

Elsen, Nikki

From: Eric Jensen <erj1961@gmail.com>
Sent: Monday, October 23, 2023 1:12 PM
To: ZZ Council Members
Subject: Short Term Rentals

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Dear City Council Member

My wife and I are writing with a request for you to consider applying the focus of the current comprehensive plan on growing neighborhoods to your upcoming decision as it applies to the conversion of homes into Short Term Rentals. We request that the City's Judiciary & Administration Committee pause, and continue to review the ordinance under consideration, and it's application process before moving forward to next steps. The proposed STR ordinance does not address a number of concerns that we have with the process as it stands. Currently, it appears that an R1 home can be converted into a rental with no change in the status in the zoning designation. How can this be? The impact of STRs on neighborhoods you have pledged to expand is deflating. As we care for our property, cutting grass and planting flowers, while the house next door is rolling through occupants that are here for a short (good) time it is discouraging. We have spent our savings making a home and developing as a neighborhood so our children have a stable place to grow and we have the fruits of our labor realized, When homes are flipped into STRs this dream is short circuited and we loose the dream we worked so hard for create for our children. When people from out of town rent a home for a few days that have no sense of community things degrade. They have no care for their neighbors and have no investment in making La Crosse a better place to live. Property management businesses are purchasing homes and renting them with no commitment to the development of the community with the sole interest of profit. The result is a fractured neighborhood with spots of uninvested properties that are disjunct from the rest of the community and oblivious to the typical concerns a home owner would have in taking care of their home and being focused on things such as schools and developing as a community. Things fracture and the hope of a home in a nice neighborhood as a goal is lost.

Although we hope that this not be the direction the city is headed, if so, we ask for a number of reasonable controls that would be needed so the sense of neighborhood and community can hold. Parking is an issue, as is garbage pick-up. The yards of these homes should be kept up to the standard of the neighborhood, and noise should be addressed. (When you are only in town for a couple days to live it up (and in a party state of mind) the children on the block still need to sleep and get up for school the next day.). We ask that it be made easy to call whoever is the property manager when these and other unnecessary annoyances happen. If they are miles away uninvested and uninterested this is a concern. How many of these STR are allowed in a neighborhood needs to be addressed and how many occupants are in a home needs to be considered. There should be a phone number to call that is visible from the street when party goes get out of hand and an expectation expressed to occupants that their behavior be within the norms of a residential setting. When the party is done, the waste should be picked up in a timely manner and the amplified sound should be kept between reasonable limits. So it doesn't become a rolling party, there should be a minimum of six consecutive days for this type of rental.

These requests set aside our first concern which is that allowing this type of rental arrangement will degrade the plan for growing neighborhoods and force those who want a true neighborhood to move, leaving a reduced tax base and a transient population of out of town renters who don't pay taxes, vote or care about the future of our great city,

If this is the way of the future, we ask that La Crosse consider other towns ordinances such as Madison, but more thinking needs to be done to have things done correctly.

Thank you for your time and consideration in this matter,

Eric and Lori Jensen
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