

## Craig, Sondra

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**From:** diana birnbaum <dianabirnbaum@gmail.com>  
**Sent:** Sunday, January 5, 2025 2:41 PM  
**To:** Craig, Sondra  
**Subject:** Fwd: 24-1592 Rezoning of Lot 21 in Waterview Subdivision

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Hello Sondra:

I am wondering if you and the Council members received this email I sent on 12/29? I think there was a flurry of letters from our neighbors last week about Schilling's rezoning request. I just want to make sure our letter is on record.

Thank you so much. And Happy New Year!

Diana

----- Forwarded message -----

**From:** diana birnbaum <dianabirnbaum@gmail.com>  
**Date:** Sun, Dec 29, 2024 at 9:03 PM  
**Subject:** 24-1592 Rezoning of Lot 21 in Waterview Subdivision  
**To:** <zzcouncilmembers@cityoflacrosse.org>, Nikki Elsen <elsenn@cityoflacrosse.org>, <craigs@cityoflacrosse.org>  
**Cc:** diana birnbaum <jimdianabirnbaum@gmail.com>

Dear Common Council Members:

As owners of a Twinhome at 6218 River Run Rd listed in the 300 foot buffer zone, we are writing to object to the rezoning request of Mr Schilling and to request your denial.

The City Plan Commission Staff Report December 30, 2024 recommends DENIAL of this request since it does not meet the principles/standards of the Traditional Neighborhood Development ordinance.

Our neighbor, Rick Lanzer submitted a letter to you outlining the purpose of this new ordinance and why this parcel is not consistent with its intent. (See letter on file #10: Rick Lanzer-12.26.2024.) We are in full agreement with his conclusions.

We also agree with our neighbors Kevin and Marcia Kvigne. (See letter on file: #8 Kevin Marcia Kvigne - 12.24.24.) There have been ongoing issues with the developers not adhering to the original designs regarding stormwater management. Our property is contiguous to the Sunnyside address referenced by Mr. Kvigne and we have lived with the dangerous, unsightly, unfinished stormwater project in our backyard for the past 2 years. As Mr. Kvigne suggests, stormwater drainage issues have been an ongoing concern for homeowners from the beginning of this subdivision development.

When Mr Karl Schilling resigned as the Waterview Subdivision HOA administrator August 22, 2022 in writing, 4 homeowners were willing to accept responsibility for managing the stormwater issues along with oversight of improvements. However Mr Schilling refused on multiple occasions and after multiple concessions by homeowners to agree to an amendment to the original Waterview Residential Declaration of Covenants, Conditions, Restrictions in order to allow the legal transfer to Homeowners.

Mr. Schilling now claims to be the Waterview Subdivision HOA administrator, however it is unclear if he has the authority to assume this role after he resigned, and yet the Homeowners have no clear authority either. Meanwhile the developer who now has all the fees collected by owners has begun another project and a request for rezoning with no information provided let alone input requested from the Homeowners.

This Rezoning request is in direct conflict with the Waterview Declaration of Covenants, Conditions, Restrictions written by Mr Schilling himself in 2018.

We respectfully request that this petition for rezoning Lot 21 in the Waterview Subdivision be DENIED.

Sincerely,

Diana Birnbaum  
James Birnbaum  
6218 River Run Road