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CITY OF LA CROSSE
400 La Crosse Street
La Crosse, WI 54601

Reference: CONDITIONAL USE PERMIT APPLICATION
JRD, LTD, 222 VINE STREET

To whom it may concern:

JRD, the Owner of the Property located at 222 Vine Street, has authorized me to act as their Agent in obtaining a Demolition Permit for the Building located at the same address. Upon completion of the Demolition, it is the Owner's intent to create a New Employees Parking Lot. As a result, we are requesting a Conditional Use Permit as required by the City of La Crosse Ordinances.

Over Thirty (30) years ago, the Steel Lintel above the large Window Openings at the Front of the Building failed due to the Steel Beams used to frame such opening being loaded above their capacity. As a result, the Front Wall developed a considerable bow out (3" or more) causing the Glass in the Window Openings to crack. The City Fire Prevention and Building Safety Division of the City Fire Department issued an Official Order to Correct Conditions of Premises regarding this issue on or about December 6, 2016. A Building Permit was issued on October 6, 2017 to Raze a portion of the Structure and to Repair the remainder of the Structure pursuant to such Official Order. The applicable Repairs were made in October and November, 2017 but the remaining Structure was not Razed. A renewal of such partial Demolition was issued by the City on January 19, 2018. It is our understanding that such expires April 18, 2018.

Since then, the Owner's desires have changed. Another nearby Property that JRD owned (at 328 2nd Street, N.) included Parking for Employees of Wettsteins. That Property has been sold to another party. Currently, Wettstein Employees and Company Vehicles are still allowed to use such Parking as part of the Sale Agreement but such use is not in perpetuity. As a result, the Owner now desires to Raze the complete Structure so as to develop Parking for Employees and Company Vehicles.

It is my opinion as an Engineer that this Building has outlasted its useful life. It is clear that it is not structurally sound and it was not built to withstand the proper Loading and will continue to experience structural failures.

Sincerely,



Jim Webb, PE
Manager