

## Craig, Sondra

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**From:** Elsen, Nikki  
**Sent:** Thursday, June 10, 2021 9:08 AM  
**To:** Craig, Sondra  
**Subject:** FW: Proposed Development at 1106/1108 King Street

**From:** Karl Green <kgreen2264@gmail.com>  
**Sent:** Wednesday, June 9, 2021 6:17 PM  
**To:** ZZ Council Members <ZZCouncilMembers@cityoflacrosse.org>  
**Subject:** Proposed Development at 1106/1108 King Street

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Ladies/Gentlemen,

We are homeowners living in the downtown neighborhood and within the 200' radius of the proposed development at 1106/1108 King Street. We have lived in this neighborhood for 18 years, 16 in our current home. While we support affordable housing, we also strongly believe that integrated neighborhoods (socially, racially, & economically integrated) can provide a host of opportunities and experiences for residents that dwell in them. However, when a neighborhood becomes too heavily skewed to be mono-economic, it will lose its appeal to the general resident, in favor of the specific resident that fits that mono-economic lifestyle.

Washburn & the Downtown Neighborhoods currently have a heavy volume of rental housing. Much of this rental housing has young professionals and college students. While obviously there is a need for this type of housing in La Crosse, these two neighborhoods have a lion's share of this type of housing. Many of these dwellings also happen to be historic old homes with significant, unused potential. These homes could be redeveloped for greater value/use if they were converted back to single family, or single family with Mother in-law's quarters or similar use.

It is our belief the proposed modern, 3 story building will negatively impact redevelopment and interest in redevelopment of our neighborhood. While the majority of our neighborhood is good, honest young people - we have our share of negative experiences too. We can honestly say, the entire block to the north and east of us is all rental. We do not think an additional 16 unit apartment is what is needed in this direct vicinity. There is not enough of a diverse mix of housing - it is nearly all rental around us in many directions.

We would not oppose this development if the lot was zoned commercial. But incidents of spot zoning like this are, we believe, what slowly removes the fabric of a neighborhood - eventually to become a specific type of neighborhood that will not appeal to the general public. While this development brings investment - we believe it will have an overall negative effect on greater redevelopment of the neighborhood.

It is for these reasons that we oppose this specific rezoning, and we ask you to oppose the rezoning request as well.

Sincerely,

**Karl & Grace Green**  
**1003 King Street**