

Craig, Sondra

From: Elsen, Nikki
Sent: Wednesday, September 1, 2021 9:11 AM
To: Craig, Sondra
Subject: FW: Zoning change for 1106-1108 King St
Attachments: King St Apartment Proposal.pptx

From: Jury, Daryll <Daryll.Jury@trane.com>
Sent: Tuesday, August 31, 2021 4:09 PM
To: ZZ Council Members <ZZCouncilMembers@cityoflacrosse.org>
Cc: Reynolds, Mitch <reynoldsm@cityoflacrosse.org>
Subject: Zoning change for 1106-1108 King St

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All,

As we approach a vote on rezoning of 1106-1108 King St for a 12 plex being proposed by Kevin Biondo, I have put together a short power point that show the demographic make up of the Washburn and Downtown Neighborhoods (which now includes Goosetown) as it relates to owner-occupied homes. This information was requested by both neighbors living in the area, and by some of the council. You will see in the slide deck that each time we took a vote on Mr. Biondo's proposals that they were almost unanimously rejected since very little changed between the 2 proposals other than reducing the units from 16 down to 12.

Again, many of us neighbors have put a lot of blood sweat and tears into revitalizing our homes and our neighborhood to make this area a great place to live. We bought into this area knowing how the properties are zoned and have all followed those zoning rules. To allow for something like this in our neighborhood is not listening to the voice of the people that made it what it is today. If this development was taking the place of existing blighted apartment complexes in the area it may be a different story.

There is currently an accepted back-up offer on this parcel and those potential buyers have indicated that they would follow the Imagine 2040 plan and build a townhome on this lot. Anything structure larger than a duplex would not be supported by the folks in this neighborhood as you can see from the votes that were taken.

Respectfully,



Daryll Jury
920 King St, La Crosse Wi



1106-1108
King St

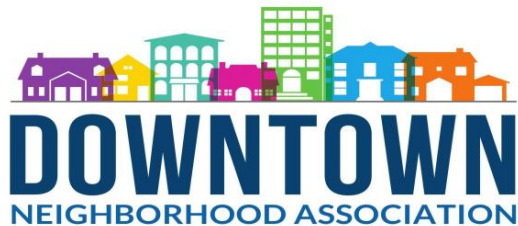
DARYLL JURY

8/30/2021

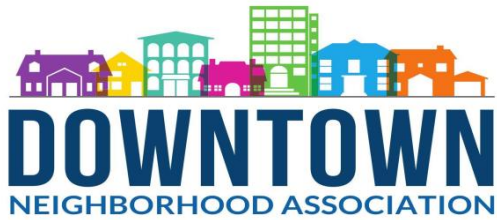
Project History



- On June 1st, Mr. Biondo came to this commission requesting a zoning variance to build a large 16-unit apartment complex on the vacant lot at 1106-1108 King St.
- The Recommendation from the Planning Commission was to deny.
- That same evening Mr. Biondo presented to the J&A committee and that recommendation was also to deny.
- At the following council meeting Mr. Biondo requested additional time to speak with the Washburn and DTNA groups.
- Results of those meetings: DTA – Nothing larger than Single family, 12 votes. Nothing larger than a duplex 7 votes. Nothing larger than a 4 plex, 1 vote. Washburn – Nothing larger than a duplex, 11 votes. In favor of plan, 1 vote
- Other feedback at that meeting: Need more parking; it does not blend in with neighborhood; Don't like the common Laundry area; Need elevator not stairs; Need more green space; building not set back far enough from sidewalk
- As a result of those meeting Mr. Biondo asked for another 30-day referral from the city council to revise his plan



Revised 12 Plex



ISSUED
Issued for Review - August 13, 2021

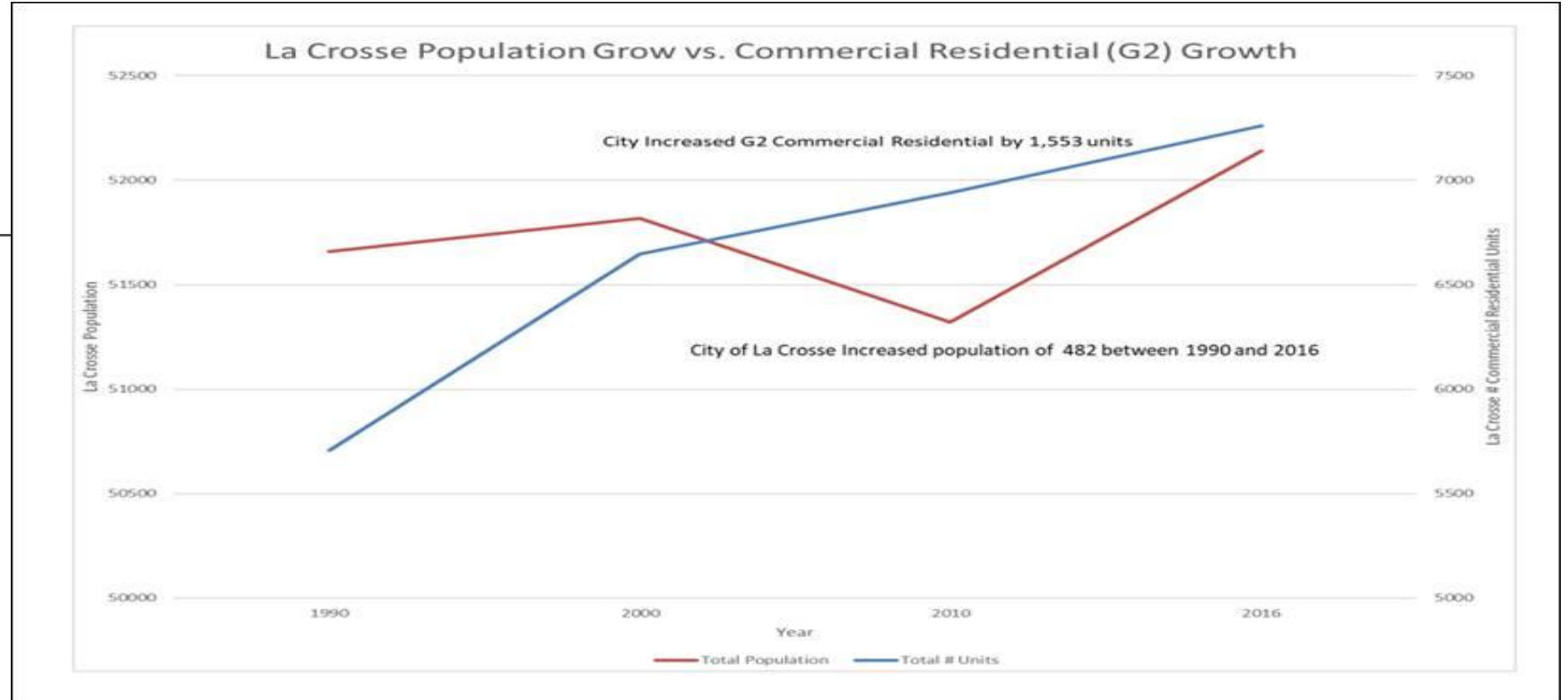
PROJECT TITLE
King Street Development

1106 - 1108 King St
La Crosse, Wisconsin
SHEET TITLE
First Floor Plan

SHEET NUMBER
A-1.1

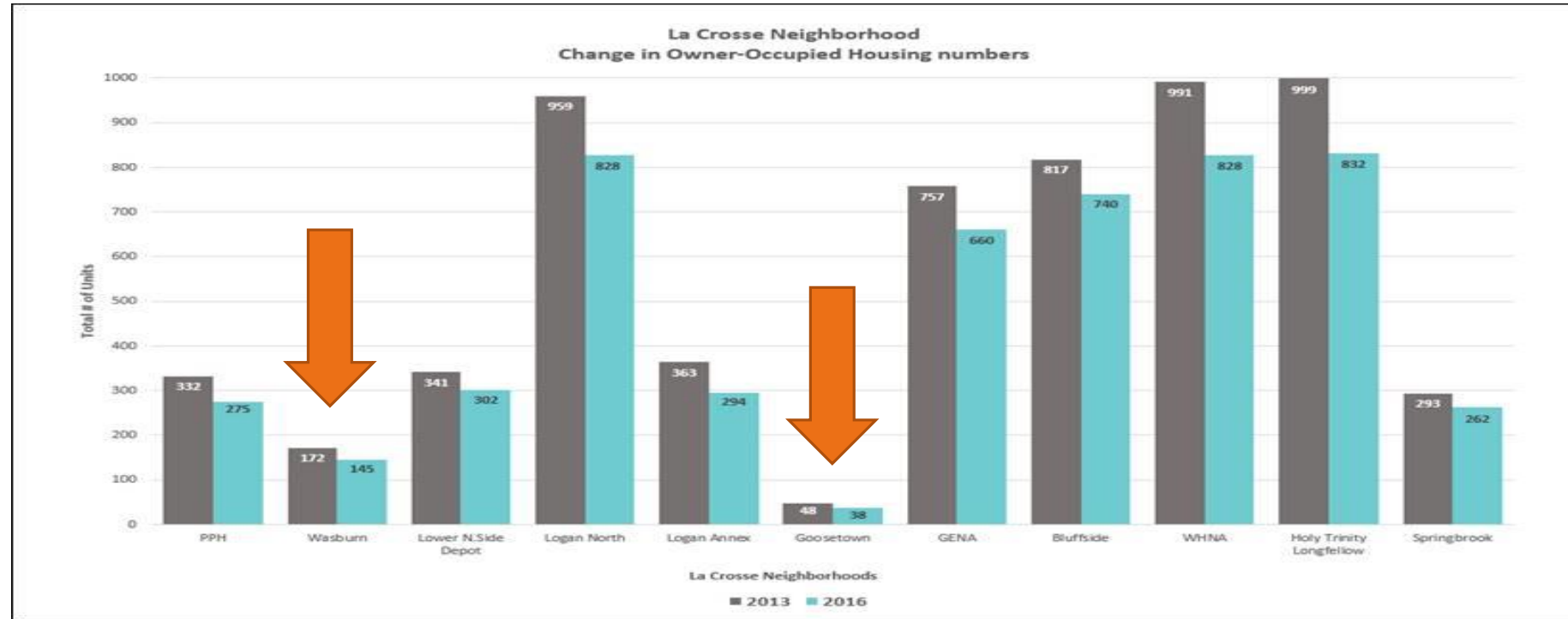
PROJECT NO. 0000
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Declining Population, Increased Com Res. Units



- From 1990 to 2016 the population of La Crosse grew by 482 people. According to latest census data our population decreased from 51,356 in 2010 to 50,699 in 2021
- During that same time frame, we added an additional 1,553 Commercial Residential units
- Washburn plan Page 32, #4. Single Family – Multiple Family Building Balance. The City will work with the Neighborhood Association and residents to increase the percentage of single-family or owner-occupied properties in the neighborhood. The main method for reducing the number of rental properties will be through the conversion of rental homes, duplexes and triplexes, back to owner-occupied properties.

La Crosse Owner-occupied Declining



- Of the top 15 highest populated cities in Wisconsin, La Crosse has a 46.1% rate of home ownership – the second lowest behind Milwaukee. Wisconsin as a whole was at 67.6% in 2020 up from 66.1% in 2019.
- The Washburn Neighborhood has the second lowest number of owner-occupied residences in the city behind only Goosetown and is declining. So not only is the city of La Crosse 20 basis points behind the state average but the Washburn Neighborhood is bringing that average number down for the city and our neighborhood is declining! **This may indicate that we have a shortage of owner-occupied entry-level housing in La Crosse.**

Analysis and Neighborhood Feedback



- From these 3 data points – a growing number of Commercial Residential Properties, little population growth (an actual decrease over the last 10 years), and a declining number of owner-occupied family homes, isn't the bigger concern the lack of owner-occupied housing in the city?
- From a housing density standpoint, Eau Claire, WI with a similar population to ours and 2 colleges has a population density of 314 people per square mile – La Crosse is at 348.
- The city does need a mixture of owner-occupied and High-density housing, but a new large 12 plex between 2 historic districts is neither part of the Washburn vision nor the city's Imagine 2040 plan.
- After completing the revised plan, Mr. Biondo again met with the neighborhood groups and received almost identical feedback,
 - Your building is too large; There is not enough parking; It will create too much additional traffic; It does not blend in with the architecture of the neighborhood; why not Riverpoint?
- Once again, the neighborhood groups voted: **Washburn** – Nothing larger than a duplex, 5 vote unanimous, **DTNA** – To deny rezoning the lot at 1106-1108 for anything other than its current purpose – Washburn Residential R1, 13 votes unanimous.

Other Options to Consider



- Riverpoint:

- Residential townhomes
- Residential apartments (rentals and condominiums)
- Mixed-use buildings
- Small- and medium-format commercial buildings
- Freestanding, automobile-oriented commercial buildings
- Large-format commercial buildings
- Public amenity, civic and institutional buildings

- Existing Buildings:

- If the city sees a need for more high-density housing or apartments in the downtown neighborhood, what about incentivizing the downtown building owners to convert unused space to apartments?

- There is an accepted back-up offer on this property and it is the intent of those individuals to build a twin home or 2 townhouses per the Imagine 2040 Vision. This information was again verified today by the parties that have the back-up offer.

