

From: Kettner-Sieber, Jacqueline <KettnerJ@westernnc.edu>
Sent: Tuesday, July 1, 2025 10:15 AM
To: zccitycouncil@cityoflacrosse.org
Subject: J&A July 1, 2025 meeting agenda 25-0466 &25-0741
Attachments: J&A Committee July 2025.pdf

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Dear Judiciary and Administrative Committee members attached you will find my comments regarding agenda items 25-0466 and 25-0741. I am a resident of the Waterview subdivision, living adjacent to the property being discussed. I have also included pictures (below) of the area in which is being discussed. The pictures in this email are specifically of the water areas I mention in my remarks. The second email contains pictures to show the significant beauty lot 21 brings to our neighborhood and the community.

Thank you

Jackie

Jackie Kettner-Sieber
6027 River Run Road
La Crosse, WI 54601
608-780-7744







the freestanding water is year-round and does not freeze.

Jackie Kettner-Sieber
6027 River Run Road
La Crosse, WI 54601
608-780-7744

My name is Jackie Kettner-Sieber. I live at 6027 River Run Road, in the city of La Crosse. I am in the home adjacent to the property being discussed. We have been before the council at various times to share our voices regarding additional development in the Waterview Subdivision. There are several reasons for neighborhood concern and several issues that need to be resolved.

I share the concerns and frustrations of my neighbors. I believe the Waterview HOA can move forward and establish a board and meet the requirements of an annual meeting and scheduling work as needed. I feel that if this isn't concluded in a timely manner, the city should exercise its obligation to take over the responsibility of the Waterview storm water management. This is important to resolve since the water utility will be adding fees to all our bills to account for storm water maintenance. I am working with Mr. Schilling's office to have the stormwater credit application completed and submitted on behalf of the entire subdivision, this will allocate storm water credits to potentially offset these charges. We need to be either running our HOA as intended or it should be or dissolve the HOA.

When I look at the city website there is a climate action plan that indicates 90.5% of the grass lands in the city are "manicured lawns". The 2020 data indicates that there is a target to move tree canopy cover from 30 to 32.5%, Turf coverage to decrease from 30% to 25% and dark impervious surface cover to decrease from 10.4% to 8% during the timeframe of 2020-2030. The areas in the city with higher percentages of grass coverage may offer the greatest potential for turf re-placement with native grasses and wildflowers.

The city website shared that trees and natural ground cover play a central role in supporting community physical and mental health, improving air and water quality, helping to reduce building energy use, reducing stormwater runoff and supporting climate mitigation. Healthy tree and native grass coverage sequester carbon and help reduce the atmosphere GHG emissions that drive climate change. Trees are critical in filtering air and removing harmful pollutants such as carbon monoxide, particulate matter and ground level ozone.

The land we are discussing here today has over 20 trees and an abundance of natural shrubs. The land is home to an abundance of wildlife including birds, deer, rabbits, squirrels, etc. The monarch butterfly is regularly seen in the green space. In 2024 the US Fish and Wildlife service proposed protection of the monarch butterfly and encouraged the public to be part of the recovery of the species.

There are apple trees, a pear tree, and raspberries on the property. Native flowers, including cattails add to the vegetation and the beauty of the space.

The historic homestead is an asset to the community, provides natural beauty and habitat that make the neighborhood a beautiful community. Many in the Waterview subdivision

selected their home because of the proximity to the bluffs, the Mississippi and the ecosystem on their own street.

Should the request be approved, there is a correction I believe is needed. In the Storm Water Management and Erosion Control Narrative found on page 179, Section 3.0 Storm Water Management Plan indicates the subdivided lots, 26, 27 and 28, will be part of the Waterview Stormwater HOA and must uphold the same provisions as is outlined for lot 21. This is not accurate, if three lots are being developed, they need to be considered to follow the same provisions as the other homes in the subdivision. Lot 21 has allowances that are more generous due to the nature of the farm home and outbuilding.

Finally, I will point out that there are two large pools of water from a spring or well on the property. The water stands in two locations on the property proposed for development. The water is always there and never freezes. As a resident who has already experienced water related concerns, is adjacent to the property, I have significant concern that the development in that specific location will disrupt a significant amount of natural water that will potentially have a negative impact on not only the property being discussed, but homeowners in the near vicinity of the proposed development. The Stormwater Management and Erosion Control Plan that was submitted for this meeting indicates that the three lots will be sold once subdivided, and the responsibility of erosion control will be up to the owner. Allowing for the sale and development on this parcel without a thorough analysis of the underground water impact is concerning. Moving forward to allowing development without a comprehensive analysis of the water impacts as well as dismissing the incredible value that the natural landscape provides is not in the best interest of the community.

I urge this to not move forward until there is documentation that the underground water will not pose issues once development begins. Ideally, I would love to see this property sold to someone who is willing to preserve the land and homestead.

Thank you,

Jackie

Jackie Kettner-Sieber
6027 River Run Road
La Crosse, WI 54601
608-780-7744

Craig, Sondra

From: Kettner-Sieber, Jacqueline <KettnerJ@westerntc.edu>
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The following pictures depict the significant impact this land has to the ecosystem.











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6027 River Run Road
La Crosse, WI 54601
608-780-7744