

December 2, 2024

Nikki M. Elsen
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Sent Via Email

**RE: Amendment to Zoning Restriction
 Tax Parcel 17-30106-110
 516 5th Avenue S – La Crosse, WI**

Dear Ms. Elsen:

Please accept this letter of support for transferring certain property from the Washburn Residential District to the Residence District, allowing for a duplex at 516 5th Avenue S.

I have met with the applicant and feel that this Amendment is appropriate based on the following items:

1. A duplex classification would allow the property to be owner-occupied. This owner-occupied set-up would mirror that of the rental property directly to the South of this property.
2. This property has been used for rental purposes for well over 10 years. With a duplex classification, the property would remain a rental property.
3. The property was previously a duplex before it was rented out as a single-family home. The property features separate entrances and split utilities. This means that little to no modification would be necessary for this conversion to occur.
4. A duplex classification for this property would be the highest and best use for this property based on its condition and location.

Thank you for allowing input on this City of La Crosse meeting agenda item.

Sincerely,

Signed by:



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Aaron M. Wickesberg

Owner

Washburn Commons, LLC

604 5th Avenue S – La Crosse, WI