

Elsen, Nikki

From: Elsenn@cityoflacrosse.org
Subject: FW: Agenda Item- 25-0413 Little River Homes- 5917 River Run Road
Attachments: Waterview HOA APPROVAL LETTER.pdf

From: Great River Homes <greatriverhomesllc@gmail.com>
Sent: Monday, August 4, 2025 2:36 PM
To: Washington-Spivey, Shaundel <washingtonspiveys@cityoflacrosse.org>
Cc: Janssen, Barb <janssenb@cityoflacrosse.org>; Kahlow, Chris <kahlowc@cityoflacrosse.org>; Bedford, Crystal <bedfordc@cityoflacrosse.org>; Goggin, Erin <goggine@cityoflacrosse.org>; Newberry, Aron <newberrya@cityoflacrosse.org>; Padesky, Gary <padeskyg@cityoflacrosse.org>; Trost, Jennifer <trostj@cityoflacrosse.org>; Slezniow, Larry <slezniowl@cityoflacrosse.org>; Weston, Lisa <westonl@cityoflacrosse.org>; Northwood, Rosanne <northwoodr@cityoflacrosse.org>; Dickinson, Tamra <dickinsont@cityoflacrosse.org>; Acklin, Tim <acklint@cityoflacrosse.org>
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Some people who received this message don't often get email from greatriverhomesllc@gmail.com. [Learn why this is important](#)

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PER YOUR REQUEST AND TO OFFER AN UPDATE:

- 1. Maintenance to stormwater(ie pulling weeds, sand removal, moving of breaker rocks and related clean-up requested from the residents has been completed in full by JR Manske excavation company. ALL FINISHED.**
- 2. The HOA has approved and supports my request to build the 14-single family homes, which are much needed in LaCrosse's landlocked city. This land is also right across the street from Southern Bluffs Elementary School. LETTER ATTACHED**
- 3. The former HOA members of Seago, Birnbaum, Hartman, Schroeder have been told that the current HOA president will offer them the opportunity to ONCE AGAIN run and take over around the end of 2026/2027. This group ran the**

HOA for a year and then gave it back to Property Logics after finding itself unsuccessful in being to manage.

4. Unfortunately, if this is not approved in August, the property will be sold to an apartment developer. This would not likely be pleasing to the residents. The buyer understands it will take time to push through his apartments but is willing to wait for residents and council members to turnover. He is prepared to wait it out if he gets the opportunity to purchase this lot.

5. This lot is 100% downhill from the existing lots and subdivision. This lot would not shed ANY stormwater onto any of the existing lots. In fact, given higher elevation of the existing homes, stormwater would flow down and onto my newly proposed Lot-17 lot. We are prepared to help these lot owners and help them control their water and erosion that runs onto my lot.

6. This delay of approval has cost over 5,700 a month in carrying costs/expenses. We also lost our production place for earthwork. Each lot has now gone up by 2,000. New residents will incur this increase along with any that may come from further delays.

PLEASE CONTACT ME WITH ANY QUESTIONS.(I have talked with two council members thus far.)

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