

Kara M. Burgos §
Matthew R. Cromheecke*
Jessica T. Kirchner*
James Naugler
Joseph J. Skemp, Jr. *
Nathan P. Skemp*
David F. Stickler
Jalen D. Zubich

Michael E. Ehram, Of Counsel



MOEN SHEEHAN MEYER

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"Trust us to be there for you."

201 Main Street, Suite 700
Post Office Box 786
La Crosse, WI 54602-0786
Telephone (608) 784-8310
Facsimile (608) 782-6611
www.moensheehanmeyer.com

* also licensed in Minnesota
§ Court Commissioner

October 21, 2024

Couleecap, Inc. – Hetti Brown (Hetti.Brown@couleecap.org)
Scenic Bluffs Community Health Centers – Kim Hawthorne (KHawthorne@scenicbluffs.org)
YWCA – Roseanne Northwood (rnorthwood@ywcax.org)

RE: REACH – Traditional Neighborhood Development District

Dear Ms. Brown, Ms. Hawthorne, and Ms. Northwood:

The REACH leadership team asked for my review of the ordinance drafted by the City of La Crosse relative to Couleecap's pending petition for rezoning related to its property at 212 11th Street South. Specifically, I reviewed the proposed ordinance in comparison to the current ordinance in effect for the City of La Crosse, which is incorporated by reference, to determine whether Couleecap's pending petition meets the requirements of the City's newly-adopted Traditional Neighborhood District ordinance.

Background

Wisconsin Statutes defined "Traditional neighborhood development" as "a compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other." See Wis. Stats. § 66.1027(1)(c). Furthermore, each city and village with a population of at least 12,500 was required to enact an ordinance at least "similar to the model traditional neighborhood development ordinance" by the date specified in Wisconsin Statutes Section 66.1027(3).

Wisconsin's model traditional neighborhood development ordinance was originally adopted by the City of La Crosse by reference and incorporation thereto. The City has amended the ordinance, Subsection 115-403, to become effective on October 10, 2024, when approved by the Common Council.

Compliance with October 10, 2024 TND Ordinance

Couleecap submitted its petition on July 1, 2024. Consideration of Couleecap's petition was stayed by vote of the Common Council on August 8, 2024, when a vote was taken to stay the

decision pending the City's revision to the TND ordinance. At the time Couleecap's original petition was submitted, it was deemed to meet the requirements of the then-in effect model traditional neighborhood development ordinance. For the reasons set forth below, Couleecap's petition continues to meet the requirements as outlined in the Traditional Neighborhood District ordinance adopted by the Common Council on October 10, 2024 (the "October Ordinance").

Although not explicitly incorporated into the October Ordinance, Couleecap's petition furthers the purposes of a traditional neighborhood development as defined by Wisconsin Statutes, by supporting the surrounding area as a "compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other." The "REACH" property, through the TND zoning, would uniquely offer a nonprofit public use and provide space for ten nonprofit organizations and local nonprofit government services, which are collaborating by offering social, behavioral health, healthcare and other benefit services to individuals experiencing housing and economic insecurity.

The lot size and use of the property comply with both the model ordinance and October Ordinance.

Couleecap and the REACH partners have complied with, and have exceeded, the application procedures for both the model ordinance and October Ordinance. The REACH partners conducted substantial community engagement, hosted meetings, solicited community input, and published FAQ's, and throughout those processes that were not required, REACH partners incorporated the feedback that was received from the community into the zoning petition.

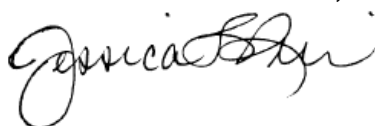
Couleecap then submitted the petition with applicable site maps, designs for the proposed rooftop solar panel installation, floorplans, and interior/architectural designs. Several elements of the procedures are inapplicable, since there is not any exterior construction being performed or proposed such as new construction or additions on to the structure.

As a result, the petition for the zoning change that was submitted by Couleecap is complete and complies with the Traditional Neighborhood Development ordinance adopted by the Common Council on October 10, 2024.

If there are any questions relating to this, please do not hesitate to contact me.

Best regards,

MOEN SHEEHAN MEYER, LTD.



Jessica T. Kirchner

jkirchner@msm-law.com