

REQUEST FOR EXCEPTION TO MINIMUM HEIGHT STANDARDS

Applicant (name and address):

Northern Grounds Properties LLC (Zach Mueller)
1811 N Shore Dr., Clear Lake, IA 50428

Owner of site (name and address):

Cliff LeCleir

Architect (name and address), if applicable:

Hood-Rich Architecture - Billy Kimmons
400 South Ave Ste 300, Springfield, MO 65806 (417) 862-4483

Professional Engineer (name and address), if applicable:

Pinnacle Engineering Group - Matt Carey
20725 Watertown Rd Ste 100, Brookfield WI 53186 (262) 754-8888

Contractor (name and address), if applicable:

NA

Address of subject premises:

224 La Crosse St., La Crosse, WI 54601

Tax Parcel No.: 17-20009-95

Current Zoning: C3-Community Business

Legal Description:

Town of La Crosse PRT lots 8, 9, & 10 Block 15 Corn NE Cor lot 10 W
Alg S LN La Crosse St 150.59 ft to PT 1.62 ft E of NW Cor SA Lot S 134.02 ft
E 150.58 ft to W LN 3rd St N ALG St 134.79 ft to POB T/W ESMT In Doc No.

Details of Exception Request: 1643441 & corrected by Doc No. 1646791 LOT 52: IRR
We are requesting an exception in order to build a
drive-thru coffee kiosk along with patio with outdoor
seating at the proposed lot in the downtown La Crosse area.

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

As the lot size is small to begin with, we want to maximize the
space available to support our car stack to remove any risk of impacting
traffic, while also fitting a patio and all necessary parking for our
business. This does not allow for a building much larger than ours.
We also have brand standards we must adhere to, and part of that
is following certain building design requirements.

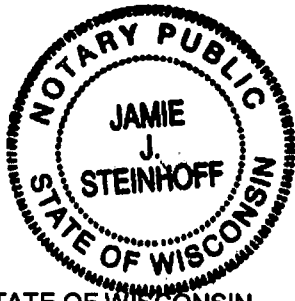
What other options have you considered and why were they not chosen:

We considered a building design with the appearance of a second story. However, it was significantly more expensive, the building design did not adhere to our brand requirements, and ultimately it still would not have satisfied the requirement. Also considered adding a second story for storage and an office for our manager, but again, felt it did not satisfy the reasoning behind the height standard.

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

The height of the building will benefit the existing hotel to the west, as it will not block any views. We have adequate car stacking space, so there will be no negative impact to traffic. We will serve the people of downtown La Crosse with high quality coffee, fast and friendly.

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]
(signature)
641-494-6222 4/15/2023
(telephone) (date)
zmaeller223@gmail.com
(email)

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

Personally appeared before me this 15th day of April, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jamie J. Steinhoff
Notary Public
My Commission Expires: 9/24/2023

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 17th day of April, 2023.

Signed: [Signature]
Director of Planning & Development

Craig, Sondra

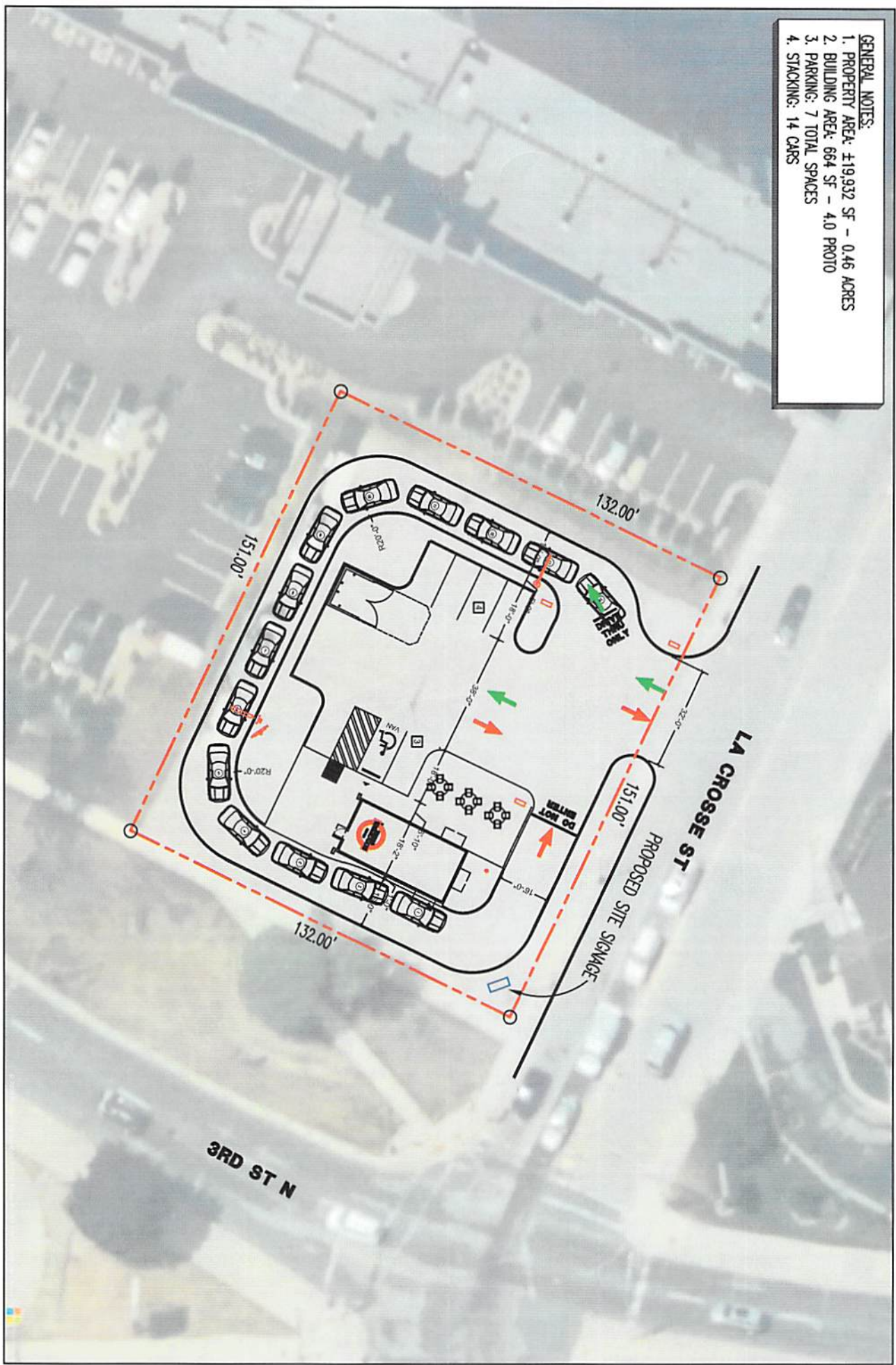
From: Cliff LeCleir <clifflecleir@gmail.com>
Sent: Monday, April 17, 2023 2:47 PM
To: Craig, Sondra
Subject: 224 La Crosse St.

[You don't often get email from clifflecleir@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

***** CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. *****

Sondra - Josh Neuman asked me to verify that I have authorized Scooters Coffee to apply for a variance at 224 la Crosse St. CLIFF LeCleir

- GENERAL NOTES:**
1. PROPERTY AREA: ±19,932 SF - 0.46 ACRES
 2. BUILDING AREA: 664 SF - 4.0 PROTO
 3. PARKING: 7 TOTAL SPACES
 4. STACKING: 14 CARS



14901 Quorum Drive
 Suite 300
 Dallas Texas 75254
 Ph: 972 230-8884
 Fax: 972 230-6064

TRUE NORTH
 SCALE: 1"=40'-0"

Job No. 23-1162

Date 04/14/23

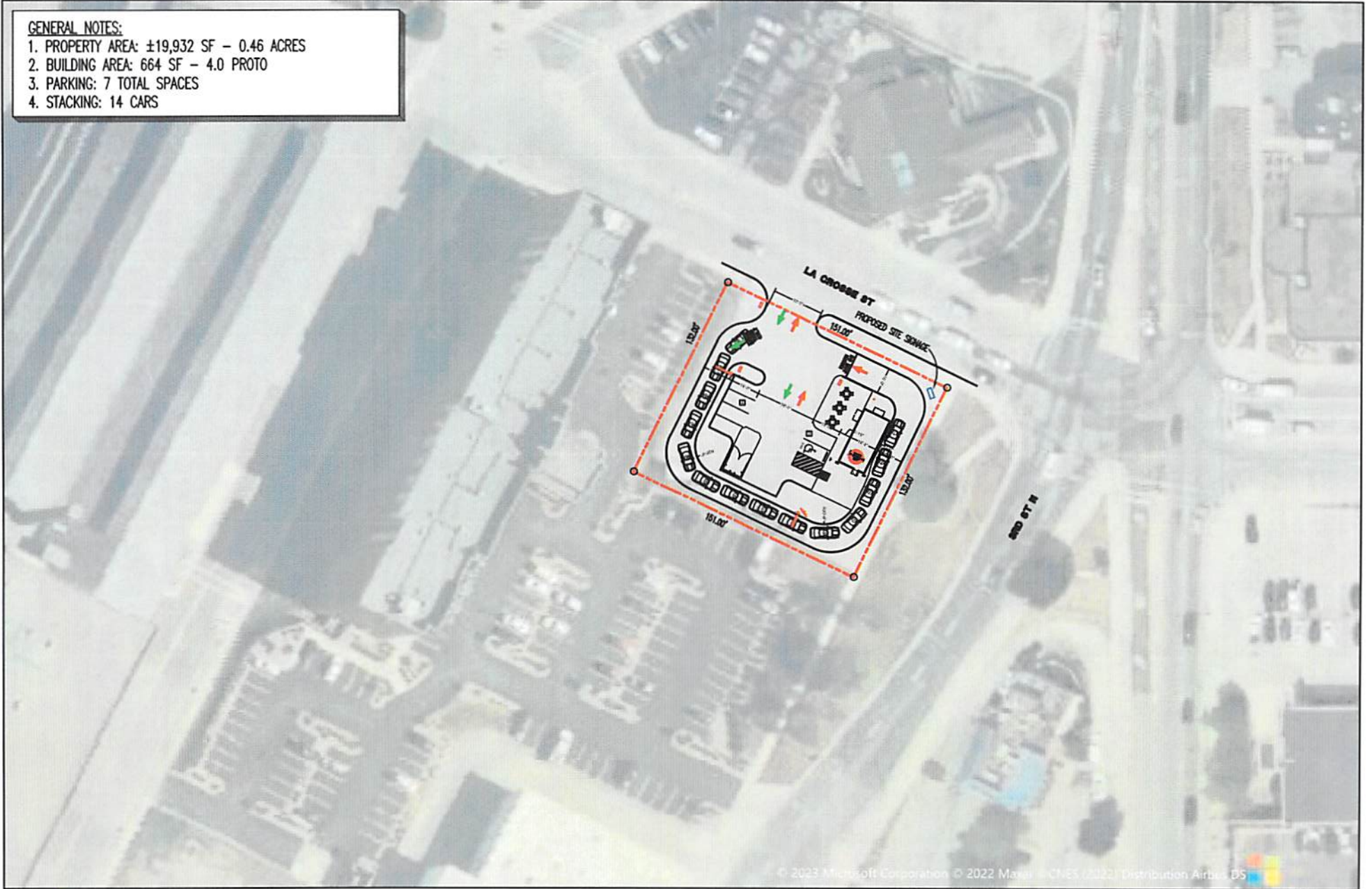
Sheet No. SCHEME: 3

Project SCOOTER'S SITE PLAN

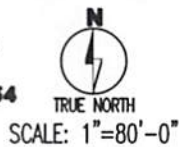
501 3RD ST N
 LA CROSSE, WI

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Suite 300
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Ph: 1972 239-8884
Fax: 1972 239-5054



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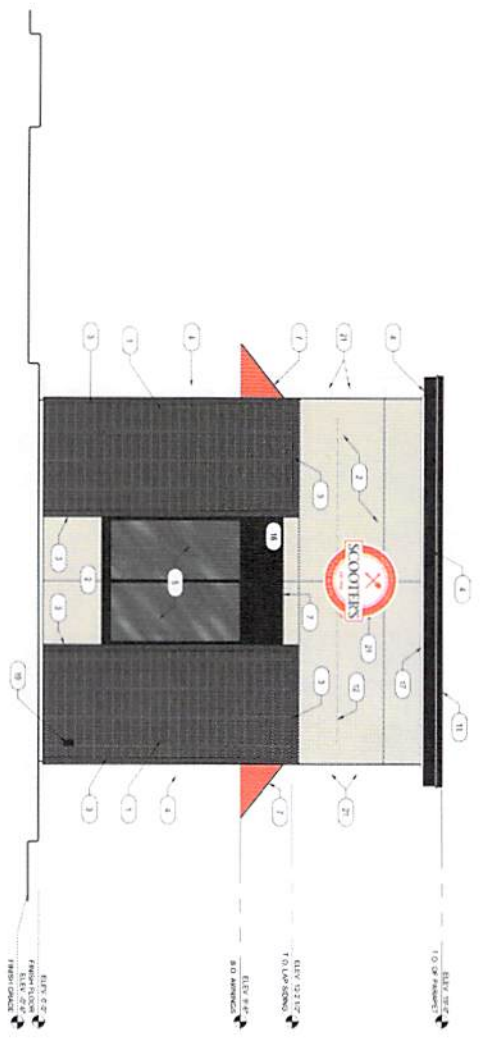
Sheet No.
SCHEME: 3A

Project
SCOOTER'S
OVERALL PLAN

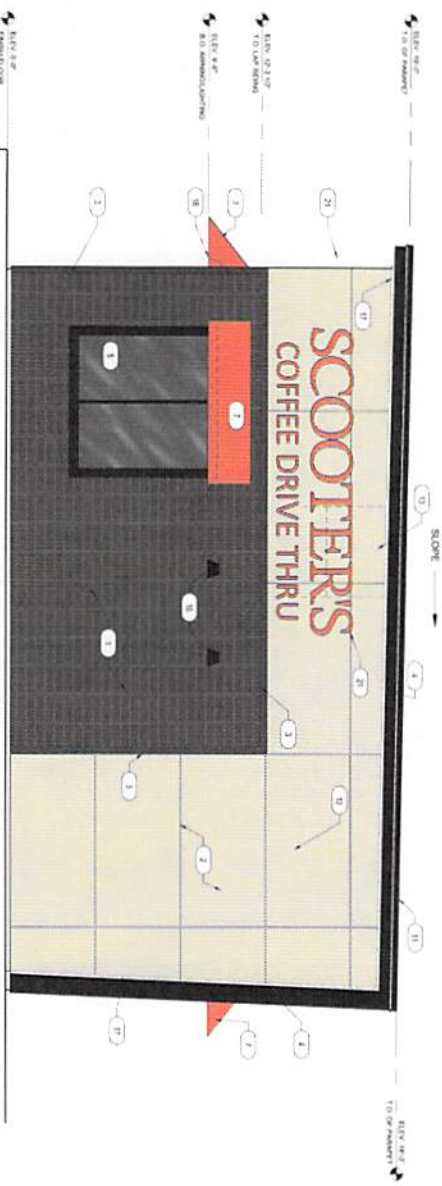
501 3RD ST N
LA CROSSE, WI

KEYNOTES

- 1 FINISH THROUGH VERTICAL FINISH TO MATCH
- 2 FINISH THROUGH VERTICAL FINISH TO MATCH
- 3 FINISH THROUGH VERTICAL FINISH TO MATCH
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- 21 FINISH THROUGH VERTICAL FINISH TO MATCH



2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

NOT FOR CONSTRUCTION

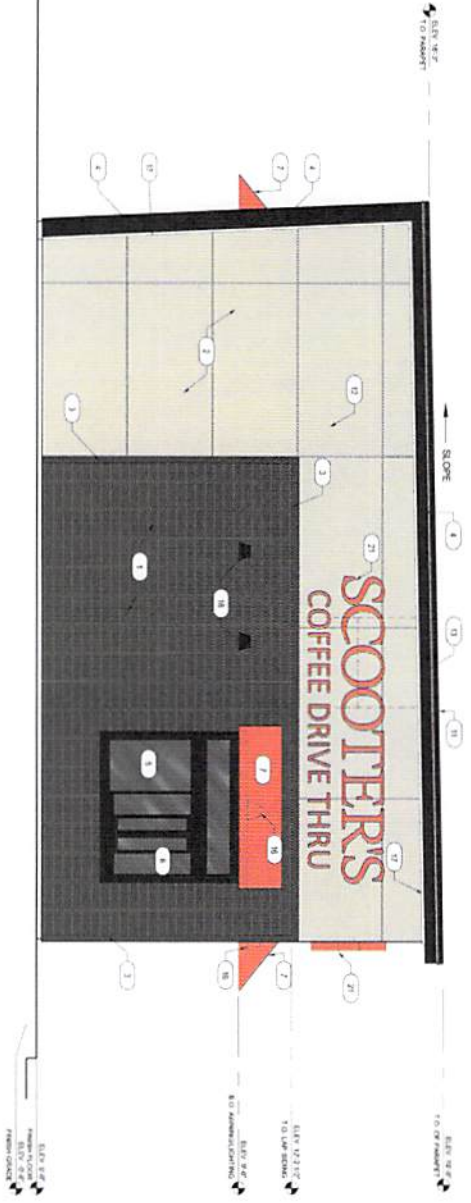
FM
GOLF INC.
10000 GOLF COURSE
DALLAS, TX 75243
PROJECT ADDRESS
MODEL

PROJECT ADDRESS
XXXXXXXXXX

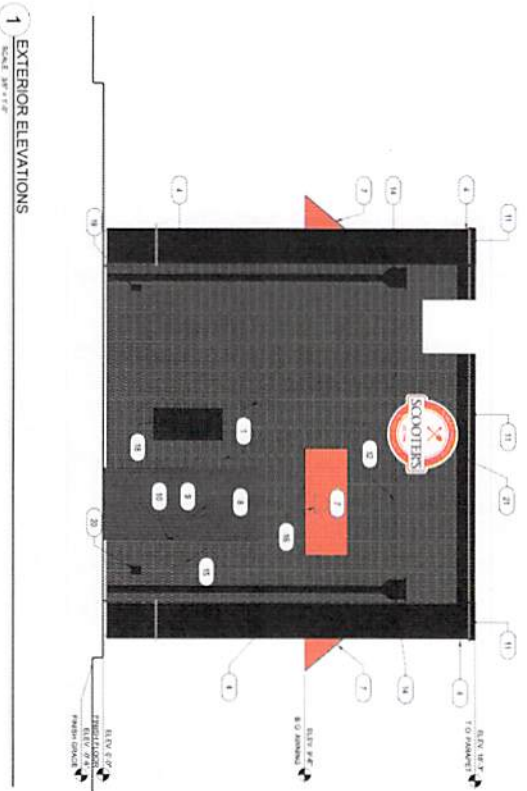
DATE
06/20/2011
PROJECT NO.
19400

TITLE
EXTERIOR ELEVATIONS

A3.2



2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

- KEYNOTES**
1. EXTERIOR FINISHES: VERTICAL FINISHES: COLORED METALLIC FINISHES: BRONZE/BLACK
 2. HORIZONTAL FINISHES: BRONZE/BLACK FINISHES: COLORED METALLIC FINISHES: BRONZE/BLACK
 3. 1/2" ROUND TRIM: SEE FINISH SCHEDULE SHEET #11. COLORED METALLIC FINISHES: BRONZE/BLACK
 4. METAL ACCENTS AND TRIM: COLORED METALLIC FINISHES: BRONZE/BLACK
 5. INSULATED BLACK ALUMINUM WINDOW SILL/DOOR FRAME: TYPICAL GLASS
 6. WINDOW SILL/DOOR: COLORED METALLIC FINISHES: BRONZE/BLACK
 7. WINDOW SILL/DOOR: COLORED METALLIC FINISHES: BRONZE/BLACK
 8. WINDOW SILL/DOOR: COLORED METALLIC FINISHES: BRONZE/BLACK
 9. WINDOW SILL/DOOR: COLORED METALLIC FINISHES: BRONZE/BLACK
 10. COLORED METALLIC FINISHES: BRONZE/BLACK
 11. METAL WINDOW SILL/DOOR
 12. 1/2" ROUND TRIM: SEE FINISH SCHEDULE SHEET #11
 13. ROOF TOP: METALLIC FINISHES: COLORED METALLIC FINISHES: BRONZE/BLACK
 14. ROOF: METALLIC FINISHES: COLORED METALLIC FINISHES: BRONZE/BLACK
 15. WALL: METALLIC FINISHES: COLORED METALLIC FINISHES: BRONZE/BLACK
 16. WALL: METALLIC FINISHES: COLORED METALLIC FINISHES: BRONZE/BLACK
 17. LIGHT FIXTURE: SEE ELECTRICAL SCHEDULE SHEET #12
 18. ELECTRICAL: SEE ELECTRICAL SCHEDULE SHEET #12
 19. WINDOW SILL/DOOR: COLORED METALLIC FINISHES: BRONZE/BLACK
 20. WINDOW SILL/DOOR: COLORED METALLIC FINISHES: BRONZE/BLACK
 21. WINDOW SILL/DOOR: COLORED METALLIC FINISHES: BRONZE/BLACK

NOT FOR CONSTRUCTION

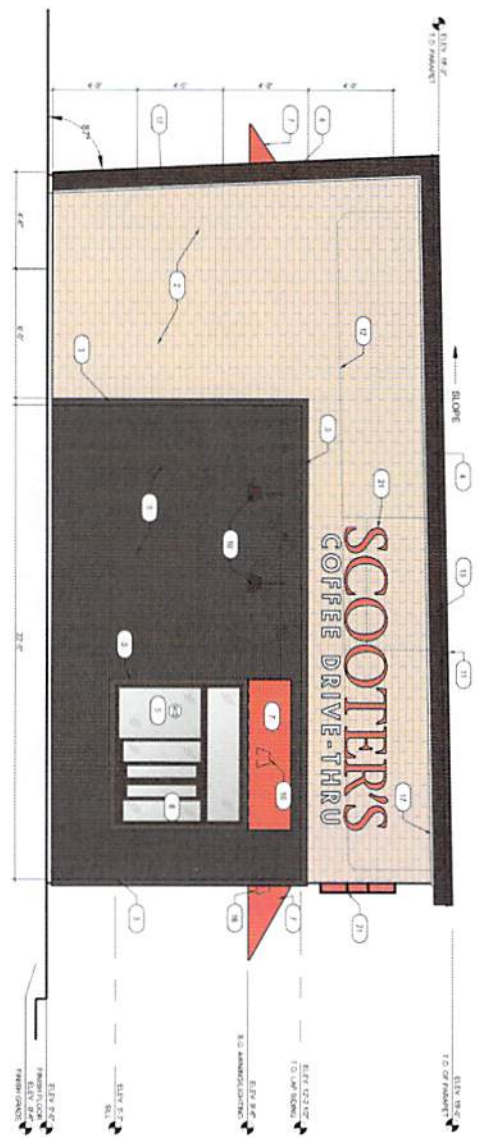
DATE: 05/20/2024
 PROJECT: A3.1
 TITLE: EXTERIOR ELEVATIONS
 REVISIONS: 05/20/2024



FM
 DESIGN INC.
 ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 PLANNING
 PHOTOGRAPHY
 MODEL

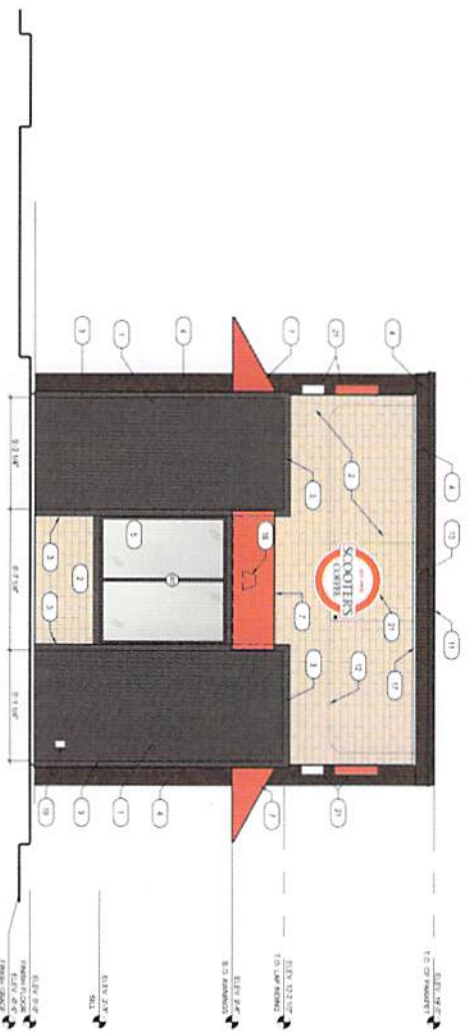
4 EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"



3 EXTERIOR ELEVATIONS

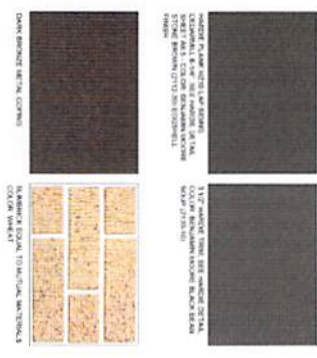
SCALE 1/4" = 1'-0"



KEYNOTES

1. UNLESS OTHERWISE NOTED, ALL SURFACES SHALL BE FINISHED WITH THE FOLLOWING MATERIALS AND METHODS:
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21. UNLESS OTHERWISE NOTED, ALL SURFACES SHALL BE FINISHED WITH THE FOLLOWING MATERIALS AND METHODS:
22. UNLESS OTHERWISE NOTED, ALL SURFACES SHALL BE FINISHED WITH THE FOLLOWING MATERIALS AND METHODS:

MATERIAL BOARD





1801 N 7TH ST STE 300
SCOTTSDALE, AZ 85260



EST. 1996

PROJECT ADDRESS: _____

REVISIONS: _____

DATE: _____

PROJECT NO: _____

TITLE: EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
 PERMIT SUBMITTAL
 BID PACKAGE
 CONSTRUCTION GUIDE

SHEET NO: _____

A3.2

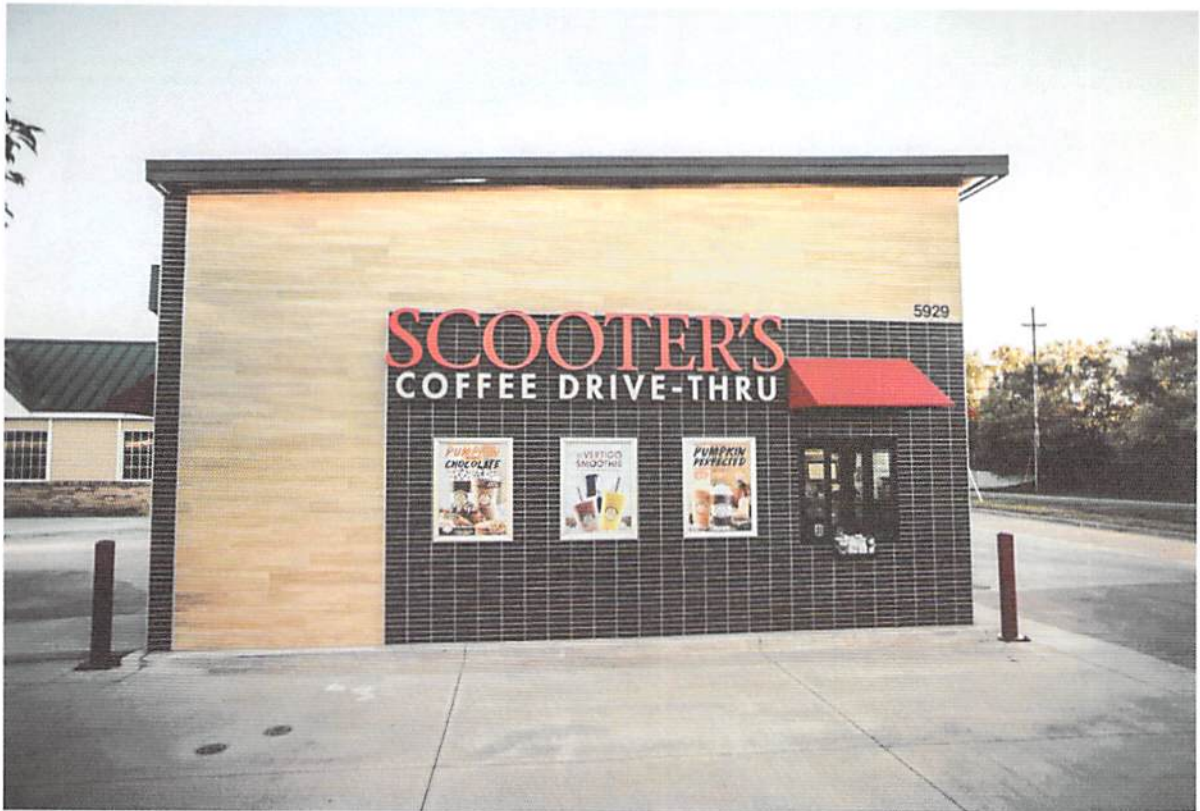
Option 1- Cement Lap Siding & EIFS Exteriors (Springfield, MO)

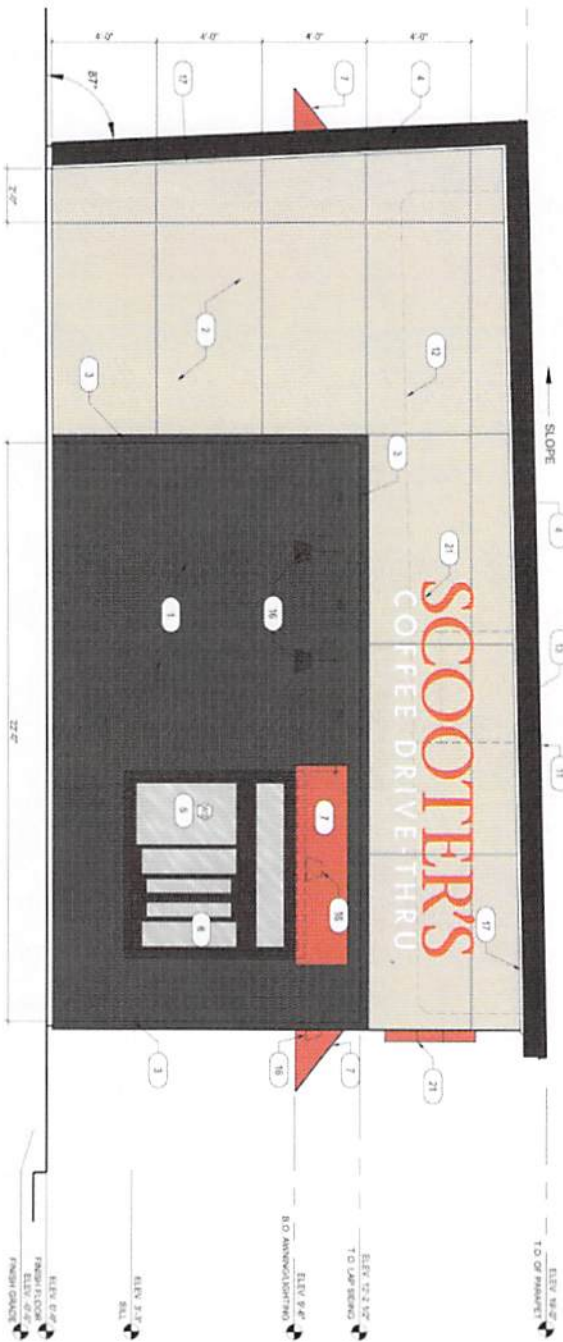


Option 2- EIFS and Thin Brick (Omaha- 90th & L)



Option 3- Ceramic Tile (Omaha- 60th & F)





FINISH LEGEND

Exterior Finish	Hardie Plank H210 Cedar Mill Lap Siding (6.35" Width)	Painted to match Sherwin Williams "Tikwell" SW 6992, Eggshell Finish
Exterior Finish	Hardie Reveal Panel System WZ10, Smooth Finish	Painted to match Sherwin Williams "Skyline Steel" SW 1015
Exterior Finish	3.5" Hardie Trim	Painted to match Sherwin Williams "Tikwell" SW 6992, Eggshell Finish
Window Frames	Dark Bronze Aluminum	
Door Frames	Insulated Hollow Metal Door and Frame	Painted to match Sherwin Williams "Tikwell" SW 6992, Eggshell Finish
Exterior Accents	Black 20 Gauge Metal	

FM GROUP INC.
 TWENTY FIVE YEARS
 15974 N. 77th ST. SUITE 100
 SCOTTSDALE, AZ 85260

