

Objection to Proposed Rezoning

West & Badger Project (File 25-0177)

Eric Glamm, CFO
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4-Mar-2025

Judiciary & Administration Committee
City of La Crosse
400 La Crosse St
La Crosse, WI 54601

Subject: Objection to Proposed Rezoning – West & Badger Project (File 25-0177)
March 4, 2025 6 PM Judiciary & Administration Committee meeting

Judiciary & Administration Committee Members:

On behalf of Benson Management, Inc. and Benson Properties I, LLC (together, “Benson”) I am writing to express our objection to the proposed rezoning for the West & Badger Project outlined in file [25-0177](#) solely due to the utility terminations depicted on the [civil drawings](#) toward the southern end 12th St N. To clarify our position, we are generally in favor of this development, but if the plans are approved as currently envisioned, it would cut off existing utility connections to the Benson parcels located to the south of this development. We do not wish to unnecessarily delay the rezoning or development, and, as such, respectfully suggest that the Committee provide conditional approval with the stipulation that the existing utility connections to the Benson parcels be maintained or otherwise resolved to the satisfaction of Benson.

Benson’s objections are based on the following grounds:

- **Inadequate utility infrastructure:** Refer to Exhibit A (attached). The proposed Badger West development civil plans indicate a relocation of the water main, sanitary sewer and storm sewer lines beneath the narrowed 12th St N. Additionally, the plans indicate termination of those utilities that currently service parcels owned by Benson to the south of the proposed development, namely 1125 Pine (parcel 20160-20) and 411 West Ave N (parcel 20162-90). Refer to Exhibit B showing existing utility connections servicing those locations.

We remain committed to working with the City and 360 on this issue, and believe we can achieve a desirable outcome for all parties with additional time or via the suggested conditional approval / stipulation process. If there's a more appropriate way to resolve this issue without delaying the development, please let us know. Thank you for your consideration.

Sincerely,

Eric Glamm
Benson Management

Exhibit A - Proposed Utility Terminations

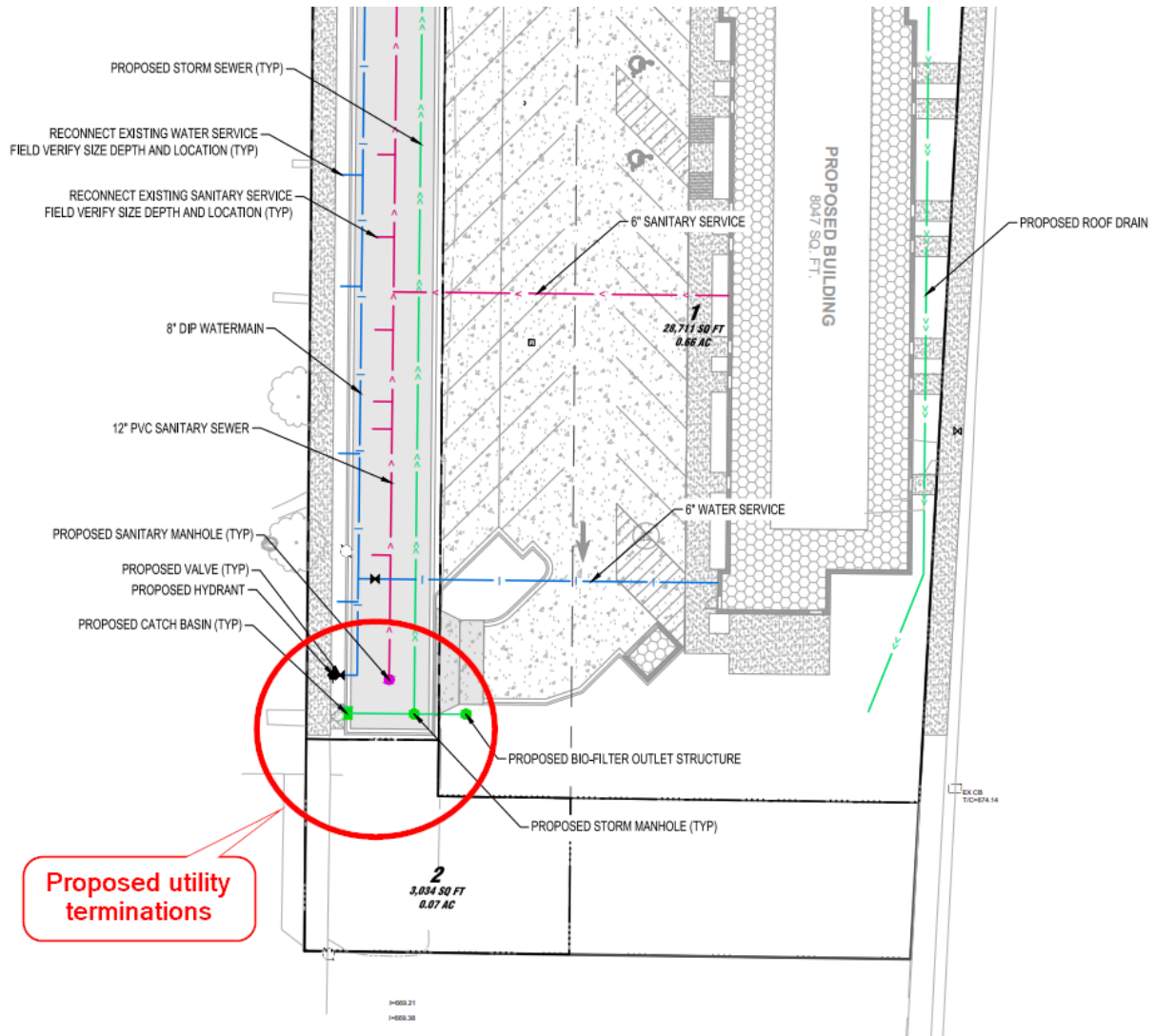


Exhibit B - Existing Utility Connections

