

## Elsen, Nikki

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**From:** City of La Crosse Notices - No Reply  
**Sent:** Sunday, March 29, 2026 1:20 PM  
**To:** Craig, Sondra; Elsen, Nikki; Janssen, Barb; Kahlow, Chris; Sleznikow, Larry; Trost, Jennifer; Mindel, Mackenzie; Dickinson, Tamra; Goggin, Erin; Steele, Annette; Washington-Spivey, Shaundel; Weston, Lisa; Newberry, Aron; Bedford, Crystal; Padesky, Gary; Stine, Olivia; Northwood, Rosanne  
**Subject:** City Council Contact Form: 26-0254 City should oppose as much as possible

Submitted on: 3/29/2026

Name: Kevin Hundt

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Is this related to a legislative agenda item: Yes

Agenda item number: 26-0254

Subject: 26-0254 City should oppose as much as possible

The subdivision proposal in 26-0254 is exactly the type of development that's caused the city's many past and current financial and operational problems. This low-density, car-dependent suburb will be dependent on La Crosse businesses, services, and institutions, while providing no property taxes to the city and driving up demand for parking and pressure on our streets.

36 lots, assuming a generous average of 3 people per household, means 108 people on 55 acres, or about a half-acre per person. In contrast, many single-family homes in La Crosse are on just .2 acres, and a high-density apartment building like Elliot Arms has about 100 bedrooms on half an acre. That's one hundred times the amount of population density as this development proposal, which means more taxes, less cost to government services, faster emergency services response times, more energy efficiency, and more walkability, for a negligible increase in infrastructure and maintenance cost, while bringing in somewhere on the order of \$150,000-200,000 in property taxes every single year for just that one building.

The past 80 years of this kind of development style have been a catastrophic mistake. These large-lot, car-dependent suburbs are luxury housing that the rest of us have to pay for through parking, roads, car exhaust, and traffic collisions while they contribute nothing to city taxes. This is exactly how we got to the point where we cut services and operations to the bone and still can't balance the budget, and the City needs to oppose it. La Crosse has been milked by these suburbs for too long.

Kevin Hundt