

From: Debbie Seago <debsea53@gmail.com>
Sent: Sunday, December 29, 2024 1:31 PM
To: ZZ Council Members
Subject: 24-1592 Rezoning of 6103 River Run Road Requested by Property Logic LLC.

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Dear Council Members,

We are residents of Waterview Subdivision HOA residing at 6006 River Run Road. We are AGAINST the proposed rezoning requested by Property Logic LLC for the following reasons:

* The plan does not appear to meet the intended components of a TND, Traditional Neighborhood Development (Wisconsin Statute 66.1027). There is no "mixed neighborhood use". There are no businesses or stores. The area lacks "reasonable walking distance" to grocery stores, restaurants, gasoline, or city bus service and is dependent on private vehicles for access. Emergency and service vehicles would be constricted with additional cars along the narrow cul-de-sac street.

*The proposal is misleading regarding any legal access to the Mississippi River or for access to "river features" without trespass onto private properties.

* THERE IS NO WORKING 'STORMWATER TREATMENT DEVICES' AS STATED IN THE PROPOSAL. THE STORMWATER AGREEMENT ON FILE WITH THE CITY OF LACROSSE HAS NEVER BEEN COMPLETED AS PER PLANS. HOA RESIDENTS HAVE HAD NUMEROUS CONVERSATIONS WITH TIM ACKLIN OF THE CITY OF LACROSSE REGARDING THIS IMPORTANT ISSUE which continues to be unresolved. The land on which the 11 unit development is to be packed into, is located on at least two artesian springs. What damages will happen to surrounding properties?

Aside note: There is a very large willow tree located on the property which would have to be removed. An adult willow tree consumes about 100 gallons of water per day in the summer. Where will the additional ground water go when the tree is removed?