

Craig, Sondra

From: Elsen, Nikki
Sent: Wednesday, July 28, 2021 1:09 PM
To: Craig, Sondra
Subject: FW: Rezoning plans for the historic fish hatchery

This is the 520 Veterans Memorial Dr E rezoning

Nikki M. Elsen, WCMC

City Clerk
City of La Crosse
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From: Joan Kosman <joan0745@gmail.com>
Sent: Wednesday, July 28, 2021 10:59 AM
To: Elsen, Nikki <Elsenn@cityoflacrosse.org>
Subject: Rezoning plans for the historic fish hatchery

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I am writing regarding the rezoning plans for the historic fish hatchery.

I am a resident of RiverPlace apartments since October 2020. I moved here from Onalaska for one reason; the views and serendipity of living on the edge of a park and river that I view as the crown jewel of the city. My apartment looks out on the friendship gardens and the north end of the park, including the fish hatchery building.

I am confident that rezoning to allow a commercial use of that building is a good idea. However, if that happens you may want to have guardrails around what kind of business, hours of operation, and impact that business will have on the park's purpose.

The grapevine has it that this event center has some enhancements that I do not feel will benefit the park. That is, the event center will have Airbnb type overnight stays in the upper floor. And there are plans for a beer garden on the plaza to the west of the building, right next to the friendship gardens.

The friendship gardens are truly a place of serendipity; I see people meander through, as I do myself, and enjoy the calm and beauty of these sister city gardens. The operating hours of the park ensure that the park does not become an all-night party and place where nefarious deeds are carried out. How are you planning to set the hours for this commercial zone? Are they going to close at 11 just like the park?

Perhaps a commercial endeavor that serves the park itself would make more sense. Have you thought about getting a business there that would sell coffee, snacks, ice cream, box lunches

etc. to people who visit the park? Maybe I think of that because I love to walk the Riverwalk in the morning. I see people with cups of coffee sitting on the benches. They have walked downtown and picked up a cup. But these coffee drinkers are infrequent. I would guess having a vendor here would not really hurt Grounded or Jules.

Thank you for hearing my concerns.

Sincerely,

Joan Koosman

1 RiverPlace Drive, Apt. 412