

Joe Leinfelder

From: Trost, Jennifer <trostj@cityoflacrosse.org>
Sent: Thursday, August 3, 2023 8:27 AM
To: Leinfelder_Joe_J
Subject: [EXTERNAL] RE: Short-term Rentals

Hello Joe Leinfelder,

Thank you for contacting me again about the short-term rental proposed ordinance. As I wrote in my last email to you, I understand that you want the ordinance to be more aggressive. Some of the items on your list are already in other ordinances or are unenforceable. There is a citizen complaint process in the proposed ordinance. The City absolutely needs to know where the short-term rentals are and the proposed ordinance will start that process.

Again, I invite you to the City Plan Commission, Judiciary and Administration Committee and the Finance and Personnel Committee meetings in September to convey your concerns. Your emails to me will be part of the record. Thank you for attending the previous meetings and being involved in the policy process.

Sincerely,
CM Trost

From: Leinfelder_Joe_J
Sent: Wednesday, August 2, 2023 7:26 AM
To: Trost, Jennifer <trostj@cityoflacrosse.org>
Subject: FW: Short-term Rentals

You don't often get email from jleinfelder@centuryfoods.com. [Learn why this is important](#)

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Jennifer,

I hope you are well. I have been attending the Neighborhood Revitalization Committee to talk about the other side of Short Term Rentals (STRs) and would like to connect to discuss the proposed ordinance attached. Attached, you will find signatures from 117 residents that are concerned about the influx of STRs in La Crosse. It appears La Crosse is not alone in dealing with STRs as other cities in Wisconsin have been addressing the situation. The attached Short-term Rental Draft Ordinance from the last NRC meeting shows work only preliminary done to protect neighborhoods. Keep in mind when a home is converted to a STR, La Crosse is losing families and creating small hotels in residential neighborhoods. The owners of the STRs should understand not everyone is in favor of having businesses placed in neighborhoods. Can we clearly define how an R-1 residence can be used to house a business?

The city is land locked so not having families living in neighborhoods pulls state tax dollars from our schools and if proper taxes are not collected for stays this can reduce sales tax as well as tourism taxes.

I do live next to two STR's which is a concern. Who is responsible for monitoring security for the locations as well as garbage pick-up? These are among many problems my family and neighbors are experiencing. Our police department has enough on their plate so handling complaints coming from the STR's only adds to the workload.

I would like to see controls added to the ordinance to protect the taxpayers of the city.

Asks for control:

- A public hearing must be held prior to conversion to allow neighbors within 300 feet of the proposed conversion to provide input and raise special concerns.
- No current location be grandfathered in.
- The owner's and property management's contact information must be provided to all properties within 300 feet. Proper management must be located within 30 miles and available at all times to respond to issues.
- Number of occupants shall not exceed limits of Wisconsin Uniform Dwelling Code and must be posted in STR.
- Limit the number permits of STRs in residential areas.
- Placard visible from street right-of-way containing telephone number and name of local property management representative.
- Outdoor activity, and any amplified sound, must be between 10:00AM – 10:00PM, with limits on size of activity based on space.
- No excessive noise, fumes, glare.
- Yards must be maintained to match neighborhood upkeep.
- Garbage pick-up – timely.
- Parking is an issue and must be addressed.
 - Park in driveways and only in front of STR.
 - No vehicle traffic should be greater than normally expected in neighborhood.
- Maximum number of days the dwelling may be rented shall not exceed 180 days per calendar year.
- Minimum property rental period is to be 6 consecutive days.
- Fee: \$1,000 registration with annual \$250.00 renewal and health inspection \$250.00.
- Fire plan must be given to fire department.
- Complaint telephone line created for reporting issues.
- Taxes
 - Loss of tourism tax if not registered with state:
 - How much has been lost over the years? (Ballpark for one STR - \$750/2 night stay – 24 stays = loss of \$1,440)
 - Loss of school taxes:
 - It was mentioned in a letter to the NRC that last fall that about 133 are active active in La Crosse.
 - With min of 1 student per home average – that is \$98,686 lost to the school district at a minimum.

Currently La Crosse has several STRs operating in the city that are not showing as active rentals, so getting control of this matter is important to stop the loss of families in our neighborhoods.

If you think there's common ground for us to work on this together I'd especially appreciate hearing from you.

Thank you,

Joe Leinfelder