

## Craig, Sondra

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**From:** Debbie Seago <debsea53@gmail.com>  
**Sent:** Monday, May 5, 2025 5:49 PM  
**To:** Craig, Sondra  
**Subject:** Agenda item 25-0413  
**Attachments:** IMG\_6934.mp4

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To the attention of Councilpersons:

This is to advise that we remain NOT IN FAVOR of John Mazzola's development proposal to continue until all of the problems have been worked out...the stormwater malfunctions, ditch erosion, HOA clarifications, and rain garden locations and specifications that have changed and disappeared. We realize that the city is desperate for housing and we look forward to having additional neighbors and houses on what has been an abandoned eyesore for several years. John Mazzola left large piles of dirt in our faces for several years. This disrespect, and the city's failure to force a correction/cleanup is remarkable in itself but not the issue here. We have little faith left in anything that Mr. Mazzola promises. We were told at the time we purchased our home that the HOA fee was to maintain the trail. (It was never finished or maintained). Most every resident in Waterview subdivision has a different story. Mr. Mazzola builds fine homes, to be sure. His shortcoming may be in his failure to follow through with engineered land grading. This failure can be shared with Mr. Makepeace (engineer) AND the City of LaCrosse inspectors who all seem to have dropped the ball and allowed errors to occur that have been raising their ugly heads to the detriment of the entire subdivision. For Mr. Schilling's part, as HOA sole administrator, he also has a large share in the responsibility of the failures as he was also responsible for oversight. Homeowners are caught in the middle with no reasonable recourse remaining but to make a plea for the city to step in and NOT ALLOW further development until some agreements and corrections can be reached to avoid damage to other future homeowners.

My own personal concern, to my knowledge, has not been raised. That is the steep grade of the hwy easement under which the homes will be situated. Well above, the busy roundabout has NO GUARDRAIL to protect the homeowners should a vehicle or semi slip off and tumble down the embankment. The roundabouts are slippery during icy weather and the decorative fencing does not perform as a safety guardrail for vehicles.

Lastly, please again refer to page 4 of the Stormwater Operation Agreement document #1714869 which directs the City to have the "authority to inspect and maintain all components of the storm water system In such an event, all associated costs will be assessed back as a special charge against the property pursuant to Sec. 66.0627 Wis. Statutes....."

We respectfully ask that the City delay further development for the above-mentioned reasons.

I have enclosed a VIDEO of the Highway area below the roundabout to which I refer. A second video is to follow separately.

Thank you, Debbie Seago  
6006 River Run Road.