

December 30, 2024

To: City of La Crosse Council Members:  
From: John and Jenny Schroeder  
6108 River Run Rd  
La Crosse, WI 54601  
RE: Petition for zoning change at 6103 River Run Rd

Please consider this letter as a request to deny the zoning change proposal at 6103 River Run Rd. The proposal is to change the zoning classification from R2 to TND-General.

We feel that the proposal to change zoning to Traditional Neighborhood Development (TND) conflicts with following Section 115-403 language:

*(a) (1) c--- Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.*

*(a) (1) e--- Incorporates a system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.*

Specifically, the lot involved is not in close proximity to most commercial and/or civic entities and the zoning change proposal does not fix that. With the exception of being able to walk to Southern Bluffs Elementary School, a car is needed to get from our neighborhood to most other city locations. In addition, the nearest bus stop to our neighborhood is on 33<sup>rd</sup> street. A walk to that bus stop would require the crossing of four lanes of highway traffic (HWY 14/61).

So, it seems to us, that rezoning to a TND does not accomplish what the City is looking for in Traditional Neighborhood Districts. We hope that the council takes all zoning change requests very seriously. We, and many of our neighbors, examined the zoning of this subdivision and took it into consideration when purchasing our homes.

Below is information relative to our neighborhood walking, biking, and busing scores.....

#### **Transit Scores**

***Transit Score of 6103 River Run Rd is 27/100 (zillow.com)***

A Transit Score is a rating that measures how well a specific location is served by public transportation. It's calculated using data from public transit agencies and ranges from 0–100:

0–24: Minimal transit, meaning it's possible to get on a bus

25–49: Some transit, meaning there are a few nearby public transportation options

50–69: Good transit, meaning there are many nearby public transportation options

70–89: Excellent transit, meaning transit is convenient for most trips

90–100: Rider's paradise, meaning the public transportation is world-class

Transit scores are based on a number of factors, including: The distance to the nearest transit stop, The frequency of the transit route, and The type of transit route.

#### **Walk Score**

***Walk Score of 6103 River Run Rd is 0/100 (walkscore.com). 5/100 (Zillow.com)***

Walk Score measures the walkability of any address based on the distance to nearby places and pedestrian friendliness. According to walkscore.com, the city of La Crosse, WI has an average Walk Score of 54.

90–100 Walker's Paradise...Daily errands do not require a car

70–89 Very Walkable...Most errands can be accomplished on foot

50–69 Somewhat Walkable...Some errands can be accomplished on foot

25–49 Car-Dependent...Most errands require a car

0–24 Car-Dependent...Almost all errands require a car

#### **Bike Score**

***Bike Score of 6103 River Run Rd is 41/100 (zillow.com)***

Bike Score measures whether an area is good for biking based on bike lanes and trails, hills, road connectivity, and destinations.

According to redfin.com, the city of La Crosse, WI has an average Bike Score of 66.

90–100 Biker's Paradise...Daily errands can be accomplished on a bike

70–89 Very Bikeable...Biking is convenient for most trips

50–69 Bikeable...Some bike infrastructure

0–49 Somewhat Bikeable...Minimal bike infrastructure