

Craig, Sondra

From: Margie Mason <masonmem03@yahoo.com>
Sent: Wednesday, May 7, 2025 10:32 AM
To: ZZ Council Members; Margie Mason
Subject: 25.0413 please do not approve

Some people who received this message don't often get email from masonmem03@yahoo.com. [Learn why this is important](#)

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Dear Common Council Members,

One area I believe we are losing focus on is the fact there is no opposition to Mr. Mazolla building a 14-unit Phase two development. **THE FACT THAT HE WANTS TO START BEFORE CORRECTING ISSUES WITH THE PHASE ONE DEVELOPMENT IS THE PROBLEM.**

You all have many documents outlying the issues... but very few of you have responded!!!!!! That is wrong and does not garner faith by tax paying citizens in our city government!

The ask is.... Correct the problems with Phase one before starting Phase two. Also develop Phase two in a SAFE AND CORRECT manner.

Please! Do not approve this until Mr. Mazolla corrects these issues. It is the right thing to do for this development and our city.

Margie Mason

6008 River Run Road

April 27, 2025

Good morning!

As a resident of the Waterview Subdivision, I am writing to inform the City Council Members that I am not in favor of John Mazzola's proposal for rezoning Lot 17 in the Waterview Subdivision. I agree with my fellow neighbors and the statements they have provided.

Furthermore, Karl Shilling and John Mazzola have not held up to their commitments in this subdivision – Karl Shilling or John Mazzola should not be allowed to start any new development that most certainly will lead to more water concerns and many other issues.

Also, I believe a traffic study and water flow study should be done to see how this will affect the current homes in place before allowing this to move forward

My ask – vote NO on John Mazzola's proposed rezoning!

Sincerely,

Margie Mason

6008 River Run RD

Craig, Sondra

From: Margie Mason <masonmem03@yahoo.com>
Sent: Wednesday, May 7, 2025 5:34 PM
To: ZZ Council Members; Craig, Sondra
Subject: File number 25-0413

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May 7, 2025

To: La Crosse City Council Members

Subject: File #25-0413

I live at 5926 River Run Rd in LaCrosse and have many questions about the development of Lot 17 which apparently calls for building 14 homes! We were told by John Mazzoula many times since 2019 that there would be 3 more homes built on lot 17... homes just like ours. We are now informed that he is planning to build 14 smaller May 7, 2025

To: La Crosse City Council Members

Subject: File #25-0413

I live at 5926 River Run Rd in LaCrosse and have many questions about the development of Lot 17 which apparently calls for building 14 homes! We were told by John Mazzoula many times since 2019 that there would be 3 more homes built on lot 17... homes just like ours. We are now informed that he is planning to build 14 smaller homes on this lot with a narrow, private road into this area.

We live on the round about at the end of River Run Rd where the new, private road would begin. This raises many questions:

-Who will take care of maintenance of the private road and who will pay for this maintenance .. It should not be our HOA fund.

-Will this be a paved road, or blacktop, or much worse .. gravel!! We would then be very concerned about the dust.

-We have been able to observe garbage and recycling trucks struggle to maneuver our round about to pick up our garbage. I'm certain they will not be able to drive into this new area to pick up garbage/recycling and find a way to turn and get back to River Run Rd. So what is the plan! We would be VERY upset to have a dumpster parked in front of our home!! We endured very messy dumpsters during the time new homes were being built but knew it would only be temporary. John tended not to empty them until they were overflowing and junk was blowing around the neighborhood. The residents did the clean up.

-There are often at least 2 vehicles per home. Where will the new residents park .. and where will their guests park? Is the private road going to be wide enough for 2 cars to pass each other .. one coming in and one going out? Mr Schilling built 2 large apartment buildings on Sunnyside .. at the end of River Run. In the winter, residents are told to remove their cars from the parking lot to allow plowing. They are then all parked at the end of River Run which means our road is not properly plowed leaving frozen ridges where the snow plow has to

work around all the parked cars. It is difficult and unsafe at times to exit our sub division. Where will the cars from lot 17 be parking? It cannot be on our round about or plowing will not be possible.

-How will mail delivery be handled? Our subdivision is required to have group mail boxes. Again we moved to a nice neighborhood and don't want to be looking out our front window watching lot 17 residents parking in the round about to pick up mail. Also, we observe many USPO, UPS, and PRIME deliveries every day. Where will they deliver their packages and will they be able to maneuver on a narrow, private road?

We have been looking out our front window for a couple years now looking at large piles of dirt and tall, messy weeds. The area across from our home is filled with sandburrs. John Mazzoula has not made any efforts to clean up this area. It has been very disappointing to observe this mess for all this time. What on earth will we be seeing as heavy equipment and very large trucks begin the process of developing this area. How will it even be possible ??

Mr. Mazzola has not communicated with any of our residents. This change of plans comes as a very disappointing surprise. We moved to this neighborhood being sold on the idea of a beautiful, quiet subdivision... we knew we would have to live through some development but this is just way too much. It feels like we will now be in an area with way too much traffic and one with no effort on the part of the developer or builder to maintain a sense of a nice, quiet living area.

Bob and Donna Kostecki

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