

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

MULTI-FAMILY HOUSING DESIGN  
 COMMERCIAL DESIGN

Applicant (name and address):  
Todd Page

9447 Jancing Ave. Sparta, WI 54656

Owner of site (name and address):  
Todd Page - Eagle Bay Properties, LLC

9447 Jancing Ave. Sparta, WI 54656

Architect (name and address), if applicable:  
Bryant Christenson - River Valley Architects

3300 Birch Street, Suite 1A, Eau Claire, WI 54703

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address of subject premises:

2552 Rose Street, City of La Crosse (2558 Rose St)

Tax Parcel No.: 17-10263-74

Legal Description:

Certified Survey Map NO. 136 VOL K9 LOT 2  
DOC NO. 1739014

(SEE ATTACHED)

Details of Exception Request:

~~C (2) = No parking stall may be closer to the street than the building setback line or the building on the same parcel.~~

~~C (4) = Parking areas shall be separated from primary buildings by a landscaped buffer.~~

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

C (2) = This ordinance would limit our parking stalls and drive up stack.

C (4) = This ordinance would eliminate the canopy cover for patrons from inclement weather and possible congregating area.

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

C (2) = Moved the building to the north, placed parking on the south, and reduced the drive up stack. This option was not accepted because it limited the drive up stack and would cause back up in the parking area. The center exiting of the drive through created a bottle neck in the parking area. Created cross traffic of drive up vehicles and patrons walking to the entry.  
C (4) = planter boxes, potted plants. Maintenance, moisture next to building, trip hazard.

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

C (2) = Will protect the patrons entering the building and not having to cross traffic from the drive up. The exiting flow of the drive up is direct to exit the property. Less risk of a back up that would impact neighboring parking lots.  
C (4) = This will allow more room for patrons to transfer from parking lot to sidewalk, a covered canopy with lighting, safe space to move and keep distance. No impact on neighboring properties.

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:

With the granting of these requests, Starbucks would be able to operate as intended and become a catalyst for the redevelopment of the Bridgeview Plaza Area.

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.

T. D. Page  
(signature)

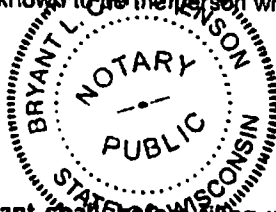
608-343-8803  
(telephone)

MARCH 9, 2022  
(date)

todd.page@allamericandentcenter.com  
(email)

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

Personally appeared before me this 9 day of March, 2022, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

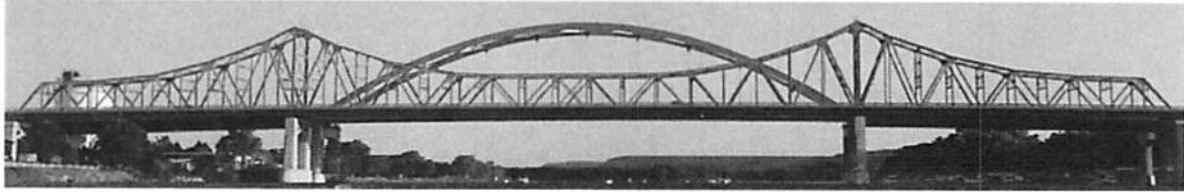


Bryant L. Peterson  
Notary Public  
My Commission Expires: July 2, 2022

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 11<sup>th</sup> day of March, 2022.

Signed: [Signature]  
Director of Planning & Development



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

### 2558 ROSE ST LA CROSSE



Parcel:	17-10263-74	Internal ID:	74493
Municipality:	City of La Crosse	Record Status:	Current

#### Parcel Information:

Parcel:	17-10263-74
Internal ID:	74493
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	No
Total Acreage:	0.677
Township: ⓘ	16
Range: ⓘ	07
Section: ⓘ	17

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

#### Legal Description:

CERTIFIED SURVEY MAP NO. 136 VOL 19 LOT 2 DOC NO. 1789014

#### Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
2558 ROSE 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>
EAGLE BAY PROPERTIES LLC	Owner	9447 JANCING AVE	SPARTA	WI	54656

#### Districts:

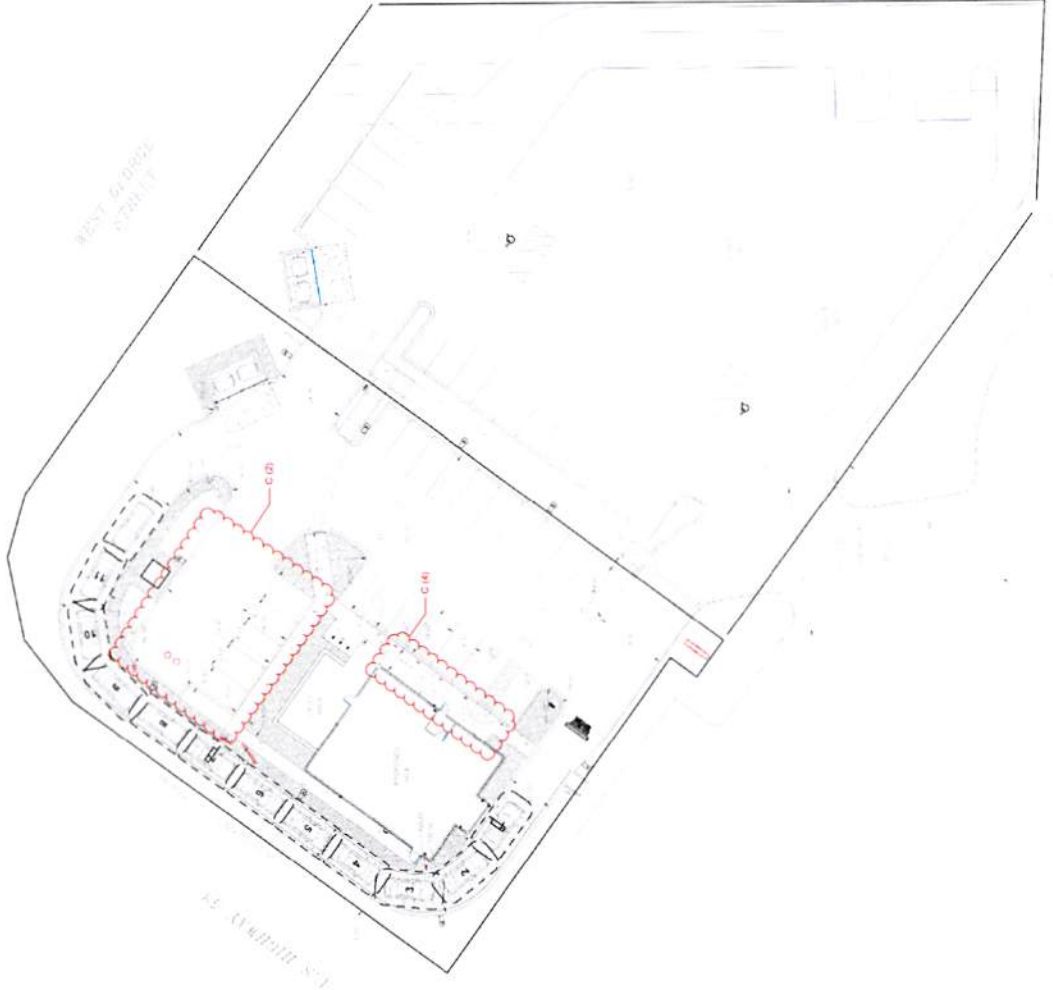
<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
1	Book 1	N
0040	LA CROSSE TIF 20	N

#### Additional Information

<u>Category</u>	<u>Description</u>
2020+ VOTING SUPERVISOR	2020+ Supervisor District 1
2020+ VOTING WARDS	2020+ Ward 1

#### Lottery Tax Information ⓘ

Lottery Credits Claimed:	0
Lottery Credit Application Date:	



DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
03/08/2022		21-216 Starbucks - La Crosse		300.00
<b>DATE</b> 03/08/22			<b>TOTAL</b>	300.00
<b>VENDOR</b> City of La Crosse City Treasurer				

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**RIVER VALLEY ARCHITECTS INC.**  
 3300 BIRCH STREET, STE 1A  
 EAU CLAIRE, WI 54703

Royal Credit Union  
 P.O. BOX 970  
 EAU CLAIRE, WI 54702-0970  
 79-8041/2918

8971

Three Hundred and no/100

03/08/22      8971      \$300.00

PAY  
 TO THE  
 ORDER  
 OF

**CITY OF LA CROSSE CITY TREASURER**  
**CITY HALL 2ND FLOOR**  
**400 LA CROSSE ST.**  
**LA CROSSE WI 54601**

*James A. Borwe*  
 \_\_\_\_\_  
 Authorized Signature

MEMO

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