

To: La Crosse Common council members; City Mayor and City Clerk

From: SB Edifice LLC

2630 7th Street S

La Crosse, WI. 54601

Re: Opposition Letter to

Zoning Petition # 21-1190

I would like to go on record as being strongly apposed to the proposed rezoning from R-5 to R-6. There are many reasons I am opposed to this zoning change and a few ideas on how we could remedy this situation. They are listed below.

- This change rezones the entire 4.5 acres parcel to R-6. This allows construction of buildings up to 10 stories on the entire property. All structures on the Eagle Crest property are currently 1 story with the exception of the chapel steeple.
- This is a very quiet residential area.
- There are HOWEVER, ways to allow building a 4-story structure without rezoning the entire parcel to R-6. Once this is done the genie is out of the bottle.
- Eagle Crest could request an (Area Variance) form the city. Current zoning allows them to build up to 3.5 stories. The proposed building is only 4 stories. This requires a variance of only 7 feet. This is their figure. An (Area Variance) specifically mention minor exception for setback and Height. This is 7-foot difference is very minor.
- This variance would achieve Eagle Crest goals, of allowing each resident to have private rooms. It also allows the current residents of Green Island the comfort of knowing that we will not have uncontrolled high-rise development in this neighborhood.
- It is a win / win solution.
- If this compromise cannot be achieved, I would ask that you deny this request, so that we can preserve the natural beauty and quality of our island neighborhood. This rezoning is not compatible with the city's own comprehensive plan.
- Eagle Crest claims to only want to build one four story building on site, to allow their residents to all have private rooms. Good and admirable goal. I do not oppose this.

Please take time to drive by the large Eagle Crest development on Bennora Lee Court, then drive down 7th Street past our homes and the current Eagle Crest facility. Then ask yourself if this is the proper place for that type of development. My fear is that what will eventually happen if this entire parcel is rezoned to R-6.

Allowing them to building their ONE four story building, as requested by them, using an area variance allows everyone what they want.

I believe you will be receiving in excess of 30 opposition letters. Please note that all letters of support are from Eagle Crest staff or persons not living in La Crosse. Please vote for the will of the people.

Thank You for your time and consideration,

SB Edifice LLC

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