



ARCHITECTURAL DESIGN

2809 LOSEY BLVD. S. LA CROSSE, WI 54601
OFFICE 608-785-1750 CELL 608-385-4647
kastner10@aol.com FAX 608-785-1751

May 4, 2018

City of LaCrosse Planning Department

Brian Benson is proposing to combine the lots at 1120 and 1114 so. Fifth ave. to support an existing 12 unit apartment building and a new 11 unit building. TND zoning is required because two buildings are not allowed with typical R5 zoning. The new building will be replacing a blighted single family house. By combining the properties it allows the owner to greatly enhance the existing 12 unit building and plus make more space for amenities for the new building. These amenities include more landscaping, site lighting, recreation space, better storm water management, more efficient parking plans, screened trash areas, etc.

The existing building has a excellent rental history at affordable rental rates. With the current turnover of new building in the neighborhood and an increased demand for this type of housing we feel that this project is in a real asset to the area.

ARCHITECTURAL DESIGN

GARY KASTNER