

20-0343

Proposal From:

RWR Properties, LLC.

1400 Pine Street

Onalaska, WI. 54650

Proposal To:

City of La Crosse

Proposal For:

Purchase of two lots located at 5215 & 5235 Creekside Place La Crosse

Purchase Price:

\$105,000.00

RWR Properties LLC

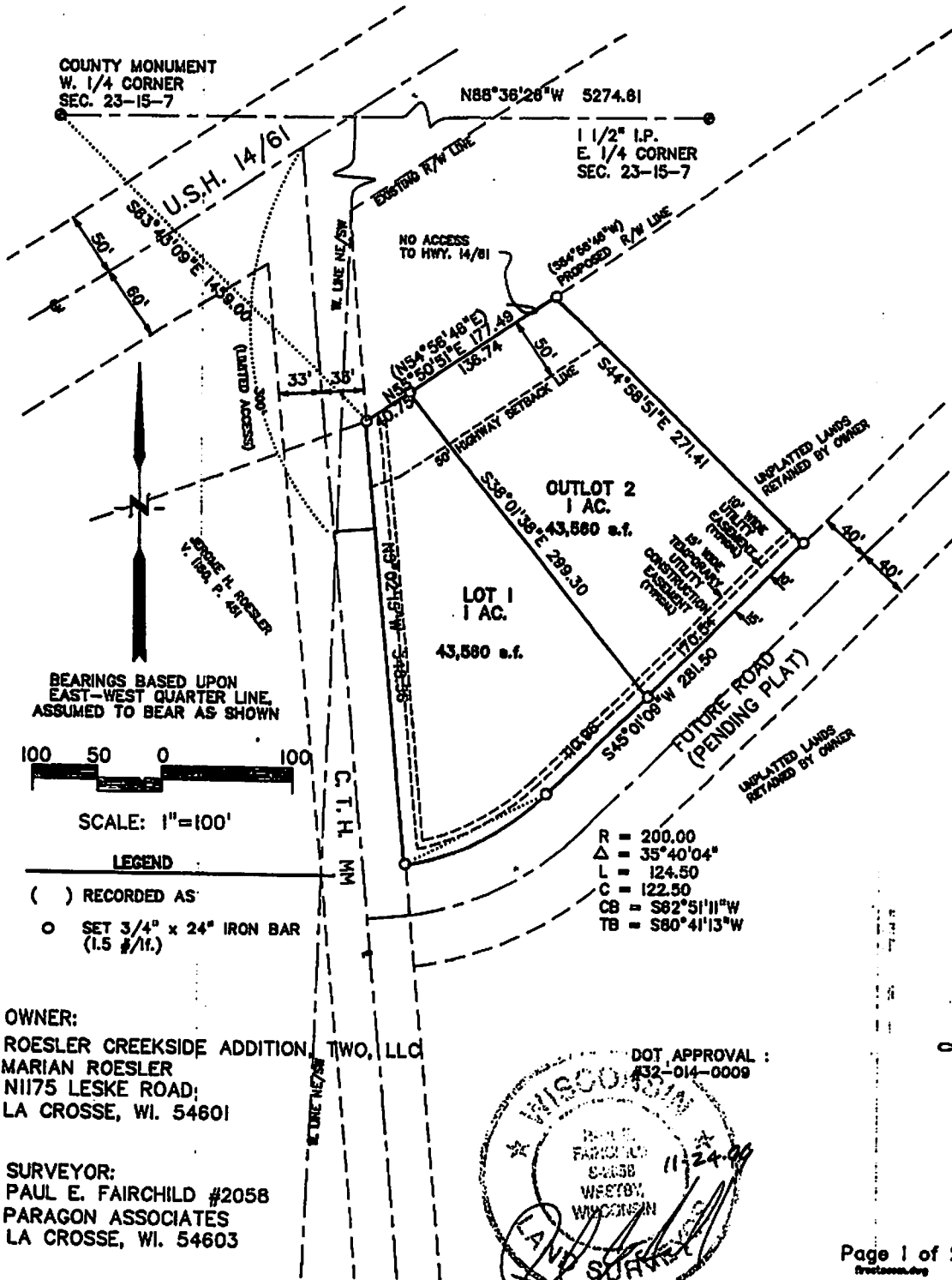
5215 & 5235 Creekside Condo Development

- RWR Properties partnered with the City of La Crosse in 2018 to develop a blighted vacant property at 922 Charles Street constructing a 32 unit apartment building. This property has had full occupancy since shortly after completion and has an assessed value of over \$2 million.
- Intention of the Creekside project is providing workforce housing at a reasonable price; target sales price will be \$280,000.
- Proposed project consists of 22 rowhouse/townhouse style 2-bedroom, two car garage units.
- One 12-unit and one 10-unit building are planned to be on the property.
- According to the company managing RWR Properties rental portfolio the proposed housing type is limited in La Crosse and is often requested.
- Project value is projected to be \$6,160,000 (22 X \$280,000.00 each).
- Condo association would be responsible for snow removal and road maintenance.
- Condo association is also responsible for buildings and grounds maintenance making a positive impact for the overall neighborhood.

RWR Properties is looking forward to purchasing the property at 5215 and 5235 Creekside Lane and is highly motivated to proceed with this project.

Roger Lowrey
Dave Herlitzke
RWR Properties
1400 Pine Street
Onalaska, WI 54650
608-781-3992

PART OF THE NE 1/4, SW 1/4, SECTION 23, T15N, R7W
CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN



COUNTY MONUMENT
W. 1/4 CORNER
SEC. 23-15-7

N88°38'28"W 5274.81

1 1/2" I.P.
E. 1/4 CORNER
SEC. 23-15-7

U.S.H. 14/61

NO ACCESS
TO HWY. 14/61

(388°08'48"W)
PROPOSED R/W LINE

(N54°58'48"E)
N53°50'51"E 77.48

54°58'51"E 271.41

OUTLOT 2
1 AC.
43,580 a.f.

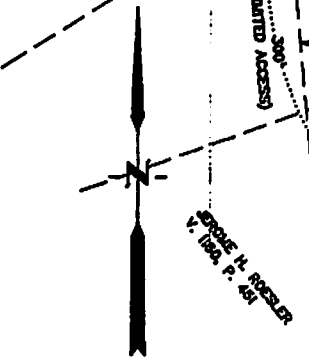
LOT 1
1 AC.
43,580 a.f.

UNPLATTED LANDS
RETAINED BY OWNER

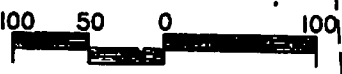
UTILITY
CONSTRUCTION
(PENDING)

FUTURE ROAD
(PENDING PLAT)

UNPLATTED LANDS
RETAINED BY OWNER



BEARINGS BASED UPON
EAST-WEST QUARTER LINE,
ASSUMED TO BEAR AS SHOWN



SCALE: 1"=100'

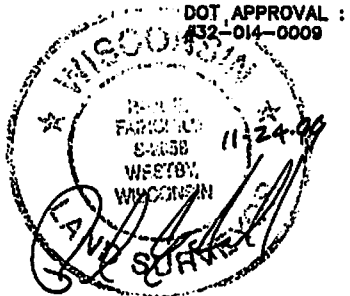
LEGEND

- () RECORDED AS
- SET 3/4" x 24" IRON BAR (1.5 #/ft.)

- R = 200.00
- Δ = 35°40'04"
- L = 124.50
- C = 122.50
- CB = S82°51'11"W
- TB = S80°41'13"W

OWNER:
ROESLER CREEKSIDE ADDITION, TWO, LLC
MARIAN ROESLER
N1175 LESKE ROAD
LA CROSSE, WI. 54601

SURVEYOR:
PAUL E. FAIRCHILD #2058
PARAGON ASSOCIATES
LA CROSSE, WI. 54603



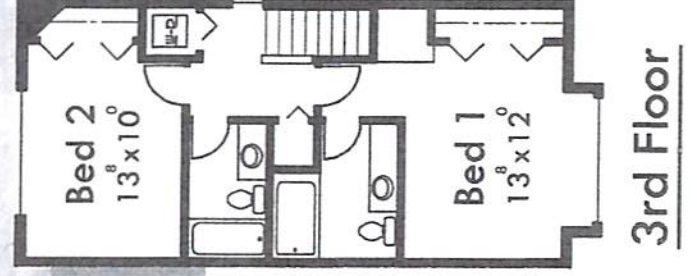
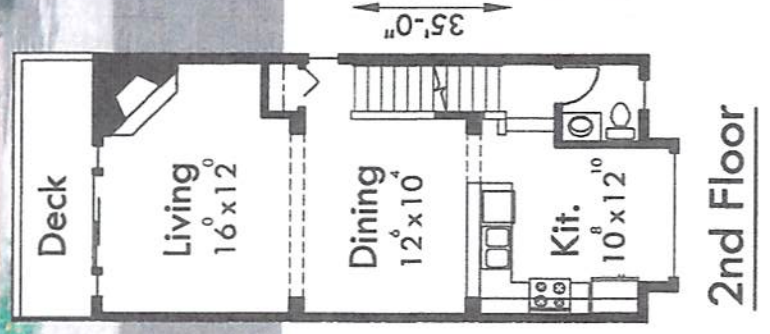
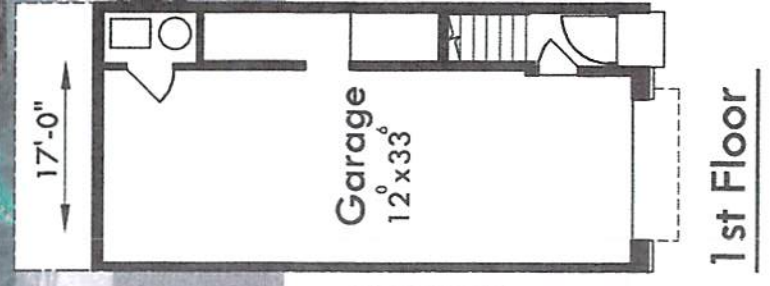
DOT APPROVAL :
432-014-0009

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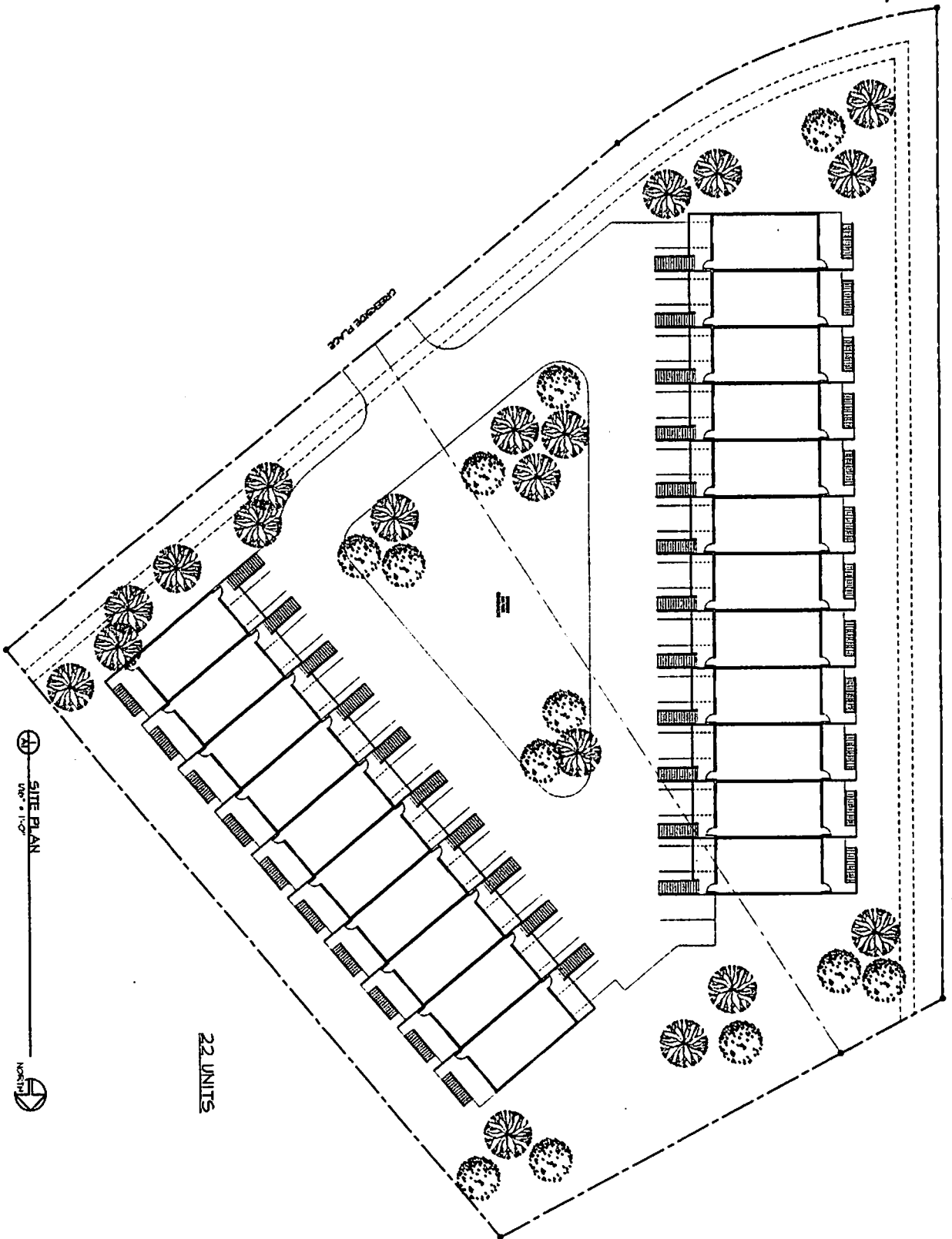


PLAN #D-526

| | |
|----------|--------------|
| 1st FLR. | 46 SQ. FT. |
| 2nd FLR. | 614 SQ. FT. |
| 3rd FLR. | 576 SQ. FT. |
| TOTAL | 1236 SQ. FT. |
| GARAGE | 540 SQ. FT. |



20-0343
RWR



SITE PLAN
1/8" = 1'-0"
NORTH

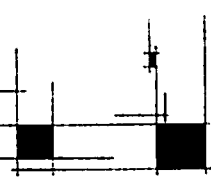
22 UNITS

COUNTY ROAD 144

207th ROAD

504 5TH AVENUE S.
LA CROSSE, WI 54601
TEL 608.784.4083
FAX 608.784.4080

5 in
Avenue
Design



SITE PLAN

Project: 20-0343
Client: RWR
Date: 10/10/03

PROPERTY 1
CRENSIDE PLACE
LA CROSSE, WI 54601

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