



JOHNS, FLAHERTY & COLLINS, SC

*Good neighbors. Great lawyers.*

July 7, 2021

City Clerk  
City of La Crosse  
400 North 4th Street  
La Crosse WI 54601



RE: Conditional Use Permit for Demolition of 318 7th Street South

Dear Clerk:

Attached is a conditional use permit application from Desmond Investments II, LLC ("Desmond").

The plat of survey as prepared by Paragon Associates and site plan prepared by MBA Architects are attached. Desmond plans to create a mixed use project on this site and the adjacent land owned by Desmond. The general plan as proposed is for a mixed use building that will replace the pre-existing multi-family structures. The adjoining properties owned by Desmond are primarily commercial, with some pre-existing multi-unit residential.

The current request is to remove the structure which is located at 318 South 7th Street. This building is not structurally sound or suitable for habitation. It has been closed up and should be condemned.

The owner plans to redevelop the entire site as indicated above within 2 to 3 years. Until a final decision can be made for the design, this lot will be used as green space.

The demolition of this vacant building will not impact any surrounding property owners or have a negative effect on the neighborhood or the tax base. The property could be condemned, but the owner is prepared to be proactive and would like to remove it now, in anticipation of a future development.

Sincerely,

JOHNS, FLAHERTY & COLLINS, S.C.

*Brandon Prinsen*

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