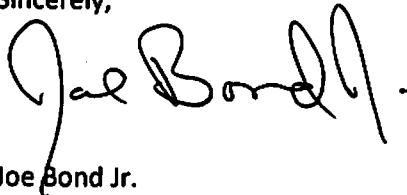


RE: Rezone 1710 Hagar Street from A R1 Single Residence to R2 Twin Home Design

1. The lot currently has a 400 sq. ft. house (picture attached) that has not been take care of for many years. We purchased the home from an older gentleman that had just lost a tenant of 10 years and did not want to fix up the house to try and get another renter. I thought about renting the house as is, but decided against it as it would only have gotten low quality renters and would have been more of a headache than it was worth.
2. My proposal is to remove the existing home once the lot is rezoned R2 and would like to build a twin home with a zero lot line (plan attached).
3. To make financial sense, rezoning to R2 would allow us to use this corner lot for a twin home and bring the cost of construction to a more reasonable cost per unit while still keeping single family ownership when we decide to put the units on the market to sell.
4. Positive reasons for the neighborhood for rezoning :
 - a. Removing a dilapidated house
 - b. Replace with a new construction twin home
 - c. I have spoke with many of the neighbors and have told them of my plans and none have shown any sign that they thought this was a bad idea. Most of the neighbors thought it would be a nice improvement to the neighborhood.
5. I am more than happy to address any questions or concerns anyone may have. I live and work in La Crosse and I always try to be a good neighbor.

Thank you for taking the time to review this application.

Sincerely,

A handwritten signature in black ink that reads "Joe Bond Jr." with a stylized flourish at the end.

Joe Bond Jr.