

REQUEST FOR EXCEPTION TO STANDARDS

Applicant (name and address): Western Technical College
Mike Peper - VP of Finance & Operations
400 N 7th St, La Crosse WI

Owner of site (name and address): Western Technical College
400 W 7th St, La Crosse WI

Architect (name and address), if applicable: HSR Associates
100 Milwaukee St., La Crosse WI 54603

Professional Engineer (name and address), if applicable: NEXUS SOLUTIONS
1198 Zealand Ave. North, Champlin MN

Contractor (name and address), if applicable: TBD

Address of subject premises:
232 6th St N *Initials of Inspector*

Tax Parcel No.: 17-20169-10 *Initials of Inspector*

Current Zoning.: C2 Commercial *Initials of Inspector*

Legal Description: T Burns G Fernum & P Burns Addition PRT Lots

1 + 2 Block 7 Beg NW Cor Lot 1 S ALG W W 43.5 FT N 89 D S 0 M E

110.45 FT S 0 D 14 M E 39 FT N 89 D S 1 M E TO E LN Lot 2 + 1 *Initials of Inspector*

81.9 FT TO NE COR Lot 1 N 89 D S S M W ALG N LN Lot 1

Details of Exception Request: see letter + images attached.

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

campus with other 1-story buildings, Architecturally appealing
design with a 2-story roof line, single story build design is most
cost effective use of public funds in regards to a greenhouse
structure.

What other options have you considered and why were they not chosen: Request site be turned into surface parking + convert existing surface parking site into greenhouse, caused increased need for additional public funds (not cost effective) and created traffic challenges.

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

Property is adjacent to Western + already owned by Western, so Western does not need to use additional public funds to acquire a new site. Proposed building is architecturally appealing and will bring people to the downtown, buildings 2-story roof line will be the tallest building to direct adjacent buildings (i.e. streets, surface parking + 1-story neighbor).

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.

Michael C. Pappas Michael C. Pappas
(signature) _____
608-785-9120 3-7-2014 3-7-2014
(telephone) (date)
p.pappas@westerntc.edu
(email)

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

Personally appeared before me this 7 day of March, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
My Commission Expires: 4-6-14



232 6TH ST N LA CROSSE

Parcel: 17-20168-100
 Internal ID: 29477
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.177
 Township: 16
 Range: 07
 Section: 32
 Qtr: SW-SW

Abbreviated Legal Description:

T BURNS G FARNUM & P BURNS ADDITION PRT LOTS 1 & 2 BLOCK 7 BEG NW COR LOT 1 S ALG W LN 43.5 FT N89D50ME 110.45FT S0D14ME 39FT N89D51ME TO E LN LOT 2 N ALG E LN LOTS 2 & 1 81.9FT TO NE COR LOT 1 N89D55MW ALG N LN LOT 1 145.75FT TO POB LOT SZ: IRR

Property Addresses:

Street Address	City(Postal)
232 6TH ST N	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
WESTERN TECHNICAL COLLEGE	Owner	400 7TH ST N	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
DBS	DOWNTOWN BUSINESS STUDY	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6
2012 + VOTING WARDS	2012+ Ward 7
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	MOTEL/HOTEL

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 0

Billed To: WESTERN TECHNICAL COLLEGE
400 7TH ST N
LA CROSSE WI 54601

Total Tax: 0.00

Payments Sch.

7-31-2014 0.00
0.00

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.983503
Assessed:	0	0	0	Mill Rate	0.000000000
Fair Market:	0	0	0	School Credit:	0.00
Taxing Jurisdiction:			2012 Net Tax	2013 Net Tax	% of Change
	Credits:				
			First Dollar Credit:	0.00	
			Lottery Credit:	0.00	
	Additional Charges:				
			Special Assessment:	0.00	
			Special Charges:	0.00	
			Special Delinquent:	0.00	
			Managed Forest:	0.00	
			Private Forest:	0.00	
			Total Woodlands:	0.00	
			Grand Total:	0.00	

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
			Totals:	\$ 0	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
X4	Other (Churches,Schools,Roads,etc)	2013	0.177	0	0	0	3/19/2013

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
0	0	1597905	5/31/2012	Warranty Deed
1127	964	1151590	5/2/1996	Warranty Deed
1089	425	1135224	6/28/1995	SHERIFF'S DEED
870	167	1037845	6/6/1990	SHERIFF'S DEED
870	170	1037846	6/6/1990	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse

Property Address: 232 6TH ST N

Description	Per. #	Applicant Name	Status	Status Date	Activity
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History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.

Maps:



TO: La Crosse City Council
DATE: March 7, 2014

RE: Request a Waiver of the 2-Floor Requirement for New Downtown Buildings

Council Members,

As part of Western's upcoming capital improvement projects the College would like to start construction of a new greenhouse with a small classroom building at the corner of Vine Street & 7th Street. The greenhouse is being constructed in collaboration with the Hillview Urban Agriculture group, and is partially sponsored by Mayo FSH and the La Crosse Community Foundation.

The new greenhouse will provide much needed academic space for our landscape horticulture, sciences, agricultural and culinary programs. A portion of the greenhouse will also be used for community outreach activities in the areas of healthy eating and local foods.

This site considered part of the Downtown Area and therefore it is subject to the 2-floor new construction requirement. Although the proposed building is only 1-floor, the peak of the greenhouses will be 21' above grade and the classroom building will have a peak roof height of 26' above grade (see attached images) which is the equivalent of a 2-story structure. We feel the overall height of the proposed design and the architectural character of the buildings will complement Western's campus and blend in nicely with the surrounding businesses.

As such, we are formally requesting a waiver of the 2-floor requirement for new construction at this location.

Western has been a proud member of the La Crosse community for over 100 years. With this proposed project we intend to remain a good neighbor. If you have any questions, or would like additional information, please do not hesitate to contact me.

Respectfully,



Michael C. Pieper
Vice President of Finance & Operations
400 7th Street North
La Crosse, WI 54602

608-785-9120 Phone
pieperm@westerntc.edu



Payment Amount: 100.00

March 6, 2014

La Crosse City Council
400 La Crosse Street
La Crosse, WI 54601

RE: Request a Waiver of the 2-Story Height Requirement for New Downtown Buildings

Members of the City Council,

As part of Western's upcoming capital improvement projects the College would like to start construction of a new greenhouse with a small support building at the corner of Vine Street & 7th Street. The greenhouse is being constructed in collaboration with the Hillview Urban Agriculture group, and is partially sponsored by Mayo FSH and the La Crosse Community Foundation.

The new greenhouse will provide much needed academic space for our landscape horticulture, sciences, agricultural and culinary programs. A portion of the greenhouse will also be used for community outreach activities in the areas of healthy eating and local foods.

Although the proposed building is only 1-story the peak of the greenhouses will be 21' above grade and the support building will have a peak roof height of 26' above grade (see attached images).

If you have any questions or would like additional information please do not hesitate to contact me.

Respectfully,



Michael C. Pieper
Vice President of Finance & Operations
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New Classroom/
Greenhouse

Vine Street



7th Street



























