

REQUEST FOR EXCEPTION TO STANDARDS

19-0544

(Check One)



MULTI-FAMILY HOUSING DESIGN  
COMMERCIAL DESIGN

Applicant (name and address):

MARCUS J. ZETTLER  
1609 MISSISSIPPI STREET LA CROSSE, WI 54601

Owner of site (name and address):

RMD DEVELOPMENT, L.L.C.  
319 MAIN STREET, SUITE 404 LA CROSSE, WI 54601

Architect (name and address), if applicable:

MARCUS J. ZETTLER  
1609 MISSISSIPPI STREET LA CROSSE, WI 54601

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

THE ARTISAN PRESERVATION CO.  
W5670 CTY. ROAD F LA CROSSE, WI 54601

Address of subject premises:

800-802 ROSE STREET LA CROSSE, WI

Tax Parcel No.: 17-10014-30

Legal Description:

NORTH LA CROSSE W 102 FT OF LOT 14 BLOCK 23

Details of Exception Request:

SEE ATTACHED LETTER

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

SEE ATTACHED LETTER

CITY OF LA CROSSE, WI

General Billing - 164588 - 2019

006343-0129 Becky St... 04/05/2019 03:37PM

197172 - ZETTLER, MARCUS

Payment Amount: 300.00

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

SEE ATTACHED LETTER

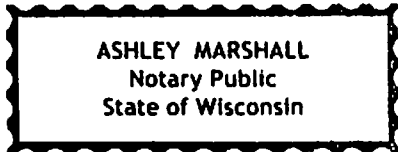
Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

SEE ATTACHED LETTER

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:

SEE ATTACHED LETTER

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.



Marcus J. Zettler  
(signature)  
(608) 844-1208 APRIL 5, 2019  
(telephone) (date)  
mzettler0916@gmail.com  
(email)

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

Personally appeared before me this 5 day of April, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ashley Marshall  
Notary Public  
My Commission Expires: 12-5-2022

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 5th day of April, 2019.  
Signed: [Signature], Senior Planner,  
Director of Planning & Development

**Request for Exception to Standards**

Jason Gilman, AICP – Director of Planning and Development  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

**Request for Exception to Standards 800-802 Rose Street**

Dear Mr. Gilman:

I am writing to request an exemption to the off-street parking requirements and the 5 foot landscaped buffer requirement between parking areas and the property line for 800-802 Rose Street. The site currently has a back lot area of approximately 40' x 50'. Our current proposal is an update to the developer's agreement that was approved by the Common Council in 2017 when RMD Development, LLC purchased the property from the City.

Our original proposal illustrated (3) parking spaces entering directly off of St. Cloud Street. The site is physically too small to provide any other layout for parking. In addition, the concrete ramp at the back of the building is required to provide an ADA compliant entry to the south half of the first floor. This ramp had the top landing enlarged to provide a small occupiable space for the commercial tenant. The current layout still proposes (3) parking stalls. The site has no alley access and the size of the lot minus the ramp does not allow a 5 foot setback from the east property line. The stalls will be pulled in approximately 5 feet from the south lot line which fronts on St. Cloud Street.

This design proposes one parking space for each dwelling unit and one space for the first floor commercial tenant. Each dwelling unit has two bedrooms, which according to city ordinance would require a total of four parking spaces. We have tried to the greatest extent possible to meet the off-street parking requirements. In addition, our paving will be pervious to minimize storm water runoff. We are currently intending to use paving blocks such as "Grasscrete" to accomplish this.

In closing, this proposal is a slight modification from the original accepted by the Common Council a couple of years ago.

- We are reviving a historic landmark on La Crosse's North Side and hope that this will inspire future development on the Rose Street – Caledonia Street corridor.
- With this property being on a bus route there should be less dependence on private automobiles for transportation.
- We are following zoning requirements for this area to the maximum extent that is technically feasible. The existing size of the property does not physically have enough square footage to accommodate the required amount of parking spaces unless stacked parking would be implemented.

Thank you for your consideration,



Marcus J. Zettler – Partner & Architect  
RMD Development, LLC

April 5, 2019