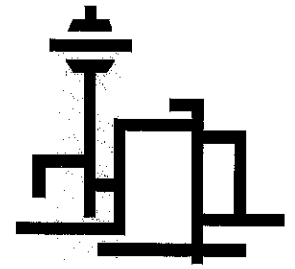


the
fenigor
group, llc



1501 St. Andrew Street, Ste C101 • La Crosse, WI 54603 • 608.782.5226

February 5, 2016

Mayor Tim Kabat
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Re: Conditional Use Permit contingencies
Request for leniency of time requirement

Mayor Kabat,

The Fenigor Group LLC has always been fully committed to compliance with the terms and conditions of the Resolution of June 23, 2015, by grant of the Common Council of the City of La Crosse.

The Fenigor Group LLC requests a reasonable time of leniency with regard to the following resolution items that will take time to resolve. They are:

#3. That portion of Reinhart Foods lot is purchased and combined into 1407 and 1501 St Andrew Street.

The Reinhart property has yet been acquired and may require some extended time for the Chicago Reinhart Corporate Headquarters to complete their end of their plans for expansion in order to complete the property trade.

Even though the Reinhart acquisition represented a number of parking spaces to meet the requirements for occupancy of the 22 units, The Fenigor Group LLC has provided the required documentation to provide sufficient parking to occupy the 22 units, without the acquisition of the Reinhart property.

Parking Plans to accommodate the required parking spaces in #9 were provided to R Turtenwald, Engineering, on June 23, 2016, by Architect, Jerry Saterbak.

The only remaining requirement is the deeding of the vacated alley approved by the Common Council in December 2015. The Fenigor Group LLC has yet to receive written documentation in order to move

forward with merging into the deed for 1407-1501 St Andrew Street. Upon receipt of proper documentation from the City of La Crosse, we will complete this requirement.

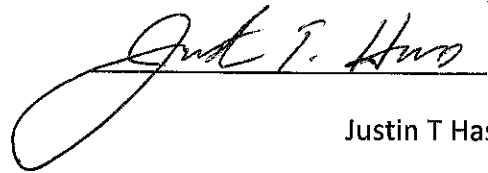
Thank you, Mayor Kabat and Jason Gilman for your time and consideration with regard to this request for leniency of time requirements prior to granting our request for Occupancy Permits of apartments at 1407 and 1501 St Andrew Street, by March 1, 2016.

Enclosed, please find the Parking Requirements blueprints, prepared by Jerome Saterbak, Architect.

Regards,



Deak Swanson



Justin T Hass

CC: ✓ Jason Gilman, Director

La Crosse City Planning

ENCLOSURE

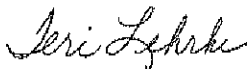
RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that after a public hearing thereon held on June 23, 2015, a conditional use permit is hereby granted to The Fenigor Group LLC, such permit being for the premises known as 500 Prospect Street, 513 Harvey Street and a parcel on Island Street (17-10213-091) and is granted in accordance with the plans and application made herein and is conditioned upon the applicant fully complying with the terms and conditions of the application and all applicable City and State law.

BE IT FURTHER RESOLVED that said conditional use permit is conditioned upon the following:

1. That there be a partial vacation of the north/south alley between St. Andrew Street, Harvey Street, Island Street and Prospect Street.
2. That the applicant's parcels on 500 Prospect Street and 513 Harvey Street be combined once the alley vacation is approved.
3. That the portion of Reinhart Foods lot is purchased and combined into 1407 and 1501 St. Andrew Street.
4. That at least twelve (12) additional parking spaces be provided on the Island Street Parking lot to meet the 346 space requirement.
5. That all proposed parking spaces shall not be less than 8.5 feet by 17 feet.
6. That all proposed driveway aisles must be at least 22 feet in width.
7. That all proposed parking spaces on every lot must be striped.
8. That the Island Street lot and the lot adjacent to the building on the west side must be paved and landscaped in accordance with the City of La Crosse's Commercial Design Standards.
9. That the revised parking lot plan depicting items #1-8 above be submitted and approved by the Planning Department staff.
10. That no occupancy permit shall be issued for any residential portion of the building until all of the above conditions have been met.

I, Teri Lehrke, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on June 23, 2015.



*Teri Lehrke, City Clerk
City of La Crosse, Wisconsin*