



Allegiant Property Management, LLC

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March 3, 2016

The Honorable Mayor Tim Kabat, Mayor of La Crosse
And Members of the La Crosse Common Council
La Crosse City Hall
400 La Crosse Street
La Crosse, WI 54601

Re: Exception to the Car and Bicycle Parking Space Requirements
Christopherson Place Apartments
Mormon Coulee Road and 33rd Street

Dear Mayor Kabat and Members of the City Common Council:

We are requesting an exception to the automobile parking requirements. The current requirement would require that we provide 57 parking spaces for the tenants of our proposed development. The basis for our request is that the clientele that will be renting and utilizing the proposed development do not have the same number of automobiles that other people do. Allegiant Property Management manages four other properties in La Crosse and Onalaska. Our experience has shown that the original HUD guideline for parking spaces per unit (.5/unit) is still acceptable. The number of tenant vehicles per site is as follows:

	Clientele	Apts.	Cars
Heritage Haven-La Crosse-	Elderly	23	10
Pinedale Apts-Onalaska	Elderly	20	15
Greendale Apts.-Onalaska	Phys. Hand	22	7
Christopherson-La Crosse	Phys. Hand	<u>20</u>	<u>7</u>
Total		<u>85</u>	<u>39</u>

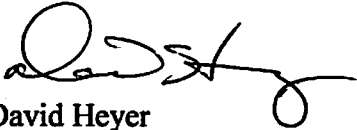
Average automobile usage on the properties is approximately 46% of the tenants. This would mean that with a 49 unit building such as Christopherson Place, we can expect to see 23 parking spaces used. This is a very generous summation as once the development is open for business the tenants from Christopherson-La Crosse will be transferring to the new development, Christopherson Place. The first 20 tenants will only have seven vehicles. With the plans we have submitted, we are including 32 spaces which will leave at least 9 for anticipated visitor parking.

The requirements for bicycle racks also require that we have 19 bicycle spaces. Using the same methodology for bicycles, we have a total of six bicycles out of the 85 tenants. Out of all 85 units, only one visitor utilizes a bicycle to visit a tenant at Heritage Haven. All care providers use automobiles as they all live either outside the city limits or have clientele that requires them to drive to multiple locations in a single day. In the proposed development it is anticipated that we will see approximately 3-4 bicycles being used. Currently there is only one at Christopherson in La Crosse. It is our desire to install one ribbon rack near the front entrance of the property and another ribbon rack near a side entrance for a total of 16 spaces. We feel that 16 spaces will be more than enough and we would ask that we receive an exception for the additional five spaces.

In addition to the exception for the number of parking and bicycle spaces, we are also requesting an exception to the rule of "parking closer to the street than the building". The property is bordered on three sides by streets. On the east and south is 33rd Street and the West is Mormon Coulee Road. Mormon Coulee Road requires a 50' setback that makes it next to impossible to position the building differently than the proposed plan. In order to comply with this rule, it would require a much smaller parking lot than what is currently planned. The parking lot would have to have its entrance on 33rd Street and would face a downward slope due to the topography of the site. Other properties along Mormon Coulee Road presently have the same parking arrangement that we have included in our proposed development plan. These include three neighboring apartment complexes in the area. See attached pictures.

We hope that you will conclude that we have sufficient parking for both bicycles and automobiles in our proposed development and that in order to provide the maximum number of spaces, we should also be allowed to have the vehicles park closer to Mormon Coulee Road than the building. We would therefore ask that you grant all three exceptions that we have requested. If there are any further questions, feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "David Heyer", written in a cursive style.

David Heyer
Managing Member/Developer



PARKING
CLOSER TO STREET
THAN BUILDING.