

Requested Waivers to the City Multifamily/Commercial Standards

1. Waiver to have all of the required commercial off-street parking for the proposed office/retail space

Our proposed development meets all of the required residential off-street parking requirements in the multifamily design standards. The commercial off-street parking however has been determined to be short of the required spaces. The small office space on the corner North 11th and La Crosse St. is planned to be used as our leasing office. Our staff currently consist of only one person. This design concept is similar to the Aguilera built last year a block away. Three Sixty Realty has their home offices located in the building with much more square footage and a much larger staff. Three Sixty Realty was granted a waiver upon request and was not required to provide any commercial off-street parking for their office space.

The smaller commercial building in our development again meets all the residential off-street parking requirements and also has three off-street parking spaces for the commercial aspect. This may be short of the commercial off-street parking requirement depending on the type of use for this space (office vs. retail) as well as the amount of customer floor space after it is built out for it's future tenant. Much like the Aguilera development (who was again granted a waiver and not required to have any commercial off-street parking for their planned café or gym space) our development use is based on serving the immediate neighborhood residents by pedestrian access. Our focus is on a pedestrian based strong neighborhood. This concept also fits the City of La Crosse comprehensive plan.

2. Waiver to provide all outdoor recreation space at ground level (multifamily standards)

We support the intent of outdoor recreation of the multifamily design standards and believe that our design complies with the intended purposes. Our proposed plan does provide some ground level outdoor recreation space in the rear of the building. The balance of the required outdoor recreational space would be provided as an above ground sundeck for tenants to enjoy. This concept was approved for other recent developments in the area (The Aguilera and The Hive).

Thank you for consideration of these waivers. We look forward to developing this site and adding considerable value to the neighborhood and community.

Sincerely,



Brett Sawyer