

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

MULTI-FAMILY HOUSING DESIGN
 COMMERCIAL DESIGN

Applicant (name and address):

LA CROSS FIRE DEPARTMENT

726 5TH AVE S. LA CROSSE, WI 54601

Owner of site (name and address):

CITY OF LA CROSSE

400 LA CROSSE STREET, LA CROSSE, WI 54601

Architect (name and address), if applicable:

WENDEL COMPANIES, ATTN JENNIFER POLACEK & LAURA EYSNOGLE

204 E GRAND AVE, SUITE 200, FAUCLAIRE, WI 54701

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address of subject premises:

920 GILLETTE STREET, LA CROSSE, WI, 1540 Liberty St, 1534 Liberty St

Tax Parcel No.: 17-10105-40, 17, 10104-22, 17-10104-40

Legal Description:

SEE ATTACHED LEGAL DESCRIPTIONS

Details of Exception Request:

K5 - FIRST FLOOR FACADE SHALL INCLUDE WINDOWS TO PROVIDE VISUAL INTEREST AND VISUAL CONNECTION.

TOTAL AREA OF WINDOWS AND DOORS ON THE STREET FACING FACADE, INCLUDING TRIM, SHALL NOT BE LESS

THAN 20% OF THE TOTAL AREA OF THE FACADE.

Please explain why the standards of this ordinance should not apply to your property:

920 GILLETTE STREET WILL BE HOME TO THE NEW FIRE STATION #4. DUE TO THE SIZE OF THE STRUCTURE, THE PROPERTY WILL HAVE STREET-FACING FACADES ON THREE SIDES OF THE FACILITY. THE WESTERN FACADE, FACING LIBERTY STREET, WILL NOT BE ABLE TO MEET THE K5 STANDARD OF 20% DUE TO THIS FACADE BEING THE APPARATUS BAY EXTERIOR WALL AND THE OVERALL FUNCTION OF THE STATION.

THE NEW FACILITY WILL BE ABLE TO MEET THIS STANDARD ON THE TWO OTHER STREET-FACING FACADES.

What other options have you considered and why were they not chosen:

THIS FACILITY HAS UNDERGONE SEVERAL DESIGN CONSIDERATIONS INCLUDING A MULTIPLE-STORY CONCEPT AND REORIENTATION OF THE FACILITY. HOWEVER, DUE TO IT'S SCALE, THE IMPORTANCE OF RESPONSE TIMES FOR THE RESPONDERS, AND THE SIZE OF THE APPARATUS BY, WE WERE NOT ABLE TO CREATE A CONCEPT WHICH MEETS THE OWNERS NEEDS AS WELL AS THIS ORDINANCE.

Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

AS AN EMERGENCY RESPONSE FACILITY, THE DESIGN NEEDS TO FOCUS ON HOW QUICKLY AND SAFELY APPARATUS CAN LEAVE THE STATION. THE ORIENTATION OF THIS FACILITY IS THE SAFEST FOR THE COMMUNITY, BOTH IN TERMS OF TRAFFIC FLOW AND IN THE FASTEST RESPONSE TIMES.

ADDITIONALLY THE FACADE ON LIBERTY STREET WILL BE SET BACK FROM THE STREET OVER 100'. THE FACADES THAT ARE CLOSER TO THE STREETS (GILLETTE AND CHARLES) WILL MEET THIS ORDINANCE.

Please explain the granting of the requested waiver(s) is consistent with the spirit and intent of the Ordinance; in particular, how will it meet the purpose of the Commercial District in which your property is located:

UNDERSTANDING THAT THIS WALL NEEDS TO REMAIN SOLID/WITHOUT WINDOWS AND DOORS FOR THE FUNCTION OF THE DEPARTMENT, ELEMENTS OF VISUAL INTEREST WILL BE PROVIDED ON THAT FACADE, INCLUDING INCLUDING SOLDIER COURSING AND AREAS OF RECESSED BRICKWORK.

THE OVERALL AESTHETIC OF THE FACILITY WAS DESIGNED TO BE REMINISCENT OF THE EXISTING STATION 4, WHICH IS LOCATED ON THE CORNER OF LIBERTY AND GILLETTE STREETS.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.

Janice Polacek
(signature)

715-823-4848
(telephone)

12-02-2022
(date)

jpolacek@wendelcompanies.com
(email)

STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)

Personally appeared before me this ____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 5th day of December, 2022.

Janice Polacek, *Planning Admin*

Signed: _____
Director of Planning & Development



[Parcel Search](#) | [Permit Search](#)

920 GILLETTE ST LA CROSSE



Parcel:	17-10105-40	Internal ID:	74878
Municipality:	City of La Crosse	Record Status:	Current

Parcel Information:

Parcel:	17-10105-40
Internal ID:	74878
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	No
Total Acreage:	0.870
Township: ⓘ	16
Range: ⓘ	07
Section: ⓘ	20

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

Legal Description:

FIRST ADDITION TO P.S. DAVIDSONS ADDN LOTS 18, 19, 20, 21 & 22 BLOCK 13 & PRT NE-SW BEING E1/2 VAC ALLEY LYG W & ADJ TO PER RESL IN DOC NO. 1800802

Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
920 GILLETTE ST	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
CITY OF LA CROSSE	Owner	400 LA CROSSE ST	LA CROSSE	WI	54601

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

<u>Category</u>	<u>Description</u>
2020+ VOTING SUPERVISOR	2020+ Supervisor District 2
2020+ VOTING WARDS	2020+ Ward 4
Use	VACANT LOT

Lottery Tax Information ⓘ

Lottery Credits Claimed:	0
Lottery Credit Application Date:	



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1534 LIBERTY ST LA CROSSE



Parcel: 17-10104-40 Internal ID: 74881
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10104-40
 Internal ID: 74881
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: No
 Total Acreage: 0.230
 Township: 16
 Range: 07
 Section: 20

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

Legal Description:

FIRST ADDITION TO P.S. DAVIDSONS ADDN S 1/3 LOT 4 & ALL LOT 5 BLOCK 13 & PRT NE-SW BEING W1/2 VAC ALLEY LYG E & ADJ TO PER RESL IN DOC NO. 1800802

Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
1534 LIBERTY ST	LA CROSSE
1532 LIBERTY ST	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
CITY OF LACROSSE	Owner	400 LA CROSSE ST	LA CROSSE	WI	54601
ATTN: DAWN REINHART	Attention	400 LA CROSSE ST	LA CROSSE	WI	54601

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

<u>Category</u>	<u>Description</u>
2020+ VOTING SUPERVISOR	2020+ Supervisor District 2
2020+ VOTING WARDS	2020+ Ward 4
Use	2 HOUSES ON 1 LOT

Lottery Tax Information ⓘ

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



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1540 LIBERTY ST LA CROSSE

[Print View](#)

Parcel:	17-10104-22	Internal ID:	74880
Municipality:	City of La Crosse	Record Status:	Current

Parcel Information:

Parcel:	17-10104-22
Internal ID:	74880
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	No
Total Acreage:	0.340
Township:	16
Range:	07
Section:	20

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

Legal Description:

CERTIFIED SURVEY MAP NO. 144 VOL 19 LOT 2 DOC NO. 1791328 & PRT NE-SW BEING W1/2 VAC ALLEY LYG E & ADJ TO PER RESL IN DOC NO. 1800802

Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
1540 LIBERTY ST	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
CITY OF LACROSSE	Owner	400 LA CROSSE ST	LA CROSSE	WI	54601

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

<u>Category</u>	<u>Description</u>
2020+ VOTING SUPERVISOR	2020+ Supervisor District 2
2020+ VOTING WARDS	2020+ Ward 4
Use	1 UNIT

Lottery Tax Information

Lottery Credits Claimed:	0
Lottery Credit Application Date:	