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Common Council of the City of La Crosse

400 La Crosse St.
La Crosse, WI 54601

Dear Committee and Common Council members,

We are writing to formally express our strong opposition to the proposed rezoning request for *Tax Parcel 17-50782-10; 6103 River Run Rd. (Lot 21 of the Waterview Subdivision.)* As a concerned resident and owner of the adjacent property north of the currently occupied farmhouse in the Waterview Subdivision, we believe that this proposal, if approved, will have significant negative impacts on the character, safety, and long-term well-being of our neighborhood.

Based on several factors of the site location, proposed layout and history, we do not believe this proposal is acceptable.

- The proposal includes approximately 11 additional single-family units on 1.48 acres. Currently all of the properties in the neighborhood face east or west and are set back the exact same distance from the road for a uniform look.
- The proposal indicates this will provide a mix of uses in close proximity to one another within the neighborhood. This is not needed as we have twindominums, condominiums and a previously approved zoning change and addition of R1 parcels totaling 14 two-bedroom single family homes on the north end of River Run Rd. (lot 17) and a large apartment complex at the south end of the street. The addition of 11 units on lot 21, that enter and exit through River Run Road would add significant congestion and not be positive for the neighborhood.
- The proposal states that this parcel is well connected to many local amenities and within easy walking distance to elementary schools, restaurants, gas station, grocery stores, and biking and hiking trails. However, the walkability score found on Zillow is 5 of out 100 for walkability and 27 of 100 for transit. (Transit scores are determined, partially, by neighborhood access to public transportation.) This property is on the edge of the city and does have a walkable elementary school and a city connected path, however it is not well connected to anything else without personal transportation, which appears to be in conflict with the design principles of the Traditional Neighborhood Development.
- The proposal states that this preserves the historic character of the area, which we disagree with. When we purchased our homes we were assured that the farmhouse and barn would be a long-term part of the community due to the historic nature and part of the Wisconsin Historical Society Registry. In the application to the Wisconsin Historical Society it states the following about the farmstead - "The Chambers-Markle outbuildings contribute to the overall siting, setting and functional relationship of the residence as a

rural farmhouse.” Removing the barn that is known as a community marker would impact the history and character of the farmhouse. In addition, the garage not only is part of that history but is a necessary building for the current tenant.

- The proposal states that it considers nearby environmental features, which we fail to understand. There is no walking path along the waterfront as stated in the proposal. There was a “natural walking path” planned for along the drainage pond (behind the homes on the west side of River Run Rd) owned by the Waterview Homeowners Association, however after many asks that trail has not been completed or kept up as promised. Some of our biggest concerns with building on lot 21 are environmental in nature. The stormwater drainage areas installed as part of the Waterview subdivision, continue to have significant issues which the petitioner has still not addressed. Additionally, we have concerns about the spring that runs behind the farmhouse garage, directly by one of the buildings that would be constructed. This spring was capped by the property owner and it is unclear if it was properly sealed. Water continues to pool in the yard at all times. After making significant yearly investments on our personal property adjacent to lot 21 over the last 3 years to address drainage issues caused by the development, we are concerned about the impact to surrounding properties on River Run Rd. with a change in the grade and structure on that lot.

We are concerned that significant congestion of townhouses will diminish property values, add a strain on public services, and eliminate a greenspace that adds character, biodiversity, air quality and wildlife experiences to the neighborhood. These issues are of great importance to the people who live here.

As residents of this area, we have seen firsthand how our neighborhood has developed over the years and believe that maintaining its current zoning regulations is vital for preserving its integrity. We fear that the proposed changes will lead to unintended consequences that will negatively affect both current residents and future generations.

We respectfully ask that the zoning request be denied, and that the concerns of the community be honored. It is crucial that the voices of those who live here be heard and factored into any decisions that impact our future. We would appreciate the opportunity to engage in further discussions or attend any public hearings regarding this issue.

Thank you for your time and attention to this matter. We trust that you will give careful consideration to the concerns of the residents and make a decision that best serves the interests of our community.

Sincerely,

Deb & Jackie Kettner-Sieber