

REQUEST FOR EXCEPTION TO MINIMUM HEIGHT STANDARDS

No Fee
City Plan only

Applicant (name and address):

VEH Properties, LLC
225 W Clyde Holmen, WI 54636

Owner of site (name and address):

LaCrosse Chamber of Commerce

Architect (name and address), if applicable:

N/A

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

N/A

Address of subject premises:

707, 713, 717, 721 Lacrosse St, LaCrosse, WI

Tax Parcel No.: 20145-30, 20145-40, 20145-61

Current Zoning: C2-Commercial

Legal Description:

SEE ATTACHED

Details of Exception Request:

VEH is requesting to construct a 1-story building instead of the required 2-story.

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

The property is on the fringe of the 2-story requirement. The proposed national coffee shop has peak hours of business that can utilize 30+ stalls themselves. The other tenant would be left with only 6. Additionally, if a second story of apartments was added, they would need constitute 4 x 2 bedroom apartments requiring 8 stalls themselves. There would not be adequate parking. By requiring a second story, it would limit the ductwork going through the roof if the tenant had fryers.

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

The designed parapet is 20' tall which gives the appearance of a 2-story building.

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

The appearance would still be that of a 2-story building.

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.

Vicki Maulausens (signature)
608-784-4880 (telephone)
9/3/15 (date)
info@lacrossechamber.com (email)

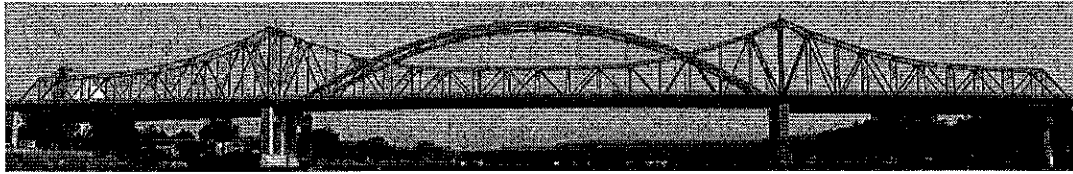
STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 3rd day of September, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

John M. Eisen (signature)
Notary Public
My Commission Expires: 6/23/17



La Crosse County

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707 LA CROSSE ST LA CROSSE

Print View

Parcel: 17-20145-30 Internal ID: 29188
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-20145-30
 Internal ID: 29188
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.267
 Township: 16
 Range: 07
 Section: 32
 Qtr: NW-SW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOTS 1 & 2 BLOCK 11
 EX E 45FT LOT SZ: 100.75X115.58

Property Addresses:

Street Address	City (Postal)
707 LA CROSSE ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
GREATER LACROSSE CHAMBER OF COMMERCE		601 7TH ST N	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
DBS	DOWNTOWN BUSINESS STUDY	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 3
2012 + VOTING WARDS	2012+ Ward 6
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

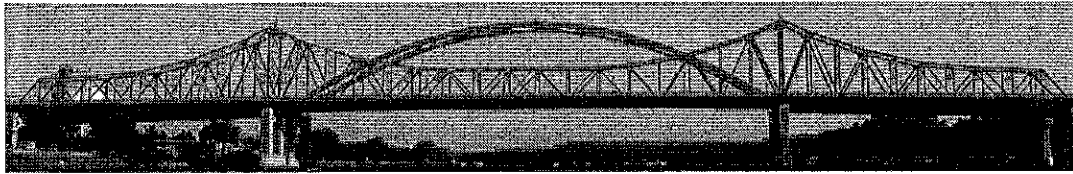
La Crosse County Land Records Information
 (Ver: 2015.5.26.0)

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713 LA CROSSE ST LA CROSSE

Print View

Parcel: 17-20145-40 Internal ID: 60647
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-20145-40
 Internal ID: 60647
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.146
 Township: 16
 Range: 07
 Section: 32
 Qtr: NW-SW

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History

Legal Description:

T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION E 45FT LOTS 1 & 2
 BLOCK 11 & W1/2 VAC ALLEY ADJ ON E LN PER RESL DOC NO. 1458163

Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
713 LA CROSSE 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>
GREATER LACROSSE CHAMBER OF COMMERCE INC		601 7TH ST N	LA CROSSE	WI	54601

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
DBS	DOWNTOWN BUSINESS STUDY	N

Additional Information

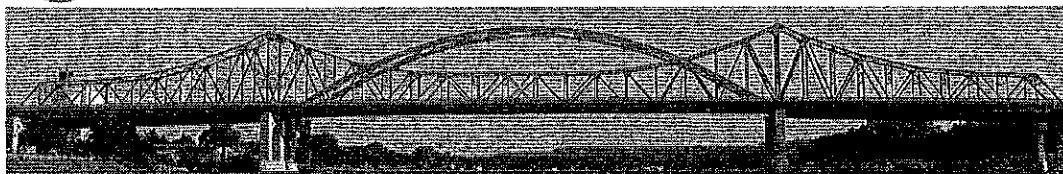
<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 3
2012 + VOTING WARDS	2012+ Ward 6
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

La Crosse County Land Records Information
 (Ver: 2015.5.26.0)

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717 LA CROSSE ST LA CROSSE

Print View

Parcel: 17-20145-61 Internal ID: 60655
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-20145-61
 Internal ID: 60655
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.281
 Township: 16
 Range: 07
 Section: 32
 Qtr: NW-SW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOTS 11 & 12 EX E
 50FT BLOCK 11 & INCL E1/2 VAC ALLEY ADJ ON W LN PER RESL DOC NO.
 1458163

Property Addresses:

Street Address	City/Postal
717 LA CROSSE ST	LA CROSSE
721 LA CROSSE ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
GREATER LACROSSE CHAMBER OF COMMERCE		601 7TH ST N	LA CROSSE	WI	54601

Districts:

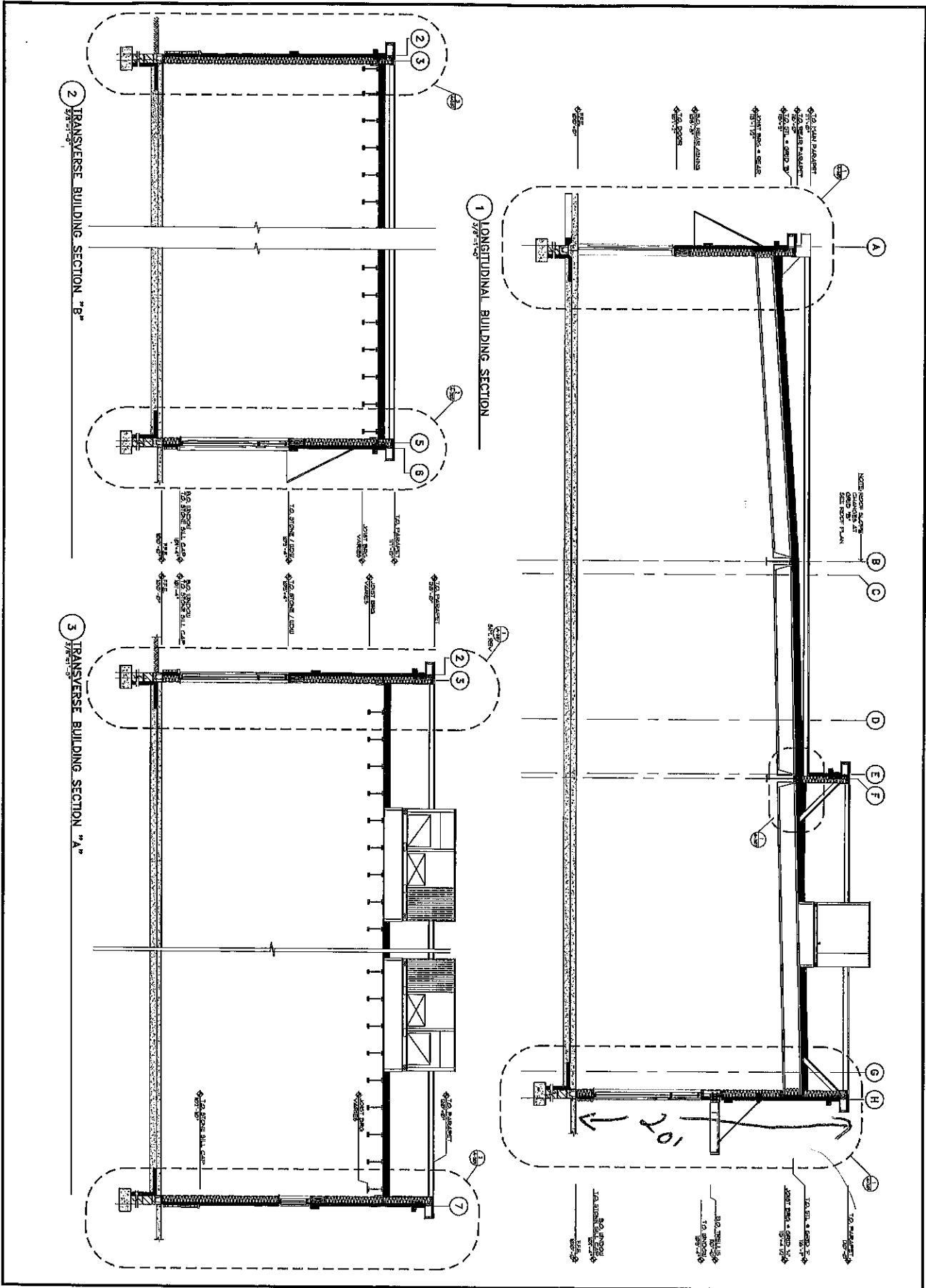
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
DBS	DOWNTOWN BUSINESS STUDY	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 3
2012+ VOTING WARDS	2012+ Ward 6
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



DATE ISSUED _____
 BY _____
 CHECKED BY _____
 JOB NO. _____
 PROJECT LOCATION _____
 CITY, STATE _____

ADDRESS _____
 CITY, STATE _____ ZIP CODE _____
BUILDING SECTIONS

THESE DOCUMENTS ARE NOT FOR PERMIT OR CONSTRUCTION.
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A-300



Existing
VEH Mall