T. Wall Enterprises
Mgt LLC

March 12, 2026

City of La Crosse Common Council
400 La Crosse St.
La Crosse, WI 54601

RE: The Chalmers Residences Development Agreement Extension Request

Dear Council Members:

REQUEST: The Chalmers Residences, LLC is seeking approval to consolidate the development into a single phase rather than 3 separate phases.

WHY: Due to building code changes in the State of Wisconsin, it would add a tremendous expense if the development were constructed in 3 phases rather than a single phase.

BACKGROUND: The Chalmers Residences was going to be developed in three phases to avoid flooding the La Crosse market with too many apartments at once. Phasing a project allows for better absorption and faster lease-up of that phase while reducing carrying costs.

Chalmers received approval for all 3 phases of the development under the 2015 International Building Code (IBC) standards. However, the State of Wisconsin Department of Safety and Professional Services adopted the 2021 International Building Code (IBC), replacing the 2015 IBC under which The Chalmers Residences was originally approved.

The current approval under the 2015 IBC expires if construction has not started by April 2027. If the development were phased then that would mean the first phase would be under the 2015 code and phases 2 and 3 would be under the 2021 code.

If Phase I were constructed under the 2015 IBC and the subsequent phases required to comply with the 2021 IBC, the project would incur significant redesign costs and introduce additional complexity with different portions of the same building under different building codes.

For these reasons, completely out of the Developer's control, additional time is needed to prepare the development for commencement, but the good news is that the development would be completed sooner.

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Target Date to Commence Construction	December 31, 2026
Substantial Construction Completion	November 30, 2028
Fully Stabilized	February 28, 2030

We greatly appreciate your time and consideration with this request.

Thank you for your consideration,

The Chalmers Residences, LLC

By: _____
Terrence R. Wall, President of
T. Wall Enterprises Manager, LLC, Its Manager

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