



January 2, 2024

Nikki M. Elsen
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

RE: Council Matter 23-1471

Dear Ms. Elsen:

Please accept this letter of support for the rezoning of tax parcels 17-20204-70; 118 9th St. N.; 17-20204-30; 922 State St.; 17-20204-10; 928 State St.; 17-20204-100; 915 Main St.; 17-20204-120; 927 Main St.; 17-20204-110; 117 10th St. N.; 17-20204-20; 119 10th St. N.

As the Management Agent for the existing property, it is our estimation that the property is nearing the end of its useful life. The property faces several cost prohibitive capital improvement expenditures in the next 5 years, is not ADA complaint, lacks any energy efficiency measures and has no storm water management plan.

Parking is often a concern when evaluating new developments. We believe it is important to compare the existing parking set-up with that of the proposed development. The current property consists of a mix of residential dwelling units and commercial space. The proposed development mirrors this use. The table below highlights the minimal change in theoretical off-street parking demands:

	Current Property	Proposed Development
# of Dwelling Units	22	74
# of Bedrooms	30	118
# of Off-Street Parking Spaces	3	90
# of Bedrooms w/Unsupported Parking	27	28

The proposed use closely aligns with the City of La Crosse’s Comprehensive Plan appears to be the highest and best use for this underutilized property. Should there be any questions regarding the property’s current use, I can be contacted by email at aaron@reliantres.com or by phone at (608) 782-4100 ext. 103.

Sincerely,

DocuSigned by:

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Aaron M. Wickesberg
President

Cc: Councilperson Chris Kahlow
Sheila Riley
Roger Lowrey

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