Dear City Council,

I am requesting an exception to the Multi-Family Design Standards. I am looking to legally add an additional one bedroom unit to the new development at 801 La Crosse Street. This would allow the total project to have thirty bedrooms and twenty-nine parking spaces.

After finishing the project, I find that I have twenty-nine bedrooms and twenty-nine parking spaces, however, only twenty-six parking spaces are being utilized. This leaves me with a surplus of three parking spaces. If this exception is granted, I could use the additional space in the building as a legal one bedroom unit, allocating one of the three unused parking spaces to the new legal one bedroom. This will still leave the project with two extra parking spaces not being utilized.

I feel that this exception does not create any negatives for my immediate neighbors or the City. I feel the neighbors have seen first-hand the quality and the work that has gone into the project. I believe the project has cleaned up the immediate area, increased the tax base, and raised the immediate neighbors' property values as a result.

This project in my eyes has met or exceeded the Multi-Family Design Standards set forth by the City. I believe that by granting the requested exception, the project is still consistent with the spirit and intent of the Ordinance. To quote page ten of the Multi-Family Handbook on parking the intent is "to provide adequate, but not excessive parking for residents." I believe that given the location of the project across the street from the college, not only will we have a two spot surplus this year with the granted exception, but we will meet the requirements for years to come. Thank you for your consideration.

Respectfully,

Kevin Biondo (608) 386-7392

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)
MULTI-FAMILY HOUSING DESIGN
COMMERCIAL DESIGN

Applicant (name and address): KEVIN BIONDO (801 LA CROSSE ST)
1512 HWY 16 TROWING KARES ALLA
Owner of site (name and address): KEVIN BIONDO (801 LACROSSE ST)
Architect (name and address), if applicable: RRAD PARKER
Professional Engineer (name and address), if applicable:
Contractor (name and address), if applicable: KEVIN BIONDO
Address of subject premises:
801 LA CROSSE STREET Initials of Inspector
1 ax Parcel No.:
Legal Description: LOTS 1 + 2 IN BLOCK 14 OF T. BURNS H.S.
DURAND S.T. SMITH + F.M RUBLETT ADDITION TO
CITY OF LACKOSSE Initials of Inspector_
Details of Exception Request: Am REQUESTING AN EXCEPTION TO LEGACY
ADO AN ADDITIONAL ONE PROPERTY
DEVELOPMENT OF STATISTICS
DEVELOPMENT AT 801 LACROSSE ST. THIS WOULD ALL OW THE
DOTAL PROJECT TO HAVE THIRTY BEORDOMS & THENTY-NINE PARKING SPACES.
THE FIND STACES.
Please explain why the standards of this ordinance should not apply to your property: \(\textstyle \textstyle
THENTH NINE BEDROOMS & TWENTY NINE PARKING SPACES, HOWEVER
BILLY TURNTY SIX PARKING SPACES ARE BEING USED. THIS LOAVES
A SURPLUS OF THREE SPACES, IF THE EXCEPTION IS GRANTED
I WOULD STILL HAVE TWO SUR PLUS PARKING SPACES.

Secs. 15.46 and 15.47 of Code of Ordinances, City of La Crosse Rev. 01/2010

What other options have you considered and why were they not chosen: THE ONLY OTHER OPTION LAR IS IMPORTANT TO HE Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties: THERE IS NO NEGATIVE FOR THE NEIGHBORS. THE NEIGHBORS HAVE SEEN THE QUALTY OF WORK THAT HAS GONE INTO THE PROJECT. IT HAS GEANBOUP THE IMMEDIATE ARE, INCREASED TAX DASE WITH AN EXCEPTION 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 PROJECT IN MY HAS MET OR EXCERDED THE MULTI-FAMILY DESIGN STANDARDS, I BELIEVE GRANTING MY REDESTED EXCEMPTION. THE PROJECT IS STILL CONISTENT WITH THE SPIRIT & INTENT OF THE ORDINANCE TO QUOTE THE MULTI-FAMILY HANDBOOK ON PARKING THE INTENT " ISTO PROVIDE ADEQUATE, BUT NOT EXCESSIVE PARKING FOR RESIDENTS" I BELIEVE I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I / STILL have read and understand the content of this request and that the above statements and any attachments submitted DO WITH hereto are true and correct to the best of my knowledge and belief. THE GRANTEY EXCEPTION. 了まるで大くら FOR YOUR $\frac{606-366-7392}{\text{(telephone)}} \frac{9-10-}{(date)}$ CONSIDER

STATE OF WISCONSIN

COUNTY OF LA CROSSE

Personally appeared before me this 10th day of Sept $\frac{1}{2}$, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires:

Secs. 15.46 and 15.47 of Code of Ordinances, City of La Crosse

Rev. 01/2010

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