

**September 9, 2013**

**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 Blondo  
(608) 386-7392**

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)  
X MULTI-FAMILY HOUSING DESIGN  
     COMMERCIAL DESIGN

Applicant (name and address): KEVIN BIONDO (801 LA CROSSE ST)  
9542 HWY 16 FRONTAGE ROAD ONASCASKA, WI 54650

Owner of site (name and address): KEVIN BIONDO (801 LA CROSSE ST)

Architect (name and address), if applicable: BRAD PARKER

Professional Engineer (name and address), if applicable: N/A

DUPLICATE RECEIPT

405 CITY CLERK/LICENSEE 9350  
TF404391416 DOI 130911  
9/11/13 2:07PM PAID 300.00

Contractor (name and address), if applicable: KEVIN BIONDO

Address of subject premises:

801 LA CROSSE STREET

Initials of Inspector

Tax Parcel No.:

Initials of Inspector

Legal Description: LOTS 1 + 2 IN BLOCK 14 OF T. BURNS, H.S  
DURAND S.T. SMITH + F.M RUBLEES ADDITIONS TO  
CITY OF LACROSSE

Initials of Inspector

Details of Exception Request: I AM REQUESTING AN EXCEPTION TO LEGALLY  
ADD AN ADDITIONAL ONE BEDROOM UNIT TO THE NEW  
DEVELOPMENT AT 801 LACROSSE ST. THIS WOULD ALLOW THE  
TOTAL PROJECT TO HAVE THIRTY BEDROOMS + TWENTY-NINE  
PARKING SPACES.

Please explain why the standards of this ordinance should not apply to your property: I CURRENTLY HAVE  
TWENTY-NINE BEDROOMS + TWENTY-NINE PARKING SPACES, HOWEVER  
ONLY TWENTY-SIX PARKING SPACES ARE BEING USED. THIS LEAVES  
A SURPLUS OF THREE SPACES, IF THE EXCEPTION IS GRANTED  
I WOULD STILL HAVE TWO SURPLUS PARKING SPACES.

What other options have you considered and why were they not chosen: THE ONLY OTHER OPTION WAS NOT APPLYING, BUT THAT LEAVES UNUSED SPACE THAT IS IN DEMAND, AND WHEN YOU TRY TO DO A HIGH QUALITY PROJECT EVERY DOLLAR IS IMPORTANT TO HELP PAY FOR IT.

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 QUALITY OF WORK THAT HAS GONE INTO THE PROJECT. IT HAS CLEANED UP THE IMMEDIATE AREA, INCREASED TAX BASE RAISED NEIGHBORS PROPERTY VALUES & THERE IS ADEQUATE PARKING EVEN 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 EYES HAS MET OR EXCEEDED THE MULTI-FAMILY DESIGN STANDARDS. I BELIEVE THAT BY GRANTING MY REQUESTED EXEMPTION, THE PROJECT IS STILL CONSISTENT WITH THE SPIRIT & INTENT OF THE ORDINANCE. TO QUOTE THE MULTI-FAMILY HANDBOOK ON PARKING "THE INTENT" IS TO 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 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.

I STILL DO WITH THE GRANTED EXCEPTION. THANK YOU FOR YOUR CONSIDERATION

K. A. Binds

(signature)

608-586-7392

(telephone)

9-10-13

(date)

KIBIOWDO @PracticalLovejoy.Com

(email)

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

Personally appeared before me this 10th day of Sept, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]

Notary Public

My Commission Expires: 6/23/17

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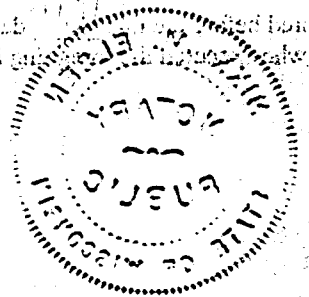
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COMMISSION OF THE CROSS  
LITTLE ROCK, ARIZONA