

9/9/2020

Dear Mayor Kabat and City of La Crosse Common Council,

Re: Orders to correct.

417 West Avenue North, La Crosse, Owned by School House Properties LLC

421/423 West Avenue North, La Crosse, Owned by Northside Molzahn LLC

We intend to remove the structure located at 417 West Avenue North by the end of October. We have engaged a contractor to test the home for asbestos. If abatement is needed, we will complete the abatement and then the demolition of the structure. Because this area will become green space, we question the need for the PSA tax.

The property order to correct for 421/423 West Avenue North **garage** is in the process of being corrected. This order to correct was for a **garage** with deteriorated siding and replacement of glazing material. I have attached a picture (taken 9/8/2020) of the garage in question and an image from a few hours later of the completed repairs with primed materials. Once dry weather permits, the painting will take place. Additionally, the partnership group allocated funds to replace some doors and windows, repaint the interior and put new carpet throughout the property. The property will then be utilized by the county to help those who are most vulnerable during this global pandemic. At this time, we will no longer need to pursue the Conditional Use Permit and ask that the PSA be removed from the property as it is no longer necessary.

Like our 2008 Honda Odyssey or the thousands of properties in this community assessed under \$100,000 per the Karl Green Study, the properties above are near the end of their useful life. The useful life can be extended but is certainly not the best and highest use for these assets, the neighborhood, future redevelopment, or the community. These properties (owned by two different entities) have always been habitable, and the orders to correct were for exterior repairs to a **garage** located at 421/423 West Avenue North and a house located at 417 West Avenue North.

Words matter, and the inaccurate characterization by members of the common council is unfortunate.

Respectfully,

Marvin Wanders

9/8/2020 before image the garage located at 421/423 West Avenue North



9/8/2020 after completion of correction on the siding, prior to painting.

