

\$300

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

- MULTI-FAMILY HOUSING DESIGN
- COMMERCIAL DESIGN

Applicant (name and address): La Crosse Hotel Group LLC (attn: Kevin Page)
245 Horizon Drive, Suite 106, Verona, WI 53593

Owner of site (name and address): La Crosse Hotel Group LLC (See Affidavit)
245 Horizon Drive, Suite 106, Verona, WI 53593

Architect (name and address), if applicable: Gary Brink & Associates (attn: Josh Wilcox)
7780 Elmwood Avenue, Middleton, WI 53562

Professional Engineer (name and address), if applicable: Excel Engineering, Inc. (attn: Eric Draskowski)
100 Camelot Drive, Fond du Lac, WI 54935

Contractor (name and address), if applicable: Landgraf Construction Inc.

Address of subject premises:
Corner of N. Third St. and La Crosse St. Initials of Inspector _____

Tax Parcel No.: 17-20009-70; 17-20009-90; 17-20009-100 Initials of Inspector _____

Legal Description: See Attached

 _____ Initials of Inspector _____

- Details of Exception Request: Reference Commercial Design Handbook
1. C-4 Parking areas and buildings to have landscape buffer
 2. C-5 Parking to be 5' from greenspace. Parking is located less than 5' from south property line along 2nd Street.

- Please explain why the standards of this ordinance should not apply to your property: _____
1. Due to existing width of property (west to east) and grade drop along site dictate location of walks with associated drive aisles and ramps for pedestrian access.
 2. Due to restraints of a redeveloped site, maximizing property to south will allow to future site better transition grades.

Secs 15.46 and 15.47 of Code of Ordinances, City of La Crosse
 Rev 02/2013

CITY OF LA CROSSE, WI
 General Billing - 114734 - 2014
 000657-0052 Mark P. 04/09/2014 11:20AM
 88792 - EXCEL ENGINEERING, INC
 Payment Amount: \$50.00

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

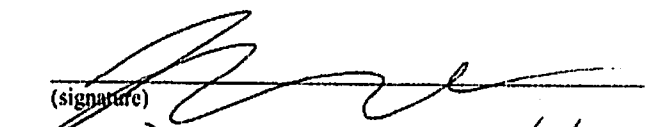
- 1. Elimination of a row of parking. This will not allow hotel to meet demands of customers.
- 2. Shifting parking north towards building will not allow enough space to place stairs to transition grade out of the south exit.

Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties: The existing site consists entirely of impervious area. The proposed condition adds a significant amount of green space to help transition grades on the site.

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: _____

The proposed development adds a significant amount of green space and landscaping compound to the existing condition. Areas where green space was able to be placed was maximized. An extensive amount of green space is provided along the west and east sides of the development.

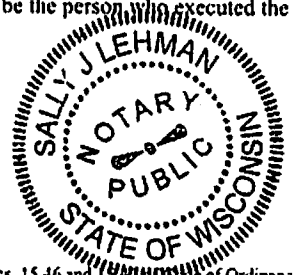
I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.




 (signature)
(608) 469-0059 4/2/14
 (telephone) (date)
Kevin@kotherep.com
 (email)

STATE OF WISCONSIN)
) ss.
) Dane
COUNTY OF ~~LACROSSE~~)

Personally appeared before me this 2nd day of April, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.





 Notary Public SALLY J. LEHMAN
 My Commission Expires: October 18, 2015

AFFIDAVIT

STATE OF WI)
COUNTY OF La Crosse) ss

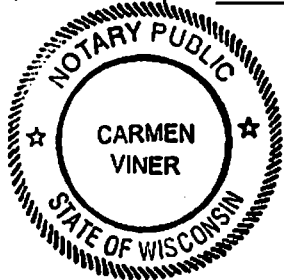
The undersigned, CLIFFORD LECLEIR, being duly sworn states:

1. That the undersigned is an adult resident of the Town Barre,
State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at
200 La Crosse St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use
permit/~~district change or amendment~~ (circle one) for said property.

Clifford LeCleir

Subscribed and sworn to before me,
this 3rd day of April, 2014.

Carmen Viner
Notary Public
My Commission expires 10-31-15



PROJECT NARRATIVE

Hampton Inn & Suites

City of La Crosse, WI

Project Information:

The proposed project is located on the SE corner of 2nd and La Crosse Street. It is located south of the La Crosse River and west of Highway 53. The existing site is a commercial warehouse and parking lot which will be demolished. The existing parcels are in the C-3 Zoning District. The proposed 4 story hotel being constructed to redevelop the property is an approved use in the C-3 zoning district. The existing property consists of entirely impervious area. The proposed development will add a significant amount of green space to the site which will improve the drainage in the area.

Conditional Use Required:

The proposed demolition of the existing building and pavement areas will require a Conditional Use Permit per La Crosse Municipal Code sec. 15.26 (R). A conditional use permit application, proposed Certified Survey Map, Legal Description, Project Plans, Architectural Elevations, and a \$300 review fee will be submitted for approval prior to any demolition work on the property.

Request for Exception to Standards:

The proposed project will require a waiver of section C-4 and C-5 of the Commercial Design Standards Handbook. The requests are listed below.

- C-4 requires a landscape buffer between the building and parking areas. This area along the east side of the building is used for pedestrian walkways and ramps due to the grade drop across the site. Adding a buffer between the building and walk would not allow pedestrian access to the street sidewalk via the proposed pedestrian ramp.
- C-5 requires parking to be setback a min. 5' from a green space area. The south edge of the proposed parking lot is less than 5' from the south property line. Due to this being a redevelopment site, maximizing the south property will allow for a better grade transition for future development to the south.



City of La Crosse

400 La Crosse Street
La Crosse, WI 54601-3396

Invoice

Invoice Date	Invoice No.
04/09/2014	114734
Customer Number	
88792	
Invoice Total Due	
\$ 550.00	

EXCEL ENGINEERING, INC
100 CAMELOT DR
FOND DU LAC, WI 54935-8030

FOR/LOCATION
HAMPTON INN & SUITES
2ND AND LA CROSSE STREETS

Description	Orig Bill	Adjusted	Paid	Amount Due
220 LICENSES MISCELLANEOUS EXCEPTION TO STANDARDS FOR COMMERCIAL DESIGN	300.00	.00	.00	300.00
QTY 1.00 @ 300.00 PER EACH				
220 LICENSES CONDITIONAL USE PERMIT	250.00	.00	.00	250.00
QTY 1.00 @ 250.00 PER EACH				

CITY OF LA CROSSE, WI
General Billing - 114734 - 2014
000657-0052 Mark P. 04/09/2014 11:20AM
88792 - EXCEL ENGINEERING, INC

Payment Amount: 550.00

INVOICE TOTAL DUE \$ 550.00

PLEASE MAKE CHECKS PAYABLE TO: CITY TREASURER
MAIL TO: CITY OF LA CROSSE TREASURER 400 LA CROSSE ST
LA CROSSE, WI 54601