

## Craig, Sondra

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**From:** Acklin, Tim  
**Sent:** Thursday, January 11, 2024 9:37 AM  
**To:** Elsen, Nikki; Craig, Sondra  
**Cc:** Trane, Andrea  
**Subject:** FW: Haven on Main Street shuffle

Nikki and Sondra,

Can you please add this email to the Item #24-0041?

Tim Acklin, AICP  
Planning Manager  
Planning, Development, and Assessment  
City of La Crosse  
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La Crosse, WI 54601

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**From:** Paul Gerrard <paul@gerrardcompanies.com>  
**Sent:** Thursday, January 11, 2024 7:02 AM  
**To:** Acklin, Tim <Acklint@cityoflacrosse.org>; Hetti Brown <hetti.brown@couleecap.org>  
**Cc:** Jim Pankratz <jwpankratz@hotmail.com>; Peter Gerrard <peter@gerrardcompanies.com>; Jim Pankratz <jwpankratz@hotmail.com>; Ashley Lacenski <Ashley.Lacenski@couleecap.org>  
**Subject:** Haven on Main Street shuffle

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Good morning Tim, we have run into a slight rounding factor when considering the Wisconsin housing and economic development Authority application for tax credits. We are going to need to round down to 70 units the new mix. Will be as follows.

New mix  
34 one bedrooms at 700 ft.<sup>2</sup>.  
30 bedrooms. At 900 feet  
6-3 bedrooms 1200 feet.  
For a total of 70.

Versus.  
Prior mix.  
36- one bedrooms in the old plan.

32- 2 bedroom units in the old plan.

6- 3 bedrooms in the old plan.

I don't think this should be much of a problem especially as we are going in for a preliminary zoning and will have to come back in July August September 4 are specific plan. Please advise as to what you might need for this quick amendment tonight at the city Council meeting.

I apologize in advance for any inconvenience but we just received yesterday some direction from the agency on this rounding factor when considering the point scoring.

## **Paul Gerrard**

Direct: 608-782-4375



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