

Craig, Sondra

From: Off Campus La Crosse <hello@offcampuslacrosse.com>
Sent: Monday, April 28, 2025 11:48 AM
To: ZZ Council Members
Subject: 12th Street N 360 Project

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Dear City Council members,

Hello, my name is William Hilton. I am writing in regards to the proposed 12th Street N 360 Project. I have been a landlord in the city of LaCrosse for 22 years. The majority of my rental business is in the UWL campus area. I am the head of my maintenance department and I work in LaCrosse daily as my full time job. I frequently park in the 12th street area to do repair jobs at my rentals. I find it difficult to park there currently due to all the student off street parking and limitations of spaces on the side streets. This location in particular is always crowded. Initially, the proposed project raised my concerns with public safety and accessibility for fire/ambulance services to all tenants in that area. A fire truck would not be able to maneuver into this area. It would be especially difficult to get multiple safety services into the parking lot with it as small as it will be and the limited street size.

Currently, there are 10 off-street parking spots on the west side of 12th street and 2 to 3 on the east side for the public on 12th street . These 10-13 public spots would be eliminated and would become private use. The proposed building size would be 42-50 bedrooms with commercial space and only 26 parking spots in the lot, leaving a shortage of 16 to 24 parkings spots for tenants in the building and in addition the 10-13 public spots would be gone. Obviously the overflow of cars/vehicles and potential commercial customers would directly affect other students living in a 3-4 block radius of this area. The impact zone could reach 3 to 4 blocks of students looking to park in an already crowded area.

Developing this area off-campus with student housing is not what I am opposed to. I am all for a nice building being built, but my concern is the impact on the street and parking situation for all the tenants in that area, which includes my tenants along with others. Renting houses with no available off-street parking will definitely affect my renting potential. Removing public parking spots and creating more issues for existing tenant parking to accommodate a large complex seems unfair and there are other avenues to explore with building design/size to alleviate the issue of removing public parking. In conclusion, there has to be a way of constructing a building that doesn't take away parking for the neighborhood or create safety issues.

I am home sick and have been for the past few days. It is my goal to make it, but I will not expose people if my symptoms worsen. I hope this email accounts for my voice of being at the meeting and expressing my concerns.

Thank you for your time and consideration,
William Hilton
608-385-2812