

## Craig, Sondra

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**From:** Elsen, Nikki  
**Sent:** Tuesday, June 8, 2021 3:59 PM  
**To:** Craig, Sondra  
**Subject:** FW: Proposed 16 Plex on King St

**From:** Jury, Daryll <Daryll.Jury@trane.com>  
**Sent:** Tuesday, June 8, 2021 3:48 PM  
**To:** ZZ Council Members <ZZCouncilMembers@cityoflacrosse.org>  
**Cc:** Jury, Daryll <Daryll.Jury@trane.com>  
**Subject:** Proposed 16 Plex on King St

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All,

First of all, I appreciate the opportunity to express my opinion as it relates to the proposal to construct a 16 plex with zero green space in my residential neighborhood. I would like to go on record ***strongly opposing the rezoning*** of the lot on King St for a 16 plex. Our neighborhood has made a tremendous effort to bring families back to this area. I own 2 homes in this area and have converted the first one back to single family from a tri-plex and the second one back to single family from a duplex. 15 years ago this neighborhood was on the brink of becoming a run-down blight on our community. Today we have families moving back into the neighborhood due to the efforts of many owners renovating and restoring their homes. All of our homes at the time were required to maintain green space and renovations for those of us in the 10<sup>th</sup> and Cass historic district had to blend in with the historic structures. This proposed 16 plex goes against everything that the Washburn neighborhood was formed to do. High density housing on a single family lot that is in-between our 2 historic districts is not a good use of this space.

With all due respect to Mr. Biondo, we do not believe this will be a site for newly graduated single people to start their careers. It is located right in the middle of UW-L and WTC with a community laundry room, no elevators, and no amenities. This screams college rental. One bedroom apartments do not mean a single resident for each apartment and even though 16 parking stalls are proposed, parking which is already a concern in the neighborhood would only get worse with more than one tenant per apt. I think most people will agree that this type of housing is needed in La Crosse, but not in a residential neighborhood that is once again starting to attract families. I believe this type of development is better suited for the new River Point District which is also close to downtown and the Festival Foods on the causeway. Finally, Mr. Biondo indicates that this lot is surrounded by commercial property which is not true. See pictures below:

Current "Commercial" home/Dentist office across street from vacant lot that will revert back to R1 Washburn Residential in 5 to 6 more months if not occupied by a Commercial business.



Two homes (1 a duplex and one single family) next to proposed site



I understand the commercial development along West Ave, and why it exists, but we need to stop the commercial creep into residential family oriented neighborhoods. We also need to make sure we are consistent with our zoning – families buy into neighborhoods and people restore homes with the understanding that these types of developments are not allowed there.

Thanks!

**Daryll T Jury**

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