

Craig, Sondra

From: VonRuden, John - DOT <john.vonruden@dot.wi.gov>
Sent: Monday, November 1, 2021 9:27 AM
To: Craig, Sondra; Elsen, Nikki; ZZ City Clerk External
Cc: VonRuden, John - DOT
Subject: FW: Opposition to Bethany Lutheran Home Rezoning Request of 2575 7th St. S Item 21-1190 & 21-1192

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Sondra, here is another one. I am so mad at myself. Please let me know when uploaded.

Thanks John

From: VonRuden, John - DOT <john.vonruden@dot.wi.gov>
Sent: Monday, November 1, 2021 7:51 AM
To: elsenn@cityoflacrosse.com; craigs@cityoflacrosse.com
Cc: VonRuden, John - DOT <john.vonruden@dot.wi.gov>
Subject: FW: Opposition to Bethany Lutheran Home Rezoning Request of 2575 7th St. S Item 21-1190 & 21-1192

Nikki and Sondra, I was hoping that this letter could be added to the record in opposition of item 21-1190. If you could e-mail me when this is uploaded I would appreciate it.

Thanks John

608.769.8235

Begin forwarded message:

From: John VonRuden <jvonruden@charter.net>
Subject: Opposition to Bethany Lutheran Home Rezoning Request of 2575 7th St. S Item 21-1190 & 21-1192
Date: October 29, 2021 at 9:00:16 AM CDT
To: craig@cityoflacrosse.org, elsenn@cityoflacrosse.org

To: La Crosse Common Council, City Mayor and City Plan Committee

From: John Von Ruden, 2600 7th Street S.

RE: Opposition Letter to Zoning Petition #21-1190

I would like to go on record as being strongly opposed to the proposed rezoning from R-5 to R-6.

Looking closer at the Petition For Zoning change, this request actually affects 2 parcels listed in the petition 17-50283-95 @ 4.5 ac and 17-20242-10 @ 13.327 ac for a total of 17.841ac. The actual facility sits on the 13.327ac parcel (17-20242-10). To date, the neighbors were given the impression we were talking about 4.5 ac and were actually about 17.841ac. Why was parcel 17-20242-95 included in this request if it is not needed for their current project?

In the zoning application there is a question "Is the Rezoning consistent with the policies of the Comprehensive Plan? Bethany Lutheran checked "Yes" which is incorrect. It does not meet with Consistency with Adopted Comprehensive Plan as stated in the City Plan Report by City Planner Tim Acklin. The report goes on to say that the The Future Land Use Map in the Comprehensive Plan lists this parcel as Low/Medium Density with single and two story-family housing with a mix of town houses or other housing forms with individual outdoor entrances. I would contend that the existing facility meets the spirit and charter of the residential intent of the comprehensive plan. Going to R6, however, would mean this parcel would deviate even further from the Future Use listed in the Comprehensive Plan and makes way for a 10-story building in a residential neighborhood.

In the zoning application they say " with the confines of the site, a 4 story building would be the feasible". Yes, it one feasible option and only investigated. I submit another feasible option. In the current facility on the first floor there is 15 private, 12 semi-private and 42 double rooms for a total of 123 beds. A 3-story option, meeting the R-5 zoning requirements, would provide 45 new private rooms (15 rooms per floor). So, with the 15 existing private rooms on the first floor + 42 double rooms turned private rooms on the first floor + 45 new private rooms in the new tower = 105 private rooms. Leaving 9 semi-private on the first floor. They could leave the 9 semi-private as a more affordable cost option for lower income families or remodel a portion of the first floor to make up the remaining 9 rooms. Saying they can't do this is ridiculous. They just moved 45 people off the first floor so the lobby areas, dining facilities, living rooms and sitting rooms could be downsized to find the extra space. In addition, the vacated 42 double rooms were sized for two people. Bethany's plan for the existing double rooms is just remove one of the beds keeping the same larger square footage. Is moving a few walls around more expensive that adding a whole new floor? A 3-story option meeting the zoning requirements,

more in line with the Comprehensive Plan, would be able to meet Bethany Riverside's needs without the potential for future unintended consequences of the R-6 zoning.

The proposed zoning change is not necessary to allow for increased density on the parcel because Bethany Lutheran Homes has stated there is no current plans to increase bed count at the facility.

The proposed zoning change is not necessary to change the use for the parcel because Bethany Lutheran Homes has stated there is no current plans to change the function of the facility which currently provides transitional nursing care.

The proposed zoning change does not generate additional tax base for the City of La Crosse.

The neighborhood has spoken loud and clear that we oppose this rezoning change for this parcel. 32 of the 40 property owners listed on the tax rolls and included on the buffer map have come out in opposition to this zoning request. The potential future risk to the neighborhood is too great.

Please vote "NO"