



October 25, 2017

City of La Crosse Engineering
c/o Mr. Randy Turtenwald
400 La Crosse St., 4th Floor
La Crosse, WI 54601

Re: BOPW agenda inclusion request

Dear Mr. Turtenwald:

Please accept Impact Seven's request to appear before the Board of Public Works to propose site modifications for our Garden Terrace development project, for which we were selected from the City's RFP process to build affordable housing on the site.

The project is divided between two lots in the Lower Northside and Depot Neighborhood, one of which fronts Kane St. and the other which fronts St. James St. Our request here pertains to the St. James lot.

Specifically, we're requesting the Board's review and approval of our proposal as follows:

1. To provide a partial vacation of the City right-of-way along the western edge of the St. James lot, to provide public parking for the community center that is to be built as part of the housing development;
2. To include in our pending purchase of the Kane St. lot, an additional 25'-wide swath of land adjacent to the St. James Street lot's northern edge, to allow us to set the townhome building back deeper into the lot and thereby satisfy flood plain setback requirements;
3. To request that the City install a public, at-grade sidewalk along the southern edge of the lot, adjacent to St. James St.

We've attached a more detailed rendering of the proposal for the Board's and your review.

We'd be grateful to have the item introduced onto the Board's agenda as soon as possible. I'm happy to answer any questions in the meantime, and can be reached by email at michael.carlson@impactseven.org or by phone at 608-405-9064.

Sincerely,

Michael Carlson

Michael Carlson
Director of Real Estate Development

CC: Caroline Gregersen



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