

Craig, Sonda

From: Spenser Nickelatti <spenser@onetrustrealestate.com>
Sent: Wednesday, November 1, 2023 3:32 PM
To: ZZ Council Members
Subject: Short term rental restriction proposals

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Hello council,

I wanted to write in regards to talks of the STR restriction and regulations. I have been made aware of a citizen recently proposing new regulations also.

I believe this is a slippery slope. As a licensed Realtor, STRs are not the reason folks can't live in the city of La Crosse. The two reasons I ALWAYS hear from buyers when ruling out La Crosse are high property taxes and crime. This concerned citizen mentioned there are around 100 STR homes in La Crosse. That number is not completely accurate as a large portion of these homes are downtown apartments and condos. Families do not desire to live in downtown apartments and condos. Many folks also STR their homes on a VERY part-time basis.

STRs in our area fill a major gap/void due to lack of hotels in La Crosse. There is a reason why during every major event in La Crosse (Oktoberfest, State track, NCAA Wrestling Championships, Stansfield, etc), every hotel AND every STR is booked. Tourists love to come visit our great city. They love to frequent local businesses and spend a ton of money which leads to tax revenue in the form of lodging tax and sales tax. STRs drive an enormous amount of revenue to our city.

STRs are screened with background checks and reviews. I would bet money that my STRs in and out of La Crosse county are cleaner, and much better kept than 99% of all households. This is why...

-They are cleaned weekly.

-Good people stay there. They are screened and have quality reviews which prove they take care of our properties very well.

-Most of the travelers are homeowners and know how to take care of a household.

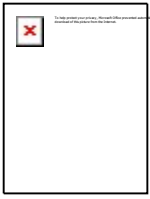
-I have an INCREDIBLY HIGH incentive to upkeep my STRs to a high standard. If I don't, I get poor reviews. If I have poor reviews, prospective guests will not want to stay at my STR.

-Our STR guests take FAR BETTER care of our properties than long-term tenants at long-term rentals.

These are just a few of the points I wanted to bring up. If there are some poor operators, and proof of poor operators, they need to be addressed accordingly.

Guilty by association is not the answer. MORE regulation is not the answer. Address the problems as they occur.

Thank you



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