

#20-1706

From: Amy Jo Schmidt amyjoschmidt7@gmail.com
Subject: RE : proposed plan 921 West Ave S.
Date: Dec 29, 2020 at 4:19:23 PM
To: Olson, Jessica olsonje@cityoflacrosse.org

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December 29, 2020

To: Jessica Olson, La Crosse City Council Representative, District 8

My name is Amy Schmidt. I own and live at 1220 Mississippi Street in La Crosse. I would like to express my opposition to the application from Jeff Fennie to obtain a Permit that would allow demolition of the building at 921 West Ave South and replace that space with a parking lot. I am opposed to 921 West Ave. being unified with 1211 Jackson (Taco John's).

I have reviewed the drawing of Jeff Fennie's proposed plan for 921 West Ave south and his neighboring property, Taco John's (on the corner of West Ave. and Jackson St.) I oppose this plan, as it does not fit in with the current residential family neighborhood in any way. It threatens property values, aesthetics, brings noise, vehicle sounds and emissions closer to my home and yard and my neighbors homes and yards. The current placement of the existing building provides a barrier to the traffic of West Avenue and the intersection of West Ave. and Jackson St. I do not want to hear the traffic, or have elevated vehicle emissions in my yard or property.

My concern is heightened by the fact that history with the owner, Jeff Fennie, has shown that he has not taken into consideration residential homeowners concerns of the block or neighborhood. It is very concerning that several years ago, when he purchased the

Muffler Clinic lot adjacent to the Taco John's lot that he told the zoning committee and the City Council that when he acquired that property he would divert Taco John's drive through traffic out of the alley and keep drive through traffic contained to the property. This was never remedied or followed through with. It is my understanding that this was only verbal at these meetings (recorded in meeting minutes and in La Crosse Tribune articles) and never made a written requirement of the zoning or permit plans, so it then became not enforceable. This problem has escalated over the last 17 years that I and other homeowners currently witness and deal with on a daily basis. There is more drive through traffic, speeding cars, hit and runs with property damage, litter on our properties, congestion in no through traffic alley, etc. It is a nuisance.

Please do not allow the Taco John's property lot to become unified with the former Coulee Council lot. I do not want their parking lot to be any closer to my property than it already is. In the drawn plan, the dumpster for Taco John's would be placed directly across from my garage. I absolutely oppose that placement due to the smell and bugs that come from that property and dumpster as it is placed now. This must be kept away further from the residences and families.

There are already several surface parking lots in the neighborhood including Taco John's , Bob's Auto, Laundromat, Walgreens employee lot, Walgreens Customer lot, 3 Mayo Parking lots.

As of recently (Summer 2020) Taco John's put in a double drive through with speakers and installed parking lot lighting that shines into my backyard and into both levels of my home. The light is blinding, a nuisance and a barrier to enjoying my home and yard. The lights remain on all night, are too bright, do not dim at dusk or any hour, and are not shut off at 10pm. If this could also be remedied with respect to my property and neighbors properties, it would be appreciated.

Please do not allow this permit, or rezoning of 921 West Ave. Do not allow the properties in the plan to merge or become unified. Please address the existing issues and remedy them. Assure myself and other homeowners affected that you will keep our family neighborhood and property enjoyable now and always.

Thank you for your attention to this matter.

Amy Schmidt
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