
From: "Todd Wilson"
To: "jvonruden@charter.net"
Cc: "mikeed62@gmail.com", "eandjfloormaster@aol.com", "dianecheff@gmail.com", "davidwburbach@gmail.com", "Diane Beranek", "jems.ed@charter.net", "lizgollnick@yahoo.com", "Susan Hengel", "Debra Howe", "Tom Kratt", "Larry Pierce", "Pat Scheller", "Patrick Senzig"
Sent: Wednesday October 27 2021 2:59:09PM
Subject: RE: 7th Street S Neighbors meeting Request BLH - Rezoning Petition

Thank you, John.

I will do some research and be in touch. Have a great afternoon.

Todd D. Wilson

Chief Executive Officer

Bethany Lutheran Homes, Inc. (dba Eagle Crest Communities)

608.406.3887 | office

608.406.3883 | fax

twilson@eaglecrestlife.org | www.eaglecrestlife.org

From: jvonruden@charter.net <jvonruden@charter.net>
Sent: Wednesday, October 27, 2021 11:27 AM
To: Todd Wilson <twilson@eaglecrestlife.org>
Cc: 'mikeed62@gmail.com' <mikeed62@gmail.com>; 'eandjfloormaster@aol.com' <eandjfloormaster@aol.com>; 'dianecheff@gmail.com' <dianecheff@gmail.com>; 'davidwburbach@gmail.com' <davidwburbach@gmail.com>; 'Diane Beranek' <vonberanek@gmail.com>; 'jems.ed@charter.net' <jems.ed@charter.net>; 'lizgollnick@yahoo.com' <lizgollnick@yahoo.com>; 'Susan Hengel' <shengel@uwlax.edu>; 'Debra Howe' <debhowe44@gmail.com>; 'Tom Kratt' <tomkratt@charter.net>; 'Larry Pierce' <ljpierce509@gmail.com>; 'Pat Scheller' <patscheller.01@gmail.com>; Patrick Senzig <psenzig@eaglecrestlife.org>
Subject: RE: 7th Street S Neighbors meeting Request BLH - Rezoning Petition

Todd, our proposal is simple. As a show of good faith, we would like Bethany to go through the City variance process to get the approval for the extra 7 feet you said you needed for the elevator shaft construction for the one 4-story building built within the courtyard as shown in your submitted plans in lieu of going the rezoning route. In exchange, the neighborhood would assist you and put our support behind your variance request through the Board of Zoning Appeals. We have met with David Reinhart, City Chief Building, he said that the Cities response to all initial variance requests is to deny them as the

initial first step. It is up to the property owner to then submit the required paper work and go before the Board of Zoning Appeals with the request. The application/payment deadline is 10 days prior to the meeting date. The next meetings are scheduled for November 15th and December 20th. Representatives from the neighborhood would be at the meeting to talk in favor of your request with a letter of support from the neighbors that we will circulate and collect signatures on Bethany's behalf.

I realize that you are not getting everything thing you wanted but then again neither are we. But I feel this is an equitable common-sense solution to accommodate your needs worked out between neighbors.

Thank you for your consideration,

John

From: "Todd Wilson"
To: "John VonRuden"
Cc: "mikeed62@gmail.com", "eandjfloormaster@aol.com", "dianecheff@gmail.com", "davidwburbach@gmail.com", "Diane Beranek", "jems.ed@charter.net", "lizgollnick@yahoo.com", "Susan Hengel", "Debra Howe", "Tom Kratt", "Larry Pierce", "Pat Scheller", "Patrick Senzig"
Sent: Wednesday October 27 2021 9:00:59AM
Subject: RE: 7th Street S Neighbors meeting Request BLH - Rezoning Petition

Good Morning John,

Thank you for your message.

Prior to scheduling a meeting, I would like to see your proposal. That will give me time to thoroughly review and prepare for discussion prior to scheduling a meeting.

Thank you. Have a wonderful day.

Todd D. Wilson

Chief Executive Officer

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From: John VonRuden <jvonruden@charter.net>

Sent: Tuesday, October 26, 2021 7:58 PM

To: Todd Wilson <twilson@eaglecrestlife.org>

Cc: mikeed62@gmail.com; eandjfloormaster@aol.com; dianechelf@gmail.com;
davidwburbach@gmail.com; Diane Beranek <vonberanek@gmail.com>; jems.ed@charter.net;
lizgollnick@yahoo.com; Susan Hengel <shengel@uwlax.edu>; Debra Howe <debhowe44@gmail.com>;
Tom Kratt <tomkratt@charter.net>; Larry Pierce <ljpierce509@gmail.com>; Pat Scheller
<patscheller.01@gmail.com>

Subject: 7th Street S Neighbors meeting Request BLH - Rezoning Petition

Todd, attached is a letter that we wanted to share with you clarifying a few points from previous correspondence from the neighborhood perspective. Also, the 7th Street neighbors are requesting a meeting with you to present a proposal which we believe accommodates your request.

Thanks

John

October 26, 2021

Via Email: TWilson@eaglecrestlife.org

Mr. Todd Wilson
Bethany Lutheran Homes
2575 South 7th Street
La Crosse, WI 54601

Re: Eagle Crest Riverside Rezoning Petition 2575 7th St S 21-1190 & 21-1192

Dear Mr. Wilson:

This letter is to clarify several points that were outlined in letters sent by Attorney Sean O'Flaherty dated October 14 to the City of La Crosse Common Council titled "Agenda Matter Number 21-1190 & 21-1192" and October 20, 2021 sent to your attention titled "Southside Development". The points of clarification from the neighbors are listed below:

October 14, 2021:

- Many neighbors do object to the proposed rezoning plan and project as indicated by their objection letters filed with the City Clerk.
- To my knowledge, the City Administration has not made an official determination that a variance or exception would not be an acceptable alternative for Bethany Lutheran Homes to consider instead of the full rezoning request.
- The statement that "Eagle Crest entering into a Development Agreement with the City whereby Eagle Crest agrees not to build above five stories" is incorrect. As you are aware, the petition has outlined the desire to build "a single 4-story building." Bethany Lutheran Homes petition does not mention anything about 5 stories.

October 20, 2021:

- There was not consensus indicated that the majority of the neighbors would drop their opposition to the petition in exchange for a restrictive covenant.
- At no point were there discussions between the majority of neighbors and Attorney O'Flaherty agreeing on language granting "Future Councils the authority to allow for an exception/variance to the restrictive covenant by 2/3 majority vote".

To date, Attorney O'Flaherty has only met with and provided council to his clients, Pat and Kirsten Scheller. Those items discussed in the October 14th and October 20th do not necessarily represent the wishes of "the majority of the neighbors" as it pertains to this rezoning petition.

We recognize and appreciate Attorney O'Flaherty's efforts that have provided the much needed 30-day extension for the neighborhood and Bethany Lutheran Homes to come to an equitable solution in this matter. We have a proposal which we believe will accommodate your request. We look forward in meeting with you to discuss this alternative.

To accommodate most of our groups work schedules, we would be looking for a time after 5:00 pm either Friday October 29th or Monday November 1 to meet. Let me know if either day works better for you. I am assuming we can meet again over in your building.

Thank you for your time.

Sincerely,

John VonRuden
7th Street South Neighbor
jvonruden@charter.net
(608) 769-8235

Cc via Email:

Michel and Patrica Brown, 7th Street Neighbors, mikeed62@gmail.com
Ed Moulis, 7th Street Neighbor, eandjfloormaster@aol.com
Michael and Diane Chelf, 7th Street Neighbors, dianechelf@gmail.com
David and Patrica Burbach, 7th Street Neighbors, davidwburbach@gmail.com
Diane Beranek, 7th Street Neighbor, vonberanek@gmail.com
Elaine, Mark and John Dryer, 7th Street Neighbors, jems.ed@charter.net
Liz Gollnick, 7th Street Neighbor, lizgollnick@yahoo.com
Sue & Joseph Hengel, 7th Street Neighbor shengel@uwlax.edu
Jeff and Debra Howe (Hoeth), 7th Street Neighbors, debhowe44@gmail.com
Tom and Lisa Kratt, 7th Street Neighbor, tomkratt@charter.net
Larry and Nancy Pierce, 7th Street Neighbors, LJPierce509@gmail.com
Pat and Kris Scheller, 7th Street Neighbors Neighbor, patscheller.01@gmail.com
Joe Hengel, 7th Street Neighbor, JLHengel@hengelbros.com