

Craig, Sondra

From: Elsen, Nikki
Sent: Thursday, June 10, 2021 9:10 AM
To: Craig, Sondra
Subject: FW: Proposed 16 Plex on King St

-----Original Message-----

From: Jury, Daryll <Daryll.Jury@trane.com>
Sent: Thursday, June 10, 2021 12:25 AM
To: Trost, Jennifer <trostj@cityoflacrosse.org>; Kahlow, Chris <kahlowc@cityoflacrosse.org>
Cc: ZZ Council Members <ZZCouncilMembers@cityoflacrosse.org>
Subject: RE: Proposed 16 Plex on King St

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Jennifer,

Thank you for your response. I know that as a member of the Planning Commission unfortunately you were one of 2 that voted in favor of the developers proposal. As you do, I truly hope that each council member gives careful consideration to their vote and understands the difference of the 2 sides. I also hope they agree with the overall votes and recommendations of the Planning Commission and J&A Committee and deny this proposal. We as neighbors bought into the Washburn Neighborhood with the understanding that these complexes were not allowed. We are heavily vested and invested in making this a livable family oriented area. On the other hand, the developer does not live in the neighborhood and is only invested in making a buck - a big difference! As residents of La Crosse, we understand and agree with the developer that more high density housing is needed in the city where non-transient residents can live who are just starting their careers. Unfortunately the proposed location and configuration of this building screams college rental. If that is not the developers underlying intent, why not build in one of the alternative areas that we have suggested that are already zoned properly, equally close to downtown, and where this makes sense.

I have also spoke with Tim Aklin from the Planning Department who has stated that city departments are being pressured to come up with more tax base. If the city needs more tax dollars is the answer really to build 16 plex's on every single-family zoned lot in every residential neighborhood? Is that the root cause of the problem - a lack of 16 plex's on lots zoned R1 residential? Does zoning mean anything anymore?? How is putting this 16 plex in a residential neighborhood on King St any different than putting one on a lot that would come open next to the Castle on Cass or next to your house? Is that the message the council wants to send to residents? If so, I need to pack up and sell the 10 homes I have invested in in La Crosse and move to Onalaska or Holmen where zoning, and families that have invested in neighborhoods, actually mean something. A vote in favor of this proposal is really saying \$\$\$ is more important than the people and families who have invested in this neighborhood and in the city of La Crosse. I know that I do not want to live in a city that gives more credence to a developer because they see \$\$\$ signs than they do to the families that have strived to make a neighborhood and our city a better place to live. Talk about a slap in the face! I bet most residents feel the same way and as representatives of the people of our city, I believe votes should be cast accordingly and this rezoning should be denied. Again, I ask that you please vote in opposition to this re-zoning from Washburn Residential R1 to the

catch all do what you want "Traditional Neighborhood District" . By the way, that TND name sure doesn't mean what it sounds like!

Thank you again for your consideration.

Daryll Jury
920 King St & 131 S. 10th

-----Original Message-----

From: Trost, Jennifer <trostj@cityoflacrosse.org>
Sent: Wednesday, June 9, 2021 8:25 PM
To: Jury, Daryll <Daryll.Jury@trane.com>
Subject: Re: Proposed 16 Plex on King St

Alert: This is an external email.

Hello Daryll Jury,

Thank you for letting me know your thoughts on the upcoming decision about the property at 11th and King. I'm sure all my colleagues will give careful consideration to their votes.

Sincerely,
CM Trost

Jennifer Trost (she/her)

Council Member, City of La Crosse District 11

608.360.2482

From: Jury, Daryll <Daryll.Jury@trane.com>
Sent: Tuesday, June 8, 2021 3:47 PM
To: ZZ Council Members
Cc: Jury, Daryll
Subject: Proposed 16 Plex on King St

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All,

First of all, I appreciate the opportunity to express my opinion as it relates to the proposal to construct a 16 plex with zero green space in my residential neighborhood. I would like to go on record strongly opposing the rezoning of the lot on King St for a 16 plex. Our neighborhood has made a tremendous effort to bring families

back to this area. I own 2 homes in this area and have converted the first one back to single family from a tri-plex and the second one back to single family from a duplex. 15 years ago this neighborhood was on the brink of becoming a run-down blight on our community. Today we have families moving back into the neighborhood due to the efforts of many owners renovating and restoring their homes. All of our homes at the time were required to maintain green space and renovations for those of us in the 10th and Cass historic district had to blend in with the historic structures. This proposed 16 plex goes against everything that the Washburn neighborhood was formed to do. High density housing on a single family lot that is in-between our 2 historic districts is not a good use of this space.

With all due respect to Mr. Biondo, we do not believe this will be a site for newly graduated single people to start their careers. It is located right in the middle of UW-L and WTC with a community laundry room, no elevators, and no amenities. This screams college rental. One bedroom apartments do not mean a single resident for each apartment and even though 16 parking stalls are proposed, parking which is already a concern in the neighborhood would only get worse with more than one tenant per apt. I think most people will agree that this type of housing is needed in La Crosse, but not in a residential neighborhood that is once again starting to attract families. I believe this type of development is better suited for the new River Point District which is also close to downtown and the Festival Foods on the causeway. Finally, Mr. Biondo indicates that this lot is surrounded by commercial property which is not true. See pictures below:

Current "Commercial" home/Dentist office across street from vacant lot that will revert back to R1 Washburn Residential in 5 to 6 more months if not occupied by a Commercial business.

[cid:image003.jpg@01D75C7D.A2773DF0]

Two homes (1 a duplex and one single family) next to proposed site

[cid:image008.jpg@01D75C7D.A2773DF0]

I understand the commercial development along West Ave, and why it exists, but we need to stop the commercial creep into residential family oriented neighborhoods. We also need to make sure we are consistent with our zoning - families buy into neighborhoods and people restore homes with the understanding that these types of developments are not allowed there.

Thanks!

[cid:image001.png@01D75BAC.CDE776C0]

Daryll T Jury

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(608)498-2024 Cell

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