



*Tim Kabat*

*Mayor*

*City of La Crosse*



September 19, 2017

Members of the Common Council  
c/o City Clerk Teri Lehrke  
400 La Crosse Street  
La Crosse, WI 54601

RE: Item #17-0579 an ordinance to amend subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Traditional Neighborhood District – General allowing for rental housing at 225-227 and 231 21<sup>st</sup> Street North.

Dear Members of the La Crosse Common Council:

I hereby veto the above referenced legislation. The proposed rezoning is inconsistent with the City's comprehensive plan and does not meet the standards for traditional neighborhood development (TND) contained within the City's zoning ordinance.

The City of La Crosse comprehensive plan identifies the future land use for both subject properties as single family housing. The proposed change to a duplex and an unknown future use is not in conformance with our comprehensive plan. Campbell Road has been established as the line demarking the transition of institutional and commercial uses to lower intensity housing. The Grandview Emerson area continues to be highly vulnerable to the conversion of single family to multiple family units and the proposed rezoning exacerbates this issue. The proposed rezoning will push higher intensity uses even further south of Campbell Road and deeper into the neighborhood.

Second, the City's TND ordinance requires a minimum amount of planning, information and specifications so that the staff and Common Council can make an informed decision on whether to grant a zoning change to TND. The petition does not provide sufficient information as to the long-term plan for the subject properties and appears highly speculative. The lack of detailed plans and specifications for both subject properties makes it difficult, if not impossible, to assess future neighborhood impacts – both positive and negative – from the proposed change.

Accordingly, I do not feel it is in the best interest of the City of La Crosse to approve a rezoning that is not in conformance with the City's comprehensive land use plan nor meets the standards for traditional neighborhood design and therefore I veto the legislation.

Sincerely,

*Tim Kabat*

Mayor Tim Kabat