

12/24/24

To: City of LaCrosse: Council Members

Fr: Rick Lanser

Re: 24-1592 Rezoning 6103 River Run Road

Dear Council Members,

I am writing this letter to express my concerns of the application by Property Logic LLC. and Mr. Karl Schilling to have his single dwelling property, Tax Parcel #17-50782-10 (lot 21) rezoned from R2 to a Traditional Neighborhood Development District. I purchased my single family twin home in April of 2023, 6005 River Run Road. My home is two lots north of lot 21.

In Mr. Schillings introduction of his Traditional Neighborhood Development General Implementation Plan he states that “the proposed plan consists of the construction of approximately eleven townhomes” and that “there are myriad aspects of the development plan of this site that are congruent with the stated goals of TND”.

The screenshot shows the City of LaCrosse Wisconsin website. The header includes navigation links: CITY SERVICES, YOUR GOVERNMENT, DOING BUSINESS, DISCOVER US, and I WANT TO... A search icon is also present. The main content area is titled 'Traditional Neighborhood Development' and includes a sub-header 'Proposed developments contemplated by an applicant to include design features described as "traditional neighborhood development" in Wisconsin Statutes sec. 66.1027(1)(c) (1999-2000 Statutes) may be considered for approval at locations determined appropriate by the City under this section, including appropriate conditions.' A sidebar on the left lists various services: Request for Exception to Minimum Height Standards, Request for Exception to Multi-Family Housing or Commercial Design Standards, Licenses & Permits, and Special Event.

The City of La Crosse references the Wisconsin Statute 66.1027 for features described as “traditional neighborhood development”.

The screenshot shows the Wisconsin State Legislature website. The header includes navigation links: HOME, SENATE, ASSEMBLY, COMMITTEES, SERVICE AGENCIES, and a search bar. The main content area displays the text of Wisconsin Statute 66.1027, titled 'Traditional neighborhood developments and conservation subdivisions.' The statute includes definitions for 'Conservation subdivision', 'Extension', and 'Traditional neighborhood development', and model ordinances for traditional neighborhood developments and conservation subdivisions.

The Wisconsin statute 66.1027 states that a “Traditional neighborhood development” means a **compact, mixed-use neighborhood where residential, commercial and civic buildings** are within close proximity to each other.

Mr Schilling stated that there were a myriad of aspects of the development plan of this site that are congruent with the stated goals of TND. I find it difficult to understand how jamming 11 additional homes can be considered a mixed use neighborhood where residential, commercial and civic buildings are in close proximity to each other.

When I purchased my home, it was zoned R-2 which allows for a maximum of two dwelling units per single legal lot. I took that in regard when making my decision. I am against rezoning this parcel to a Traditional Neighborhood Development because the lot does not meet the definitions as described by the Cities definition and the State Statutes. It appears Mr. Schilling would be able to develop the lot to include one more dwelling unit under R-2.

I graduated from UW-Madison in 1983 with a Bachelor of Science in Landscape Architecture and one of the first things we learned was that a zoning plan was a tool used by local governments to regulate land use within a community, ensuring that development is orderly, efficient and beneficial to the community as a whole.

I petition you to deny this rezoning request.

Sincerely,

Rick Lanser