

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

MULTI-FAMILY HOUSING DESIGN  
 COMMERCIAL DESIGN

Applicant (name and address):

Wieser Brothers General Contractor, Inc.  
200 Twilite Street, La Crescent, MN 55947

Owner of site (name and address):

Dave Rogers  
1227 3rd Street South, La Crosse, WI 54601

Architect (name and address), if applicable:

Chris La Shorne Architecture  
215 State Street, Suite B, La Crosse, WI 54601

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

Wieser Brothers General Contractor, Inc.  
200 Twilite Street, La Crescent, MN 55947

Address of subject premises:

1227 3rd Street South / 1203 3rd Street South / 316 Jackson Street  
Initials of Inspector TRN

Tax Parcel No.:

17-30092-170 / 17-30092-150 / 17-30092-160  
Initials of Inspector TRN

Legal Description:

See attached.

Initials of Inspector TRN

Details of Exception Request:

See attached letter.

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

See attached letter.

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

Other options were considered that involved installing windows, but the owner had concerns about maintaining security.

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

The owner feels that this addition, ~~would~~ matching his existing building, would greatly help the appeal of the neighborhood.

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:

Since we are proposing to match the existing building, which the owner feels is already an improvement to the neighborhood, this new addition (as proposed) would further improve the neighborhood; no negative impacts are seen with proceeding in this manner.

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)

608-785-7704  
(telephone)


8-17-16  
(date)

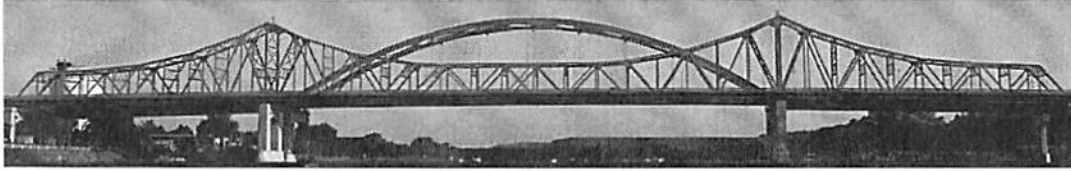
dave@davesguitar.com  
(email)

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

NICOLE R GRIFFIN  
Notary Public  
State of Wisconsin

Personally appeared before me this 17<sup>th</sup> day of August, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

  
Notary Public  
My Commission Expires: 1-31-2020


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

## 1213 3RD ST S LA CROSSE

Parcel: 17-30092-170 Internal ID: 62296  
 Municipality: City of La Crosse Record Status: Current

Print View

**Parcel Information:**

Parcel: 17-30092-170  
 Internal ID: 62296  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.810  
 Township: 15  
 Range: 07  
 Section: 06  
 Qtr: SE-SE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

**Legal Description:**

CERTIFIED SURVEY MAP NO. 105 VOL 13 LOT 3

**Property Addresses:**

<u>Street Address</u>	<u>City (Postal)</u>
1213 3RD ST S	LA CROSSE
1227 3RD ST S	LA CROSSE

**Owners/Associations:**

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
DAVID A ROGERS	Owner	1227 3RD ST S	LA CROSSE	WI	54601-5346

**Districts:**

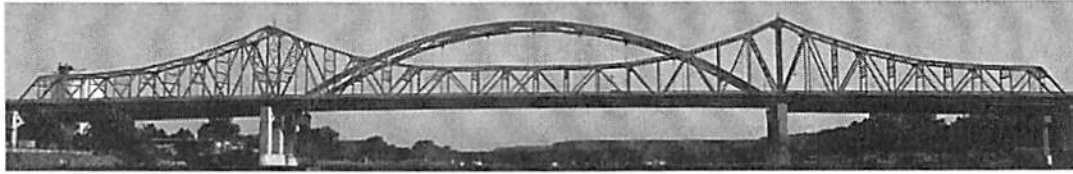
<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

**Additional Information**

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	RETAIL

**Lottery Tax Information**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:



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

1203 3RD ST S LA CROSSE

Print View

Parcel: 17-30092-150 Internal ID: 62294  
Municipality: City of La Crosse Record Status: Current

**Parcel Information:**

Parcel: 17-30092-150  
Internal ID: 62294  
Municipality: City of La Crosse  
Record Status: Current  
On Current Tax Roll: Yes  
Total Acreage: 0.190  
Township: 15  
Range: 07  
Section: 06  
Qtr: SE-SE

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History

**Legal Description:**

CERTIFIED SURVEY MAP NO. 105 VOL 13 LOT 1

**Property Addresses:**

Street Address	City/Postal
1203 3RD ST S	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
DAVID A ROGERS	Owner	1227 3RD ST S	LA CROSSE	WI	54601-5346

**Districts:**

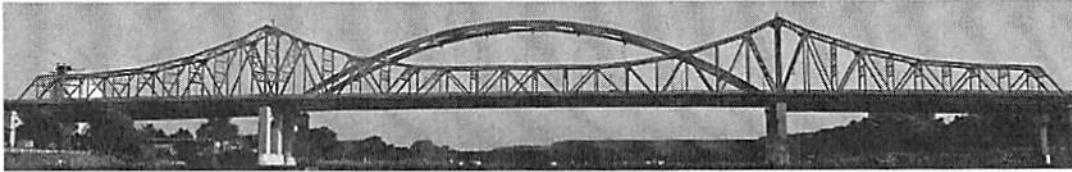
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

**Additional Information**

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

**Lottery Tax Information**

Lottery Credits Claimed: 0  
Lottery Credit Application Date:



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

### 316 JACKSON ST LA CROSSE

Print View

Parcel:	17-30092-160	Internal ID:	62295
Municipality:	City of La Crosse	Record Status:	Current

#### Parcel Information:

Parcel:	17-30092-160
Internal ID:	62295
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	0.160
Township:	15
Range:	07
Section:	06
Qtr:	SE-SE

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

#### Legal Description:

CERTIFIED SURVEY MAP NO. 105 VOL 13 LOT 2

#### Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
316 JACKSON ST	LA CROSSE

#### Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
DAVID A ROGERS	Owner	1227 3RD ST S	LA CROSSE	WI	54601-5346

#### Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

#### Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

#### Lottery Tax Information

Lottery Credits Claimed:	0
Lottery Credit Application Date:	



# WIESER BROTHERS

General Contractor, Inc.

Design/Build | 200 Twilite Street  
Commercial | La Crescent, MN 55947  
Concrete | P: 507-895-8903 F: 507-895-8438  
www.wieserbrothers.com

Dear Design Review Committee,

In preparations to start the new 14,000 square-foot, 2-story masonry addition at the North-end of the existing Dave's Guitar Shop building, it was brought to our attention during the Design Review process that 20% of the façades facing any streets would need to consist of either doors, windows/glazing or trims; a requirement that the Owner will not be able to meet while retaining the conditions necessary for his business practices, which is explained in the paragraphs below.

The nature of the Owner's business will have direct negative impacts as a result of having windows anywhere on the 1<sup>st</sup> story. Most of the items that will be contained in these areas will be guitars or other musical instruments, instruments that would be damaged by infiltrating sunlight that would fade their finishes and affect their playability as they are instruments of precise construction and functionality. Unnecessary measures would need to be taken to attempt the protection of all instruments in these areas, which is a very unfavorable situation for the Owner to be in with his new building.

In building an addition to the Owner's already existing building, completing it with a different window/glazed-opening layout will create an unbalanced and disproportioned aesthetic appeal. The design and layout of the existing building is something that has appeared to increase the appeal of this particular neighborhood with no known negative impacts from the existing building façade. In completing the addition with an identical window/glazed-opening layout as the existing building, the two buildings will match and appear much more unified, as though one complete building.

The neighborhood in which this property is located has certain challenges, challenges not typical of other areas in the City where security is of greater need and significance. By not having any windows on the 1<sup>st</sup> story, the amount of vulnerable areas that could be compromised and entered in an unlawful manner are significantly reduced, leaving any persons as well as all valuable product/possessions within the building much safer. This level of security could not be achieved with the installation of windows at the 1<sup>st</sup> story; even if protective bars were installed, security would not be matched for what the proposed design provides.

As stated in the paragraphs above, there are real concerns with how the Owner's business would function if this requirement for adding glazed-openings at the 1<sup>st</sup> story or 2<sup>nd</sup> story is bestowed on this particular project; to such an extent that the project would likely not proceed. It is our request that an exemption to the Design Standard's stipulation of 20% of any street facing façades to consist of doors, windows/glazing or trims be granted to this project for explanations provided above. Further, we would ask that the original façade layout that's been designed to match the existing building be approved by the City for the Building Permit so construction can commence for this new addition.

Sincerely,

*Wieser Brothers General Contractor, Inc.*



John Younger  
Project Manager