

Craig, Sondra

From: Kevin & Marcia <kmkvigne@gmail.com>
Sent: Tuesday, December 24, 2024 10:29 AM
To: ZZ Council Members
Cc: Kvigne, Marcia
Subject: Concerns: Property Logic LLC rezoning proposal
Attachments: 20230617_104009a.jpg; 20230723_112158a.jpg; 20230923_040825a.jpg; 20230923_080514a.jpg; 20230923_081405a.jpg; 20231123_101020a.jpg; 20240807_120453a.jpg; 20241201_081628a.jpg; Screenshot 2024-12-24 075016.jpg

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Dear City Council Members,

I am writing to express some concerns with regard to Karl Shilling's proposal for rezoning Lot 21 in the Waterview Subdivision. We won't be able to make the public meeting scheduled for this. My wife and I purchased a newly constructed condo unit from John Mazzola back in April of 2023, in preparation for our upcoming retirements, as a secondary home. Our primary residence being near Dodgeville, WI. We have only made a handful of short term stays thus far, but have been rather frustrated with the many shortcuts and variations from plans, promises made but not kept, or very delayed in addressing, by both Mr. Schilling and Mr. Mazzola. Their track record in customer satisfaction has been less than stellar, at least in our experiences to this point. So much so, we decided to list our condo for sale, no longer interested in being a part of Waterview.

Prior to retiring, I worked in the Civil Engineering field, as a surveyor and as part of an inspection team for varied municipal and DOT projects, so somewhat familiar with stormwater management. Based on discussions with other residents, previously affected by flooded basements, etc. along River Run, comments of the developers not fully adhering to the original design are many, with seemingly little or no repercussions. If history any indication, the concerns for further stormwater issues for "downstream" residents, probably not high on Mr. Schilling's priority list. To my understanding, Mr. Schilling has refused to turn over the Waterview HOA to the residents, in an effort to maintain sole control I would suspect, for his benefit alone, in further development.

With our condo being on Sunnyside Dr, and not "directly" impacted by this rezoning request, we can only provide our opinion based on the bigger picture. As to following through on projects, attached are a few photos from our deck, of a fairly simple stormwater drainage structure, which was simply an unsightly, overgrown hole in the ground behind our unit for the past 18-20 months. A constant reminder of the less than timely operations of Property Logic LLC. Your consideration of previous actions, or lack thereof, very much appreciated in reaching a decision on this proposal.

Regards,
Kevin & Marcia Kvigne
3807 Sunnyside Dr. W
La Crosse



June 2023



July 2023



September 2023
Heavy Rain Event



**September 2023, Post
Heavy Rain Event**



September 2023



November 2023



August 2024



December 1, 2024

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commercial and/or retail in buildings on this parcel, which is consistent with the City's vision for the neighborhood.

D. Character of the Proposed Site

The finished site will consist of eleven townhouses, a historic farmhouse, pedestrian pathways, and associated drives and parking. The existing site has several trees providing visual screening from the adjacent highway. The proposed site will look to preserve as many of these trees as possible. Remaining open space on the site will be seeded with managed lawn cover. All vehicle traffic will enter and exit from River Run Road.

As part of the Waterview Subdivision, the site will have access to regional stormwater treatment devices that were installed when the subdivision was originally platted. The allocation for Lot 21 will be gain from the original plat permitting, and any additional impervious surfaces added in excess to what was originally planned will be treated with on-site devices. These devices will consist predominantly of bio-infiltration devices. Treated runoff will ultimately drain to the storm sewer system in the River Run Road right-of-way.

4.0 Conclusion **There are still unresolved issues from the original plan.**

This development provides the opportunity for the City of La Crosse to add interesting new housing options in current low to medium-density residential areas. This project has been demonstrated to have consistency with the future land use plan for the area. We have also demonstrated that the new townhomes fit within the design framework of traditional neighborhood development by providing a mix of amenities that cater to families in all stages of life, whether they are young couples just starting their own family, small established families with school-age children, empty-nesters looking to explore the surrounding community, or elder families looking to downsize.

