

Council Members,

We are asking you to rezone our property at 1940 State Rd, La Crosse WI from an R1-Single Family, to an R2-Residence. We wish to have it rezoned as an R2-Residence because the basement is currently set up as a separate unit, as previously it was operating under a variance with the city as a group home. We would like to make the upper and lower levels of the house into two separate units.

If the home is rezoned as a R2-Residence, additional parking would be needed for the tenants. We are currently exploring options on whether to add an additional slab of concrete to the existing driveway, or to add an additional driveway next to the separate entrance for the lower unit. If neither of these options work out, we would be willing to seek out a variance for parking with the city.

We feel as though rezoning would not have a negative impact on the surrounding neighborhood, because previously this residency was a group home. So, the neighborhood is already familiar with different people living in one house. We have as well surveyed the neighborhood to get our neighbors views on this issue, although some had a few questions for us none of them rejected our idea. Additionally, we have contacted our neighborhood association, Holy Trinity and they also did not have any objections.

We feel as though we'd be able to stick more money into the house with renting out the lower unit, not only increasing our homes value but also the homes surrounding it, as well as providing additional housing since it's in the heart of the city.

Very respectfully,

Johnathon and Renee Visgar

