

October 12, 2018

Jason Gilman  
City of La Crosse  
Planning and Development  
400 La Crosse Street  
La Crosse, WI 54601

RE: City Planning Commission Agenda Item 18-1226

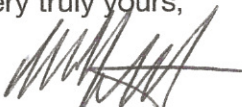
Mr. Gilman-

Per the Planning Commission's request, attached please find a statement from a licensed contractor, KCB Builders, regarding the condition of 444 Losey Court Lane and the advisability of remodeling and/or moving the structure at that address. Please attach this statement to our Petition for Conditional Use Permit as supporting evidence.

Also, please find attached a licensed architect's measurements of the house at 444 Losey Court Lane. These measurements were requested by us shortly after purchasing the property in anticipation of remodeling. This exercise proved that a remodel of the house is not sound or ultimately feasible. Please attach these drawings/measurements to our Petition for Conditional Use Permit as supporting evidence.

Please let me know if you have any questions regarding this statement.

Very truly yours,



Philip M. Gelatt





**Kirchner Custom Builders, Inc.**

Martin Kirchner  
Kirchner Custom Builders, Inc.  
2809 28<sup>th</sup> Street South  
La Crosse, WI 54601

October 4, 2018

Mr. Philip Gelatt  
450 Losey Court Lane  
La Crosse, WI 54601

Mr. Gelatt:

I am an owner of Kirchner Custom Builders, Inc. Our company is an active residential general contractor and we have completed many residential construction projects within the City of La Crosse over the last fourteen years. Kirchner Custom Builders, Inc. is a licensed general contractor in the states of Wisconsin and Minnesota and I personally hold a real estate brokers license in the State of Wisconsin.

I am writing this letter to give you my professional opinion with respect to either moving or renovating the structure that currently stands at 444 Losey Court Lane, La Crosse, WI. I have personally inspected this structure on multiple occasions over the last few weeks and my findings are below.

With respect to moving the structure, this prospect is not economically feasible and likely impossible for the reasons I set forth below. The first floor of the structure is 2425 square feet. The basement foundation, however, is only 994 square feet with the remaining foundation consisting of slab on grade concrete with footings. As a result, only 40% of the first floor has a basement beneath it and a wood framed floor system between the basement and first floor. Typically, when a structure is moved all portions of the structure without a supporting wood framed floor system (for example a garage) are demolished and only the portion of the structure with a supporting wood framed floor system is actually moved. This is to be sure the structure remains stable in transit and can be set squarely on a new foundation. Then when structure is moved to the new location the portions of the structure previously demolished, like a garage, are rebuilt where the demolished portion previously existed. Given this standard procedure, 60% of the existing first floor of the structure in question (plus any second-floor space above this space) would need to be demolished prior to moving it. As a result, a very large percentage of the total structure would need to be rebuilt post-move. Clearly this defeats the purpose of moving a structure because so little of the original structure is left to move and the expense of a building move and rebuild would not justify the effort and cost.

The location of this particular structure also poses significant problems. The structure in question has very tight side yard setbacks to the North and South neighboring parcels (these setbacks would likely not meet code today). In fact, the South side yard setback is so tight a significant portion of the neighboring parcel to the South would need to be used to secure the rigging to move the structure. This would require permission from the neighbor and removing and then rebuilding the fence separating these parcels. In addition, there is a very large tree on the North property line of the parcel at issue which would need to be completely cut down to move the structure. Finally, for a structure move to be economically feasible the parcel to which the structure is moved must be relatively close in distance and be sized and zoned appropriately for the structure. I know of no such parcel for the structure at issue.

With respect to renovating the structure, this option would result in renovation costs far exceeding the actual value of the structure after the renovations are complete. Simply, renovation of this structure would be a foolish economic decision for the following reasons.

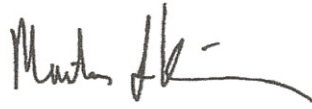
1. This structure has been added onto many times and, as described above, lacks a wood framed floor system at multiple locations. As a result, there are at least three different floor elevations at the first floor. These jumps and dips in the floor elevation create trip hazards and do not meet current code. In addition, some of the tile in the basement likely contains asbestos. In my opinion, the floor system itself needs structural leveling and all new finishing flooring is required.
2. All the stairways in the home do not meet code and would need to be completely rebuilt.
3. The basement takes on water and is almost always damp and musty which has caused mold growth in some areas. Waterproofing this old foundation is a very expensive and intrusive process.
4. Currently, due to the multiple additions to the structure, the structure contains two disjointed, dated, and inefficient HVAC systems; these systems need to be completely removed and replaced with a new HVAC system.
5. The current fireplace is not operable; operating this fireplace as is would pose a significant fire hazard. The fireplace should be either completely removed or replaced with a new unit which meets code and operates safely.
6. The structure contains no kitchen cabinets, kitchen plumbing fixtures, or appliances; an entirely new kitchen is necessary. Also, other cabinetry and plumbing fixtures are missing throughout the structure.
7. All the windows in the structure have passed their designed life and need replacing. There is casing and base trim missing throughout the house; it would be very difficult to purchase matching trim to replace what is missing given the age of the trim that remains. It is likely that the entire home would need to be retrimmed. Many of the doorways have very small, odd

widths, in some instances less than two feet, this also is in contravention of current code. Many doorways would need to be resize and have new doors installed within them.

8. The second-floor deck is covered with a walkable rubber membrane to keep water from infiltrating the first floor. This membrane leaks causing water to enter the first floor below; this membrane needs to be completely replaced. Also, the railing at this deck does not meet code and needs to be reconstructed.
9. The electrical system currently meets code but it is a small amp service. The above modifications would likely require an upgrade to a 200-amp electrical service.

In conclusion and in my professional opinion it is not reasonable or economically feasible to move or renovation the structure located at 444 Losey Court Lane, La Crosse, WI. If you have any questions about this opinion please do not hesitate to contact me at 608-386-0307. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin Kirchner", with a long horizontal flourish extending to the right.

Martin Kirchner  
Vice President, Kirchner Custom Builders, Inc.

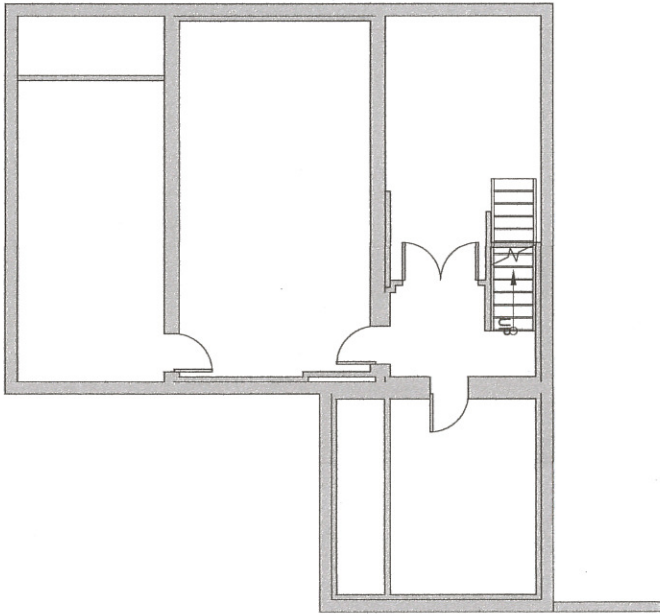
**PRELIMINARY**

PROJECT

**GELATT RESIDENCE - 444 LOSEY COURT**

DATE: 10/01/2018

PROJECT No: 1482



1  
A0

EXISTING BASEMENT FLOOR PLAN  
1/8" = 1'-0"



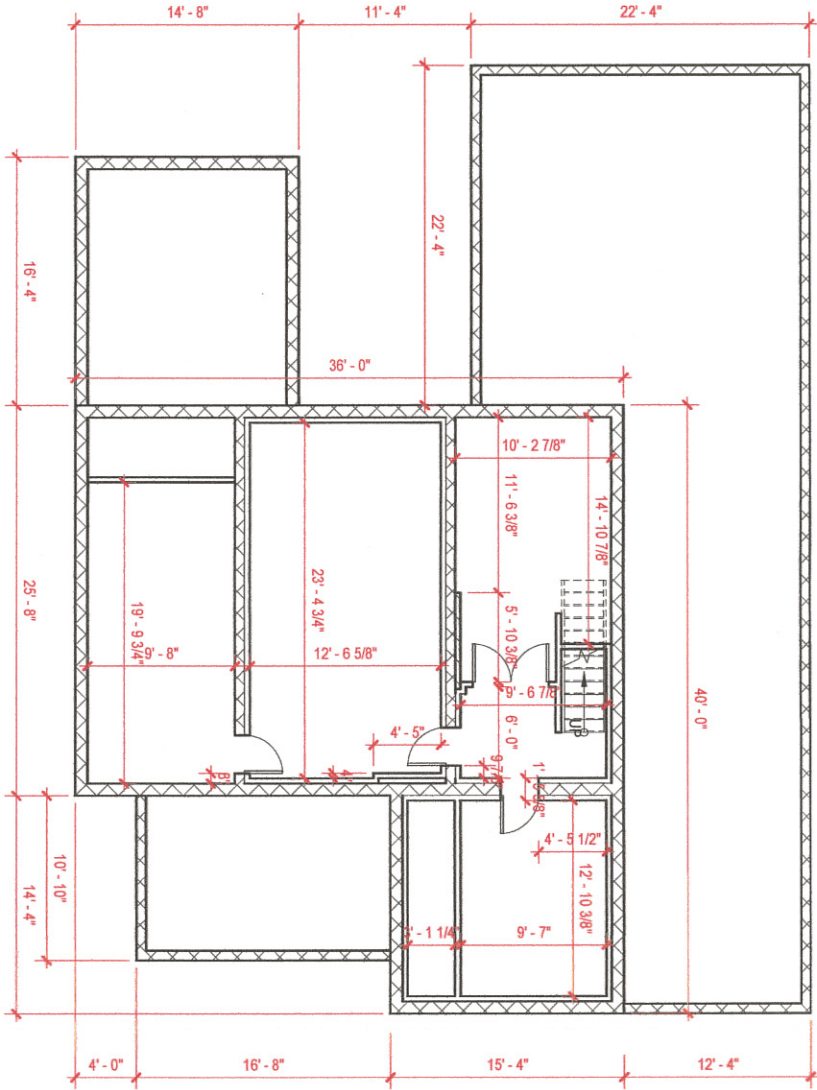
PRELIMINARY

PROJECT  
GELATT RESIDENCE - 444 LOSEY COURT

DATE: 10/01/2018

PROJECT No: 1482

1 EXISTING - BASEMENT FLOOR PLAN  
A0.1 1/8" = 1'-0" N



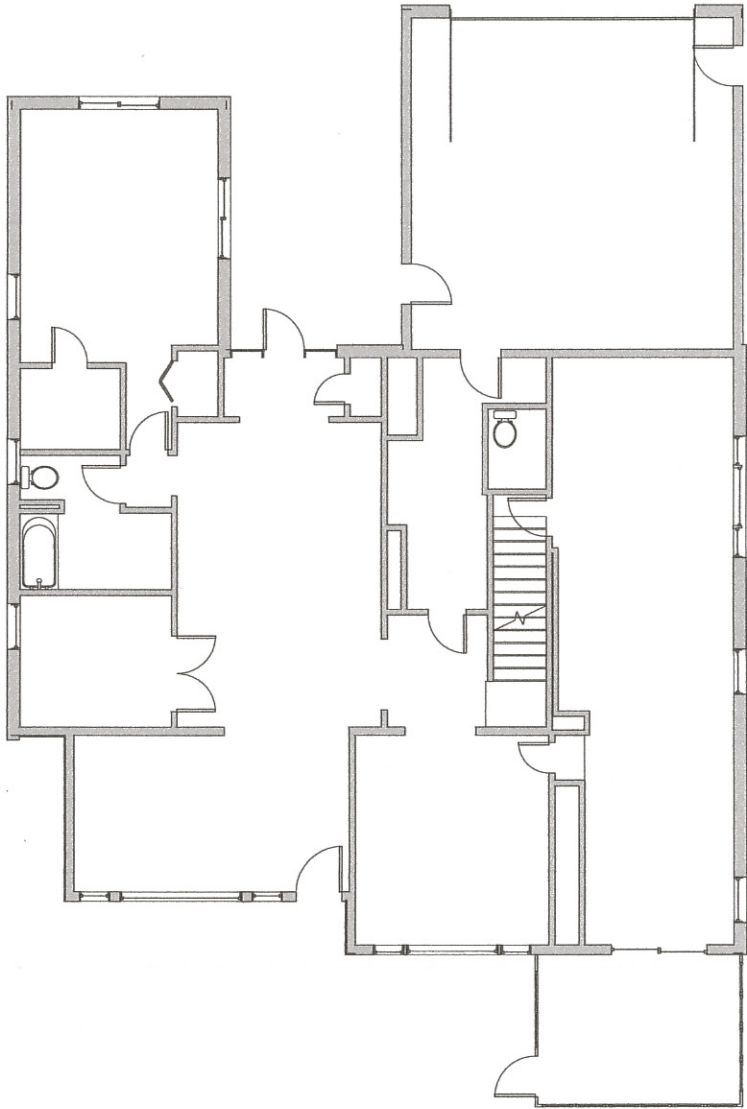
**PRELIMINARY**

PROJECT

**GELATT RESIDENCE - 444 LOSEY COURT**

DATE: 10/01/2018

PROJECT No: 1482



1  
A1  
EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"  
N



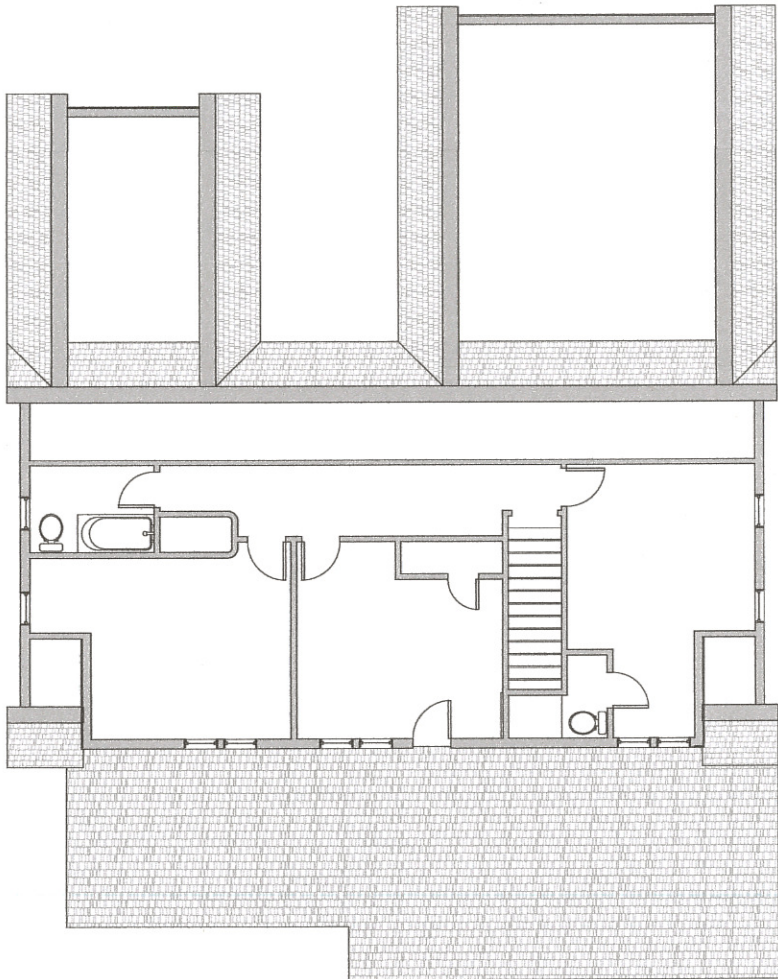


**PRELIMINARY**

PROJECT  
**GELATT RESIDENCE - 444 LOSEY COURT**

DATE: 10/01/2018

PROJECT No.: 1482



1 EXISTING SECOND FLOOR PLAN  
A2 1/8" = 1'-0"



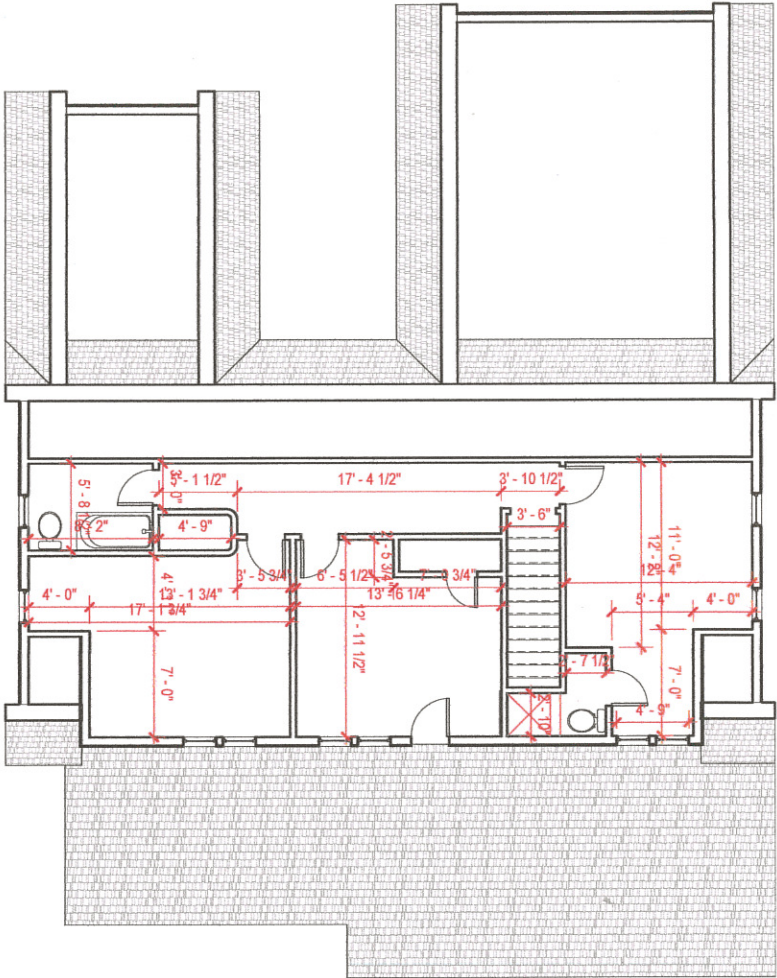
PRELIMINARY

PROJECT

GELATT RESIDENCE - 444 LOSEY COURT

DATE: 10/01/2018

PROJECT No: 1482



1  
A2.1  
EXISTING - SECOND FLOOR PLAN  
1/8" = 1'-0"



**PRELIMINARY**

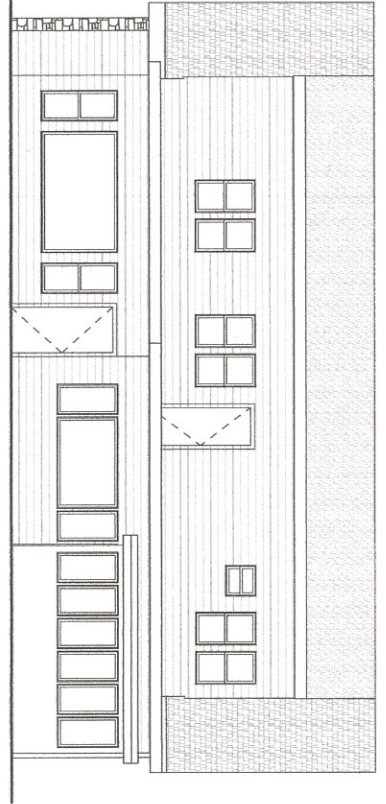
PROJECT

**GELATT RESIDENCE - 444 LOSEY COURT**

DATE: 10/01/2018

PROJECT NO: 1482

1 EAST ELEVATION  
1/8" = 1'-0"

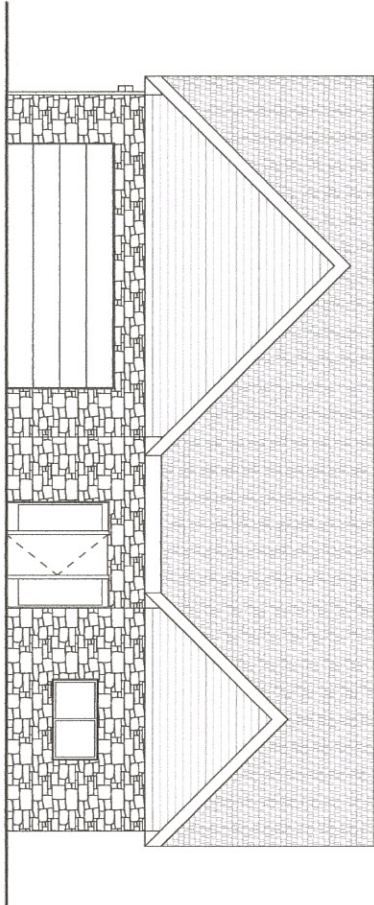


SECOND FLOOR PLAN  
109' - 1"

FIRST FLOOR PLAN  
100' - 0"

BASEMENT  
91' - 8"

2 WEST ELEVATION  
1/8" = 1'-0"



SECOND FLOOR PLAN  
109' - 1"

FIRST FLOOR PLAN  
100' - 0"

BASEMENT  
91' - 8"

**PRELIMINARY**

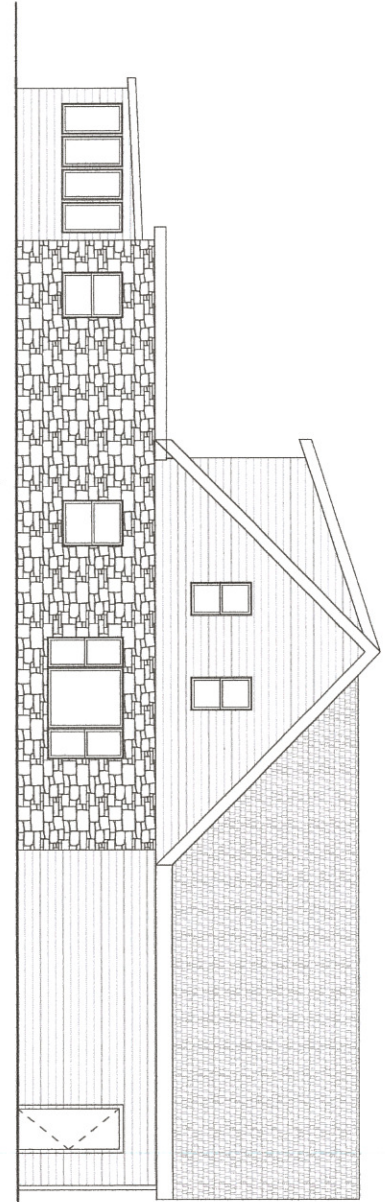
PROJECT

**GELATT RESIDENCE - 444 LOSEY COURT**

DATE: 10/01/2018

PROJECT No.: 1482

1 NORTH ELEVATION  
A3.1 1/8" = 1'-0"

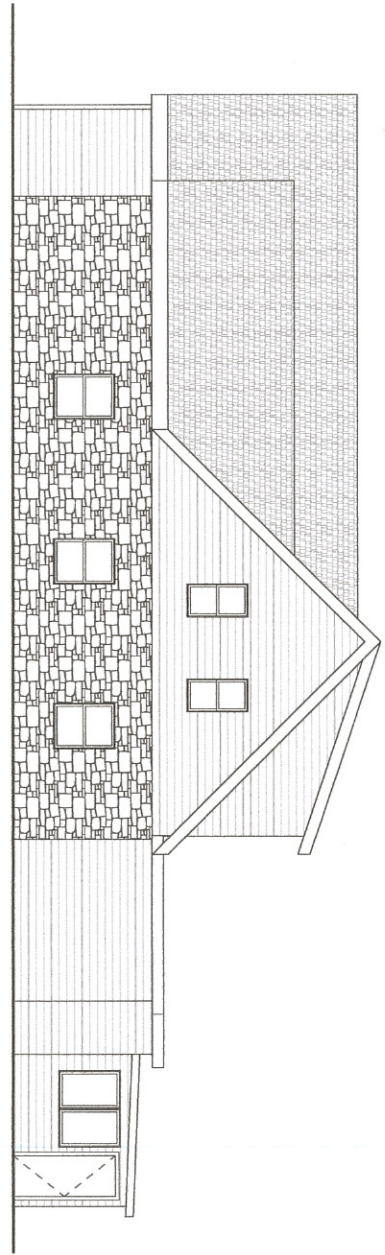


SECOND FLOOR PLAN  
109'-1"

FIRST FLOOR PLAN  
100'-0"

BASEMENT  
91'-8"

2 SOUTH ELEVATION  
A3.1 1/8" = 1'-0"



SECOND FLOOR PLAN  
109'-1"

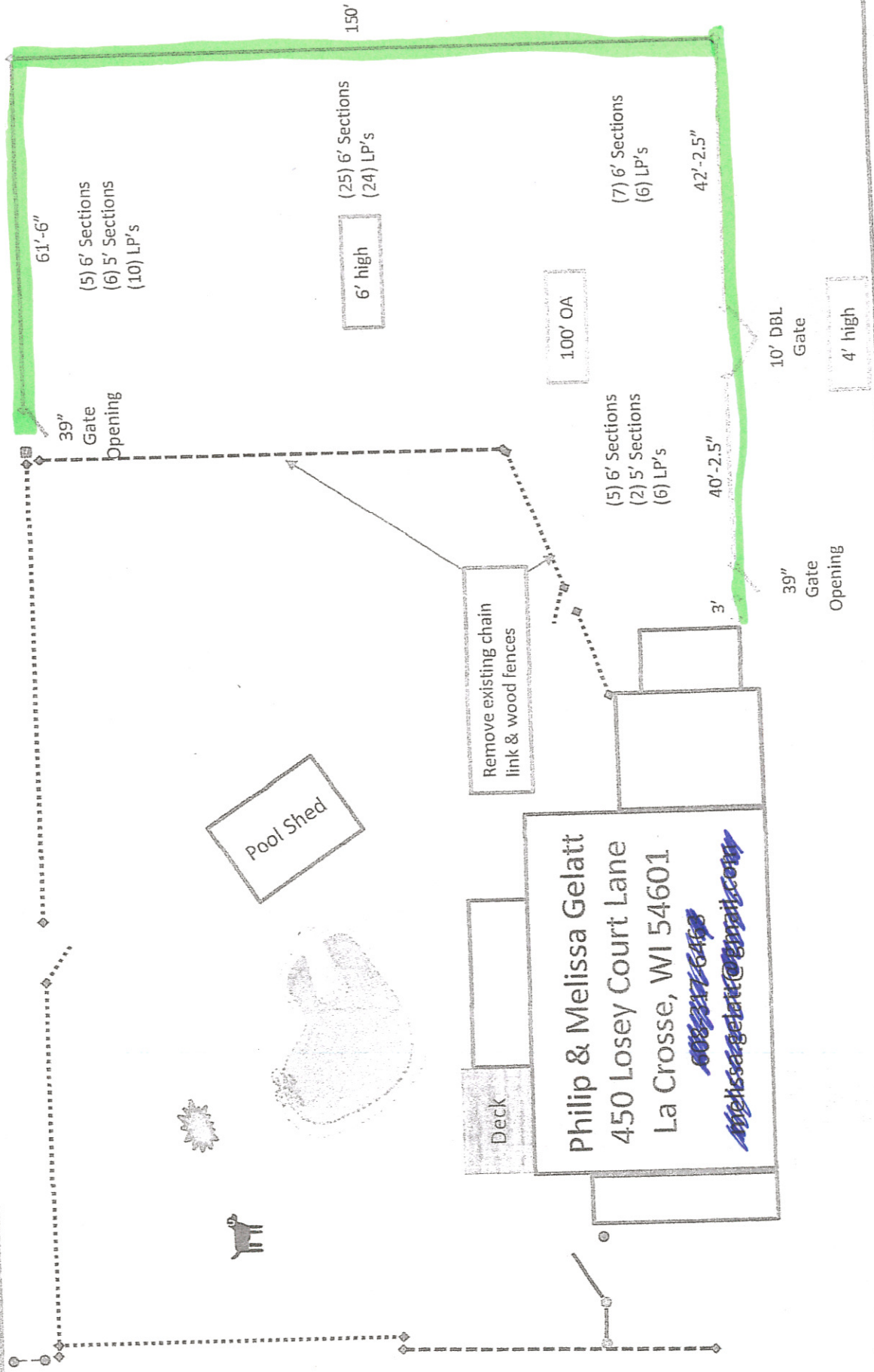
FIRST FLOOR PLAN  
100'-0"

BASEMENT  
91'-8"

**Base Bid: 4' & 6' High / 1132R/ Triad Finials/ Flat Caps / Brown Fine Texture**

**Includes: Removing and disposing of existing chain link and wood fencing.**

**Note: Removing and disposing of existing wood fence. New fence not located on property lines.**



Signature:

Directions:

7/11/2018 - revised

Losey Court - La Crosse, WI