



OBJECTION TO AMENDMENT OF ZONING DISTRICT BOUNDARIES

I hereby object to the amendment to the Zoning Code by the transfer of the following described land:

17-30217-30

E S B VAILS ADDITION LOT 12 2 that PRT NE-SE S-15-7 LYG W of 15th St. 3 E of LOT 12 EX COM SW COR LOT 12 N ALG LOT LN 40 FT TO POB E 1.2 FT N 20 FT W 1.2 FT S 20 FT TO POB BLOCK K.

from the Single Family District to the Residence District.

I object for the following reason(s): Please see attached

I further certify that I am the owner of the following described lands (include legal description from tax bill):

MATH ANDERSONS ADDITION LOT 5 LOT SZ: 58.34 x 140.85

ft. frontage on Street

ft. frontage on Street

Handwritten signature of David N. Mindel

Signature of Objector (in presence of Notary)

1523 Winnebago St. La Crosse, WI 54601

Address

STATE OF WISCONSIN)) ss. COUNTY OF LA CROSSE)

Personally appeared before me this 20th day of June, 2019, the above named DAVID Michael Mindel to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission Expires: 3-13-2020



NOTE: In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted.

RE: Objection to Amendment of Zoning District Boundaries

June 28, 2019

To Whom It May Concern:

I am writing to express my objection to the proposed rezoning from the Single Family District to the Residence District for 730-732 15th St. S. My wife and I purchased our home at 1523 Winnebago Street in the summer of 2017, a block from the rezoning in question. When purchasing our home, we had, and still have, the intention of establishing our permanent residence in which we would raise our family. In fact, we were specifically drawn to this neighborhood because of the city's actions to revitalize properties and preserve beautiful and often historic single family homes. As such, we and other neighbors have been working hard to revitalize our neighborhood by restoring our own houses and building a sense of community, and we are proud of the collective results. Evidence of this revitalization has drawn other families to our local community and a reinforcement of what it is to be a neighborhood. In the past two years of home ownership our family specifically has made every financially feasible effort to improve our home to ensure our long term goal is met. This has included replacing our entire plumbing system from inside the house to the sewer main in the street, updating the entire electrical to replace hazardous knob and tube wiring, insulating the entire house with dense-pack insulation, and our most recent investment of a privacy fence. In addition to paying for contract work, we have, and continue to put countless hours of work into our house to create a home that is safe and meets our long term expectation as well as adding to the value of our house over time, and adding to the value of homes in our neighborhood.

Our property is already bordered by three rental properties, all of which are minimally kept up and very apparent to be rental units. We understood this fact when purchasing our home and felt that the rest of the neighborhood was focused on single family homes. Furthermore, we found reassurance in the city's efforts to limit rental expansion as the city's dwellings are already over saturated with such properties, as well as the city's measures taken to create, preserve, and reinvest in single family homes and their neighborhoods. However, to receive the letter in the mail regarding the property(s) in question, has been alarming as it runs counter to the reemergence of the single family home neighborhood. Not only that, it places a perception that private developers and rental companies have priority over families trying to establish and maintain a single family home neighborhood, as there is no purpose other than making money for the rezoning of this property. This additionally sets a precedent for the neighborhood that private companies or individuals can purchase homes and simply have them rezoned for the purpose of making profit. How are new families and prospective homeowners supposed to compete when properties come to market?

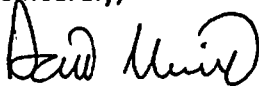
As a homeowner, my wife and I have made significant financial investment while also working to build sweat equity in our home. We are already surrounded by eyesore rental properties and fear that this rezoning will only lead to more. Additionally, upon learning that the Commission will only address our concerns if 20% of those that received the notice in the mail submit a

formal objection is deeply troubling. It translates to private investors having greater power over the direction of a neighborhood than the neighborhood's homeowners, even if only one neighbor objects. Rather than put the obligation on single family homeowners to object, the onus should conversely be on the individual or company proposing the rezoning to gather support in its favor, requiring a more active (and less passive) approach for said individual or company. This would result in greater weight given to the collective voice of current single family homeowners and fewer barriers for the public to be heard.

In closing, I strongly encourage all those involved in evaluating this rezoning proposal to please consider the single family homeowners in our neighborhood. I am certainly not anti-rental, but I am pro-single family home neighborhoods, particularly given the current dominance of rental properties in the city. Rezoning from a Single Family District to a Residence District will only exacerbate the lack of single family homes and further erode a sense of community and neighborhood in our area, with long term repercussions yet to be realized. Please do not amend Subsection 115-110 of the Code of Ordinances to rezone the property in question.

Thank you for consideration.

Sincerely,



David Mindel

1523 Winnebago Street