

Thank you for the opportunity to respond to the proposed regulations for short term rentals in La Crosse. My wife and I have been operating the Wilson Schoolhouse Inn on Highway 14 61 for over 20 years. After purchasing the abandoned building in 1986, we were incorporated into the city of La Crosse in the late 1990's, allowing us to obtain city sewer and water. We then proceeded to completely renovate the schoolhouse, adhering to new building codes while maintaining the historic integrity of the building. In so doing, we applied for and were placed on the National Registry of Historic Buildings, the WI State Historical Registry, and the city of La Crosse Historical Registry. We obtained a Conditional Use Permit from the city of La Crosse for a tourist rooming house and began operation in the year 2000. Since then, we have been paying Wisconsin state sales tax, La Crosse city room tax, city property and personal property tax, and La Crosse county health department fees and inspection. To that end, we have provided the city, county, and state with over \$185,000 in taxes and fees. We provide accommodation to couples, women's groups who come to do quilting, sewing, or scrapbooking, couples from different locations who meet in La Crosse, family groups, pilgrims who journey to the Shrine, fisherman participating in bass tournaments since we can accommodate the large fishing rigs and trucks, hunters, and many others. Many of these groups come to La Crosse and seek out a facility such as ours since a

hotel room would not be adequate for their needs. I give you this information to emphasize that we are a valuable asset to the city by operating this historic facility available for short term rentals, and we provide a significant source of revenue for the city, county, and state.

We welcome a more consistent approach to registration, inspection, and taxation of short term rentals. We support the proposed regulations except for two very important issues, first, the minimum of two days per rental, and, second, a maximum of 180 days rental per year. In our facility, we, in fact, have a minimum stay of two days due to the simple fact that it is not economically viable for us to rent for only one day. Nevertheless, we know there there are a number of facilities in the city which can provide for a single day rental. More importantly for us is 180 day maximum. For the last 10 years our average yearly occupancy has been 165 days; nevertheless, since It takes us 110 to 120 days of rental per year to meet our fixed expenses, (taxes, fees, and utilities, supplies, and repairs) we would welcome as many rental days in a year as we are able to provide. We are not operating this facility to make an income as much as to maintain the historic integrity and value of the building. Last year we were forced to take a loss because of significant repairs that were required. Therefore, we strongly encourage the removal of the minimum two day rental and

maximum 180 day per year rental sections. I might add that, adding these two provisions would be very difficult for the city to regulate and police.

Thank you for allowing me to speak before this committee.

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