

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

 X MULTI-FAMILY HOUSING DESIGN
COMMERCIAL DESIGN

Applicant (name and address):

Castle Headquarters, LLC (Alan Iverson), 505 King Street, Suite #106, La Crosse, WI 54601

Owner of site (name and address):

Castle Headquarters, LLC (Alan Iverson), 505 King Street, Suite #106, La Crosse, WI 54601

Architect (name and address), if applicable:

Invision (Kathryn Payne), 501 Sycamore Street, Suite 101, Waterloo, IA 50703

Professional Engineer (name and address), if applicable:

Paragon Associates (Jeff Moorhouse), 632 Copeland Avenue, La Crosse, WI 54603

Contractor (name and address), if applicable:

Borton Construction (Paul Borsheim), 2 Copeland Avenue, Suite #201, La Crosse, WI 54603

Address of subject premises:

2216 State Road 16

Tax Parcel No.: 17-10286-100

Legal Description:

SEC 21-16-7 GOVT LOT 8 NE-NE AS FLWS COM AT NE COR TH S0D25ME ALG E/L 239.79 FT TH N82D20MW 59.44 FT TO POB TH S7D30M40SW 254.29 FT TH N67D52MW 192.34 FT TO ELY ROW/L OF STH 16 TH ALG A CURVE CONC TO E CHD OF WHICH BEARS N26D23M20SE 217.7 FT TH S82D20ME 115.72 FT TO POB LOT SZ: .818 AC

Details of Exception Request:

The Exception Request is for parking stalls on Sunset Lane to be closer to the street than the building setback line or building (C2 of Commercial Design Standards Handbook).

Please explain why the standards of this ordinance should not apply to your property:
The request is made because the lot is unique, with three sides along right-of-way. The main parking lot along Frontage Road follows the requirements and is set back the distance of the building. The required setback for the building along Sunset Lane is treated as a rear setback (20'), yet the required parking setback is treated as a street setback (normal rear parking setback is 5' in which the project would be in compliance.

CITY OF LA CROSSE, WI
General Billing - 162533 - 2018
005811-0090 Rebecca ... 12/19/2018 11:44AM
196615 - CASTLE HEADQUARTERS

Payment Amount: 300.00

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

Adding parking stalls on the Sunset Lane side supported ingress/egress for the second story. Adding the stalls alleviated the need for a second internal stair, which would have affected the internal usable space, and would have increased the total square footage, which would have affected the parking requirements.

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

Granting the exception will have very little impact on adjacent properties. There are only four spaces proposed for the upper lot, so the impact of additional traffic will be minimal. The small parking area would be in character with the surrounding 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:

The intent of the Design Standards is, "to improve the appearance, quality and function of commercial structures." The minimal amount of parking on Sunset Lane will be nicely landscaped and will not create a large parking lot "desert." The parking size is comparable to the amount of pavement used for parking on the adjacent properties.

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.

Alvin Adams ALVIN ADAMS
(signature)

(608) 519-2345
(telephone)

10/13/18
(date)

rachael@onlinecastles.com
(email)

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

Personally appeared before me this 13th day of December, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Constance R. Meunier
Notary Public
My Commission Expires: 9/20/2019

