

Elsen, Nikki

Subject: FW: Up-coming Meetings

From: phillip johnson [philphilj@yahoo.com]
Sent: Friday, September 01, 2017 11:30 AM
To: ZZ Council Members
Subject: Up-coming Meetings

Dear Council Members,

My name is Phillip Johnson and I live across the alley from the proposed rezoning site for the CC Recovery Center. I live in one of the two Promise houses there.

I am a teacher and a coach and I have a Cross-Country meet in Marshfield WI on September 5, 2017 so I will not be able to attend the City Council meeting. I would like my voice to be heard at those meeting so I am writing this letter instead.

I have personally met with an Administrator from Mayo Health in La Crosse and my wife has attended meetings with CC on addiction to a better understanding of the proposed rezoning. We also shared our concerns and reflections in those meetings. We did this to try to find some type of middle ground that would allow CC to build a much-needed Recovery Center and maintain the mandate of the Revitalization of the Washburn area. Washburn deals with 25/75 ratio of single-family homes to multi-family structures, old and deteriorating housing and as in our case "land-lock" from non-family institutions. At this time the households on our block cannot achieve more influence in the decision making process for our neighborhood because we cannot reach 20% consensus even if all households disagree with a community proposal. Mayo owns more than 80% of the property adjacent to our homes and therefore will always be able to have more say in what happens in our "backyards".

During their public meetings, CC on Addiction did not indicate any effort into looking into different sites even though they have allocated a large portion of money for securing a site. Instead, they assumed that rezoning is going to happen no matter what and tried to fix some of the problems in their plan that rezoning would create.

In the meeting I had with Mayo they explained to me that they have several other sites all of them zoned public with no plans for building at this time. Each of the sites has the capacity for the CC Recovery Center. However, Mayo stated that they worried "if we build the Recovery Center on one of those sites, we may "kick ourselves" later when we come up with something we need more". Therefore, the Recovery Center was not important enough to build on one of these sites even though we as a community feel it is essential for the health of our city that it be built. Mayo then stated that they suggested that CC get the rezoning for the proposed lots and they would make the deal very lucrative. It appears to me that Mayo is using CC to get their parcels rezoned which Mayo has been unable to do for over 15 years. These types of deals are probably very normal and common all over the United States. However, in this particular case the decision to make this deal showed a total disregard for Mayo's residential neighbors, our community and the city's revitalization plan. Our neighborhood needs low-income single-family housing. The proposed lots are zoned for what our neighborhood needs and wants. We are then obligated as a City to maintain the parcels as residential and to find a place for the CC Recovery Center that fits all the needs of our community. Mayo has stated in their Mission and Goals to make decisions that are in the best interest of not only the hospital but also the community that surrounds them.

Please consider these points before you vote to decide on the zoning of the parcels in our neighborhood. The city, the citizens, CC on Addiction and Mayo all have made a commitments to work together to make our neighborhood strong and healthy. The CC Recovery Center is going to be built because it is essential the question is; Where is the best place to put it in order to meet the needs of our great community?

Sincerely,

Phillip Johnson