



Regards: Setback variance for Pump House Regional Arts Center
119 King Street

Dear La Crosse City Officials.

The Pump House has received grant funding to “Expand and Renovate Existing Restroom Facilities” in the Pump House facility, which is managed by the Pump House Regional Arts Center, Inc. under a long-term lease from the City of La Crosse.

This will be the seventh major renovation and upgrade to the Pump House facility undertaken since 2005. Each has been done in cooperation and participation with the City of La Crosse. The Pump House is proud of that relationship and thanks the City for the spirit of cooperation and our joint achievements. The City was recently recognized with ‘The Wisconsin Creative Community Champion Award’ presented to the Mayor of La Crosse at the League of Wisconsin Municipalities meeting held in La Crosse.

The Pump House Regional Arts Center, Inc. hereby requests a side yard setback variance.

In support of the variance the following facts are provided.

1. The encroachment is for an ‘infill’ to accommodate an expansion and renovation of the existing restrooms.
2. The encroachment is no greater than the existing encroachment of a building set in place in 1880. [Exhibits 1 & 2]
3. The infill project is a one story addition since it is adjacent to a one story addition constructed in the 1970’s as part of the original conversion of the Pumping Station Building to the regional arts center.
4. Seven different schemes were examined with two different architectural firms and a bathroom designer provided to us by the courtesy of a major distributor and designer of plumbing fixtures. No alternatives provided adequate space without major encroachment on gallery space. No design was more space efficient than the chosen alternative because of the relationship to the existing restroom facilities. [Exhibit 1].
5. The infill will not be visible of from the alley shown in Exhibit 3 as the ‘infill’ is behind the Pump House. In relative encroachments of the City Parking Structure and the Riverside 3 structure, in the background, appear closer to the alley way than the Pump House. Both the Parking structure and the Pump House appear to be about 1.5 feet from the lot lines.
6. The need for additional restroom facilities and especially for the women’s restroom which currently has no circulation space. This is especially obvious if one imagines a wheel chair or other assist device being used by a patron. There are only two stalls which is not adequate for code in some

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occupancies. There is a saying around the Pump House: "How long does intermission last?" "As long as the line at the women's restroom".

7. Engaged in the business of public accommodation, appropriate restroom facilities is essential.
8. The architectural design has been reviewed by the City of La Crosse Historic Preservation Commission and received a Certificate of their approval.
9. The Pump House is also requesting through separate process a waiver from a two story structure requirement. In that application we noted that to comply with a two story requirement would result in a two story structure with no access and function adjacent to the existing one story structure. [Exhibit 1]

Thus it is our conclusion:

1. That no other reasonable alternative to our proposal, to improve the restroom facilities, exists.
2. That the request for the variance is limited to the extent possible and is no greater than the exiting setback.
3. That there is no harm to the neighborhood as the addition is attached to an existing one story structure.
4. That there is no visual change to the public view from King Street.

The Pump House requests the granting of the variance and thanks the City for its review of our request.

Sincerely, for the Pump House,

Donald Smith, Agent and Project Manager.