

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

MULTI-FAMILY HOUSING DESIGN  
 COMMERCIAL DESIGN

Applicant (name and address):

JAMES WILLE - CD RW  
620 CASS ST, LA CROSSE, WI 54601

Owner of site (name and address):

SAME AS ABOVE

Architect (name and address), if applicable:

COLIN H KLOS, MBA ARCHITECTS, INC.  
3823 CREEKSIDE LANE, HOLMEN, WI 54638

Professional Engineer (name and address), if applicable:

JAMES MAKEPEACE, MAKE PEACE ENGINEERING, LLC  
816 2ND AVE SOUTH, OUNALASKA, WI 54650  
SUITE 900

Contractor (name and address), if applicable:

BRICKL BROS, INC  
400 BRICKL RD, WEST SALEM, 54669

Address of subject premises:

722 ROSE STREET, LACROSSE Initials of Inspector

Tax Parcel No.: 17-10019-50 Initials of Inspector

Legal Description:

SEE ATTACHED CSM.

Payment Amount: 300.00 Initials of Inspector

Details of Exception Request:

WE ARE REQUESTING AN EXEMPTION TO C(2) FOR PARKING CLOSER TO STREET THAN THE BILLBOARD AND K(5) FOR USING LESS THAN 20% OF BUILDING FACADE, BOTH ON HAGAR ST. FRONTAGE.

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

OUR PROPERTY FACES 2 STREETS AND WE ARE 57' BACK OF THE PROPERTY LINE (MORE THAN A TYPICAL CITY LOT) DUE TO THE DISTANCE THE DESIGN STANDARD WOULD ADD UNDO COST AND A SITE DESIGN UTILIZATION HARDSHIP.

190695 - WILLE, JAMES  
004041-0004 Term Fo... 08/31/2017 04:18PM  
General Billing - 161201 - 2017  
CITY OF LA CROSSE

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

WE HAVE CONSIDERED MOVING THE BUILDING  
CREATE HARDSHIP TO GET ADA ENTRANCE TO FRONT  
DOOR. THE 20% WINDOWS WILL BE FRONT OF  
STORAGE RACKING, POTENTIAL BREAKAGE ISSUES

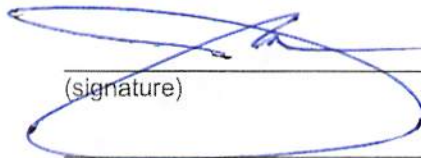
Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

DUE TO THE 57' SETBACK, WE SHOULD BE TREATED  
AS A TYPICAL SIDEYARD AND DESIGN PARKING  
AND GLAZING TO MATCH THE BUILDING  
NEEDS.

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:

THIS IS CONSISTANT W/ THE STANDARD BY  
NOT CREATING EXCESSIVE FINANCIAL HARDSHIP  
AND LOCATING PARKING W/ ISLANDS AND  
BUFFERS CONSISTENT W/ THE REST OF THE  
DESIGN STANDARDS.

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)

8/24/17  
(date)

(telephone)

James@CRANWI.com  
(email)

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

Personally appeared before me this 24<sup>th</sup> day of August, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Rebecca L Brockman

Notary Public

My Commission Expires: 02-09-2019

**CERTIFIED SURVEY MAP**

**PART OF LOTS 6, 7, 10, 11, AND 14 OF BLOCK 28  
OF THE PLAT OF NORTH LA CROSSE, BEING PART  
OF THE SW 1/4 OF THE NW 1/4 OF SECTION 29,  
T16N, R7W, CITY OF LA CROSSE, LA CROSSE  
COUNTY, WISCONSIN.**

**LEGAL DESCRIPTION:**

PART OF LOTS 6, 7, 10, 11, AND 14 OF BLOCK 28 OF THE PLAT OF NORTH LA CROSSE, BEING PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 29, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE S12°02'12"E 2005.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, AND THE POINT OF BEGINNING; THENCE N89°52'17"E ALONG THE NORTH LINE OF SAID LOT 6, 140.97 FEET TO THE WEST LINE OF THE ALLEY; THENCE S00°21'28"E ALONG SAID WEST LINE 250.76 FEET TO THE SOUTH LINE OF SAID LOT 14; THENCE S89°54'11"W ALONG SAID SOUTH LINE 140.96 FEET TO THE EAST LINE OF ROSE STREET; THENCE N00°21'38"W ALONG SAID EAST LINE 250.68 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 35,343± S.F. OR 0.81± ACRES.

PARCEL IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

**CITY ASSESSOR RESOLUTION**

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY ASSESSOR.

DATE: \_\_\_\_\_ CITY ASSESSOR: \_\_\_\_\_

**CITY INSPECTION DEPARTMENT RESOLUTION**

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY INSPECTOR.

DATE: \_\_\_\_\_ CITY INSPECTOR: \_\_\_\_\_

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND WITH THE SUBDIVISION ORDINANCES OF THE CITY OF LA CROSSE, AND THE COUNTY OF LA CROSSE, AND UNDER THE DIRECTION OF MORRISON & ASSOCIATES, OWNERS OF SAID LAND, THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE ABOVE CERTIFIED SURVEY MAP; THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

CHRISTIAN J. RUNNING  
PLS 2558  
DATE: 8/14/17

FOR:  
MORRISON & ASSOCIATES  
P.O. BOX 1926  
LA CROSSE, WI  
54602

BY:  
RUNNING LAND SURVEYING  
700 DAUPHIN ST  
LA CROSSE, WI  
54603  
608-779-5322