

DOUGLAS FARMER
321 SOUTH 21st STREET
LA CROSSE, WISCONSIN 54601

July 30, 2018

Members of the Common Council and Committee:

I represented the then Tenth District for 26 years on the Common Council. I am well familiar with the patchwork of various plats found inside of Losey Boulevard.

I have lived diagonally across the street from the Kelly house for 45 years. With the diagonal view, I can see directly into the backyard of 2036 Cass Street, the house to be demolished.

I support the application of John and Sangeetha Kelly for the demolition. I am unable to be present.

The first limiting condition occurred when the Kelly house was constructed facing 21 Street instead of Cass Street as was anticipated in the original plat. The resulting 25-foot setback from the street placed the house too close to the property line. Under current codes such close placement to the property line would not be permitted. Any fencing would possibly require ventilation and breakaway panels to comply with the fire codes.

The second limiting condition was the construction of the Kalfuss house at 2036 Cass Street without a garage. When the attached garage was built, the available space to the property line only allowed for a garage so narrow that the driver had to enter or exit the car via the passenger door. This worked well enough when bench seats were common but less well with bucket seats and center consoles.

This close proximity arrangement works when the owners of the house to be demolished are "eager" to share their backyard physically and visually.

The last two owners of the Kelly house have elected to move when confronted with a neighbor who, very defensively, did not want to share their back yard – the first after living there for 40 years and pursuing many fence options, the second after little more than a year and approximately \$70,000 in remodeling costs.

With the Kelly's agreement to pay PILOT, there is every reason to approve the demolition and end what sometimes is a very unneighborly standoff.

Sincerely,

Douglas L. Farmer

P. S. I have lived here too long. The front basement wall of 2036 Cass Street has a structural defect. Al Kalfuss remedied this with the placement of several buttresses. The buttresses are probably sufficient. The defect does create a dynamic that should be of concern to future owners

This structural defect and corrections are no longer visible because of a false wall constructed in the 1980's.