10/25/2021

City of La Crosse Common Council
400 La Crosse St.
La Crosse, WI 54601

We, the undersigned neighbors of 7th Street South are opposed to the rezoning of the parcel at 2575 7th Street South from Multiple Dwelling District (R-5) to Special Multiple Dwelling District (R-6). With every decision there are always tradeoffs. But we fail to see the necessity for or positive benefit gained for the City of La Crosse or the neighborhood with the approval of the proposed zoning change for the following reasons:

- The proposed zoning change does not meet the desired Future Land Use Map in the Comprehensive Plan which 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. The proposed rezoning to the R-6 would allow this parcel to deviate even further from the City's Long Range Comprehensive Planning Goals by allowing the potential for 10 story-buildings in this residential neighborhood. This potential future development is a major concern for the neighborhood.

- 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 neighborhood has spoken loud and clear that we oppose this rezoning change for this parcel. The potential future risk to the neighborhood is too great.

However, we are not opposed to the project as long as the parcel remains as Multiple Dwelling District (R-5) and is limited to the addition of a single 4 story-building built within the existing courtyard surrounded by the existing walls of the single-story structure as shown in the plans. We understand that the proposed building design exceeds the maximum allowable height for an R-5 zoned dwelling by approximately 7 feet to allow for the elevator shaft construction and would require a variance or exception which we would be willing to support.

As a neighborhood, we feel the variance option it is the best alternative for all sides involved to move this project forward with the least potential for future unintended consequences.

Please vote "NO" for the zoning change and put your support behind the variance option.

Residents opposed to rezoning change of the parcel at 2575 7th Street South (Bethany Lutheran Homes) from Multiple Dwelling District (R-5) to Special Multiple Dwelling District (R-6)

Printed Name	Signature	Address
TOM KRATT	Thomas Kratt	2584 7TH ST S
LISA KRATT		2584 7TH ST S
David W. Burbach	David Burbach	2574 7th St S.
Pat a Burbe	Patricia Burbach	2574 7th ST S
Elaine Dryer	Elaine Dryer	2568 7th ST S
John Dryer	John Dryer	2568 7th St. S
Mark Dryer	Signing for Mark Dryer	2568 7th St. S.
LARRY PIERCE	Larry Pierce	2564 7TH ST. S
NANCY PIERCE	Nancy Pierce	2564 7TH ST. S
Mike Chelf	D. Chelf	2516 7th St. S
Diane Chelf	D. Chelf	"
Sharon Woods	Sharon Woods	2468 So. 7th
EJ Mau	EJ Mau	2454 7th st
MIKE BROWN	Mike Brown	2436 S 7th
Patricia Brown	Patricia Brown	2436 S 7th St
Lisa Kratt	Lisa Kratt	2584 7th St. S.
JOHN VanRusEn	John Van Rusen	2600 7th Street S.
Diane Beranek	Diane M Beranek	2600 7th Street S.
Doug Buchner	Doug Buchner	2546 S 7th
"	"	2704 S 7th
Patrick Scheller		2612 So 7th S
Kirsten Scheller	Kirsten Scheller	2612 7th St S
Daniel P Brown	Daniel Brown	2448 7th ST So (select
Karen E. Brown	Karen E Brown	2448 South 7th St LaCrosse
Jim Buchner	Jim Buchner	2522 S 7th St
Susan Hengel	Susan Hengel	2606 7th St. S. Lax
Joseph D Hengel	Jos D. Hengel	2606 7th St South
Joseph L. Hengel	Joseph L. H	2640 7th St. South
Elizabeth Michaels	Elizabeth Michaels	2690 7th S So.
DAVE ERICKSON		2534 7th St So.
BARB ERICKSON		2534 7th St So
Becky Michaels	Becky Michaels	2696 7th St. So.
JERED MICHAELS	JM	2696 7th St. So.
Joy Steinbach		2636 7th St. So

properties ←

City of LaCrosse
17-50264-50

City of LaCrosse
17-5264-60

City of LaCrosse

BENORA LEE CT.

River House III LLC
Michael + Patricia
Dan + Kim Born
Michael + Patricia Born
Eo Moulis
Sharon Woods
James + Natalie
Marie Peace
James Buchner
Michael + Diane Cuylle
David + Barbara Edwin
David + Barbara Edwin
Buchner Properties
Maeda DeYoe Poster
Dwight + Pat Brown
Kralus
Liz Howarth
Johanne Ding
Scot Joe Hay
Patrkis Schad
SB EDI FIC
Joy Steinback
Joseph L Howard
River Side Apts

17-50264-90
7-50264-50
17-50631-10
17-50631-20
17-50284-70
17-20242-30
17-0242-40
17-20242-50
20242-60
17-20242-80
17-20242-85
17-20242-90
17-20242-110
17-20242-120
17-20242-130
17-20243-10
17-20243-20
17-20243-30
17-20243-40
17-20243-50
17-20243-50
17-2024
17-50284-72
17-50284-82
17-50284-83

7TH ST S

2575 7th St S

River S.o.E Apts

17-50284-

Gunderson Luthern Medical Center

17-50281-485

Gunderson Luthern Medical Center

17-50781-486

Buffer Map

Gunderson Luthern Medical Center
John Gund Brewing Company

17-50781-500

Russel + James
17-50283-100

11TH PL

WEST AVE S

17-50284-90
United States of America

— Against RB zoning