



SPECIALIZING IN NATURAL RENEWABLE RESOURCES

WIEBKE FUR CO., INC.
110 ROSE STREET, LA CROSSE, WI 54603
Phone: 608-784-4402, Fax: 608-784-5453

To Whom It May Concern,

It is important to us that you to consider our request for the exception to the standards. After looking at several design options, it became apparent that placement of the building to the front of the property is just not possible as detailed below.

The first issue with the property is that it is roughly 6' below the minimum elevation required for flood stage so placement of the building to the front of the lot would cause the building to tower above the road and force the entry to the property to ramp up along the side of the building. This would eliminate the ability to separate the retail activities from the fur trading activities and this could prove to be problematic from a safety stand point. With the building where we show it, the parking could be sloped up to the building and this would create a more gentile transition to the building and would allow separation of the two activities on the property.

The second issue preventing us from placing the building to the front is the fact that our property is zoned both commercial in the front, where we conduct retail activates and industrial in the back in which we conduct our trading activities. Placing the building to the front would pull us out of the industrial zoning and thus would not be able to conduct that portion of our business. We considered placing the building to the side of the property but with the angled front it did not allow efficient use of available space without facing the building to the north away from the flow of traffic. We did not believe that this was a practical solution.

The third and possibly the most important issue is the fact that we need to remain open during the re-construction. Placement towards the front of the property would force us to close our doors for 6 months or more and temporary re-location is just not an option. We realize that remaining open during construction will be a disruptive situation but it appears to be the only option that we have.

So in closing, we feel that by creating a new building at our current location of 30 years, our business will continue successfully well into the future.

Sincerely,

Dan Wiebke, President
Wiebke Fur Co., Inc.

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

MULTI-FAMILY HOUSING DESIGN
 COMMERCIAL DESIGN

Applicant (name and address):

Wrebke Fur Co., 110 Rose Street, La Crosse, WI 54603

Owner of site (name and address):

Dan Wrebke, 511 Birdie Ct., Onalaska, WI 54650

Architect (name and address), if applicable:

Brickl Brothers
400 Brickl Road, West Salem, WI 54669

Professional Engineer (name and address), if applicable:

Brian Elkamp
400 Brickl Road, West Salem, WI 54669

Contractor (name and address), if applicable:

Brickl Brothers
400 Brickl Road, West Salem, WI 54669

Address of subject premises:

110 Rose Street, La Crosse, WI Initials of Inspector TRJ

Tax Parcel No.:

17-10296-20 Initials of Inspector TRJ

Legal Description:

SEE ATTACHED

Initials of Inspector TRJ

Details of Exception Request:

Exemption from parking lot design & parking standards item No(2).
We wish to construct a building such that parking extends
past the front of the building.

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

The site is zoned commercial in the front half & light industrial
in the back half. The fur & hide activities need to be conducted in the
back half of the property zoned industrial & if the building was
constructed to the front of the property we would not be able to
conduct fur & hide trade without violating zoning.

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

No other options appeared to work. The only way this investment is economically viable is to remain in business during the re-construction. This requires removal of existing buildings to the rear & build the new building. Once completed the remaining structures would be removed & this area would become the new parking lot / area.

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

There should not be any real impact on the neighboring properties other than improving property values by upgrading the building with new modern structures. This should help improve the likelihood of others making investments in the area.

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 will improve area by the investment in a new facility that complies with the construction standards for appearance, parking & storm water treatment & discharge.

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.

D. Wiebke

(signature)

608-784-4402

(telephone)

11-1-16

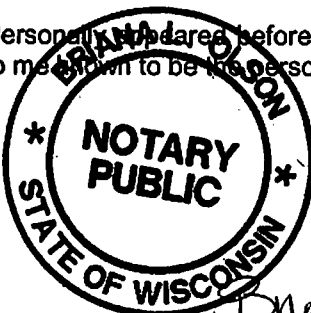
(date)

dan@wiebke.trading.com

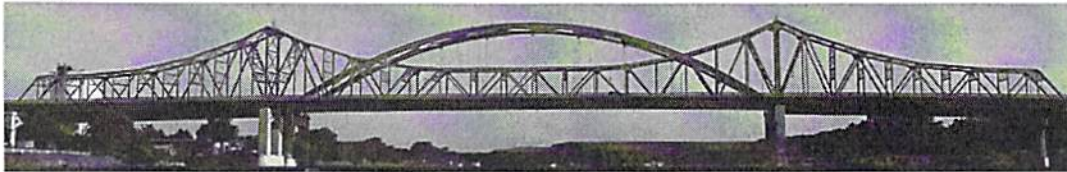
(email)

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

Personally appeared before me this 1 day of November, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Brian O'Connell
Notary Public
My Commission Expires: 11/15/2019


[Parcel Search](#) | [Permit Search](#)

110 ROSE ST LA CROSSE

Print View

Parcel: 17-10296-20 Internal ID: 27183
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10296-20
 Internal ID: 27183
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.478
 Township: 16
 Range: 07
 Section: 29
 Qtr: SW-SW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

PRT GOVT LOT 4 IN SW-SW SEC 29-16-7 LYG E OF HWY THE S 85 FT OF N 100 FT OF FOLW COM 67 FT E & 200 FT N OF SW COR SD LOT 4 E 486 FT NWLY TO A PT 400 FT N & 471 FT E OF W/L W 404 FT S 200 FT TO BEG SUBJ TO ESMT IN DOC NO. 1498541 LOT SZ: IRR

Property Addresses:

Street Address	City(Postal)
110 ROSE ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
WIEBKE PRODUCE INC	Land Contract Vendee	110 ROSE ST	LA CROSSE	WI	54603
C/O DANIEL WIEBKE	In Care Of	110 ROSE ST	LA CROSSE	WI	54603
WIEBKE FUR CO INC	Now Known As	110 ROSE ST	LA CROSSE	WI	54603

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N
CDZ	Community Development Zone	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 3
2012 + VOTING WARDS	2012+ Ward 6
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	RETAIL

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date: