

Dear Common Council,

I am requesting to rezone 811 Monitor Street from M1-Light Industrial to R5-Multiple Dwelling. This is a pivotal step to increase the workforce housing stock in the City of La Crosse.

The city has a large deficit of workforce housing, creating a massive demand for citizens at all income levels. This property would directly help address this gap, as the long-term plan is to develop it into approximately 20-30 housing units. The building is around 33,000 square feet and includes ample parking. A double-digit increase in affordable housing units would be a welcomed and overdue addition to our city. The 2020-2024 Consolidated plan identified quality affordable housing as the largest challenge within the City of La Crosse with 57% (5358 ) of low-to-moderate income renter-occupied households face a housing burden over 30% of their income.

This rezoning is consistent with the desired future land use stated in the city's current comprehensive plan that was adopted by the Common Council in 2002. The future land use map depicts this property as "High Intensity Retail, Office or Housing" and is expected to have a density greater than 10 units per acre. The long-term strategy for this property meets requirement. There are not expected to be any additions to the building and the only changes will be internal to convert it to long-term housing.

The property is also adjacent to an identified "Pulse Node" in the Highway 53 Corridor Master Plan. The central core of this pulse node is the intersections of Rose St/Copeland Ave and Monitor Street and is intended to be a mix of retail, residential, and commercial types to support revitalization in this neighborhood.

The short-term plan for this property is to offer it as a potential option for a 180-day temporary emergency shelter for people experiencing homelessness. If the sheltering agencies in La Crosse determine it as a viable option and best practice for our community's sheltering plan this winter, we would make it available for one of the agencies to operate. An emergency order would have to be declared around homelessness for this to be a viable option and we would only be able to use it for up to 180 days under that order.

In conclusion, this property has tremendous potential to become a viable long-term strategy to add the much-needed housing in our community. The influx of affordable housing that could be added at this location would be a great asset as we continue to strive to make more housing available for more people.

Thank you for your consideration,

Brian Sampson

City of La Crosse Department of Planning, Development, and Assessment