

La Crosse City Council and Planning Department staff,

This letter and application is a request by myself, Christine Kahlow, for a CUP for the property I purchased at 233 9th St S, La Crosse. The home is currently described as a 4-plex according to the most recent tax records. I am asking approval to allow a 4 bedroom, 3 bath home with an existing attached one bedroom, multigenerational apartment. The density would be decreasing from a 4 unit to a duplex. The home is in the Washburn residential district, which at current date, is single family zoning.

The existing one bedroom apartment has been rehabbed and is occupied by a professional who relocated from the Chicago area.

The remaining portion of the house has been split up into what appeared to be 3 additional housing units, according to tax records, although it was not occupied at the time of my purchase. I am proposing to convert this area into a single living unit consisting of 4 bedrooms with 3 baths. I will be renting this unit as well.

The property is a contributing structure in the 10th and Cass street historic district and I have applied for state and federal historic tax credits to help offset the high cost of the project. The home is in very poor condition and extensive rehab will occur such as demolition of damaged plaster, new sheetrock, HVAC, plumbing, electrical, kitchen, baths, flooring, lighting fixtures, and several windows.

Estimated cost to upgrade and rehab the home are between \$150,000 and \$200,000. The current valuation of this home according to the tax records is \$94,100 with only \$43,800 in improvements. Upon completion of this project, the value in improvements will more than double. Due to the large financial investment to purchase and rehabilitate this structure, I am requesting that the \$300 fee for CUP application be waived and returned if at all possible.

The rehabilitation of this historic home is necessary in order to save this home. The project will add to the tax base, help stabilize property values in the neighborhood, and enhance the unique and diverse multigenerational makeup of this district while providing high end rental. I humbly ask for your help.

Currently, I reside across the street at 823 Cass St and will be actively involved in the oversight and management of this re investment in the neighborhood.

Thank you in advance for your consideration and approval.

Sincerely,



Christine Kahlow

1-16-19