

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

- MULTI-FAMILY HOUSING DESIGN
- COMMERCIAL DESIGN



Applicant (name and address):

Thomas & Deree Friedewald, partners of South Properties, LLC

Owner of site (name and address):

c/o Munson Realty, 1400 Pine Street, La Crosse, WI 54601

Architect (name and address), if applicable: \_

CHRIS LA SHORNE ARCHITECTURE-3643 EBNER COULEE

Professional Engineer (name and address), if applicable:

La Crosse Engineering

Contractor (name and address), if applicable:

Birdd Construction  
West Salem, WI 54636

Address of subject premises:

505 11TH STREET N

Tax Parcel No.: 17-200157-70

Legal Description:

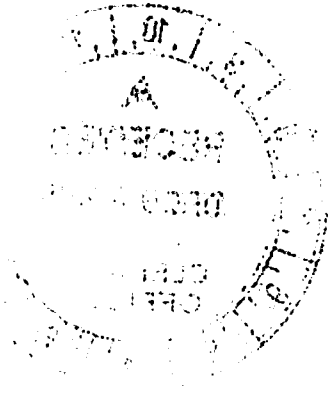
T Burns HS Durand St Smith & FM Rubles Addition  
Lot 12 Block 23 Lot 52: 57.79x145.75

Details of Exception Request:

- 1) ASKING FOR A WAIVER OF REQUIREMENT THAT PARKING NOT BE CLOSER TO STREET THAN THE BUILDING.
- 2) ASKING FOR A WAIVER OF 15' WIDE LANDSCAPE BUFFER BETWEEN PARKING AND BUILDING DOWN TO 5'.
- 3) ASKING FOR A WAIVER OF REQUIRED PARKING 5' SETBACK OF PARKING TO PROPERTY LINE. .

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

ALL OF THE REQUIREMENTS ABOVE WOULD REDUCE THE NUMBER PARKING SPACES TO THE POINT OF REDUCING THE SIZE OF THE BUILDING BY REDUCING THE NUMBER OF BEDROOMS..



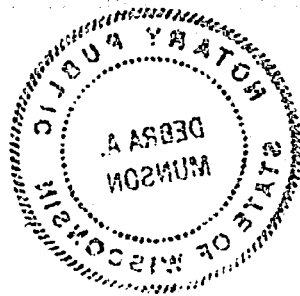
CITY OF LA CROSSE, WI  
General Billing - 162350 - 2018  
005751-0012 Rebecca ... 12/07/2018 10:22AM  
194969 - TDF PROPERTIES  
Payment Amount: 300.00



I, the undersigned, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the State of Missouri.

In testimony whereof, I have hereunto set my hand and the seal of the State of Missouri at St. Louis, Missouri, this 1st day of May, 1964.

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 Secretary of State



# CHRIS LASHORNE

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ARCHITECTURE

3643 Ebner Coulee Road La Crosse, Wisconsin 54601  
608-785-2626

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## Planning Department Review Conditions

- 1) C-2 Parking may not be closer to the street than the building—Asking for a waiver
- 2) C-4 Need a 15' landscape barrier between parking and the building—Asking for a waiver
- 3) C-5 Parking setback from property line at the adjacent property—Asking for a waiver
- 4) C-9 Parking lot will need a curb and gutter—Will be provided
- 5) E-2 Must show location of all exterior mechanicals--Will be provided showing electric meters and any through wall air conditioners.
- 6) C-16 Show location of snow storage or provide a note that it will be removed from the site-- Will be provided
- 7) E-4 Must show detail of the trash enclosure-Will be provided for review
- 8) F-10 Must provide required outdoor area--There is enough space for this and size will be indicated on the final site plan.
- 9) Must provide an exterior lighting plan and photometric. Also provide a cut sheet of the fixtures to be used—Will be provided
- 10) K-7 Facade facing Badger Street must meet the 20% window/door requirement. Provide calculation—this will be provided
- 11) L-3 May not have 3 doors on one facade—Build will be revised to allow for 2 doors on Badger St and 1 door on 11<sup>th</sup> St.
- 12) N-5 Must break up roof lines longer than 40'--A roof gable will be applied to the Badger St facing roof.
- 13) Proposed vinyl siding must be .44 inch thick or greater—This will be provided or Smart side wood siding will be used.
- 14) Show all dimensions on the final plans-- Will be provided.
- 15) Highly encourage more windows on the north facade—Will not be considered

All other conditions of the planning review will be met except for the Building Dept requirement for a waiver to be asked of the BOZA to allow the dumpster and enclosure to be partially in the vision area of the exit of the parking to the alley.