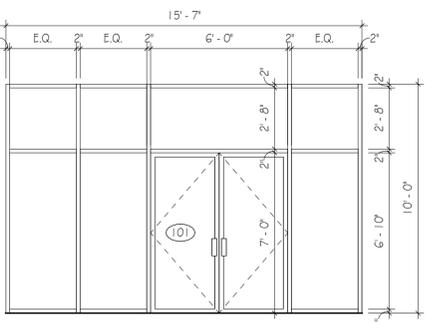
2 ENLARGED TYP. TOILET ROOM PLAN
A101 3/8" = 1'-0"



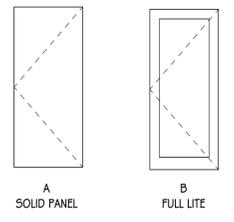
DOOR NUMBER	DOOR				FRAME	
	TYPE	MATERIAL	WIDTH	HEIGHT	TYPE	MATERIAL
101	B	ALUMINUM	6'-0"	7'-0"	SF-1	ALUMINUM
102	A	WOOD	3'-0"	7'-0"	HM-1	HOLLOW METAL
103A	B	WOOD	6'-0"	7'-0"	HM-1	HOLLOW METAL
103B	B	ALUMINUM	6'-0"	7'-0"	SF-2	ALUMINUM
104	A	WOOD	3'-0"	7'-0"	HM-1	HOLLOW METAL
105	A	WOOD	3'-0"	7'-0"	HM-1	HOLLOW METAL
106	A	WOOD	3'-0"	7'-0"	HM-1	HOLLOW METAL
107	A	WOOD	3'-0"	7'-0"	HM-1	HOLLOW METAL



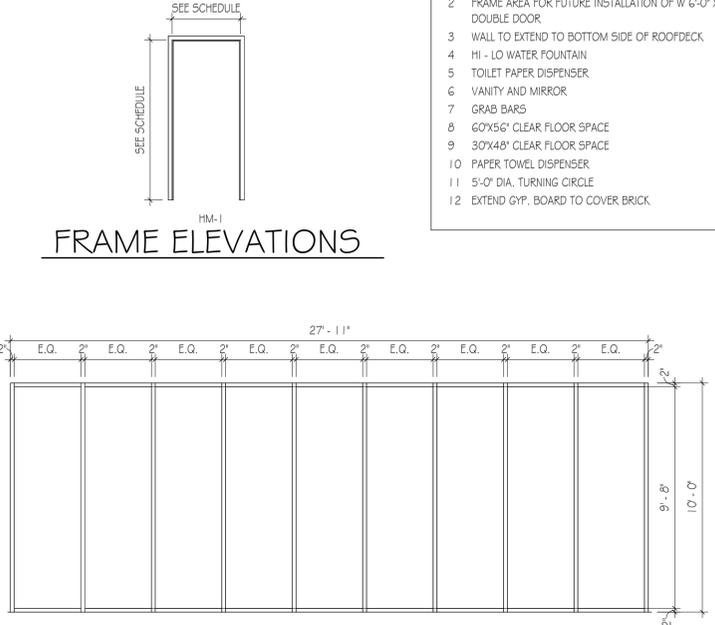
3 SF-2
A101 1/4" = 1'-0"



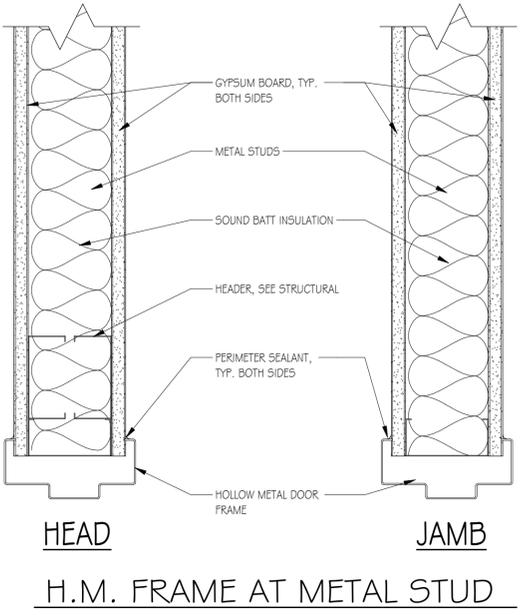
5 SF-1
A101 1/4" = 1'-0"



DOOR ELEVATIONS



4 SF-3
A101 1/4" = 1'-0"



HEAD
JAMB
H.M. FRAME AT METAL STUD

GENERAL NOTES

- ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD MASONRY CONSTRUCTION TO FACE OF STUD MASONRY CONSTRUCTION, UNLESS NOTED OTHERWISE.
- "CLEAR DIMENSIONS" ARE DIMENSIONED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL.
- GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER, BEFORE INSTALLATION OF GYPSUM BOARD, ANY WOOD BLOCKING, BACKING AND MOUNTING BOARDS REQUIRED FOR OWNER PROVIDED ITEMS.
- ALL WALLS MUST BE ELEVATED TO 10'-0", UNLESS NOTED OTHERWISE.

KEY NOTES

- ALIGN FACE OF GYP. BOARD WITH FACE OF BRICK
- FRAME AREA FOR FUTURE INSTALLATION OF W 6'-0" X H 7'-0" DOUBLE DOOR
- WALL TO EXTEND TO BOTTOM SIDE OF ROOFDECK
- HI - LO WATER FOUNTAIN
- TOILET PAPER DISPENSER
- VANITY AND MIRROR
- GRAB BARS
- 60"X56" CLEAR FLOOR SPACE
- 30"X48" CLEAR FLOOR SPACE
- PAPER TOWEL DISPENSER
- 5'-0" DIA. TURNING CIRCLE
- EXTEND GYP. BOARD TO COVER BRICK

GA FILE NO. WP 1078 PROPRIETARY*

1 HOUR FIRE 45 to 49 STC SOUND

1/2" thick 5/8" proprietary type X gypsum wallboard applied parallel to each side of 3/4" steel studs 24" o.c. with 1" Type X drywall screws 8" o.c. at studs and 12" o.c. at floor ners.

Vertical edge and butt joints on opposite sides of studs need not be staggered. Sound dead with 3" glass fiber insulation friction fit in stud space. (NLB)

PROPRIETARY GYPSUM BOARD
Gold Bond® Brand FIRE-SHIELD® Gypsum Board

Thickness: 47/8"
Approx. Weight: 6 psf
Fire Test: UL R3501, 08NK09662, 6-19-08, UL Design V438
Sound Test: NGC 2386, 8-4-70



BRIDGEVIEW PLAZA
PICKLEBALL FACILITY
2400 ROSE ST. LA CROSSE, WI 54603

MARK	DATE	DESCRIPTION

DRAWN BY: Author
PM: L.G.
JOB NO: 23-139
DATE: 09.25.2023

ENLARGED PLANS/
ELEVATIONS/DOOR
SCHEDULE

A101

SET TYPE - CONSTRUCTION DOCUMENTS



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0119

Agenda Date: 1/30/2024

Version: 1

Status: Recommended to be
Adopted

In Control: Judiciary & Administration Committee

File Type: Ordinance

Proposed Amendment

ORDINANCE NO.: _____

AN ORDINANCE to amend Sec 46-82 of the Code of Ordinances of the City of La Crosse regarding Sanitary Sewer Connection Fees.

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

SECTION I: Section 46-82 is hereby amended to read as follows:

Sec. 46-82. - Sewer connection fee.

- (a) ~~Wastewater system connection fee. Each new connection to the City's wastewater treatment system shall be required to pay a connection fee to the City.~~ Connection fees shall be charged for any and all of the following: (1) a new sewer connection; and/or (92) an increase in sewer discharge. The amount of the connection fee per residential equivalent connection (REC) shall be set forth in the City's fee schedule established by resolution and adopted by the Common Council. The amount of the connection fee may be reviewed and updated by the Common Council from time to time to ensure that the fee reflects the amounts that the City has invested in its wastewater treatment infrastructure and the current demand patterns of customers.
- (b) Basis for connection fee. The City owns and operates a wastewater treatment plant and a conveyance system of interceptor sewers and lift stations that convey and treat wastewater, with capacity to serve additional customers. The purpose of the connection fee is to recover ~~from new customers~~ the cost of the available excess capacity in the utility system that has been paid for by the City and past and current customers. The amount of the connection fee is based on the total current value of the wastewater treatment plant, the conveyance system wide assets benefitting both retail and wholesale customers, wastewater treatment plant and interceptor assets, the average day wastewater flow capacity of the entire conveyance system, and the average wastewater flow per day of a typical residential customer in the City.
- (c) Residential equivalent connections. A residential equivalent connection (REC) equals the estimated amount of wastewater discharged by a single-family home in the City on a daily basis. The connection fee for each new single-family home is based on 1.00 REC, also known as the Base REC. The connection fee for other uses is based on the number of RECs assigned to the use, also known as the Base REC multiplier. RECs are assigned to a new connection based on the estimated amount of average wastewater flow to be discharge by the new connection compared to that discharged by an average single-family household. A new connection shall never be assigned less than 1.00 REC.
- ~~(d) New connection. A new connection is a parcel or property that has not discharged wastewater to the City's Wastewater Treatment Facility within the 15 years immediately prior to the plumbing permit application date. An increase in average wastewater flow discharged by a current or previously served parcel or property is not a new connection.~~
- (d) Computation of Fees. Connection fees for sewer shall be determined by the class of use and size of use as follows:
- (1) New Construction
- | | |
|---|--|
| a. <u>Single Family Homes</u> | <u>1.0 REC</u> |
| b. <u>Two and three dwelling units</u> | <u>1.0 REC per dwelling unit</u> |
| c. <u>Multifamily (Four or more dwelling units)</u> | <u>1.0 REC for the first three dwelling units, plus .75 REC's for each additional unit</u> |
| d. <u>All other non-residential</u> | <u>Based on estimated annual average flow and then divided by the current Residential REC flow value in gallons.</u> |

Fee cannot be less than 1.0 REC.

(2) Expansion of or redevelopment of existing structures. The Utility may impose a connection fee when the expansion or redevelopment of a property changes the capacity used by the facility or property. To limit the burden on utility administrators, these changes will only be charged when the expansion or redevelopment significantly increases the flow to the treatment plan, as defined below. The amount of the connection fee will be based on the estimated increase flow using the same method for calculating the base REC multiplier, provided however, that any expansion that involves a new connection to the sewer main shall be subject to the same connection fee base REC multiplier as a new use.

a. A Significant Increase is defined as either:

1. An increase in building square footage (all floors combined) of at least 20 percent, and,
2. The total occupied building square footage of the expansion (including original portions) is at least 10,000 square feet.

(3) Redevelopment of vacant lots and subdivided areas. Any new redevelopment on any property previously developed and then demolished, shall be charged a connection fee. The connection fee shall be calculated based on the difference between the former Base REC or REC Multiplier pertaining to the area being developed, and the new REC calculation.

a. There shall be no credit given for former base RECs or REC Multipliers if a prior connection has not discharged to the wastewater system for more than 15 years.

- (e) *Payment of connection fee.* The ~~City Utility Manager~~ City Utility shall determine the number of RECs applicable to a new connection in conjunction with the City's issuance of a plumbing permit and issue an invoice to the property owner for the new connection. The City shall collect the connection fee as a condition precedent to the issuance of the plumbing permit. The billing entity shall provide documentation of all new connections, collect this fee and provide payment to the Sanitary Sewer Utility for the prior year's connection fees no later than January 31 of each year.
- (f) *Appeal.* A property owner of a new connection who disputes the determination of RECs applicable to such new connection may within 20 days following the date of the City's invoice described in subsection (d) above, file a written appeal with the City specifying the nature of the dispute. The appeal shall state the grounds upon which the property owner contends that the decision should be modified or reversed. No appeal may be considered by the City unless the appeal is timely filed, and the connection fee is paid in accordance with the terms of this section and the invoice. If an appeal is timely filed, the Utilities Manager shall review the initial determination within 20 days and determine whether to sustain or deny the appeal. The property owner may further appeal this decision to the Board of Public Works within 15 days of receipt of the Utilities Manager's decision on appeal. The Board of Public Works shall hear the appeal within 15 days after receipt of the appeal. The Board of Public Works may sustain, reverse or modify the determination. Any appeal not timely filed, failing to state the grounds upon which the property owner contends the decision should be modified or reversed, or failing to pay the disputed fee shall be summarily denied by the City. Chapter 68, Wis. Stat., shall not apply to this section.
- (g) *Enforcement.* The penalty for failing to pay any connection fee is as provided for in section 46-71 and, in addition, termination of service or the right to use the Sanitary Sewer System of the City of La Crosse including equitable and injunctive relief.

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:

ORDINANCE NO.: _____

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- (b) *Basis for connection fee.* The City owns and operates a wastewater treatment plant and a system of interceptor sewers and lift stations that convey and treat wastewater. ~~with capacity to serve additional customers.~~ The purpose of the connection fee is to recover ~~from new customers~~ the cost of the available excess capacity in the utility system that has been paid for by the City and past and current customers. The amount of the connection fee is based on the total current value of the system wide assets, benefitting both retail and wholesale customers ~~wastewater treatment plant and interceptor assets,~~ the average day wastewater flow capacity of the entire system, and the average wastewater flow per day of a typical residential customer in the City.
- (c) *Residential equivalent connections.* A residential equivalent connection (REC) equals the estimated amount of wastewater discharged by a single-family home in the City on a daily basis. The connection fee for each new single-family home is based on 1.00 REC, also known as the Base REC. The connection fee for other uses is based on the number of RECs assigned to the use, also known as the Base REC multiplier. RECs are assigned to a new connection based on the estimated amount of average wastewater flow to be discharge by the new connection compared to that discharged by an average single-family household. A new connection shall never be assigned less than 1.00 REC.
- ~~(d) *New connection.* A new connection is a parcel or property that has not discharged wastewater to the City's Wastewater Treatment Facility within the 15 years immediately prior to the plumbing permit application date. An increase in average wastewater flow discharged by a current or previously served parcel or property is not a new connection.~~
- (d) *Computation of Fees.* Connection fees for sewer shall be determined by the class of use and size of use as follows:
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- | | |
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| d. <u>All other non-residential</u> | <u>Based on estimated annual average flow and then divided by the current Residential REC flow value in gallons.</u>
<u>Fee cannot be less than 1.0 REC.</u> |

(2) Expansion of or redevelopment of existing structures. The Utility may impose a connection fee when the expansion or redevelopment of a property changes the capacity used by the facility or property. To limit the burden on utility administrators, these changes will only be charged when the expansion or redevelopment significantly increases the flow to the treatment plan, as defined below. The amount of the connection fee will be based on the estimated increase flow using the same method for calculating the base REC multiplier, provided however, that any expansion that involves a new connection to the sewer main shall be subject to the same connection fee base REC multiplier as a new use.

a. A Significant Increase is defined as either:

1. An increase in building square footage (all floors combined) of at least 20 percent, and,
2. The total occupied building square footage of the expansion (including original portions) is at least 10,000 square feet.

(3) Redevelopment of vacant lots and subdivided areas. Any new redevelopment on any property previously developed and then demolished, shall be charged a connection fee. The connection fee shall be calculated based on the difference between the former Base REC or REC Multiplier pertaining to the area being developed, and the new REC calculation.

a. There shall be no credit given for former base RECs or REC Multipliers if a prior connection has not discharged to the wastewater system for more than 15 years.

- (e) *Payment of connection fee.* The ~~City Utility Manager~~ City Utility shall determine the number of RECs applicable to a new connection in conjunction with the City's issuance of a plumbing permit and issue an invoice to the property owner for the new connection. The City shall collect the connection fee as a condition precedent to the issuance of the plumbing permit. The billing entity shall provide documentation of all new connections, collect this fee and provide payment to the Sanitary Sewer Utility for the prior year's connection fees no later than January 31 of each year.
- (f) *Appeal.* A property owner of a new connection who disputes the determination of RECs applicable to such new connection may within 20 days following the date of the City's invoice described in subsection (d) above, file a written appeal with the City specifying the nature of the dispute. The appeal shall state the grounds upon which the property owner contends that the decision should be modified or reversed. No appeal may be considered by the City unless the appeal is timely filed, and the connection fee is paid in accordance with the terms of this section and the invoice. If an appeal is timely filed, the Utilities Manager shall review the initial determination within 20 days and determine whether to sustain or deny the appeal. The property owner may further appeal this decision to the Board of Public Works within 15 days of receipt of the Utilities Manager's decision on appeal. The Board of Public Works shall hear the appeal within 15 days after receipt of the appeal. The Board of Public Works may sustain, reverse or modify the determination. Any appeal not timely filed, failing to state the grounds upon which the property owner contends the decision should be modified or reversed, or failing to pay the disputed fee shall be summarily denied by the City. Chapter 68, Wis. Stat., shall not apply to this section.
- (g) *Enforcement.* The penalty for failing to pay any connection fee is as provided for in section 46-71 and, in addition, termination of service or the right to use the Sanitary Sewer System of the City of La Crosse including equitable and injunctive relief.

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:



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



CITY OF LA CROSSE BOARD OF PUBLIC WORKS

400 LA CROSSE ST
LA CROSSE WI 54601-3396

MITCH REYNOLDS, President
REBECCA SCHWARZ, Council Member
TAMRA DICKINSON, Council Member
MATTHEW GALLAGER, City Engineer
ANDREA TRANE, Director Planning & Development
NIKKI M. ELSSEN, City Clerk - Secretary

January 29, 2024

Honorable Mayor and
Common Council Members

Re: 24-0119 An Ordinance to amend Sec 46-82 of the Code of Ordinances of the City of La Crosse regarding Sanitary Sewer Connection Fees.

Ladies and Gentlemen:

The Board of Public Works considered the above matter at their meeting on January 29, 2024, and recommends the same be adopted.

Sincerely,

Mitch Reynolds
President

/slc



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0125

Agenda Date: 1/30/2024

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses to be considered by your committee on January 30, 2024.

Chickens

January 31, 2024 through December 31, 2024.

JAMES J RICHARDS	2821 ONALASKA AVE
GREG & ALEXANDRA PEHLING	925 HOOD ST
KRISTINE M MILLER	2611 HARVEY ST
NATALIE ROONEY & JORDAN MCCANTS	1418 21ST ST S
SARAH FORTUNE	212 ZEPHYR CIRCLE
ADAM & COURTNEY SCHROEDER	312 LIBERTY ST
MELINDA ASHBY	1914 MISSISSIPPI ST

✓ License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: 0037151 Customer No.:

ANM-029175-2024

RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 2024 to December 31, 2024

Use Conditions:

- One property is limited to the keeping or harboring of up to five (5) chickens.
- A person may only own, keep or harbor chickens on property being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure and kept in covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

JAMES J RICHARDS

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

2821 ONALASKA AVE LA CROSSE WI 54603

PROPERTY OWNER(S):

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property X ONE-FAMILY dwelling or ___ TWO-FAMILY dwelling? (Check One)

If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

Applying for and obtaining this chicken permit DOES NOT provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

James J Richards
(signature)

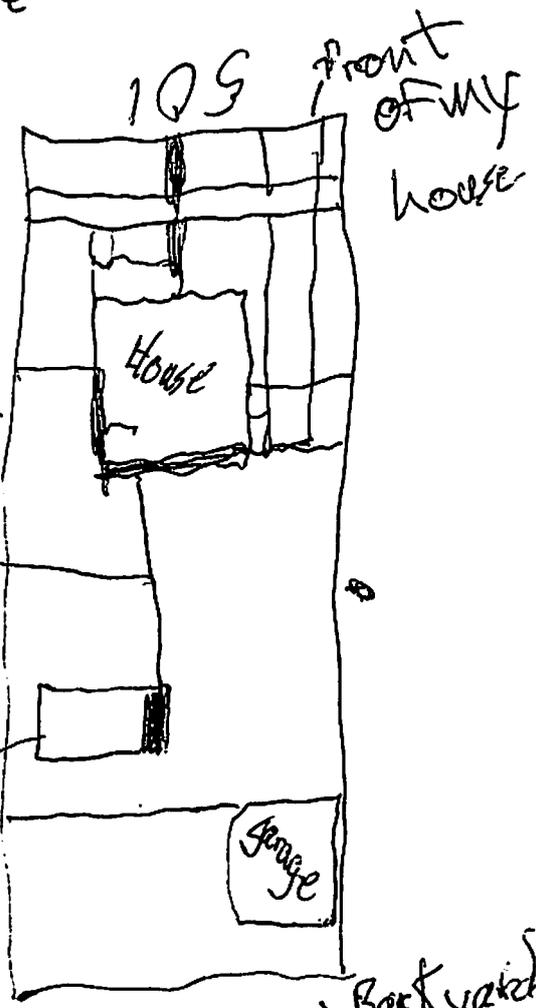
608-386-5299 12-29-23
(telephone) (date)

I'm 64' 10" away from person to south next door,
with chicken coop.

I'm 82' 11" away from person to north next door,
with chicken coop.

distances from house to chicken coop

38 feet and 2 inches
away from
house



Chicken
coop
46 inches wide
198.5 inches long
72 inches height

License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: 00037105 Customer No.:

RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 2024 to December 31, 2024

Use Conditions:

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- A person may only own, keep or harbor chickens on property being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure and kept in covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

GREG & ALEXANDRA PEHLING

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

925 HOOD ST LA CROSSE WI 54601

PROPERTY OWNER(S):

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property ONE-FAMILY dwelling or TWO-FAMILY dwelling? (Check One)

If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

Applying for and obtaining this chicken permit DOES NOT provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

Alexandra Pehling
(signature)

(signature)

608 304 3675
(telephone)

1/6/2024
(date)

Hood Street

apartment

925

← East lot line →

more than 25 ft

more than 25 ft

best lot line

25 ft

Chicken coop
8.5' x 8'

Ken Permit Map
11/1/14

Alley

garage



ANM - 029200-2024

License Fee: 25.00
Invoice No.: 00037170

**APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS
IN THE CITY OF LA CROSSE**

License Period: January 1, 2024 to December 31, 2024

Use Conditions:

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- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure and kept in covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

Kristine M. Miller

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

2611 Harvey Street

PROPERTY OWNER(S):

Kristine M Miller

*If applicant is not the owner, please provide written documentation from the owner that they have been notified.
Not applicable for renewal.*

Is the property **ONE-FAMILY** dwelling or **TWO-FAMILY** dwelling? (Check One)

*If duplex, provide written documentation from other occupant that they have been notified.
Not applicable for renewal.*

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

Applying for and obtaining this chicken permit DOES NOT provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

Kristine Miller
(signature)

608-317-2166
(telephone)

12-29-2023
(date)



102539-50

102539-60

102539-70

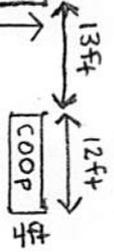
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102539-90

10260-10

102539-140

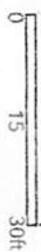
102539-130



2603

2602

HARVEY ST



License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: _____ Customer No.:

RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

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- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

NATALIE ROONEY & JORDAN MCCANTS

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

1418 21ST ST S LA CROSSE WI 54601

PROPERTY OWNER(S):

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property X ONE-FAMILY dwelling or ___ TWO-FAMILY dwelling? (Check One)

If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

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(signature)

(signature)

309-335-5748

(telephone)

11-6-23

(date)

Neighboring house

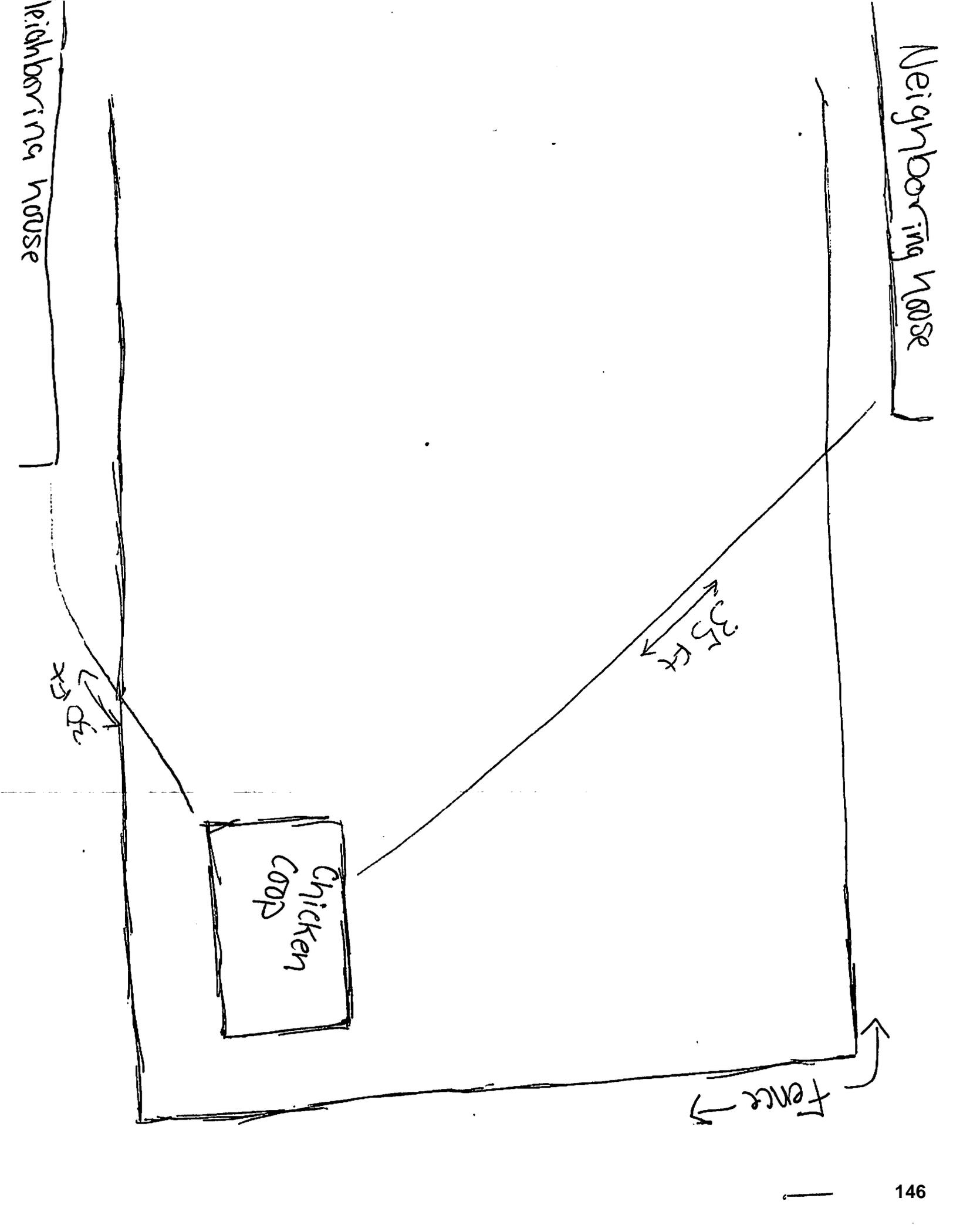
Neighboring house

35 ft

Chicken
Coop

Fence

25 ft



License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: _____ Customer No.:

RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

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APPLICANT:

SARAH FORTUNE

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

212 ZEPHYR CIRCLE LA CROSSE WI 54601

PROPERTY OWNER(S):

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property X ONE-FAMILY dwelling or TWO-FAMILY dwelling? (Check One)

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Sarah Fortune
(signature)

(signature)

608-799-3048
(telephone)

12/29/2023
(date)

212 Zephyr Circle



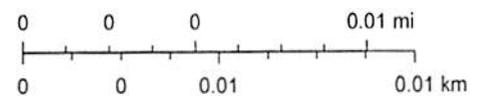
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State St

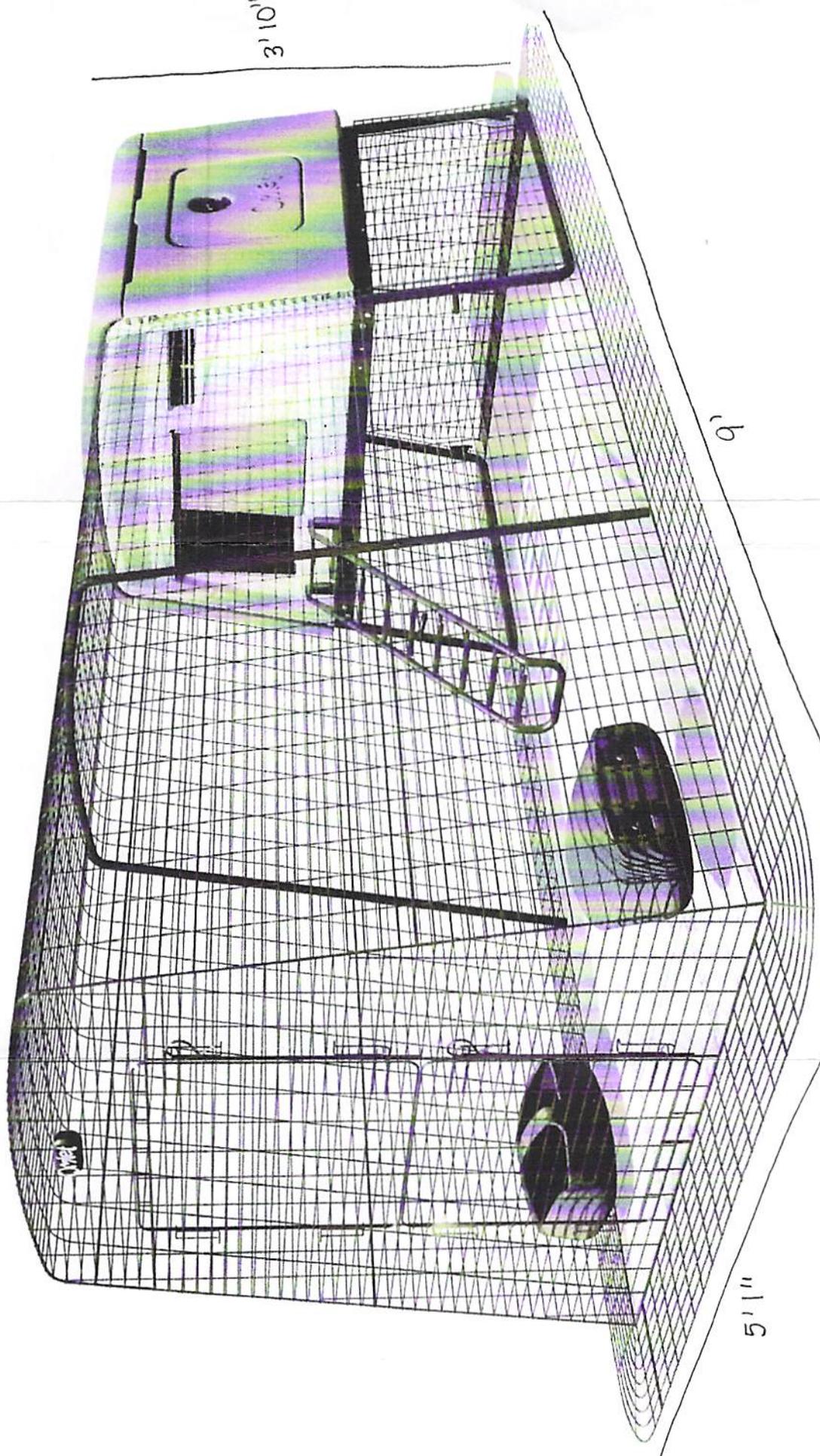
1:282

- Municipal Boundaries Labels
- Municipality Limits
- Parcels

- Owner Label
- Address Points
- Address Labels



La Crosse County



License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: _____ Customer No.:

RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

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- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

ADAM & COURTNEY SCHROEDER

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

312 LIBERTY ST LA CROSSE WI 54603

PROPERTY OWNER(S):

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property X ONE-FAMILY dwelling or TWO-FAMILY dwelling? (Check One)

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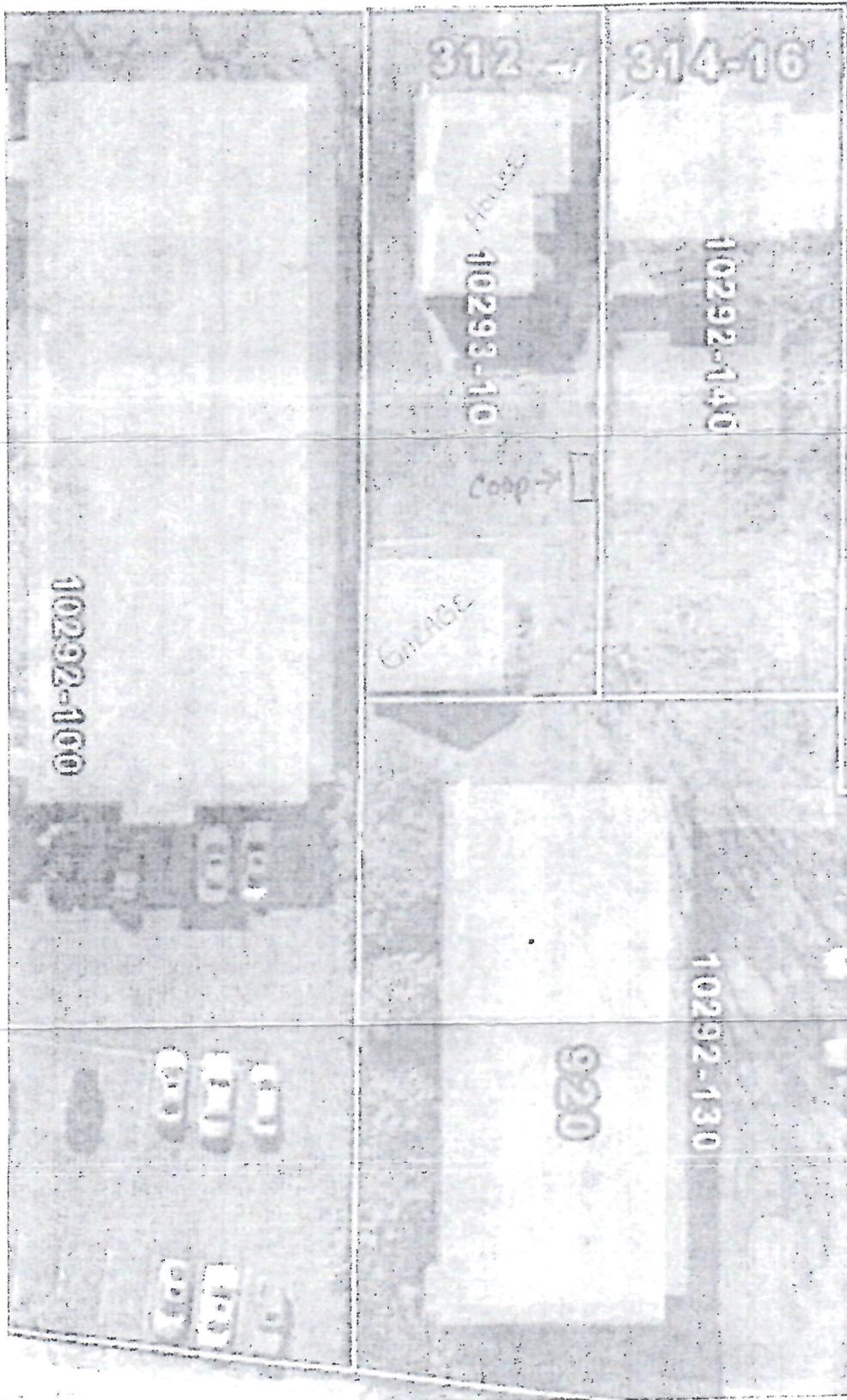
Courtney Schroeder
(signature)

Adam Schroeder
(signature)

608-790-3502
(telephone)

1-18-24
(date)

Schroeder



License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: _____ Customer No.:

RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 2024 to December 31, 2024

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APPLICANT:

_____ MELINDA ASHBY

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

_____ 1914 MISSISSIPPI ST LA CROSSE WI 54601

PROPERTY OWNER(S):

_____ Melinda Ashby Andrew Ashby

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

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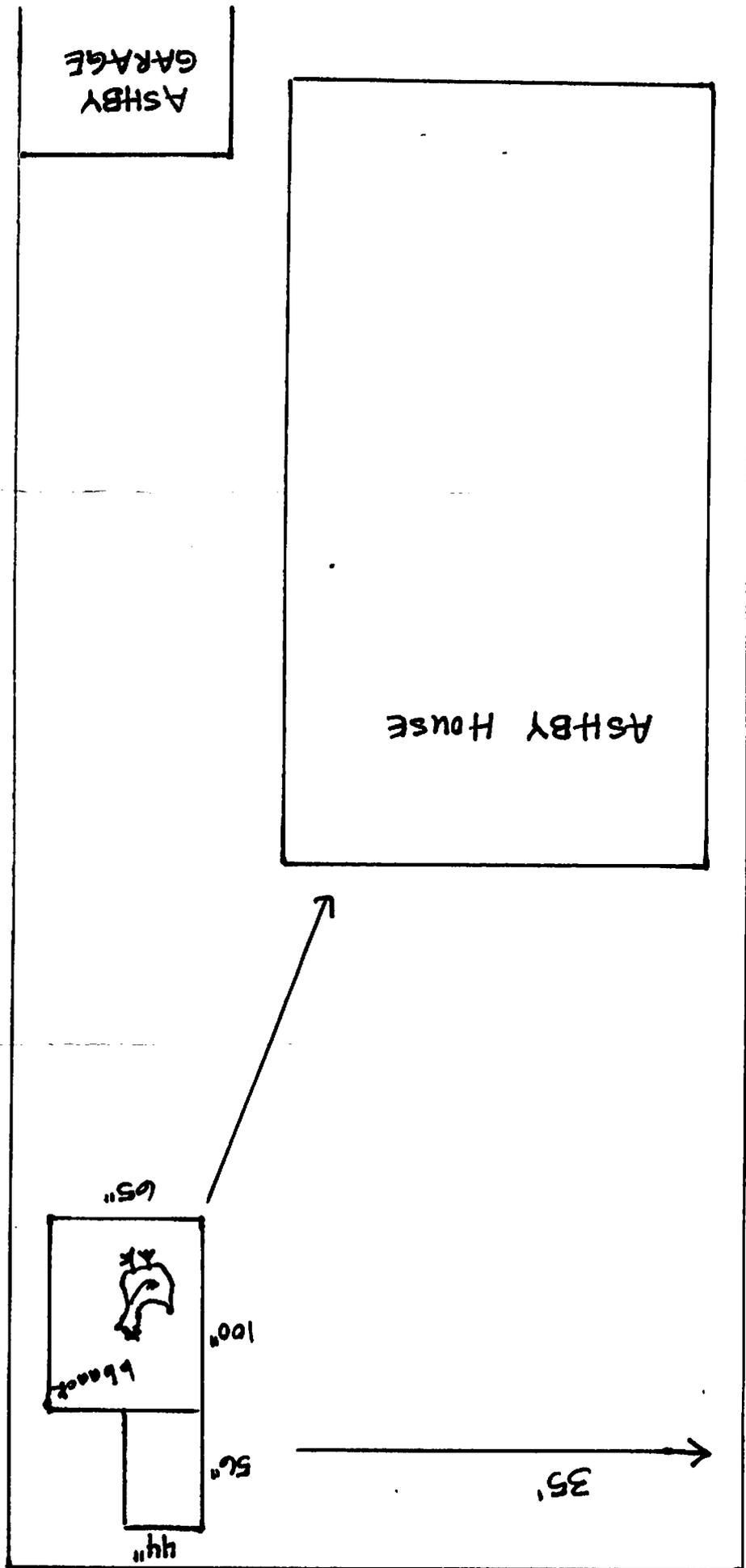
_____ *M. Ashby*
(signature)

_____ *[Signature]*
(signature)

_____ (801)910-0992
(telephone)

_____ 1/10/2024
(date)





MISSISSIPPI ST