

## Craig, Sondra

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**From:** Elsen, Nikki  
**Sent:** Wednesday, February 28, 2024 5:09 PM  
**To:** Craig, Sondra  
**Subject:** FW: Legal Objection to Proposed Zoning Change for 212 11th St S

This is a legal objector and I replied confirming receipt.

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**From:** harnedhaus@aol.com <harnedhaus@aol.com>  
**Sent:** Wednesday, February 28, 2024 4:25 PM  
**To:** Elsen, Nikki <elsenn@cityoflacrosse.org>  
**Subject:** Legal Objection to Proposed Zoning Change for 212 11th St S

You don't often get email from [harnedhaus@aol.com](mailto:harnedhaus@aol.com). [Learn why this is important](#)

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We write to convey our opposition to the proposed change of zoning for the property located at 212 11th St. S from Washburn Residential to Traditional Neighborhood Development (TND).

We have supported the neighborhood revitalization efforts started more than 20 years ago, which recognized the need for zoning protection for neighborhoods. With the help of the Neighborhood Revitalization Commission and the La Crosse Comprehensive Plan, the Washburn Neighborhood was provided a zoning overlay to protect the neighborhood from further erosion of its residential fabric and to encourage conversion of properties back to owner-occupied structures. These plans were enacted with the intent of encouraging conversion of properties back to owner-occupied residences, including the recognized benefits to property upkeep, and encouraging families to return to the neighborhood. This strategy has been successful, albeit slowly, over the 23 years we have resided in the neighborhood.

The Washburn Neighborhood Residential District zoning, including the 212 11th St S property, serves as a measure of protection against further expansion of non-residential development, as was intended by the Neighborhood Revitalization Commission efforts and the city's Comprehensive Plan.

Rezoning the 212 11th St S property to TND removes the neighborhood protections that our community has worked so hard to enact.

Respectfully,  
Richard Harned  
Emily Thomas-Harned  
1004 Cass St.  
La Crosse, WI