

4009 MCR Partners, LLC

November 13, 2018

Common Council
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

RE: Request for Conditional Use Permit
4009 Mormon Coulee Road, La Crosse, WI

Members of the Common Council:

Our company recently acquired the 0.71 acre parcel referenced at the above address. It is our intention to remove the existing 2,800 SF structure and replace it with a commercial retail structure that will be approximately 5,050 SF in the summer/fall of 2019 (see attached timeline). We believe the removal of the existing structure, vacant for the past 4-5 years, will be a benefit to the community.

During the next several months, we will be processing plans for the new structure. Approximately ten days ago, I met with Mr. Tim Acklin, Senior Planner, to discuss our objectives for the site. He was familiar with our plans as they have been visited earlier this year when another developer made a Preliminary meeting with the various departments in review of the project. We know of no general objections to this site plan and development.

Please review the attached CUP application and approve it so we may continue the process necessary to create a new retail environment that will foster employment in La Crosse. Thank you in advance for your consideration.

Cordially,

4009 MCR Partners, LLC

John M. Rooney

John M. Rooney, Co-Manager

Enclosure

JMR:jmf



4009 Mormon Coulee Road — La Crosse, WI
Milestone Date Schedule—11/02/2018

ACTIVITY	START DATE	END DATE	# WEEKS
Execute Design Agreement	-	11/09/2018	-
Schedule State of WI DSPS Plan Review Appointment	-	11/12/2018	-
Design Document (DD's) Development	11/12/2018	12/07/2018	4
Construction Document (CD's) Development	12/10/2018	01/04/2019	4
WIDOT Plan Review/Approval	01/07/2019	03/01/2019	8
State of WI DSPS Plan Review	01/07/2019	01/11/2019	1
City of La Crosse Building Permit Review	01/14/2018	02/08/2019	4
Vendor Bidding & Qualifications	01/07/2018	01/25/2019	3
Owner Proposal Presentation	-	01/25/2019	-
Execute Construction Agreement	-	02/01/2019	-
Buyout & Submittals	02/04/2019	03/01/2019	4
Commence Construction	04/01/2019	08/02/2019	18
Substantial Completion	-	08/02/2019	-

Notes:

1. Confirmation needed of WIDOT plan review/approval duration.
2. A 04/01/19 construction start date is pending favorable weather to commence sitework and building foundations without provisions for winter conditions.
3. Substantial Completion noted within is for Gray-Shell Improvements only.
4. Tenant buildouts can commence on/around 07/08/19.