

**From:** Joseph Endrizzi <[jmendrizzijr@gmail.com](mailto:jmendrizzijr@gmail.com)>

**Sent:** Friday, March 7, 2025 6:18 PM

**To:** Acklin, Tim <[acklint@cityoflacrosse.org](mailto:acklint@cityoflacrosse.org)>

**Subject:** cover letter for rezoning proposal

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07 March 2025

Joseph and Tracy Endrizzi

JME Products, LLC.

236 17th Pl S

La Crosse, WI 54601

Common Council for the City of La Crosse

Dear Council Members,

1513 Market St has been rezoned during a La Crosse city council meeting in July 2024. We are now applying for completion of the rezoning with a more detailed plan for the project that will be undertaken.

The house that formerly occupied the lot at 1513 Market St. has been demolished. It is our intention to now complete the construction with the attached architectural plans. This will be an owner occupied apartment and a bakery, deli and coffee shop.

During the design phase of this project, we consulted with our city council representative, neighbors and our future tenant about the appearance and function of the property and space. We aspired to make this a project that blended with the neighborhood. We own a business right across the street from the project and we intend to live in the apartment. We want the space to mean as much to the neighborhood as it will to us.

The project has been designed to a human scale by having outdoor patio space, bike racks encouraging a local foot and bike traffic. It is near the 17th street greenway and less than a half block away from bus stops. The design is intended to be accessible with a 0 grade entry, walkable, fit the character of the neighborhood and be visually appealing with an historic inspired appearance. This plan represents a building that is similar in size and appearance to those adjacent and in the area. It offers a mixed use space with retail and residential space that is consistent with La Crosse's comprehensive plan. It is also an improvement to aged housing stock that was formerly on site and therefore increases tax base as well.

Please give due consideration to our request for rezoning.

With warm regards,

Joe and Tracy Endrizzi