

April 15, 2019

Andrea Schnick
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City of La Crosse
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Dear Andrea:

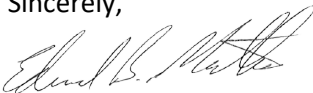
This letter is in response to the RFP issued by the City of La Crosse for Wittenberg Park. I personally visited the subject parcel this past week and observed the following challenges to developing this parcel in its current condition.

1. The public housing bordering this site looks tired and outdated on Hamilton Street. Also, these homes all have their backs to the park parcel due to the cul-de-sac on Hamilton Street.
2. The railroad tracks appear to be quite significant. I would be worried about noise, vibration and safety of children; however, I believe these concerns can be mitigated through proper design.
3. Noise emanating from the freeway above provides a hard boundary on one side of the site. Once again, an element that could be mitigated and actually act as a positive with proper design.
4. The only access to the site is off of George Street. This access point has a long corridor of blighted parcels leading up to the site which is very unappealing.

Given the above stated obstacles, it is my belief that this parcel is not ready to be developed in its current state for any type of housing. My suggestion is that the site could be transferred to a community asset by extending the surrounding neighborhood to embrace this parcel instead of exclude it. I think this could be accomplished by creating another entrance by pushing Hamilton through to the freeway and updating the outdated public housing around the current cul-de-sac. If Hamilton extended to the freeway and curved around to connect to George Street, you could add some townhomes along this new street that would update this neighborhood and utilize the Wittenberg Park parcel in this new design.

After consulting with our potential development partner, we feel an approach with a broader perspective would have far greater impact. Gorman & Company would be excited to partner with the City of Lacrosse to explore these options along with our great community partner, Cinnaire and Chris Laurent.

Sincerely,



Ted Matkom
Wisconsin Market President
Gorman & Company