REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

				<u>X</u>			MILY HOUS CIAL DESIGNATION		SIGN				0 7/ 2018
Applica	ant (name	and add	dress):						1	7	CLI	Mi. ERKS ,
_Thom	as & Dere	e Fried	ewald	, partners	of Sc	outh P	roperties, LI	LC		-	V	917	FICE
Owner	of site (na	me and	d addr	ess):									
c/o Mu	nson Real	ty, 140	0 Pine	e Street, I	La Cr	osse,	WI 54601						
Archite	ect (name a	and add	lress)	, if applica	able:	_							
CHRIS	S LA SHO	DRNE	ARC	CHITEC	TURI	Ξ-36	43 EBNEF	R COUL	EE				
Profes	sional Engi	ineer (r	name	and addre	ess), i	f appli	cable:						
La Cro	sse Engine	ering											
Birdd (ctor (name Constructio	n	ddres	s), if appli	cable:								
West S	Salem, WI	54636											
	ss of subject		ises:										
- 505	111101111										_		
Tax Pa	rcel No.:	17-200	157-7	0									
Legal [Description	:											
				St Smith 52: 57.79			es Addition						
Details	of Excepti	on Req	uest:										
1) ASK	NG FOR A V	VAIVER	OF RE	QUIREME	NT TH	AT PAF	RKING NOT BE	E CLOSER	TO STE	REET TH	T NAF	HE BU	ILDING.
2) ASI	KING FOR A	WAIVEF	R OF 15	5' WIDE LA	NDSC	APE B	JFFER BETW	EEN PARK	ING AN	D BUILI	DING	DOWN	TO 5'.
3) ASK	ING FOR A	WAIVER	OF R	EQUIRED F	PARKIN	IG 5'S	ETBACK OF I	PARKING T	O PRO	PERTY	LINE.		
Please	explain	why	the	standards	s of	this	ordinance	should	not	apply	to	your	property:
ALL OF	THE REQU	IREMEN	ITS AB	OVE WOU	LD RE	DUCE	THE NUMBER	R PARKING	SPACE	S TO T	HE P	O TNIC	F REDUCING
THE SI	ZE OF THE I	BUILDIN	G BY I	REDUCING	THE I	NUMBE	ER OF BEDRO	OOMS					



CITY OF LA CROSSE, WI General Billing - 162350 - 2018 005751-0012 Rebecca ... 12/07/2018 10:22AM 194969 - TDF PROPERTIES

300.00

Payment Amount:

What other options have you considered and why were they not chosen: The only option would be to reduce the size of the new building because reduced parking would reduce the allowable size of building on this lot and make new investment in this project impossible. Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties: A landscape barrier is being provided on the street side of the parking area.. On the other side of the parking area, the adjacent property does not have the same barrier. 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: Granting the waivers would allow the owner to construct a new building that will fit the neighborhood. This is a mostly multifamily neighborhood already. The existing house has numerous building code deficiencies that create unsafe living conditions. The cost to repair all of these conditions would be better spent on constructing a new building. 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. (signature) STATE OF WISCONSIN)ss. COUNTY OF LA CROSSE Personally appeared before me this day of December, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same. ARY DEBRA A MUNSON

SCORE

SUBJECT 115, Margie VIII, Davisions 3 or 4 of the La Crosse Municipal Code Notary Public My Commission Expires:

Chapter 115. (Rev. 07/2018)

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3643 Ebner Coulee Road La Crosse, Wisconsin 54601 608-785-2626

Planning Department Review Conditions

- 1) C-2 Parking may not be closer to the street than the building—Asking for a waiver
- 2) C-4 Need a 15' landscape barrier between parking and the building—Asking for a waiver
- 3) C-5 Parking setback from property line at the adjacent property—Asking for a waiver
- 4) C-9 Parking lot will need a curb and gutter-Will be provided
- 5) E-2 Must show location of all exterior mechanicals--Will be provided showing electric meters and any through wall air conditioners.
- 6) C-16 Show location of snow storage or provide a note that it will be removed from the site-Will be provided
- 7) E-4 Must show detail of the trash enclosure-Will be provided for review
- 8) F-10 Must provide required outdoor area--There is enough space for this and size will be indicated on the final site plan.
- 9) Must provide an exterior lighting plan and photometric. Also provide a cut sheet of the fixtures to be used—Will be provided
- 10) K-7 Facade facing Badger Street must meet the 20% window/door requirement. Provide calculation—this will be provided
- 11) L-3 May not have 3 doors on one facade—Build will be revised to allow for 2 doors on Badger St and 1 door on 11th St.
- 12) N-5 Must break up roof lines longer than 40'--Aroof gable will be applied to the Badger St facing roof.
- 13) Proposed vinyl siding must be .44 inch this or greater—This will me provided or Smart side wood siding will be used.
- 14) Show all dimensions on the final plans-- Will be provided.
- 15) Highly encourage more windows on the north facade—Will not be considered

All other conditions of the planning review will be met except for the Building Dept requirement for a waiver to asked of the BOZA to allow the dumpster and enclosure to be partially in the vision area of the exit of the parking to the alley.