

La Crosse Common Council Members

April 2, 2013

My wife and I bought the house at 1251 S. 22<sup>nd</sup> Drive in December of 1980. We were well aware the lots located to next to our house to the south were zoned business. At the time the property on the corner was a real estate office and the larger building was an "upscale" women and children's clothing store. An abandoned gas station was on the south west corner of State Road and Losey Boulevard, the farthest from our house. The gas station was soon torn down and over the years we saw the smaller building become a bank, an optometrist clinic, and now a "fast loan" office. I'll admit we had some initial trepidations about that change and the type of clientele we thought it might attract, but to our pleasant surprise the business has not been a problem at all...very little activity or people are seen or heard. The other building has also undergone changes in use, all in keeping with its business designation; two different restaurants and a video rental store. The video rental store perhaps was the most annoying as it had a very fast turnover of customers, and while the parking lot was never anywhere near full, there was considerable drive through activity as people dropped off and quickly picked up videos. We greeted the return of a specialty food establishment such as a coffee and wine bar as a more stable business on the property.

The current business, unlike any of the previous activities in either store, keeps the parking lot quite full and frequently, especially when there is live entertainment at the establishment, there is parking on both sides of 22<sup>nd</sup> Drive well up the block towards Adams Street, often including the store's business vehicle as one of the parked vehicles. We realize we do not own the curb parking in front of our house and we are blessed with a driveway and off street parking in our rear yard, so we only marvel at the terrific business the store generates, and accept the occasional fully parked street on our block.

A traffic situation exists that has not been unique to the current business, but with the greatly increased business has become more noticeable. Many vehicle drivers leaving the parking lot exit onto 22<sup>nd</sup> Drive treat 22<sup>nd</sup> Drive as though it is just an extension of the parking lot, and they do not look or stop until they reach the stop sign on the corner of 22<sup>nd</sup> Drive and State Road. While closing the 22<sup>nd</sup> Drive entry/exit could be a Draconian last measure to eliminate this problem, I would like to urge a more gentle solution at this time.

We do object to the proposal of the shop to open an outdoor beer garden. I have seen the rough sketch plan for this beer garden, and while it does not seem to take any existing parking spaces from the parking lot, which is often already over capacity now, I would not want to see any reduction in on-site parking space at a time when parking demand would most likely increase after this feature is in operation. We understand that the Class B license requires that more than 50 percent of the business in the outdoor setting must be "food". How will this be enforced, and what is considered "food service"? We are concerned about the noise that may come from this operation. While the business owner has apparently not applied for an outdoor cabaret license, we would like to be on record as opposing such a request should it be made in the future.

Sincerely,

*Barbara Fisher*  
Robert and Barbara Fisher  
1251 S. 22<sup>nd</sup> Drive  
La Crosse, WI 54601

*Robert Fisher, AICP*



*C: Council Members (via email 4/2/13)*