



March 16, 2023

Tim Acklin, AICP
Planning Administrator City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

RE: 905-907 Cass Street
Application for Certificate of Appropriateness

Dear Mr. Acklin:

Enclosed, please find a copy of our Application for Certificate of Appropriateness for a garage removal at 905-907 Cass Street in the 10th & Cass Local Historic District.

It is our desire to remove this garage, which we feel does not contribute to the historic nature of the district. We feel that demolition is warranted based on the following information:

1. The garage lacks electricity and has not been used as a parking garage for many years.
2. The shingled garage roof is in need of replacement. Based on the inadequate pitch of the roof, professional contractors have recommended that the roof be reconstructed to improve the pitch prior to re-roofing.
3. The asbestos siding has come loose on the North side of the property. Professional contractors have recommended that the asbestos siding be abated and then replaced with new siding.
4. The garage concrete floor is cracked and has deteriorated to point where repair is improbable.
5. Correcting the deficiencies listed in #1-4 would be cost prohibitive in any attempt to restore this garage back to its intended use.

Should a Certificate of Appropriateness for the demolition of this structure be approved, this area would then be converted to green space. The number of off-street parking spaces for this duplex would remain unchanged – 4+ parking spaces (1 per bedroom). The two parking areas on the East and North sides of the property would be repaved to improve the overall curb appeal of the property.

P (608)782.4100 **A** 720 Cass Street • La Crosse, WI 54601 **W** www.reliantres.com

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I have attached photos of the current structure. I have also attached arial photos that show the property layout – both before and after the proposed work.

If you have any questions or would like additional information, please do not hesitate to reach out to me by phone at (608) 782-4100 ext. 103 or by email at aaron@reliantres.com.

Sincerely,

Aaron M. Wickesberg

Aaron M. Wickesberg, CPM®
Reliant Real Estate Services

Enclosure

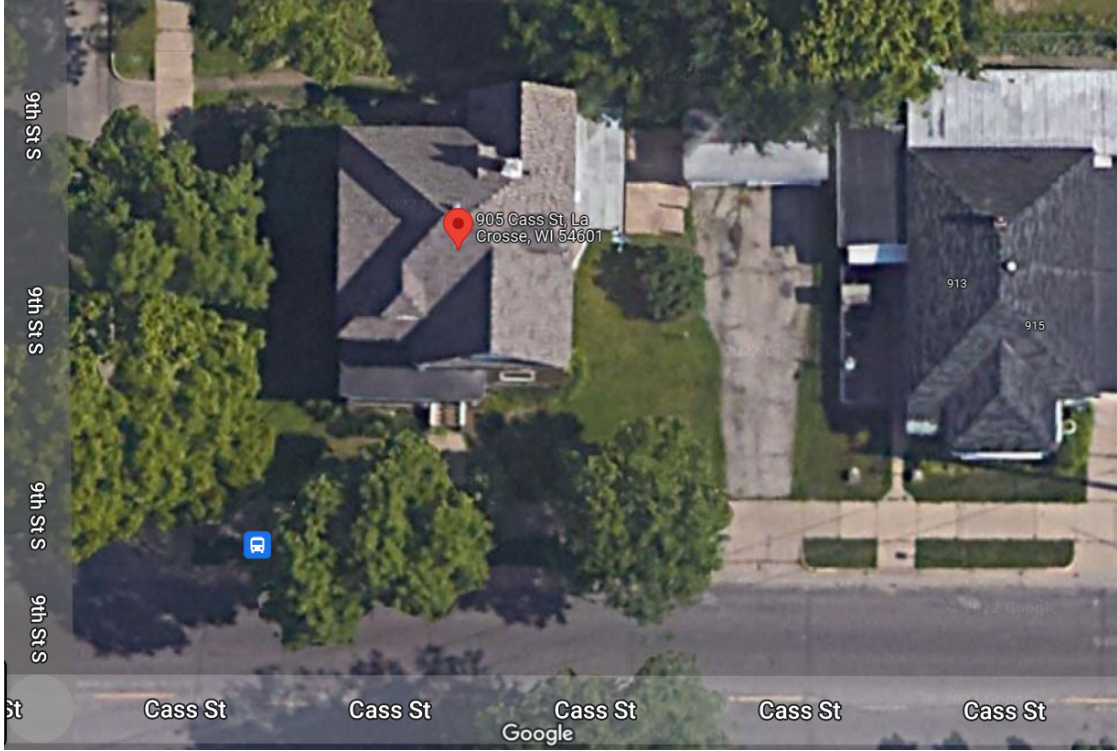
Current Garage – Front



Current Garage – Rear



Current Arial View



Proposed Arial View

