10/25/2021

City of La Crosse Common Council
400 La Crosse St.
La Crosse, WI 54601

Dear Council members,

I/we, who live at 2522 7th S., are opposed to the rezoning of the parcel at 2575 7th Street South from Multiple Dwelling District (R-5) to Special Multiple Dwelling District (R-6). With every decision there are always tradeoffs. But we fail to see the necessity for or positive benefit gained for the City of La Crosse or the neighborhood with the approval of the proposed zoning change for the following reasons:

- The proposed zoning change does not meet the desired Future Land Use Map in the Comprehensive Plan which lists this parcel as Low/Medium Density with single and two story-family housing with a mix of town houses or other housing forms with individual outdoor entrances. The proposed rezoning to the R-6 would allow this parcel to deviate even further from the City's Long Range Comprehensive Planning Goals by allowing the potential for 10 story-buildings in this residential neighborhood. This potential future development is a major concern for the neighborhood.

- The proposed zoning change is not necessary to allow for increased density on the parcel because Bethany Lutheran Homes has stated there is no current plans to increase bed count at the facility.

- The proposed zoning change is not necessary to change the use for the parcel because Bethany Lutheran Homes has stated there is no current plans to change the function of the facility which currently provides transitional nursing care.

The neighborhood has spoken loud and clear that we oppose this rezoning change for this parcel. The potential future risk to the neighborhood is too great.

However, we are not opposed to the project as long as the parcel remains as Multiple Dwelling District (R-5) and is limited to the addition of a single 4 story-building built within the existing courtyard surrounded by the existing walls of the single-story structure as shown in the plans. We understand that the proposed building design exceeds the maximum allowable height for an R-5 zoned dwelling by approximately 7 feet to allow for the elevator shaft construction and would require a variance or exception which we would be willing to support.

As a neighborhood, we feel it is the best alternative for all sides involved to move this project forward with the least potential for future unintended consequences.

Please vote "NO" for the zoning change and put your support behind the variance option.

Sincerely, Jim Buchner