

**Craig, Sondra**

---

**From:** Elsen, Nikki  
**Sent:** Tuesday, June 8, 2021 1:11 PM  
**To:** Craig, Sondra  
**Subject:** FW: Proposed 16 plex at King and 11th st

**From:** Kathleen Rowan-Koenen <kjrowanko@gmail.com>  
**Sent:** Tuesday, June 8, 2021 1:06 PM  
**To:** ZZ Council Members <ZZCouncilMembers@cityoflacrosse.org>  
**Subject:** Proposed 16 plex at King and 11th st

\*\*\* CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. \*\*\*

I strongly oppose the the proposal for the 16 plex at King and 11th street for the following reasons:

1. It is a fragile neighborhood that has been working tirelessly to welcome back families with children. Homes that were previously duplexed and served as rentals are now being converted back to family homes. We now have many young families with children within this block. We have lived in the neighborhood 20+ years and have witnessed a nice turnaround. The neighborhood does not need more rental! This also goes against the La Crosse Comprehensive Plan.
2. There has been no previous conversation from the Developer with adjoining properties and neighbors regarding this proposal. Mr Biondo is clearly unaware of the 10th/11th and Cass/King Historic District. The lot sits on a block with several Nationally Registered historic homes.
3. The lot is currently zoned residential. Previously it was occupied by a large home that burnt down. We do not need a 4 story 16 plex building with no green space that does not contribute to the aesthetics of the neighborhood. It is a historical neighborhood. The proposal is clearly college housing. Young professionals do want green space, individual laundry facilities and an elevator. Mr Biondo historically builds college housing. This proposal is not for young professionals. I have 3 young adult professional children who would never be interested in this proposal as it has no amenities that age group looks for. Clearly it is targeted for college students.
4. The neighborhood would be willing to support a maximum density of 2-4 plex on this single family lot in an effort to attract families with children. The current proposal does not fit the guidelines of La Crosse Promise Program. Once again we are looking for families.

I encourage all council members to think of themselves with this proposal. Would you like this 16 plex next to you or in your neighborhood? We all want to live in a safe residential neighborhood where individuals own their properties. Ownership facilitates lower crime, better upkeep and attracts families.

Sincerely,

Scott and Katie Koenen  
1018 Cass St.  
La Crosse