

**From:** Elsen, Nikki  
**Sent:** Thursday, October 13, 2022 12:52 PM  
**To:** Craig, Sondra  
**Subject:** FW: Monitor St Info Submission

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**From:** info@northlacrosse.org <info@northlacrosse.org>  
**Sent:** Thursday, October 13, 2022 10:36 AM  
**To:** ZZ Council Members <ZZCouncilMembers@cityoflacrosse.org>  
**Subject:** Monitor St Info Submission

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Hello Council Members,

The North La Crosse Business Association understands your desire to house those who are challenged in our community. We are not registering for or against the plan to purchase Monitor Street, but we feel compelled as business leaders, neighbors, and taxpayers, to express our concerns over areas we hope you consider as you vote as they impact all of our community.

- The City is not in the housing business. You will face many costly obstacles that your staff is not prepared how to handle, including liability and more costly efforts spent on rent collection, evictions, repairs, lease management, and late-night and holiday calls. This is not in the realm of City Staff.
- This property is turn-key ready for a business. This is not blighted property in need of a better use. You are reconforming property that would have been likely to sell and remain on the property tax rolls.
- You are removing millions of dollars from the property tax base that is very difficult to replace. \$3 million is the equivalent of 12 new homes at \$250,000 – it is the equivalent of 24 homes at \$125,000. Even federal money is our taxpayer dollars. Removing property values adds burden to the homes and businesses that remain as taxpayers.
- You are spending one-time dollars that will result in continuous expense, added to a City budget that is already strained.
- Conforming a building to a different use than it was built is often the most expensive type of construction. At best this is 30 apartments that each need plumbing, electrical, bathrooms and kitchens all run and built. Additional windows will need to be installed to ensure proper fire escapes. Beyond the \$87,000 per apartment cost to acquire the property, you will face millions to renovate. That is not viable and hence a developer would ever undertake. So why should the City?
- Changing zoning for surrounding neighbors who are left as a “pocket” of a particular type of zoning can be detrimental and unfair to their property values.

We provide this information to ensure that as you go to vote, you are aware of all factors in your decision. Thank you for your consideration.

The Board of Directors  
North La Crosse Business Association