



MAIN STREET LAW OFFICES, LLC

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

January 26, 2018

City Planning Department
City of La Crosse
400 North 4th Street
La Crosse, WI 54601

**RE: Conditional Use Permit for Demolition of 1008 Vine Street and 1016
Vine Street, La Crosse, Wisconsin**

Dear Mr. Acklin:

Attached is a Conditional Use Permit Application from Peter Gerrard, which Mr. Gerrard had laid out in the past. These are the next two (2) properties which Peter Gerrard discussed with you in the past. If you recall, the adjoining property was removed last summer.

The site plan and plat of survey as prepared by Paragon Associates is attached. The proposed plan for the replacement project by the architect, Jim Pankratz, is also attached.

As the plan shows, using the existing lands owned by Mr. Gerrard, the plan is to remove those properties and replace them with a single 30 unit/78 bedroom structure. These properties were also converted to rental housing well before Mr. Gerrard's purchase and he was required to purchase them in an "as is" condition. In discussions with the inspection department, they have issued notices on these properties and would like a timeline for removal.

As with the prior property, when the current leases expire in 2018, these two remaining buildings will be removed and then a final decision can be made on the design of the project. It is possible that, depending on negotiations, the project could start in the summer of 2018. There is also some thought to use parking under the structure, which may change the final design.

The adjoining properties are owned by Peter Gerard. Those not owned by Mr. Gerrard are all multi-person rental housing. There is also a single-family owner-occupied home at 1010 Vine Street. Mr. Gerrard has met with the owner and her son several times on this project.


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The demolition of the vacant buildings will not impact any surrounding property owners or have a negative effect on the neighborhood or the tax base. The property owner understands that he must pay taxes as if the structure was still in place at the current fair market value.

Very truly yours,

MAIN STREET LAW OFFICES, LLC



Phillip James Addis
PJA:mmm
Enclosures