



November 13, 2024

City of La Crosse Planning Department
Attn: Tim Acklin
400 La Crosse Street
La Crosse, WI 54650

Mr. Acklin:

Please find attached the preliminary Commercial Development Design Standards Application, and supplemental material including complete civil drawings, storm water management plan, architectural floor plans, color elevations, and landscape plans. This application is for the construction of Haven on Main, a mixed-use development at 915 Main Street (Parcel number 17-20204-100), 927 Main Street (17-20204-120), 117 10th Street North (17-20204-110), 119 10th Street North (17-20204-20), 922 State Street (17-20204-30) and 928 State Street (17-20204-10). Construction will include a mixed-use building containing 74 dwelling units, 34 indoor parking spaces, commercial space housing the public service offices of Couleecap, communal areas such as kitchens, fitness and recreation areas, and community rooms. The building will also have such amenities as indoor bike storage, a salon, and mail room. Exterior improvements include an additional 34 parking stalls, outdoor recreation area, landscaping, connection of utilities, and stormwater management facilities.

Most importantly at this time, the approved General Development Plan included the vacation of a portion of the public alley which will also require the addition of storm sewer to move the "public water" around the project. Plans for this are included. We would like to move the vacation of the alley forward as soon as possible.

Additionally, there are significant transmission lines, also located in the alley, that we are currently working with Xcel Energy to develop a plan for relocation these facilities. Also on the horizon, the demolition of the existing structure is anticipated to begin in December of this year upon receiving the appropriate CUP. Construction of the primary project is set to start in May of 2025, with substantial completion by July of 2026.

If you should have any questions, please feel free to reach out to my office at (608) 781-3110. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey S. Moorhouse".

Jeffrey S. Moorhouse, President