

October 5, 2018

Subject: Conditional use permit for 3120 Farnam Street, La Crosse, WI. File number 18-1255

To Whom it may concern:


We are writing this letter in opposition to the conditional use permit for 3120 Farnam Street La Crosse, WI. There is no doubt from the various meetings held and letters submitted that our neighborhood supports Veterans, but the **location** of the transitional housing facility is of grave concern. We agree with all the concerns shared both in meetings and documentation with our primary concern being safety of the children in our neighborhood. Three of the primary goals of Therapy/Transitional Residence Program housing is to minimize reliance on institutional care, learn anger and stress management and other problem-solving skills, remain sober and improve mental health status in a supportive residential setting. These items alone could lead to unforeseen emergencies and safety risks to our neighborhood.

There is one other very important concern we have for the proposed conditional use permit. Studies show that home values located near a group living facility depreciate 17%. This means a home valued at \$170,000 would drop in value \$28,900 due to no fault of the home owner. The significant drop in property value (but no drop-in property taxes) is wrong and will put undue financial stress on the home owners. To move forward with the conditional use permit which negatively impacts resident of our city and this would be extremely unfortunate.

At the meeting held at the VA facility in La Crosse on September 26, 2018 the VA administrator indicated there is one transitional housing facility near La Crosse and it is on the VA campus in Tomah. This setting is quite different from a neighborhood setting, and they have resources close by to assist with emergencies that arise. The VA shared there is one facility in Madison and possibly one in Milwaukee, but the VA could not speak to specific details of these homes including location, emergency calls, police calls etc. I think it is important to look at these other facilities, locations, emergency call statistic etc. to help evaluate what setting has been most effective for this new housing concept and is it a good fit for an R-1 residential zoned neighborhood and for the Veterans being served.

Thank you for your time and consideration regarding these concerns. We encourage more conversation and collaboration to help find a solution to find a location better suited for a transitional living facility that will meet the needs of the VA residents and our neighborhood.

Regards,


Mike and Terri Pinter
1253 Cliffwood Lane
(Directly across the street from the 3120 Farnam Street)
La crosse, WI 54601



