
Wisconsin Airport Warehouse LLC

701 West 246th Street
Bronx, NY 10471

VIA EMAIL

RE: Parking Project at 3235-3239 Airport Road

To: City of La Crosse Planning, Development & Assessment Department

Attn: Tim Acklin
400 La Crosse St., 1st Floor
La Crosse, WI 54601

October 21, 2022

Dear Tim,

We are the owners of the warehouse facility at 3235-3239 Airport Road in La Crosse. In recent months, our tenants, including Optum (formerly known as LHI), have seen recent increases in their needs for off-street parking. To ensure the property continues to serve the needs of these long-term members of the La Crosse business community, we are planning to build a new employee parking lot on our property, and are seeking approval by the City Plan Commission to do so.

Attached, you will find a site plan and grading / stormwater management plan that illustrate in detail the design for this project. These were created by Paragon Associates, and they comply with the requirements for parking lots in the Airport Industrial Park as well as the erosion control and stormwater management requirements outlined in the La Crosse city code. We are also attaching the finalized permit for the driveway leading onto the County Road BW (aka Lakeshore Dr.), issued by La Crosse County, and the application for Stormwater Permit per the La Crosse city code. (The \$149.00 application review fee has been sent, along with a copy of the permit application, via US Mail.)

These documents are intended to inform the Planning, Development & Assessment Department's review over the coming days so that the project can be placed on the agenda and considered at the next meeting of the City Plan Commission of October 31, 2022. Please contact me and Jeff Moorhouse of Paragon Associates (cc'ed) if you have any questions; thank you very much in advance for your consideration.

Yours sincerely,



Jonah Lowenfeld for LEJ Capital
Managing Member of Wisconsin Airport Warehouse LLC
