



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda

### Heritage Preservation Commission

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Thursday, April 27, 2023

6:00 PM

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Members of the public may participate in the meeting in the following ways:

View Virtually and Speak:

Join Zoom Meeting

<https://cityoflacrosse-org.zoom.us/j/84101189486?pwd=bFhXeHBwdWR3YkhOcmpzWWYrTjRvQT09>

Meeting ID: 841 0118 9486

Passcode: 810151

Phone Only

1 312 626 6799

Or you may attend in person at City Hall located at 400 La Crosse Street. Members of the public who would like to provide written comments on any agenda may do so by emailing [acklint@cityoflacrosse.org](mailto:acklint@cityoflacrosse.org), using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512

#### Call to Order

#### Roll Call

Welcome New Commission Members

#### Approval of Minutes

1. Approval of the March 23, 2023 Meeting Minutes.

#### Agenda Items:

2. [23-0409](#) Application of Christopher and Kelly Jo Eberlein for a Conditional Use Permit at 4808 Stanley Court allowing for a detached garage.

**Attachments:** [Application](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Heritage Preservation Commission Staff Report 4.27.2023](#)





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0409

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**Agenda Date:** 5/2/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Application

**Agenda Number:** 2.

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):  
Christopher and Kelly Jo Eberlein

4816 Stanley Court, La Crosse 54601

Owner of property (name and address), if different than Applicant:

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:  
Jonathan Powell

W5846 County Road V, Holmen WI, 54636-9022

Address(es) of subject parcel(s): 4808 Stanley Court

Tax Parcel Number(s): 17-10405-16

Legal Description (must be a recordable legal description; see Requirements):  
CERTIFIED SURVEY MAP NO. 185 VOL 19 LOT 5 DOC NO. 1803299 T/W ACCESS ESMT IN DOC  
NO. 1797560 *See attached CSM*

Zoning District Classification: R-1 *~ Single Family*

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-343 *(15)*  
If the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "\*" on the next page.
- 115-353 or 356, see "\*\*\*" on the next page.

Is the property/structure listed on the local register of historic places? Yes \_\_\_\_\_ No

Description of subject site and **CURRENT** use: \_\_\_\_\_  
Vacant Lot with small storage shed. Lot is used for storage/gardening

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):  
Build a detached garage for personal use equipment and recreation, in accordance with building code.  
28x34 with 10 foot side walls less than 17 feet in height. LP Smart Siding glacier white color/black trim.  
Asphalt shingles to match house on adjacent lot for roofing.

Type of Structure **proposed**: Detached Garage 28x34 LP smart siding, asphalt shingles

Number of **current** employees, if applicable: N/A

Number of **proposed** employees, if applicable: N/A

Number of **current** off-street parking spaces: 0

Number of **proposed** off-street parking spaces: 0

**\* If the proposed use is defined in Sec. 115-347(6)(c)**

\_\_\_\_\_ (1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. Will there be 3 or more employees at one time? Y\_\_ N\_\_

or

\_\_\_\_\_ (2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

**\*\*If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.**

Check here if proposed operation or use will be a parking lot: \_\_\_\_\_

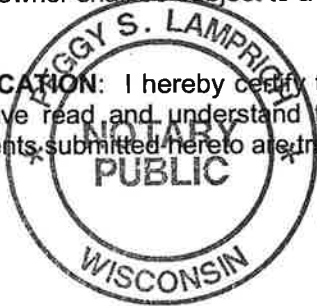
Check here if proposed operation or use will be green space: \_\_\_\_\_

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. **Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.**

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

**CERTIFICATION:** I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



[Signature] \_\_\_\_\_ 4/5/23  
(signature) (date)

608 397 3212 CKSSE4816@gmail.com  
(telephone) (email)

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

Personally appeared before me this 5<sup>th</sup> day of April, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Peggy S. Lamprich  
Notary Public  
My Commission Expires: September 28, 2023

**Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.**

Review was made on the \_\_\_\_\_ day of April, 2023.

Signed: [Signature]  
Director of Planning & Development

With Regard to 4808 Stanley Court:

We are applying for a conditional-use permit to build an accessory structure on 4808 Stanley Court for personal/recreational uses. This structure is needed due to the maintenance and recreation equipment needed to care for our current acreage. This is a unique property within the city limits due to the large lot size and geography along Smith Valley Creek.

We have resided on the adjacent lot at 4816 Stanley Court for the past 18 years. Due to superior access from Eastbrook Ave., we purchased an additional 1 acre of land from our neighbor which includes a permanent easement agreement.

We applied for a building permit to build the accessory structure and was directed to split the lot to obtain approval for the building. This purchase and the lot split were done in 2022.

Our plan is to build a code-compliant accessory building on this new, additional lot on 4808 Stanley Court. This will be built at the required flood plain elevation that has already been surveyed. The structure is designed to complement the current house at 4816 Stanley Court, including matching roofing and siding. We will not sell off the second lot for an additional house. Access for the proposed structure will be via the easement from Eastbrook Ave.

Chris and Kelly Eberlein



# La Crosse Fire Department

Division of Community Risk Management

inspection@cityoflacrosse.org (P) 608.789.7530 (F) 608.789.7589  
http://www.cityoflacrosse.org/your-government/departments/fire-department



Revision 5/27/2021

## APPLICATION FOR BUILDING PERMIT

Application Number \_\_\_\_\_ Date \_\_\_\_\_ Parcel Number: \_\_\_\_\_

<b>OWNER INFORMATION</b>					
Name: Chris and Kelly Eberlein					
Address of Above: Street 4816 Stanley Court			City La Crosse	State WI	Zip Code 54601
Phone:	Cell: 6083973212	Fax:	Email: cksse4816@gmail.com		
<b>CONTRACTOR INFORMATION</b>					
Name: Jonathan Powell					
Address of Above: Street W5846 County Road V			City Holmen	State WI	Zip Code 54636
Phone:	Cell: 6087697604	Fax:	Email: jdpowellconstruction@gmail.com		
<b>PROJECT INFORMATION</b>					
Project Address: 4808 Stanley Court La Crosse WI 54601					
Construction Cost: \$60000		Description of Work: <small>If Demolition include intended use of land after demolition</small> Build 28x34 foot detached garage on floating slab above flood plain. 10 foot sidewalls, peak height 17 foot, 8 foot garage doors.			
Project Type: <input type="checkbox"/> Building <input type="checkbox"/> Addition <input type="checkbox"/> Sign <input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Demolition		Architect/Engineer Name:		Architect/Engineer Phone:	
Level of Alteration (per IEBC):					
<b>PROPERTY INFORMATION</b>					
Zoning:	Nbr. Dwling Units:	Flood Plain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fire Limits: <input type="checkbox"/> Yes <input type="checkbox"/> No	Archaeological District: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Building Construction Type:			Occupancy Type:		
<b>FEE INFORMATION</b>					
Copies: \$	Plan Review: \$	Permit: \$	Record Mtce: \$	Other: \$	Total: \$

IT IS HEREBY AGREED between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building or property as above described, to be issued and granted by Fire Prevention and Building Safety of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, raze or install and occupy in strict compliance with the ordinances of the City of La Crosse, and to obey any and all lawful orders of Fire Prevention and Building Safety of the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

Jonathan Powell

Agent/Contractor:

(Print)

(Sign)

3/20/23

(Date)

DLG-047200439

(WI Cred/Qual)

Chris Eberlein

Owner:

(Print)

(Sign)

3/16/23

(Date)

### OFFICE USE ONLY

Application Approved:

Inspector:








Date:

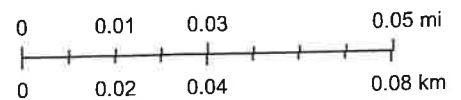
# ArcGIS Web Map



3/16/2023, 2:57:23 PM

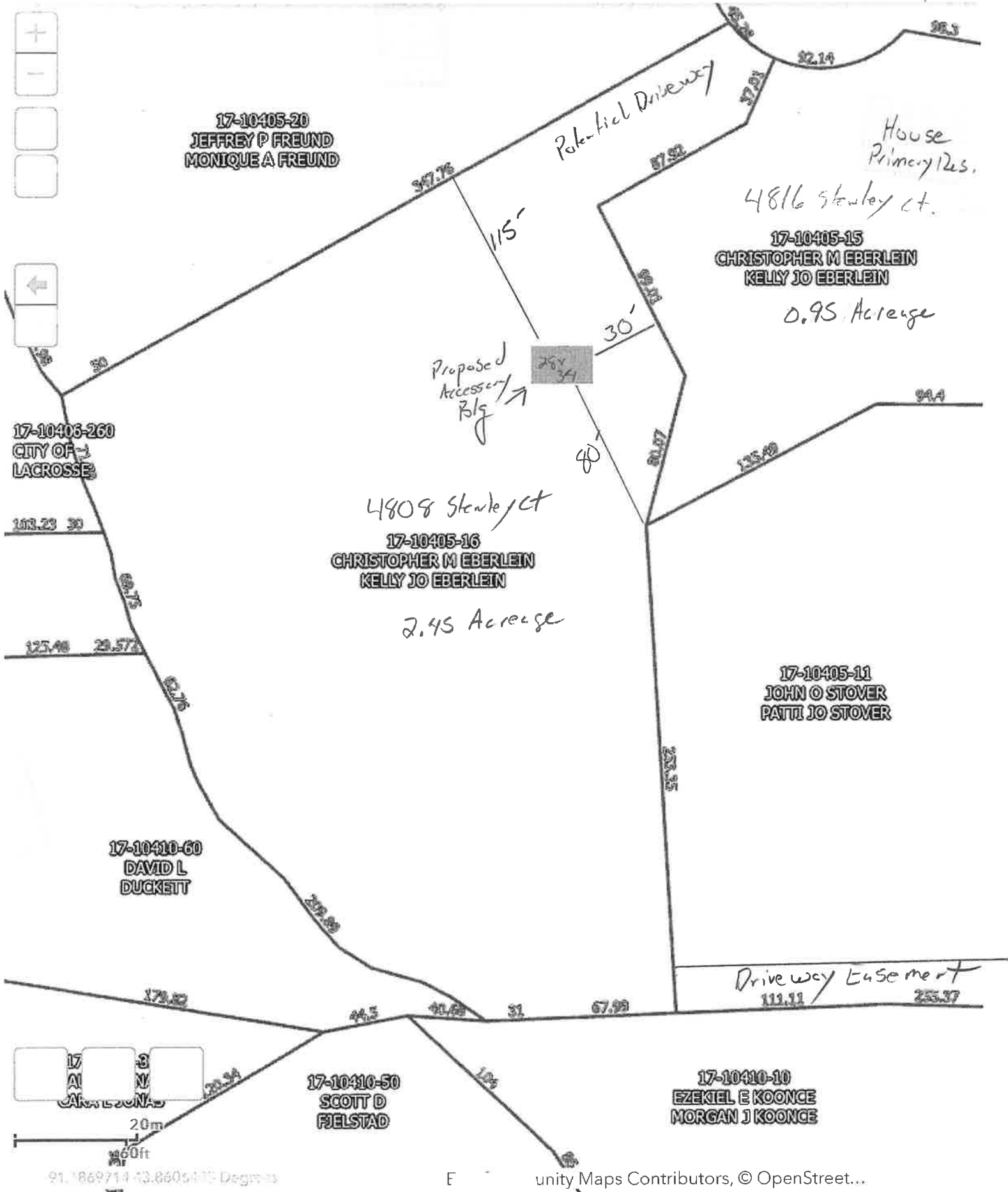
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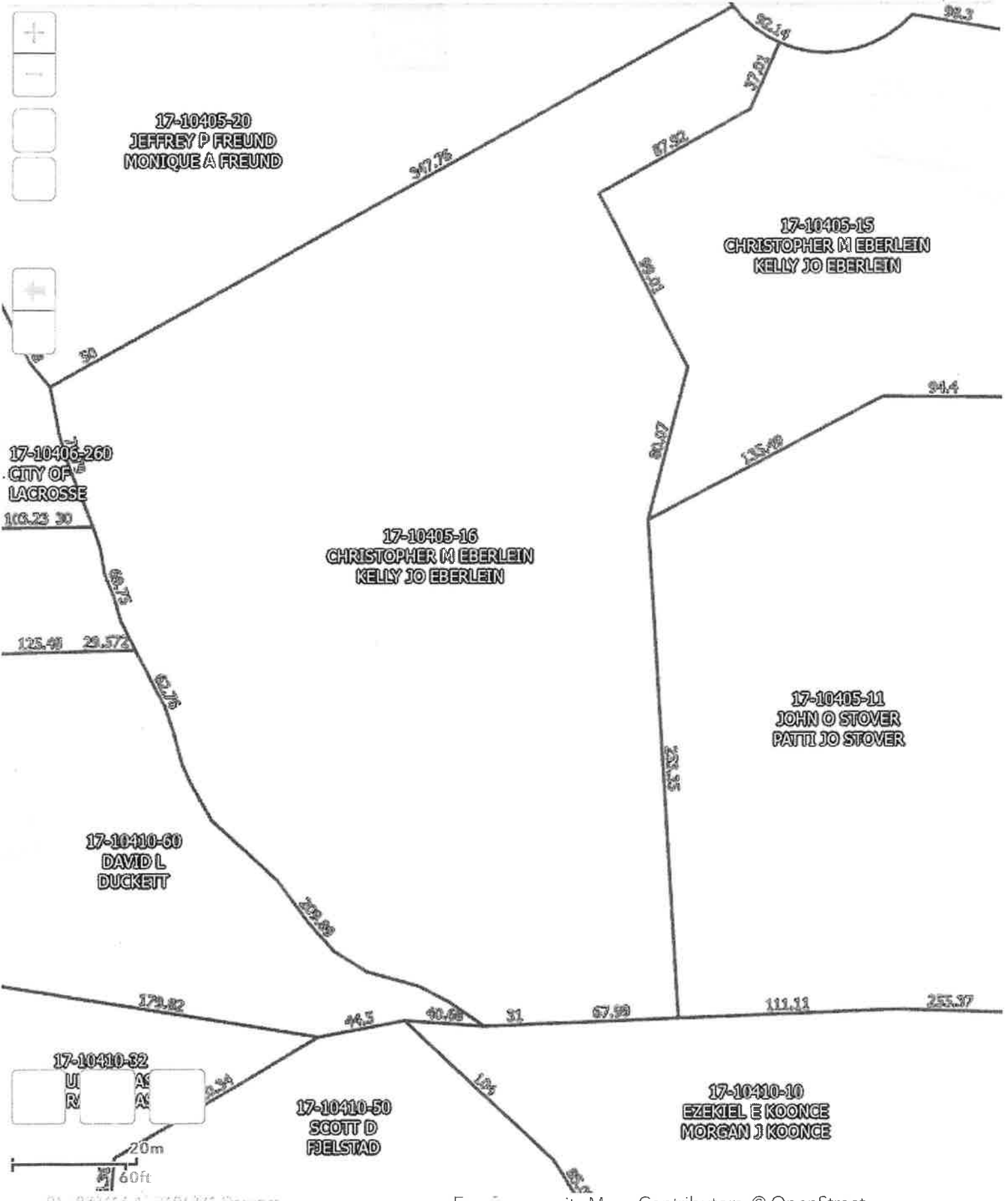
-  Municipal Boundaries Labels
-  Municipality Limits
-  Tax Parcels
-  TaxParcelArcs
-  County\_Roadways
-  County
-  Municipal



La Crosse County







17-10405-20  
JEFFREY P FREUND  
MONIQUE A FREUND

17-10405-15  
CHRISTOPHER M EBERLEIN  
KELLY JO EBERLEIN

17-10405-16  
CHRISTOPHER M EBERLEIN  
KELLY JO EBERLEIN

17-10405-11  
JOHN O STOVER  
PATTI JO STOVER

17-10410-60  
DAVID L  
DUCKETT

17-10410-50  
SCOTT D  
FELSTAD

17-10410-10  
EZEKIEL E KOONCE  
MORGAN J KOONCE

17-10406-260  
CITY OF  
LACROSSE



91.873116 40.0606271 Degrees



DocId:8420716

Tx:4119336

1803299  
LACROSSE COUNTY  
REGISTER OF DEEDS  
ROBIN L. KADRMAS

RECORDED ON  
12/19/2022 03:31 PM  
PAGE COUNT: 2  
VOLUME: 19 PAGE: 185

# CERTIFIED SURVEY MAP

LOCATION: LOT 2 AND PART OF LOT 1, C.S.M. #138, VOL. 7,  
DOC. #1174707, LOCATED IN PART OF THE  
NW 1/4-SW 1/4, SECTION 14, T.16N., R.7W.,  
CITY OF LA CROSSE, LA CROSSE COUNTY, WI

PREPARED AT THE DIRECTION OF:  
OWNER:  
CHRISTOPHER & KELLY JO EBERLEIN  
4816 STANLEY COURT  
LA CROSSE, WI 54603

NORTH



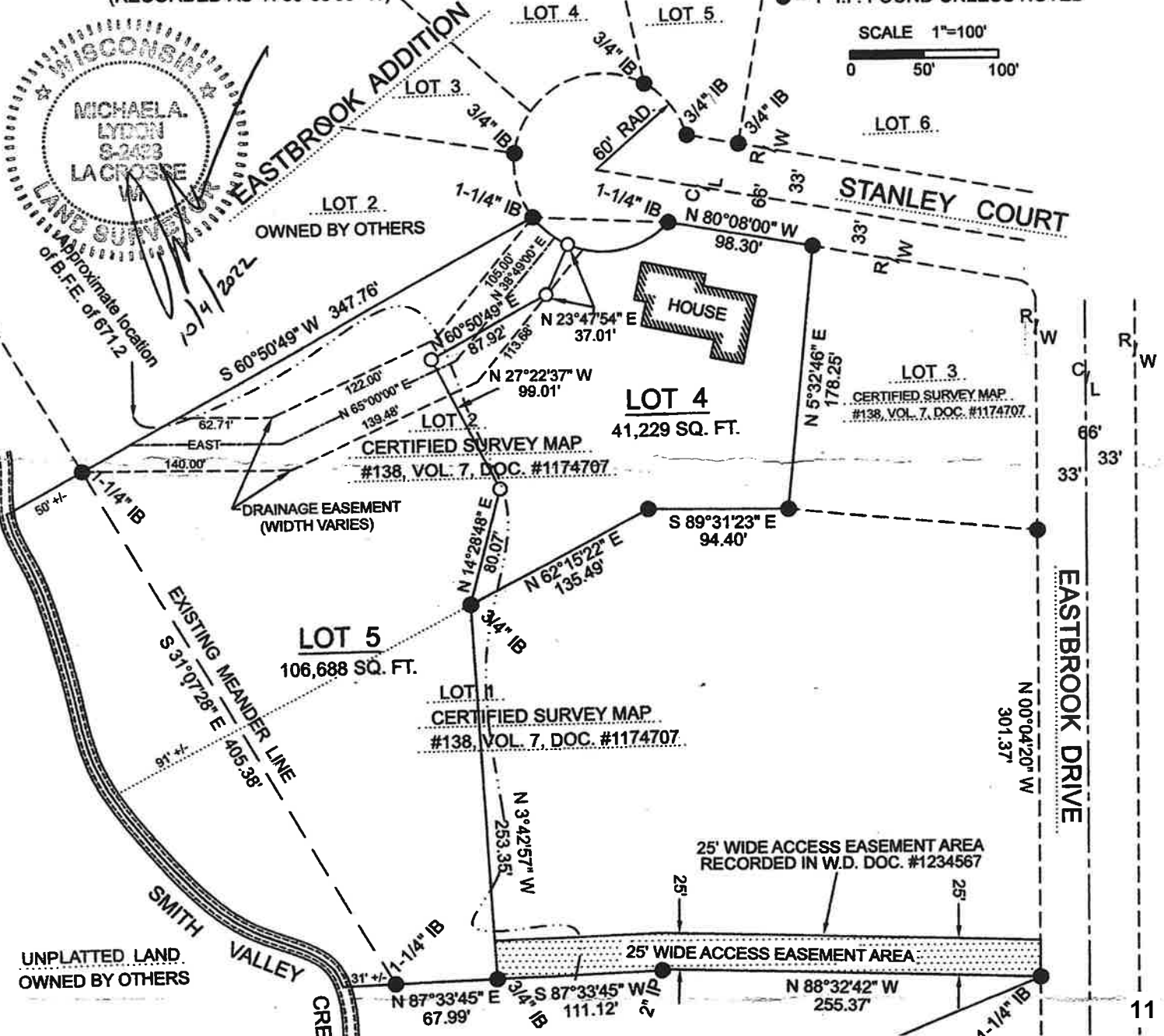
### LEGEND

- ⊕ = EXISTING SECTION CORNER MONUMENT AS NOTED
- = 3/4" X 24" IRON BAR SET WEIGHING 1.50 LBS. PER LIN. FT.
- = 1" I.P. FOUND UNLESS NOTED

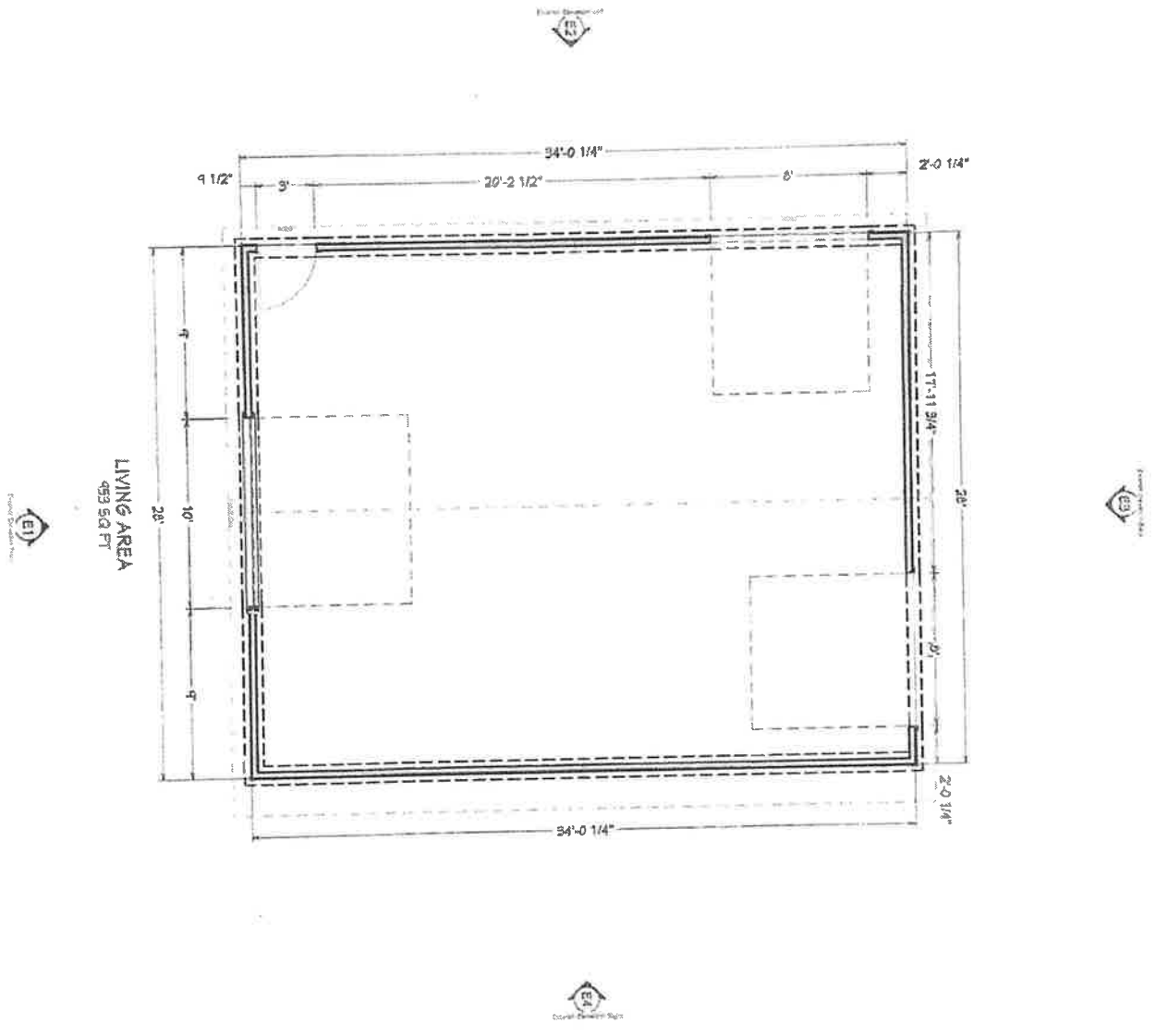
SCALE 1"=100'



BEARINGS ARE REFERENCED TO THE  
RECORDED BEARINGS ON C.S.M. #138, VOL. 7,  
DOC. #1174707 - THE SOUTH RIGHT OF WAY OF STANLEY COURT  
(RECORDED AS N 80°08'00" W)



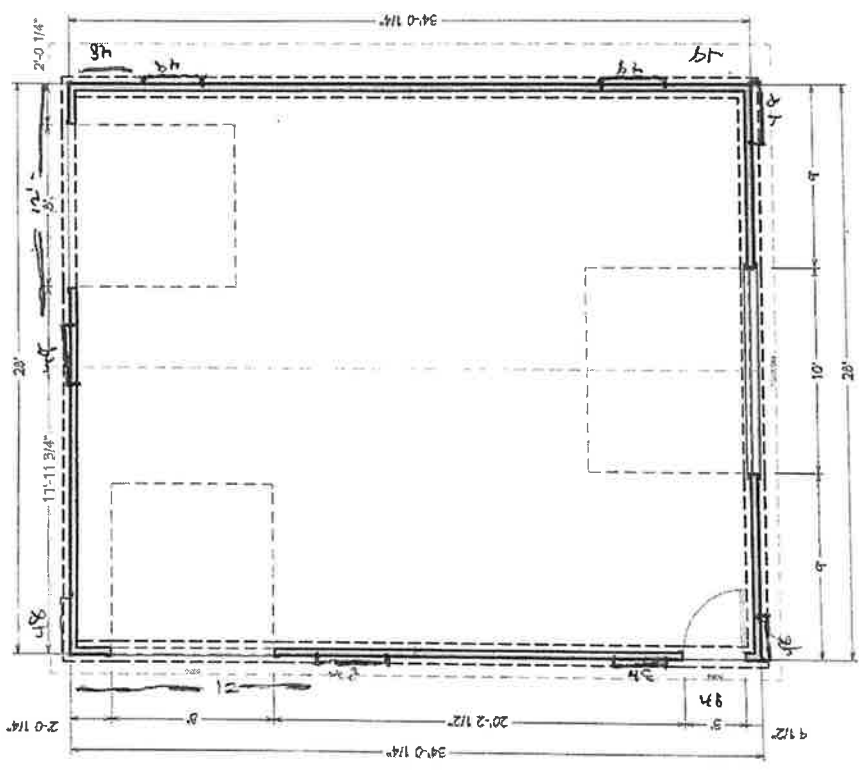
2x4x10' walls  
6/12 roof  
3/12 vaulted ceiling  
24" eave overhang  
12" rake overhang



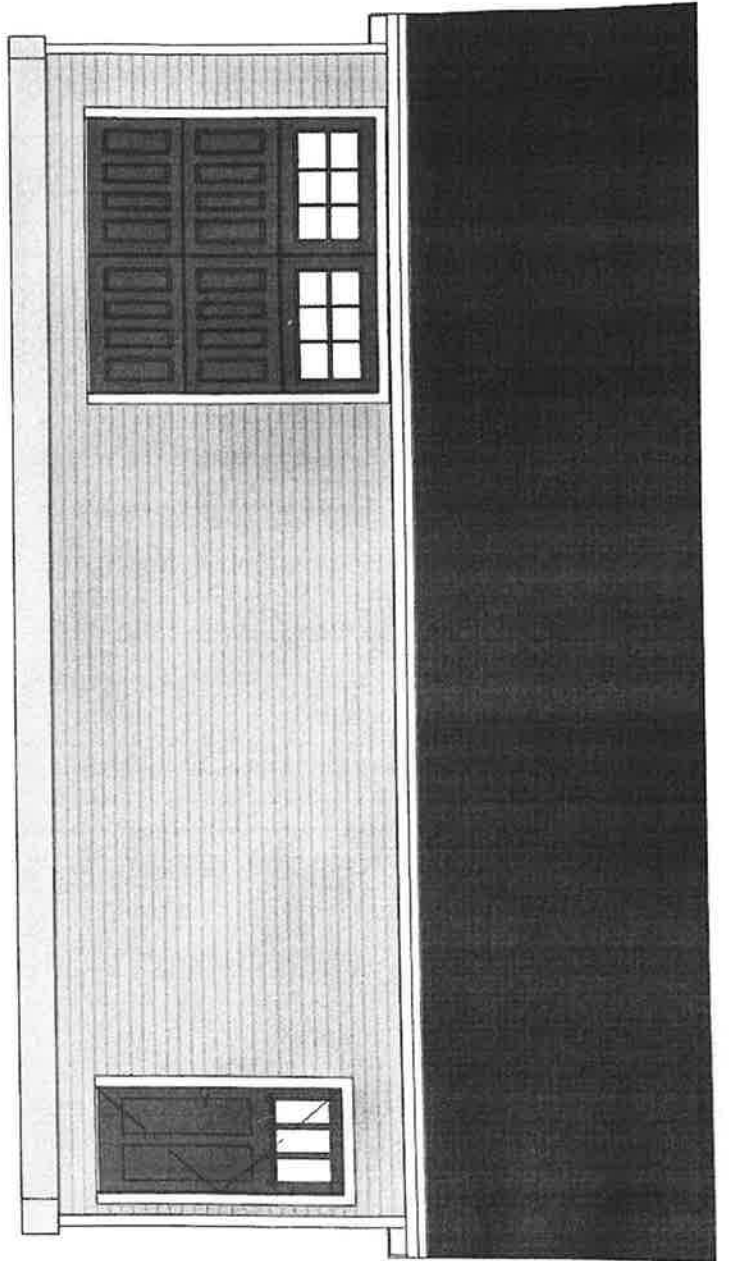
	min	height	Required	Provided	Exposure
Front	7.37	1.00	7.37	8.00	1.00
Rear	7.37	1.00	7.37	8.00	1.00
Left	6.07	1.00	6.07	8.00	1.00
Right	6.07	1.00	6.07	8.00	1.00



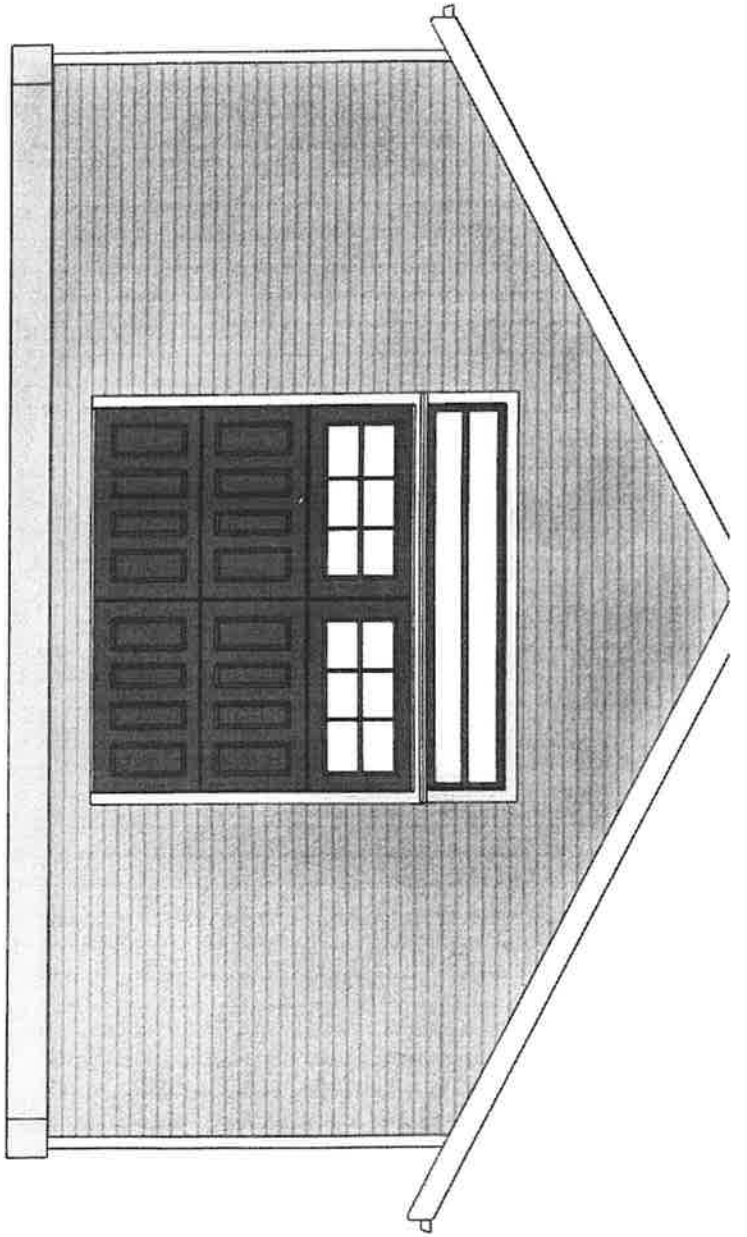
All Headers  
2 Ply 1 3/4 x 11 7/8" LVL



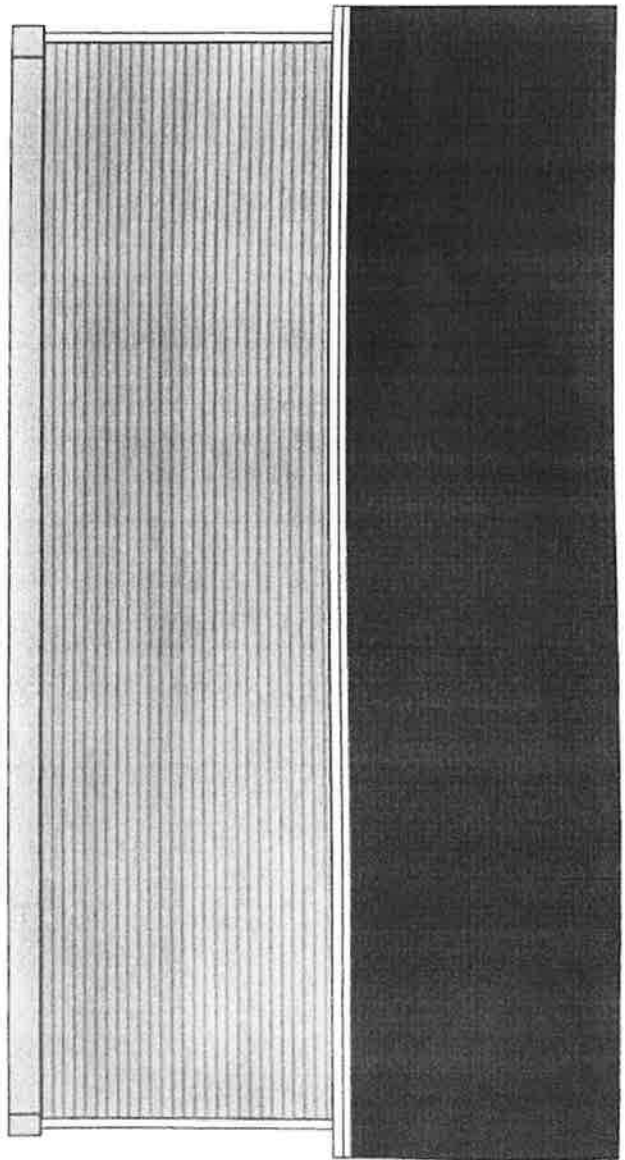
LIVING AREA  
450 SQ FT



N

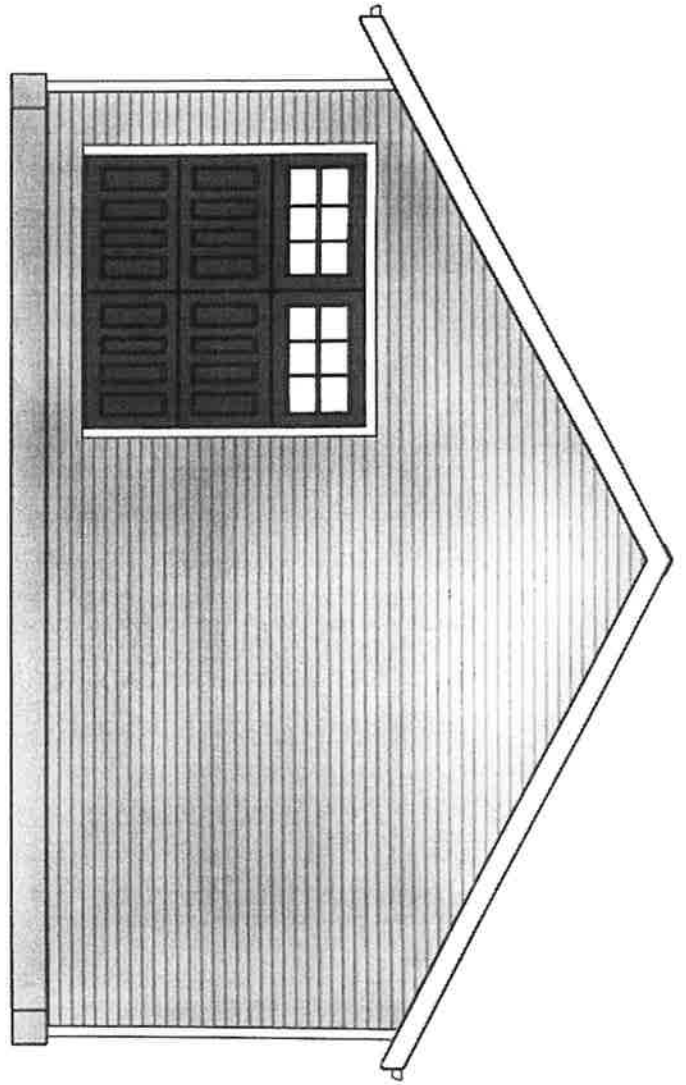


M



5



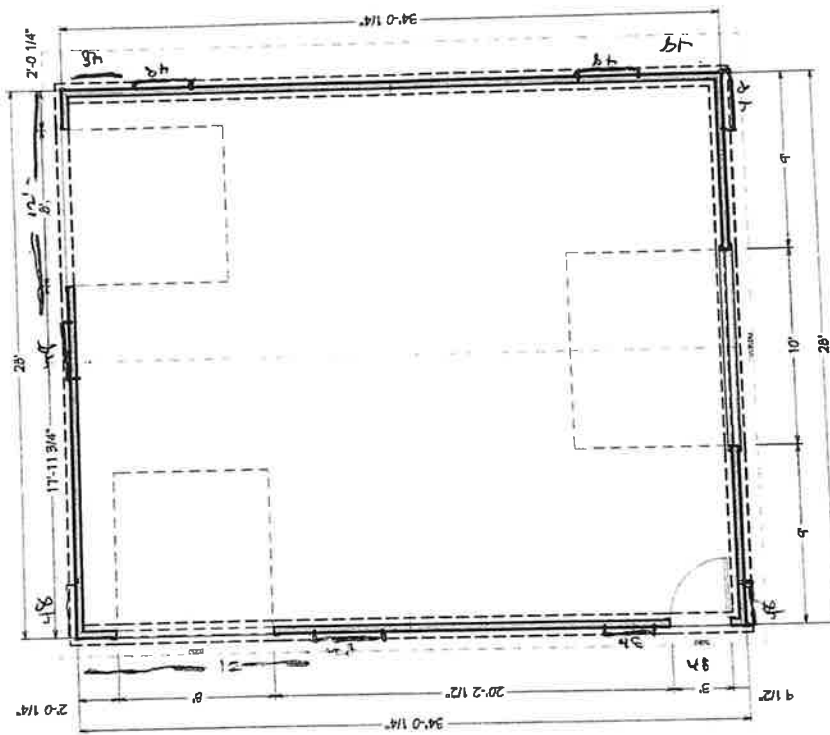


Handwritten mark resembling the number '3'.

	min	height	Required	Provided	Exposure
Front	7.37	1.00	7.37	8.00	1.00
Rear	7.37	1.00	7.37	8.00	1.00
Left	6.07	1.00	6.07	8.00	1.00
Right	6.07	1.00	6.07	8.00	1.00



All Headers  
2 Ply 1 3/4 x 1 7/8" LVL



LIVING AREA  
459 SQ FT

**NOTICE OF HEARING ON  
APPLICATION FOR A CONDITIONAL USE PERMIT**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing upon the application of **Christopher and Kelly Jo Eberlein for the issuance of a Conditional Use Permit under Sec. 115-343 (15)** of the Municipal Code of Ordinances of the City of La Crosse **allowing for a detached garage.**

Said property is generally located at **4808 Stanley Court** and is further described as follows:

*Tax Parcel 17-10405-16  
CERTIFIED SURVEY MAP NO. 185 VOL 19 LOT 5 DOC NO. 1803299 T/W  
ACCESS ESMT IN DOC NO. 1797560*

The City Plan Commission will meet to consider such application on **Monday, May 1, 2023 at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, May 2, 2023 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, May 11, 2023 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection; which objection forms are available on the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) – Your Government – City Clerk – Forms – Conditional Use Permit.

The application and supporting documentation may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) (search for File 23-0409).

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 10<sup>th</sup> day of April, 2023.

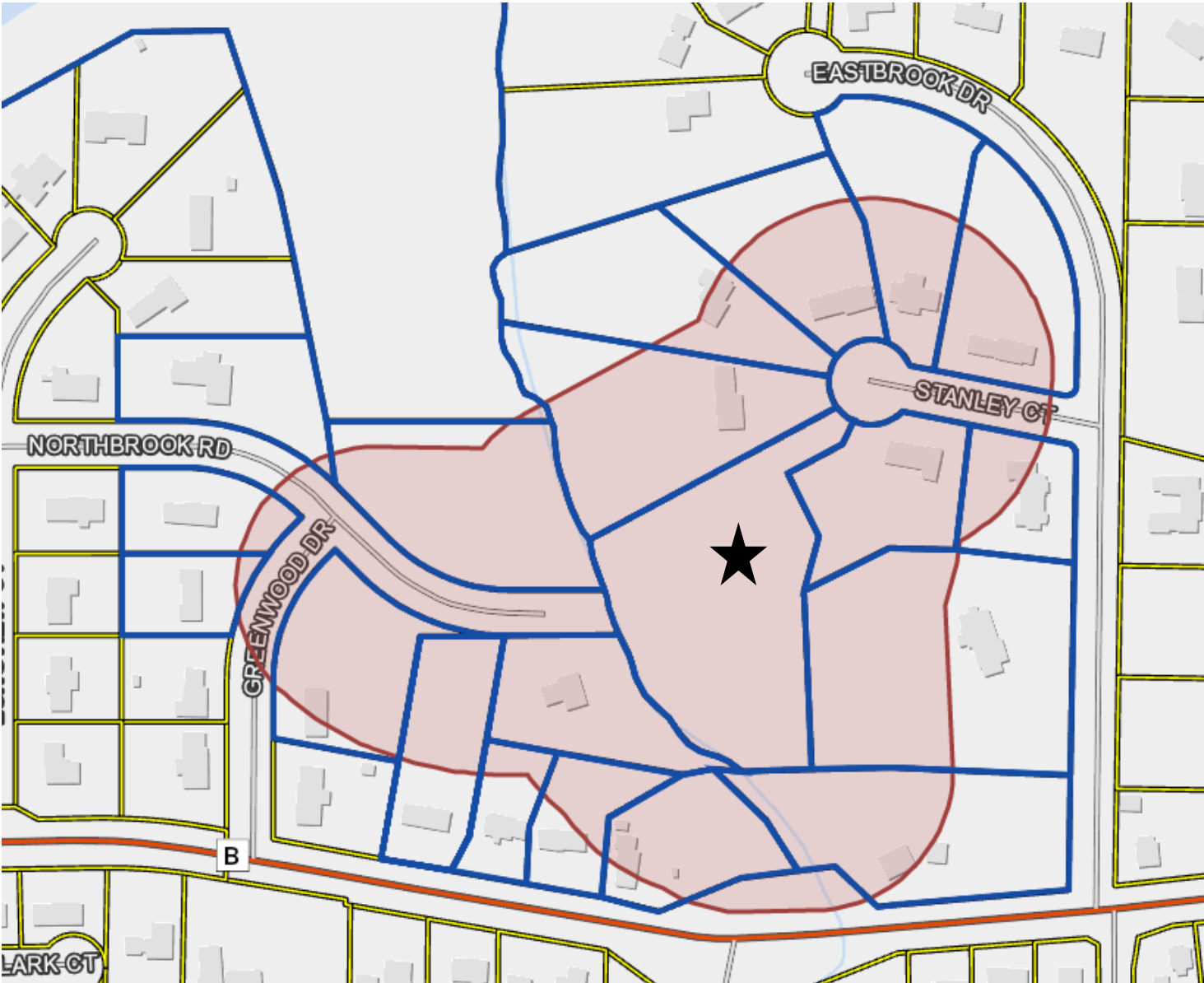
Nikki M. Elsen, City Clerk  
City of La Crosse

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Publish: April 18 and 25, 2023  
One (1) Affidavit

Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-10405-50	BARBARA J WOLFF	4815 STANLEY CT	4815 STANLEY CT	LA CROSSE WI 54601
17-10405-15	CHRISTOPHER M & KELLY JO EBERLEIN	4816 STANLEY CT	4816 STANLEY CT	LA CROSSE WI 54603
17-10406-260	CITY OF LACROSSE	4700 NORTHBROOK RD	400 LA CROSSE ST	LA CROSSE WI 54601
17-10405-30	DANIEL J & BARBARA C FITZSIMMONS	4801 STANLEY CT	4801 STANLEY CT	LA CROSSE WI 54601-2906
17-10405-13	DAVID B HINES, LOIS C COLLINS	2711 EASTBROOK DR	2711 EASTBROOK DR	LA CROSSE WI 54601
17-10410-60	DAVID L DUCKETT	4706 NORTHBROOK RD	4706 NORTHBROOK RD	LA CROSSE WI 54601-2966
17-10410-10	EZEKIEL & MORGAN KOONCE	4823 COUNTY ROAD B	4823 COUNTY ROAD B	LA CROSSE WI 54601
17-10410-31	JEFFREY & KALEIGH NICKSIC	4705 COUNTY ROAD B	4705 COUNTY ROAD B	LA CROSSE WI 54601
17-10405-20	JEFFREY P FREUND, MONIQUE A FREUND	4802 STANLEY CT	4802 STANLEY CT	LA CROSSE WI 54601-2906
17-10410-40	JFH PROPERTIES LLC	4631 COUNTY ROAD B, APT 1-5	N2118 BINA RD	COON VALLEY WI 54623
17-10405-11	JOHN O STOVER, PATTI JO STOVER	2631 EASTBROOK DR	2631 EASTBROOK DR	LA CROSSE WI 54601-1905
17-10405-40	MICHAEL A LEONE, JESSICA M LEONE	4805 STANLEY CT	4805 STANLEY CT	LA CROSSE WI 54601-2906
17-10406-210	MICHAEL D ABTS	2631 GREENWOOD DR	2631 GREENWOOD DR	LA CROSSE WI 54601-2963
17-10406-220	MICHAEL QUAM, REBECCA QUAM	4524 NORTHBROOK RD	4524 NORTHBROOK RD	LA CROSSE WI 54601-2964
17-10406-230	PATRICK R MCKENZIE, LINDA K MCKENZIE	2620 GREENWOOD DR	2620 GREENWOOD DR	LA CROSSE WI 54601
17-10410-32	PAUL & CARA JONAS	4711 COUNTY ROAD B	4711 COUNTY ROAD B	LA CROSSE WI 54601
	PAUL M POEHLING LIVING TRUST			
17-10406-130	PATRICIA M POEHLING LIVING TRUST	4525 NORTHBROOK RD	4525 NORTHBROOK RD	LA CROSSE WI 54601-2965
17-10405-60	ROGER W POPELKA, CAROL B POPELKA	4827 STANLEY CT	4827 STANLEY CT	LA CROSSE WI 54601-2906
17-10410-50	SCOTT FJELSTAD	4725 COUNTY ROAD B	4725 COUNTY ROAD B	LA CROSSE WI 54601
17-10406-250	WALSH GOLF RANGE INC		4203 COUNTY ROAD B	LA CROSSE WI 54601-2992

**Properties within 200 feet of 4808 Stanley Ct**

Applicant	CHRISTOPHER M & KELLY JO EBERLEIN	4808 STANLEY CT	4816 STANLEY CT	LA CROSSE WI 54603
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Properties within 200 feet of subject property.

★ = 4808 Stanley Ct

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Dated this 10<sup>th</sup> day of April, 2023.

Nikki M. Elsen, City Clerk  
City of La Crosse

-----  
Publish: April 18 and 25, 2023  
One (1) Affidavit

HERITAGE PRESERVATION COMMISSION REPORT  
Construction of second accessory structure on vacant adjacent lot  
Ordinance 115.344(15)

**TO:** Heritage Preservation Commission  
**FROM:** Planning Staff  
**MEETING DATE:** April 27, 2023

**PROPOSAL:** The applicant wants to construct a second accessory structure on an adjacent vacant lot. The primary residence is located at 4816 Stanley Ct and the proposed garage will be located at 4808 Stanley Ct.

**PROPERTY OWNER:**

Christopher Eberlein  
4816 Stanley Ct  
La Crosse, WI 54603

**APPLICANT:** Same as above.

**BACKGROUND:** The HPC was given the responsibility to review plans for second accessory structures that are being constructed on lots that are adjacent to the property owner's primary residence. Property owners that want to construct a second garage per Section 115.344(15) of the La Crosse Municipal Code. Plans must apply for a Conditional Use Permit and have their plans reviewed and approved by the HPC, the Plan Commission, and the Common Council before a building permit can be issued. Below is the Ordinance.

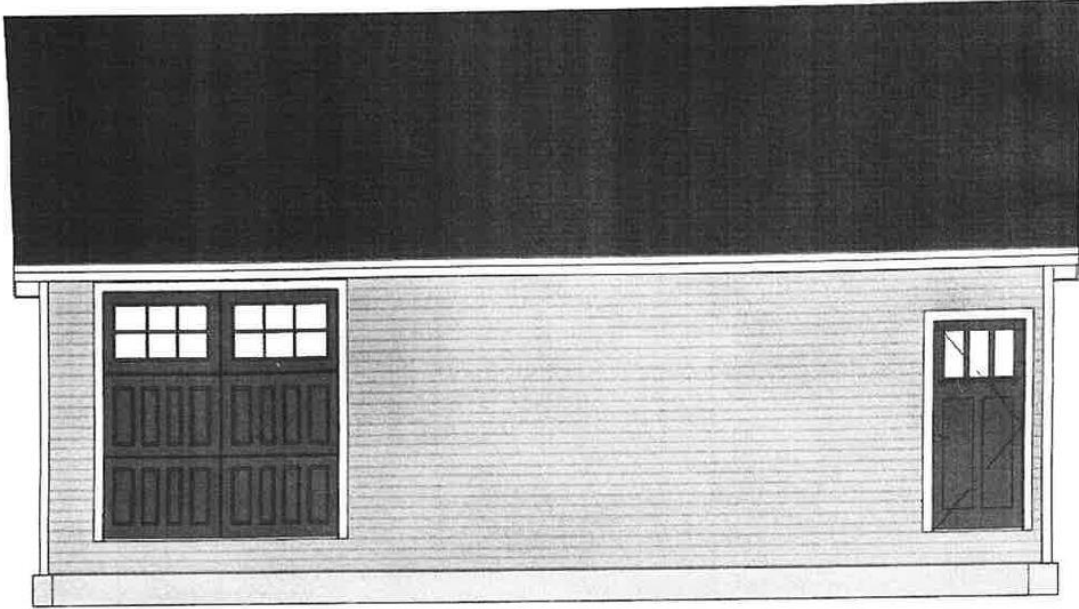
*115.344(15) A second accessory structure or replacement accessory structure may be permitted on an adjacent vacant lot under the same ownership in the Single-Family Residence District notwithstanding the requirement that there be a principal dwelling or house on one of the lots and provided said accessory structure meets the following:*

- (a) Architectural standards provided for in the carriage house provision of this code.*
- (b) The vacant lot is a lot of record.*
- (c) The construction of a new accessory structure or replacement accessory structure does not prevent the building of a principal dwelling or house on said vacant lot in the future.*
- (d) The Heritage Preservation Commission and City Plan Commission must review final architectural and design plans prior to issuance of a building permit.*
- (e) The location of said accessory structure or replacement accessory structure shall meet all other requirements of the R-1 Single Family Residence District.*

**PROJECT DESCRIPTION:** The applicant is proposing to construct a new 28x34ft single story garage that will be less than 17ft in height. Staff discussed the proposed garage and its design with the applicant after submittal of their Conditional Use Permit

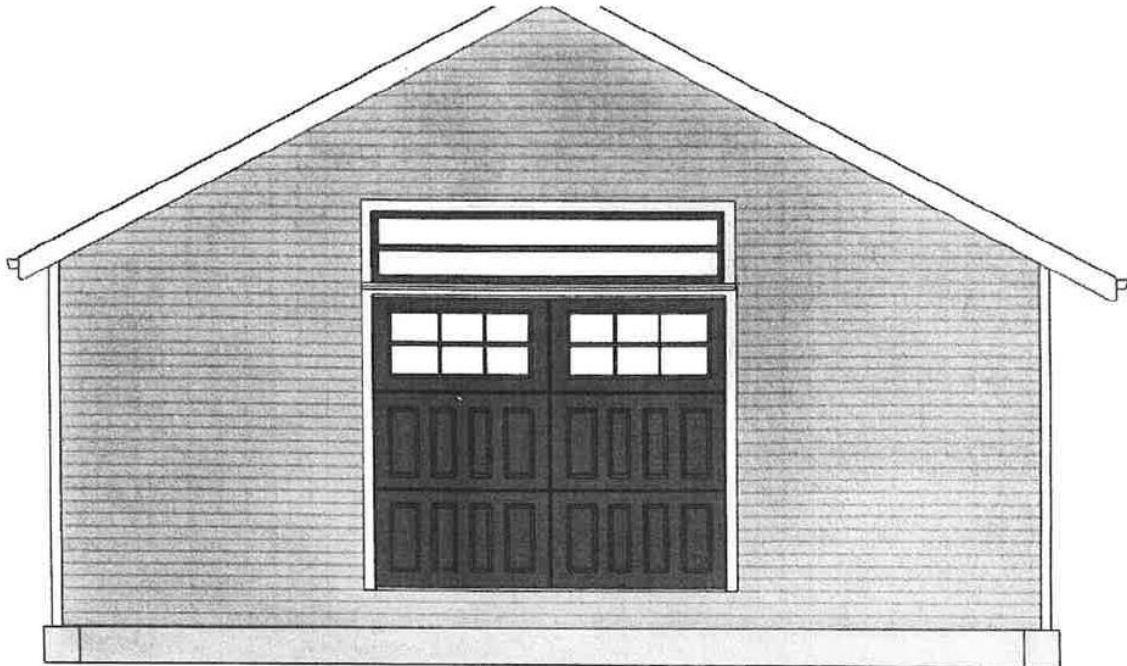
application and received additional design details. The below description reflects that discussion.

**North Façade**



The north façade includes an overhead door with a decorative window slate and a service door with windows.

**West Façade**

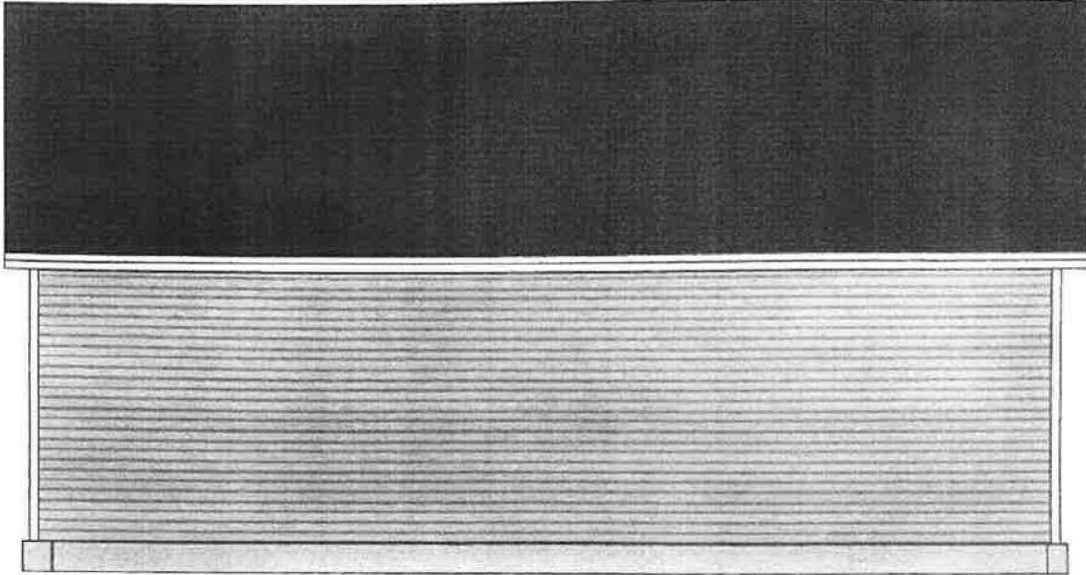


The west façade includes an overhead door with a decorative window slate. There is a transom window located above the overhead door. The applicant has stated that they



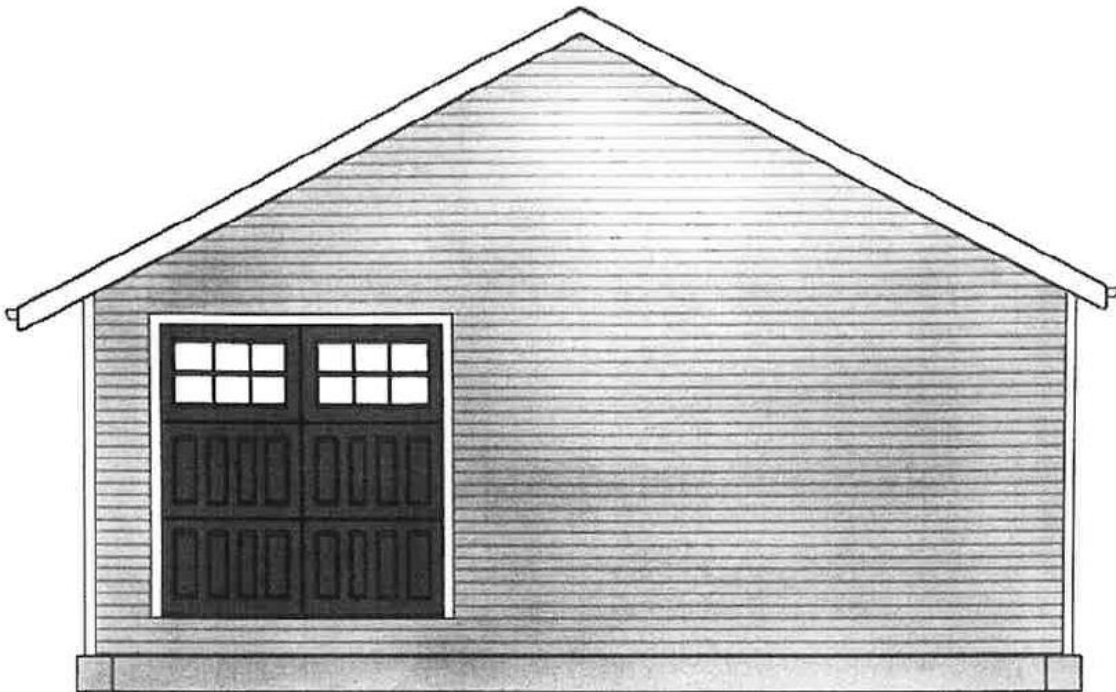
intend to add a trim piece to separate the side wall of the garage with the gable. The gable will be sided with LP SmartSide shakes.

**South Façade**



There are no unique features to delineate on this façade.

**East Façade**



The east façade includes an off-center overhead door with a decorative window slate. The applicant has stated that they intend to add a trim piece to separate the side wall of the garage with the gable. The gable will be sided with LP SmartSide shakes.

The roof will consist of asphalt shingles to match the house. The garage will be sided with LP Smart siding that will have a clapboard siding appearance when installed. The applicant stated to staff that they intend to side the primary house in the same manner within the next few years. The garage is intended to be primarily used for storage of implements and equipment to maintain both properties. Access to the property is primarily used via an existing gravel road along an easement on the property to the south.

See attached plans for more information.

### **ANALYSIS:**

One of the criteria for reviewing these applications is that it follows the architectural standards provided in the carriage house ordinance. The intent of this ordinance is to promote the livability of older neighborhoods by permitting unique designs of accessory buildings that are architecturally compatible with the primary structure. This is to ensure that the proposed accessory structure is in keeping with the historic nature of the primary structure and surrounding properties. The proposed accessory structure is in a neighborhood that is located within a more rural area of the City, complete with newer homes and larger city lots, aspects that are not what the carriage house ordinance was intended for. That being said, the proposed design does have provide some architectural features that are recommended per the carriage house ordinance. This includes overhead garage and service doors with windows, trim board separating the gable and side walls, shakes in the upper gable, and exterior materials that give the appearance of clapboard siding.

Staff finds that the proposed design of this garage meets all of the requirements of this ordinance including being located on the lot in a manner that will allow a house to constructed be constructed in the future.

**RECOMMENDED ACTION BY STAFF:** The design of the proposed second garage is recommended for approval with the condition that trim boards and shakes in the gables are used as stated in the above report by the applicant.



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0465

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**Agenda Date:** 4/27/2023

**Version:** 1

**Status:** Agenda Ready

**In Control:** Heritage Preservation Commission

**File Type:** Review of Plans

**Agenda Number:** 3.



# La Crosse Fire Department

Division of Community Risk Management

inspection@cityoflacrosse.org (P) 608.789.7530 (F) 608.789.7589  
http://www.cityoflacrosse.org/your-government/departments/fire-department



Revision 9/27/2021

## APPLICATION FOR BUILDING PERMIT

Application Number \_\_\_\_\_ Date 3/23/23 Parcel Number: 17-20017-70

<b>OWNER INFORMATION</b>					
Name: Roaring Fork Restaurant Group					
Address of Above: Street 241 N Broadway St		City Milwaukee	State Wi	Zip Code 53202	
Phone: 414-962-4200	Cell:	Fax:	Email: cstrakbein@roaring-fork.com		
<b>CONTRACTOR INFORMATION</b>					
Name: La Crosse Sign Group					
Address of Above: Street 1450 Oak Forest Drive		City Onalaska	State WI	Zip Code 54650	
Phone:	Cell: 608-780-3462	Fax:	Email:		
<b>PROJECT INFORMATION</b>					
Project Address: 127 3rd Street S					
Construction Cost: \$ 21,500.00		Description of Work: <small>If Demolition include intended use of land after demolition</small> Remove (3) Three building signs and install (3) Three new signs of comparable specifications to update the Qdoba Mexican Eats corporate image.			
Project Type: <input type="checkbox"/> Building <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Sign <input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Demolition					
Architect/Engineer Name:		Architect/Engineer Phone:		Level of Alteration (per IEBC):	
<b>PROPERTY INFORMATION</b>					
Zoning: C2 - Commercial	Nbr. Dwling Units:	Flood Plain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fire Limits: <input type="checkbox"/> Yes <input type="checkbox"/> No	Archaeological District: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Building Construction Type:			Occupancy Type:		
<b>FEE INFORMATION</b>					
Copies: \$	Plan Review: \$	Permit: \$	Record Mtce: \$	Other: \$	Total: \$

IT IS HEREBY AGREED between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, size, or install and the occupancy of a building or property as above described, to be issued and granted by Fire Prevention and Building Safety of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, size or install and occupy in strict compliance with the ordinances of the City of La Crosse, and to obey any and all lawful orders of Fire Prevention and Building Safety of the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings, and other structures and permanent building equipment.

Agent/Contractor: Carlee Strong (Print) [Signature] (Sign) 4/14/23 (Date) (WI Cred/Qual)  
 Owner: Ron Stokes - Roaring Fork Restaurant Group (Print) [Signature] (Sign) 4-10-23 (Date)

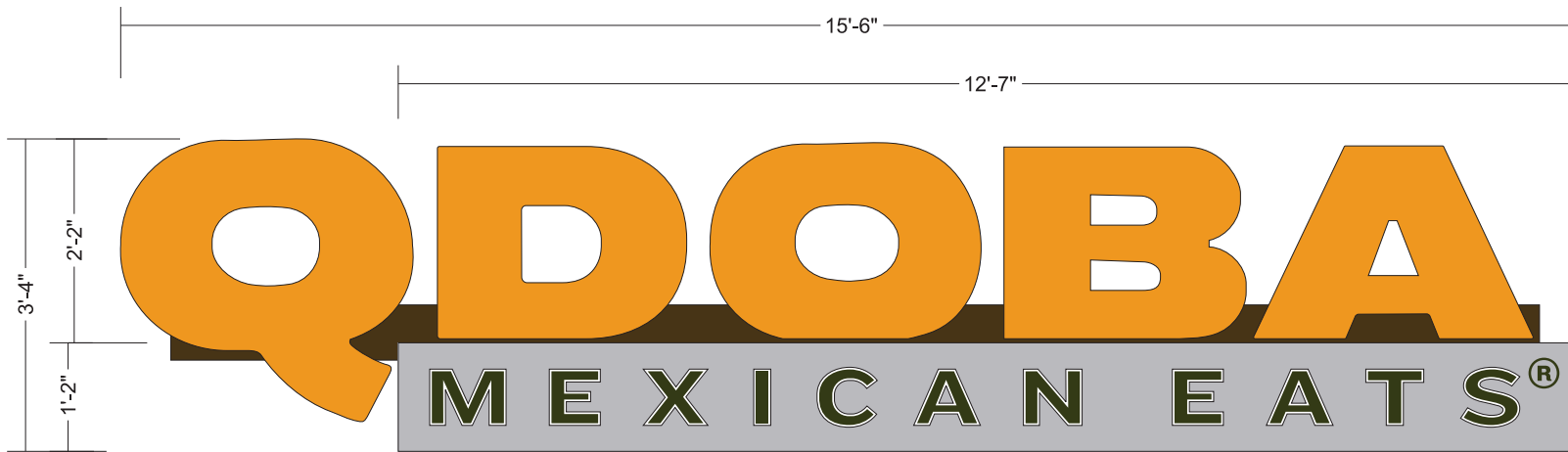
<b>OFFICE USE ONLY</b>		
Application Approved:	Inspector:	Date:

Proposed sign rebranding



Existing signs to be removed





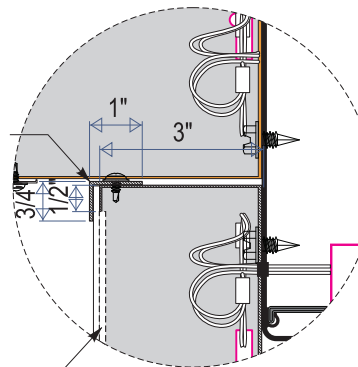
**A**

Qty 1 set of letters on raceway (West Elevation)  
52 sq ft

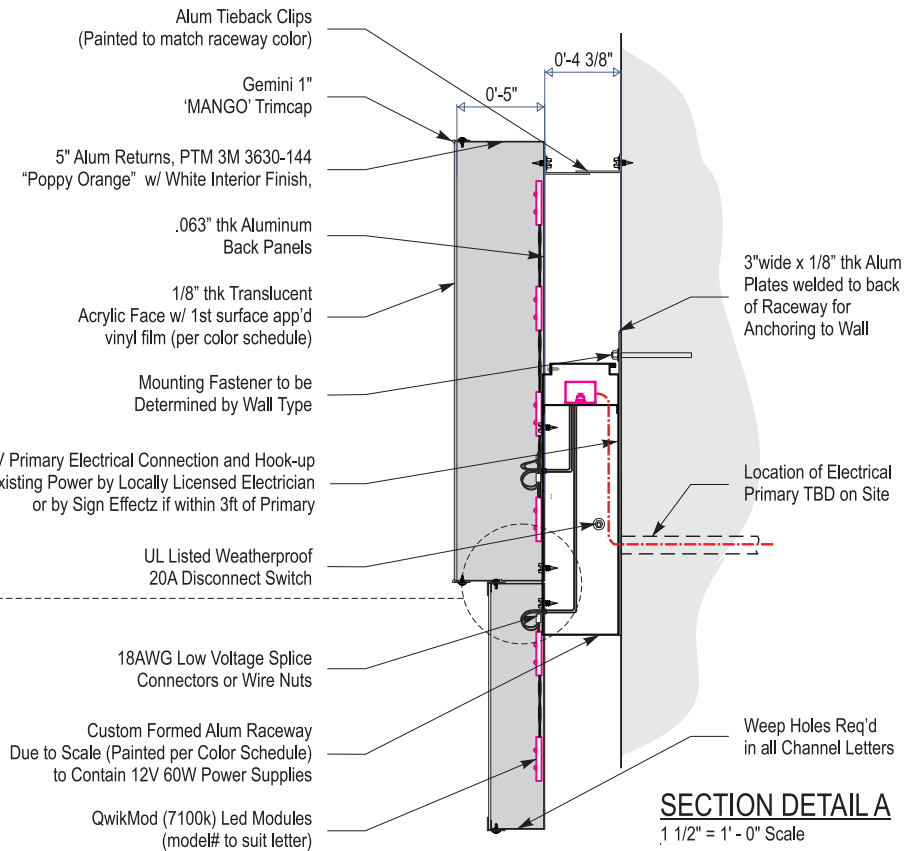
**COLOR SCHEDULE:**

- MAP Satin Finish PTM Exterior Fascia, Sherwin Williams #7048 "Urbane Bronze"
- MAP Satin 'Brushed Alum' Painted Finish (bottom channel box)
- 3M 7725-120 'Satin Aluminum' Opaque Vinyl Film (bottom channel box)
- 3M Opaque White Blockout Film, MAP Satin Finish, PTM Pantone 5743 C 'Dk Green'
- Formed aluminum angle retainers painted brushed aluminum (bottom channel box)
- MAP Satin Finish, PTM 3M 3630-144 'Poppy Orange' (channel letter returns)
- 3M 3630-144 'Poppy Orange' Translucent Vinyl Film (channel letter faces)
- Gemini 'Mango' Trim Cap (channel letters)

3"d Formed Alum Tagline Box w/ 1/2" Lip, Retainers are 3/4" w/ 1"L Returns which screw Poly Face to Sign. Poly face will have a seam. Weld a Poly flange behind one face at seam.



White Poly Face has Flange at Seam to avoid light leaks




**SECTION DETAIL A**  
1 1/2" = 1' - 0" Scale



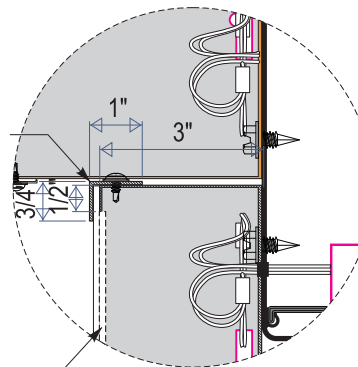
**B**

Qty 1 set of letters  
on raceway  
(South Elevation)  
18.82 sq ft

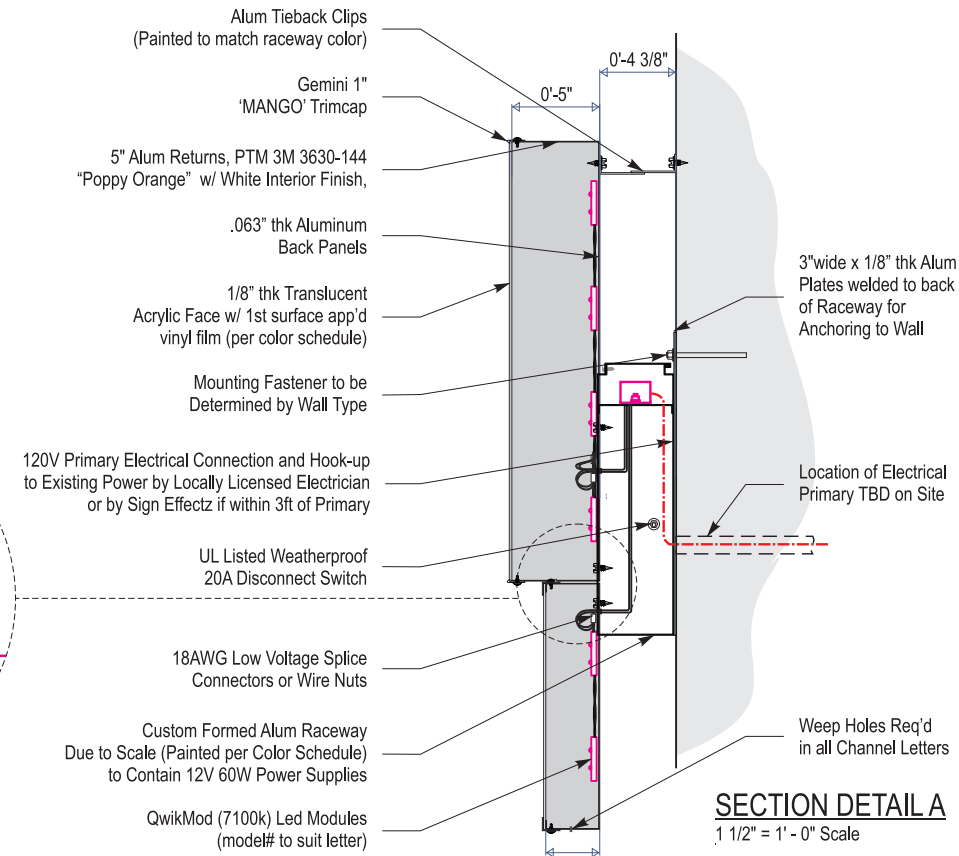
**COLOR SCHEDULE:**

-  MAP Satin Finish PTM Exterior Fascia, Sherwin Williams #7048 "Urbane Bronze"
-  MAP Satin 'Brushed Alum' Painted Finish (bottom channel box)
-  3M 7725-120 'Satin Aluminum' Opaque Vinyl Film (bottom channel box)
-  3M Opaque White Blockout Film, MAP Satin Finish, PTM Pantone 5743 C 'Dk Green'
-  Formed aluminum angle retainers painted brushed aluminum (bottom channel box)
-  MAP Satin Finish, PTM 3M 3630-144 'Poppy Orange' (channel letter returns)
-  3M 3630-144 'Poppy Orange' Translucent Vinyl Film (channel letter faces)
-  Gemini 'Mango' Trim Cap (channel letters)

3"d Formed Alum Tagline Box w/ 1/2" Lip, Retainers are 3/4" w/ 1"L Returns which screw Poly Face to Sign. Poly face will have a seam. Weld a Poly flange behind one face at seam.



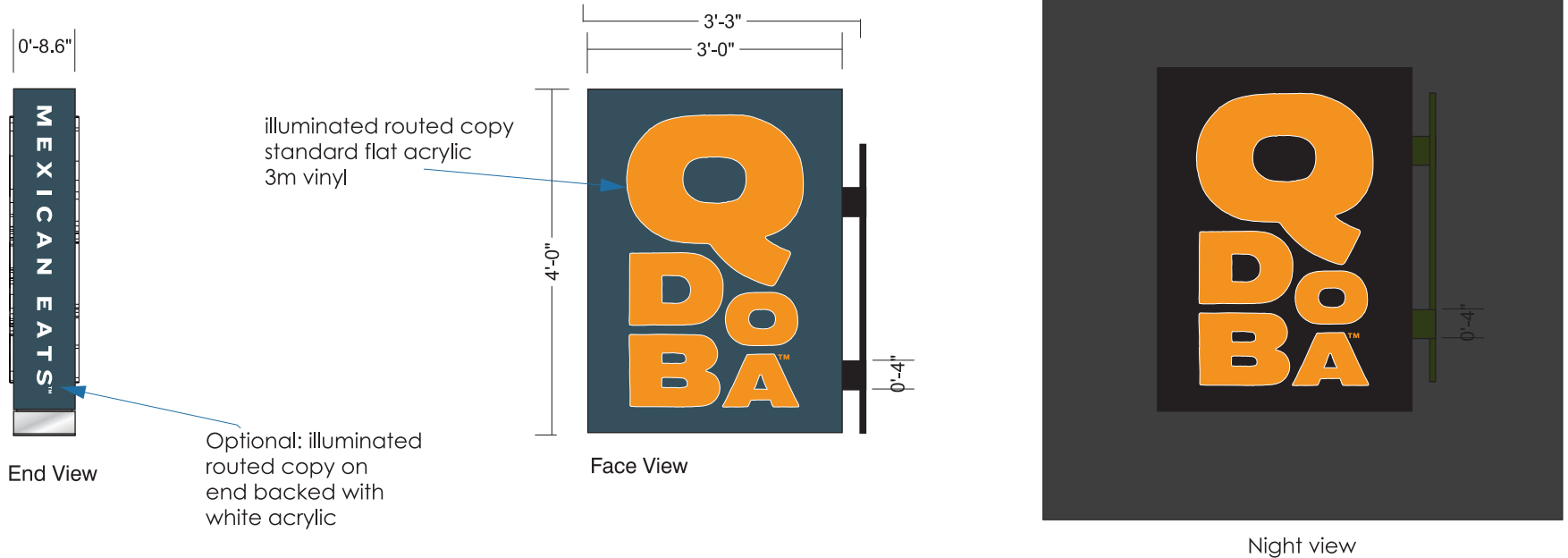
White Poly Face has Flange at Seam to avoid light leaks



**SECTION DETAIL A**  
1 1/2" = 1' - 0" Scale



Projecting sign: illuminated internally with LED



**DISCLAIMER:**

This is an original design created by Sign Effectz. The submitted design protected under copyright laws of the United States Code. You agree not to copy, photograph, modify or share directly or indirectly any of the foregoing held by you with any other party, nor will you permit any third party to do any of the foregoing without the written consent of Sign Effectz.

**REVISIONS:**

Rev A	_____	By _____	Date _____
Rev B	_____	By _____	Date _____
Rev C	_____	By _____	Date _____
Rev D	_____	By _____	Date _____
Rev E	_____	By _____	Date _____
Rev F	_____	By _____	Date _____

**DRAWING:**

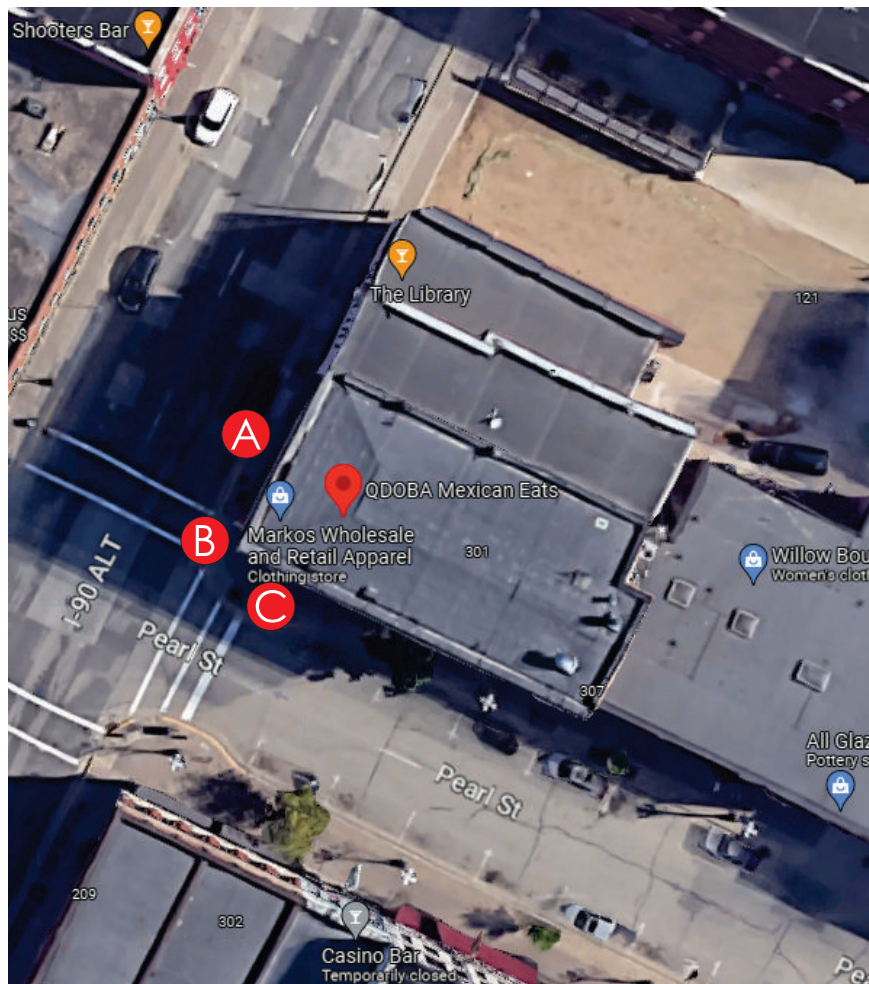
Order #:

Date: 02/22/23

Sales: DLN Drawn by: DLN

Scale: 1/2"=1'





**DISCLAIMER:**

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**REVISIONS:**

Rev A	_____	By _____	Date _____
Rev B	_____	By _____	Date _____
Rev C	_____	By _____	Date _____
Rev D	_____	By _____	Date _____
Rev E	_____	By _____	Date _____
Rev F	_____	By _____	Date _____

**DRAWING:**

**Order #:** \_\_\_\_\_  
Date: 02/22/23  
Sales: DLN Drawn by: DLN  
Scale: 1/2"=1'

**HERITAGE PRESERVATION COMMISSION REPORT**  
Certificate of Appropriateness- Downtown Commercial Historic District.  
Section 115-320(d)(2)

**TO:** Heritage Preservation Commission  
**FROM:** Planning Staff  
**MEETING DATE:** April 27, 2023

**PROPOSAL:** The applicant is proposing to replace two wall signs and one blade sign on the property located at 127 3<sup>rd</sup> Street S.

**PROPERTY/BUSINESS OWNER:**

Qdoba  
C/O Ron Stokes  
127 3rd Street S  
La Crosse, WI 54601

**APPLICANT:**

La Crosse Sign Group  
Carlee Strong

**BACKGROUND:** The Downtown Commercial Historic District was established by Ordinance in April 2016 along with design standards that are specific to the styles of architecture found within. The local district designation of the Downtown Commercial Historic District was created to encourage preservation of the historic resources of the district, which was named to the National Register of Historic Places in 1994. The design standards and review procedures are used to guide preservation, rehabilitation, new construction, relocation and demolitions. Plans or requests must be approved by the Heritage Preservation Commission prior to any building/demolition permit being issued. In determining whether to issue a Certificate of Appropriateness for Demolition, the HPC shall:

1. Consider factors such as whether the structure is of historical significance, the state of repair of the building, and whether denial of a permit would create a significant economic hardship for the owner.
2. Issue the certificate only if the owner can demonstrate that the building is structurally unsound and/or that denial of a demolition permit would create a significant economic hardship for the owner.

**PROJECT DESCRIPTION:** The applicant is proposing to remove the wall signs on 3rd Street S and Pearl Street and replace them with new wall signs in the same place. The applicant would also like to remove the existing blade sign located at the corner of the building and replace it with a new one. The new signs are part of the new marketing strategy for Qdoba.

The 3<sup>rd</sup> Street wall sign will be 3'-4" in height and 15'-6" in width. It consists of black aluminum panels with a translucent acrylic face that is LED illuminated. It will be attached to the building with aluminum tieback clips and mounting fasteners via a large aluminum plate.

Existing Façade



Proposed Façade



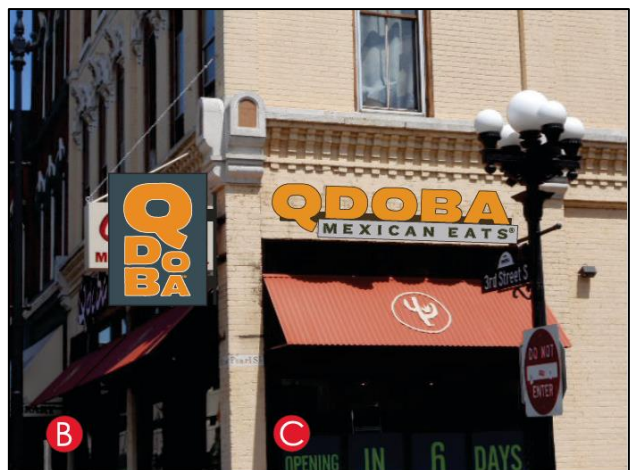
The Pearl Street wall sign will be 2'-0" in height and 9'-5" in width. It consists of black aluminum panels with a translucent acrylic face that is LED illuminated. It will be attached to the building with aluminum tieback clips and mounting fasteners via a large aluminum plate.

The blade sign face will be 4'-0" in height and 3'-0" in length and 8.6" in width and will extend 3'-3" over the public sidewalk. It consists of black aluminum panels with a translucent acrylic face that is LED illuminated. It will be attached to the building via a metal plate and arms protruding from the building.

Existing Façade



Proposed Façade



SEE ATTACHED PLANS FOR MORE INFORMATION

## ANALYSIS:

Design standards for signs are:

*Signs* . In historic commercial buildings, signs were typically mounted above storefronts flush with the façade, or projected perpendicularly from the façade. Signs were also placed in windows and appeared on awnings. All of these sign types are appropriate if designed with suitable materials and dimensions. Signs shall be placed where they would have historically been placed, and shall not cover significant architectural features or ornamentation.

- a. Sign installation shall be reversible - that is, it should leave no trace on the building after the sign is removed.
- b. Sign colors shall be compatible with those of the building; a limited palette of no more than four colors should be used.
- c. Traditional materials (wood and metal) are appropriate, while plastic is not. Neon signs may be used with the approval of the HPC. Other composite material may be approved by the Heritage Preservation Commission.
- d. Modern back-lit fluorescent signs, animated signs, awnings, or electronic billboards and signs with changeable letters are prohibited.
- e. Small free-standing or wall-mounted signs may be used to identify rear entrances or parking areas.
- f. Wayfinding, directional, or upcoming event signs that maintain the historic character of the Downtown may be approved by the Heritage Preservation Commission.
- g. All proposed signs must receive a sign permit from the Fire Department - Division of Fire Protection and Building Safety in accordance with [section 111-36](#) of the Municipal Code

The proposed signs are intended to be installed where the existing signs are currently located. They will not physically impair any significant architectural features nor visually impair any portion of the storefront. They are constructed of aluminum panels which is an appropriate material. The signs faces are a composite material (acrylic) which will have to be approved by the Commission. The sign is back lit with LED lighting not fluorescent.

**FINDING:** The proposed sign is in conformance with the Downtown Historic District Design Standards. The composite sign face material must be approved by the Commission.

**RECOMMENDED ACTION BY STAFF:** This Certificate of Appropriateness is recommended for approval with the condition that it is approved by the Community Risk Management Department.



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0473

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**Agenda Date:** 4/27/2023

**Version:** 1

**Status:** Agenda Ready

**In Control:** Heritage Preservation Commission

**File Type:** Review of Plans

**Agenda Number:** 4.



# La Crosse Fire Department

Division of Community Risk Management

inspection@cityoflacrosse.org (P) 608.789.7530 (F) 608.789.7589

<http://www.cityoflacrosse.org/your-government/departments/fire-department>



Revision 5/27/2021

## SIGNS

### When do I obtain a sign permit?

A Sign permit is required for signs placed on awnings, canopies and walls. Also, a sign permit is required for ground, projecting and suspended signs.

### Data Requirements:

- Completed and signed Application for Building Permit.
- 2 colored pictures of the sign (indicating size of sign)
- For ground signs a site plan showing the location of the sign and structural calculations for footings for signs over 15' in height.
- For wall signs, size of wall, location of sign and information on where the sign faces (road or parking).
- For awning and canopy signs, indicate size of awning or canopy, and their location on the building.
- For suspended and projecting signs, height above the sidewalk (if applicable) and location on building.

### How long does it take to get my permit?

Permits are reviewed on a first come, first serve basis. Inspectors are allowed 10 business days to complete. They may take longer depending on circumstances. For an additional cost you can EXPEDITE your application, moving it to the forefront.

### How much does a permit cost?

Building Permit Fees can be found on the City website at this link: <https://www.cityoflacrosse.org/fire/fees/buildings>.

### What do I do with the card I received with the building permit?

The yellow permit card should go in a window or where it can be seen from the street.

### When must I call for building inspections?

Inspections are required:

- After excavation, before placing concrete.
- When the project is complete.

### Frequently encountered issues:

Following is a list of frequent problems or errors we encounter:

- Excavation full of water/mud
- Excavation not to a minimum 48" depth
- Foundation backfilled before inspection
- Permit holder forgets to call us for required inspection, especially the required final inspection

**The property owner is responsible for correct placement of structures upon a parcel of land to comply with the building and zoning law. The back edge of the City sidewalk is usually located on a property line.**

Be sure to call Digger's Hotline prior to digging. The number is 1-800-242-8511.



# La Crosse Fire Department

Division of Community Risk Management

inspection@cityoflacrosse.org (P) 608.789.7530 (F) 608.789.7589  
http://www.cityoflacrosse.org/your-government/departments/fire-department



Revision 5/27/2021

## APPLICATION FOR *BUILDING* PERMIT

Application Number \_\_\_\_\_ Date \_\_\_\_\_ Parcel Number: \_\_\_\_\_

OWNER INFORMATION					
Name:					
Address of Above: Street		City		State	Zip Code
Phone:	Cell:	Fax:	Email:		
CONTRACTOR INFORMATION					
Name:					
Address of Above: Street		City		State	Zip Code
Phone:	Cell:	Fax:	Email:		
PROJECT INFORMATION					
Project Address:					
Construction Cost: \$		Description of Work: <small>If Demolition include intended use of land after demolition</small>			
Project Type: <input type="checkbox"/> Building <input type="checkbox"/> Addition <input type="checkbox"/> Sign <input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Demolition					
Architect/Engineer Name:		Architect/Engineer Phone:		Level of Alteration (per IEBC):	
PROPERTY INFORMATION					
Zoning:	Nbr. Dwling Units:	Flood Plain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fire Limits: <input type="checkbox"/> Yes <input type="checkbox"/> No	Archaeological District: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Building Construction Type:			Occupancy Type:		
FEE INFORMATION					
Copies: \$	Plan Review: \$	Permit: \$	Record Mtce: \$	Other: \$	Total: \$

IT IS HEREBY AGREED between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building or property as above described, to be issued and granted by Fire Prevention and Building Safety of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, raze or install and occupy in strict compliance with the ordinances of the City of La Crosse, and to obey any and all lawful orders of Fire Prevention and Building Safety of the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

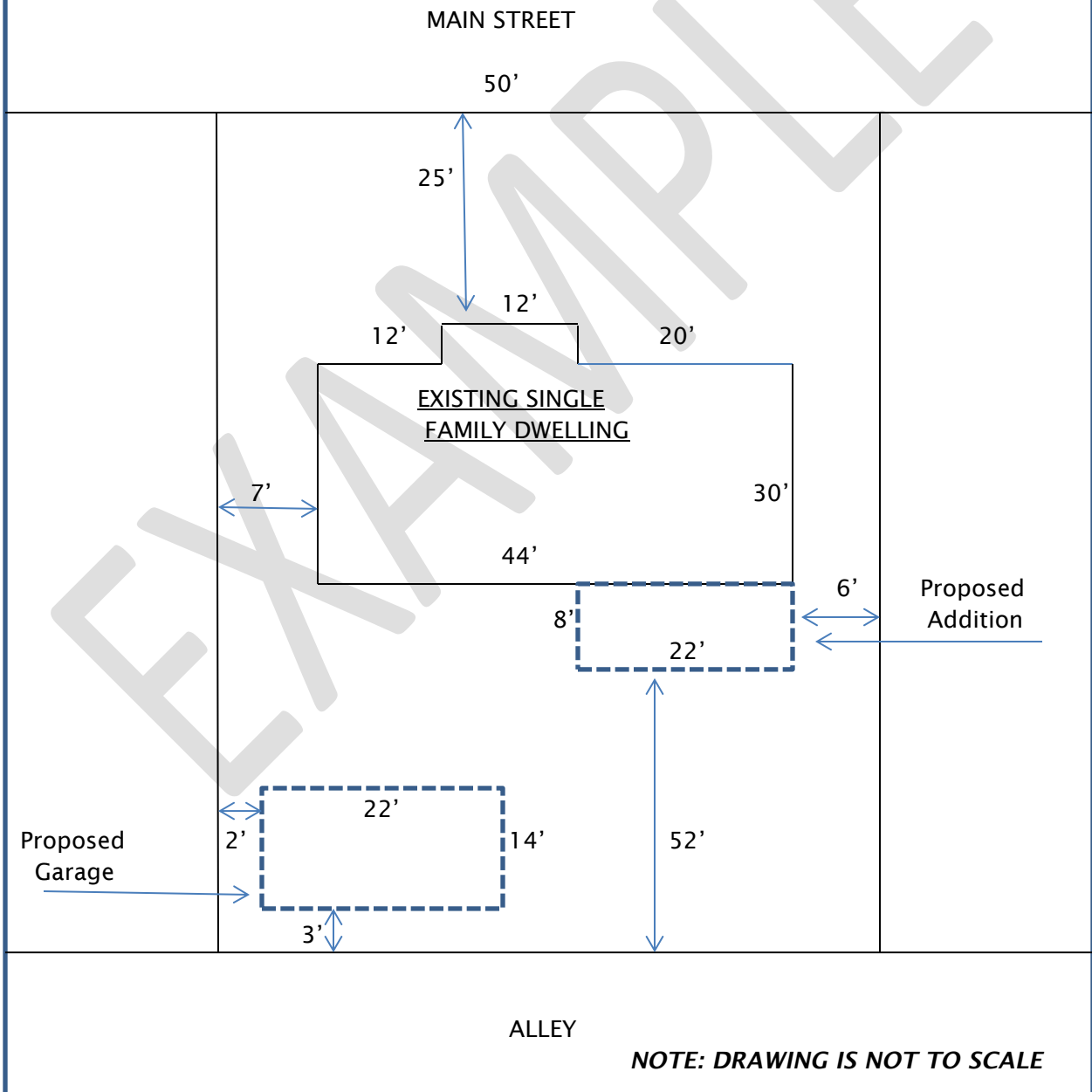
Agent/Contractor: \_\_\_\_\_ (Print) \_\_\_\_\_ (Sign) \_\_\_\_\_ (Date) (WI Cred/Qual)

Owner: \_\_\_\_\_ (Print) \_\_\_\_\_ (Sign) \_\_\_\_\_ (Date)

OFFICE USE ONLY		
Application Approved:	Inspector:	Date:

**EXAMPLE PLOT PLAN**  
**COMMUNITY RISK MANAGEMENT**  
**CITY OF LA CROSSE**  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)

This sample plot plan has been designed to assist you in preparing a similar plot plan of your own premises, when necessary to obtain a building permit, or when required by the Board of Zoning and Appeals, Board of Housing Appeals, or Board of Building Appeals. Plot plans for larger buildings shall go into more detail.







Graphics - 1.1 sq. ft.

Graphics - 1 sq. ft.

Markos  
 CLIENT

LOCATION

JP  
 PROJECT MANAGER

ANC  
 DESIGNER

1  
 DRAWING

REVISION NUMBER

REVISION DATE

CUSTOMER APPROVAL

3-9-23  
 DATE

THIS RENDERING IS AN ORIGINAL DESIGN CREATED BY BARABOO TENT & AWNING, INC. IT MUST NOT BE RELEASED, USED OR COPIED UNLESS APPLICABLE FEE HAS BEEN PAID OR JOB ORDER PLACED. ALL SIZES, DIMENSIONS, AND COLORS ARE ILLUSTRATED FOR CLIENTS CONCEPTION OF THE PROJECT AND ARE NOT TO BE UNDERSTOOD AS BEING EXACT SIZE OR EXACT SCALE.



MARKOS

2 HOUR  
PARKING  
8AM TO 6PM

1 HOUR  
PARKING  
24/7

OPEN LATE  
THURSDAY  
FRIDAY  
SATURDAY  
SUNDAY

NO RE-PARKING

108"

Original



# Proposal

DATE: MARCH 9, 2023

1111 Walnut Street PO Box 57  
Baraboo, WI 53913  
Phone 800-332-8303 Fax 608-356-0140  
Email: johnpinkston@barabooawning.com

*Other great products by Baraboo Awning:  
Awnings • Canopies • Large Format Digital Printing  
Boat Covers • Industrial Curtains • Banners  
Cabanas • Retractable Awnings • Umbrellas  
Custom Sewing • Trailer Covers • Porch Curtains*

**PROPOSAL  
SUBMITTED  
TO:**

Markos Wholesale Apparel  
303 Pearl Street  
La Crosse, WI 54601  
Phone: 608-784-8224  
Fax: 608-881-6389

Richard Markos  
dickmarkos@gmail.com  
Project Location

We hereby submit specifications for: One (1) welded aluminum frame slant style awning.  
Size: 10' wide x 42" projection x 36" drop plus a 8" floppy valance.  
Slant style with closed ends.  
Framework to be 1" square aluminum and will be mill finish silver.  
Fabric: Sunbrella.  
Fabric color: Manhattan Classic Stripe.  
Graphics: L Apparel - twice and Since 1901 in red on a tan cloud.  
Awning installed by Baraboo Awning.

Permits fees not included in this proposal, Will be added to the final invoice.

We propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of \$2,398.00 dollars.

Terms: 1/2 Down with order and Balance on Completion

All material is warranted to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Note: This proposal may be withdrawn by us if not accepted within 30 days. Interest will be charged on late payments at the rate of 18% per annum.

Baraboo Awning Authorized Signature:

Customer Authorized Signature:

John Pinkston

THANK YOU FOR YOUR BUSINESS!

CALL US OR VISIT OUR WEBSITE [www.BarabooAwning.com](http://www.BarabooAwning.com)

**HERITAGE PRESERVATION COMMISSION REPORT**  
Certificate of Appropriateness- Downtown Commercial Historic District.  
Section 115-320(d)(2)

**TO:** Heritage Preservation Commission  
**FROM:** Planning Staff  
**MEETING DATE:** April 27, 2023

**PROPOSAL:** The applicant is proposing to attach a fabric awning on the exterior façade of the property located at 303-307 Pearl Street.

**PROPERTY OWNER:**  
Markos Wholesale Apparel  
303 Pearl Street  
La Crosse, WI 54601

**APPLICANT:**  
Richard Markos

**BACKGROUND:** The Downtown Commercial Historic District was established by Ordinance in April 2016 along with design standards that are specific to the styles of architecture found within. The local district designation of the Downtown Commercial Historic District was created to encourage preservation of the historic resources of the district, which was named to the National Register of Historic Places in 1994. The design standards and review procedures are used to guide preservation, rehabilitation, new construction, relocation and demolitions. Plans or requests must be approved by the Heritage Preservation Commission prior to any building/demolition permit being issued. In determining whether to issue a Certificate of Appropriateness for Demolition, the HPC shall:

1. Consider factors such as whether the structure is of historical significance, the state of repair of the building, and whether denial of a permit would create a significant economic hardship for the owner.
2. Issue the certificate only if the owner can demonstrate that the building is structurally unsound and/or that denial of a demolition permit would create a significant economic hardship for the owner.

**PROJECT DESCRIPTION:**

The applicant is proposing to install a non-lit, 10ft wide fabric awning that has a 42inch projection from the building, a 36” drop, and possibly an 8” floppy valance around it. x 3.33ft sign to the face of the existing awning that faces Main Street. Minimal lettering will occur on the awning. The awning will consist of a slant style aluminum frame. According to the awning contractor the awning will be attached to the building with approximately 8-10 Tapcon masonry screws that are designed to have minimal impact to the building. Plans state that the awning will be approximately 8.5ft above the sidewalk.



SEE ATTACHED PLANS FOR MORE INFORMATION

#### **ANALYSIS:**

Design standards for awnings are:

##### *Awnings.*

- a. When used, awnings shall be installed without damaging the building or visually impairing distinctive architectural features.
- b. Canvas or fabric awnings shall be used, rather than wood or metal. Vinyl awnings are prohibited unless approved by the HPC.
- c. Awnings shall be flat rather than curved in profile unless approved by the HPC.
- d. Internally illuminated awnings are prohibited.
- e. Exterior mechanical equipment such as ductwork shall not be located on primary building facades.

The proposed sign is proposed to be installed without physically impairing any significant architectural features and with minimally invasive masonry anchors. It will not visually impair any portion of the storefront. It consists of fabric. It is flat. It is not illuminated and there is no exterior mechanical equipment.

The Community Risk Management Department stated that they informed the applicant that the awning needs to be 9ft above the public sidewalk instead of the proposed 8.5ft indicated in the plans. The applicant stated that they would meet this requirement. This does not change the above analysis.

**FINDING:** The proposed awning is in conformance with the Downtown Historic District Design Standards.

**RECOMMENDED ACTION BY STAFF:** This Certificate of Appropriateness is recommended for approval with the condition that it is approved by the Community Risk Management Department.



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0483

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**Agenda Date:** 4/27/2023

**Version:** 1

**Status:** Agenda Ready

**In Control:** Heritage Preservation Commission

**File Type:** General Item

**Agenda Number:** 5.

# La Crosse Heritage Preservation Commission

## 10 Most Endangered Historic Properties 2023



# William Zurn Beverage/Stokke Oil Service Station 324 Fourth Street S.

## Historic Overview

“Glory Days Sports Pub” uses two historic buildings: William Zurn Beverage building (the brick section on 4<sup>th</sup> Street) and Stokke Oil Service Station (the longer section facing King Street).

The two buildings were combined at some point in the recent past.

Stokke Oil Service Station building was designed by La Crosse architect **Otto Merman** in 1933.

Vernacular/Art Deco influenced Tavern and Service Station, built ca. 1934.



Ca. 1977. Source: Wisconsin Historical Society.



# William Zurn Beverage/Stokke Oil Service Station 324 Fourth Street S.

## Why It's Endangered

Building suffered damage related to the horrific fire and collapse of the neighboring Mueller Building in April 2022.

Recently received a "Raze or Repair" order.

## Why It's Worth Saving

Designed in part by prominent La Crosse architect Otto Merman.

A very unique set of buildings, beloved by local sports fans.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Wisconsin Historical Society.

# La Crosse Public School Buildings (Hogan, Lincoln and Longfellow)



Source: Wisconsin Historical Society.

## Historic Overview

Architect ***Otto Merman*** designed Hogan Elementary School in 1920 and Lincoln Middle School in 1924. Merman designed both buildings in the Neoclassical/ Beaux Arts Style.

The architectural firm ***Boyum, Schubert & Sorenson*** designed Longfellow Middle School in 1939 in the Art Deco Style.

All three buildings are eligible for La Crosse Local Historic Landmark designation.

# La Crosse Public School Buildings (Hogan, Lincoln and Longfellow)

## Why They're Endangered

La Crosse School District plans to close these buildings as part of a city-wide consolidation.

All three buildings are 80+ years old and experienced deferred maintenance.

## Why They're Worth Saving

Best remaining examples of Neoclassical and Art Deco School buildings in La Crosse.

Similar to the former Roosevelt School, these buildings could be converted into apartment and provide much needed housing.



Ca. 2023. Source: La Crosse Tribune.

# 600 Block of 4<sup>th</sup> Street S. (J.P. Koller Building and John Halverson House)

## Historic Overview

J.P. Koller Building (Grocery & Saloon), built ca. 1898.

John P. Koller moved to La Crosse in 1867 (at age 4). Became a businessman and Alderman for the 13<sup>th</sup> Ward.

John Halverson House, built ca. 1891.

John Halverson was born in 1825. A superintendent with Mons Anderson & Son Co., he worked there from at least 1866 until about 1897.



J.P. Koller Building (Left). John Halverson House (Right).  
Ca. 1977. Source: Wisconsin Historical Society.

# **600 Block of 4<sup>th</sup> Street S. (J.P. Koller Building and John Halverson House)**

## **Why It's Endangered**

The only historic buildings remaining on the entire 600 block of 4<sup>th</sup> Street. Both buildings in danger of redevelopment.

## **Why It's Worth Saving**

Both are unique examples of Victorian architecture, both eligible for La Crosse Local Historic Landmark designation.

J. P. Koller Building still displays original advertising “ghost sign”, ornamental brickwork and other historic features.

John Halverson House is a rare example of a residential home remaining downtown.



Ca. 2012. Source: Google Maps.

# Rublee-Washburn House

## 612 Ferry Street

### Historic Overview

Italianate style, built ca. 1856.

First owner: ***Francis M. Rublee***.

La Crosse County Treasurer, started first sawmill, the La Crosse Lumber Co.

Second owner: ***Cadwallader C. Washburn***.

Major-General in the Civil War, organized the 2nd Wisconsin Cavalry Regiment.

Served as US Congressman for five terms, Wisconsin Governor, on UW Board of Regents.

Founded flour mill in Minneapolis which later became the General Mills Co.



Ca. 1890. Source: UWL Murphy Library Special Collections/ARC.

# Rublee-Washburn House

## 612 Ferry Street

### Why It's Endangered

Damage to various historic elements.  
Requires maintenance, falling into disrepair.  
Facing neighborhood redevelopment.

### Why It's Worth Saving

Considered first architect-designed home in the city, unlike anything else at the time.  
Built when only five families lived in La Crosse.  
**Rublee** and **Washburn** were both prominent early citizens of La Crosse.



Ca. 2009. Source: Wisconsin Historical Society.

# MacMillan Apartments

## 709 and 711-713 Cass Street

### Historic Overview

Neoclassical influence, strong examples of period apartment design.

Built by La Crosse-born architect **Andrew Roth** between 1912 - 1915.

Distinctive two-story front porches with capped, brick piers.

Owned by **Daniel G. MacMillan**, a prominent businessman, industrialist, and civic leader in La Crosse history.



Ca. 1985. Source: UWL Murphy Library Special Collections/ARC.



# MacMillan Apartments

## 709 and 711-713 Cass Street

### Why It's Endangered

Encroachment by expanding road and high-traffic roundabout. Facing significant neighborhood redevelopment.

In need of maintenance/restoration.

### Why It's Worth Saving

Noteworthy historic apartment design in a pronounced location.

Designed by a skilled local architect.

Potentially eligible for National Register of Historic Places designation and Historic Tax Credits for restoration.



Ca. 2019. Source: Google Maps.

# W. C. Will House

## 503 Caledonia Street

### Historic Overview

Queen Anne style, built ca. 1894 by La Crosse-born architect **Andrew Roth**.

Rare example of a Queen Anne built with red brick in North La Crosse.

Gable roofed, two-story house with a three-sided bay on the lower-level, stained glass and half-round window in cross-gable.

Owned by **William C. Will**, inspector with the Chicago, Burlington & Northern Railways.



Ca. 1977. Source: Wisconsin Historical Society.

# **W. C. Will House**

## **503 Caledonia Street**

### **Why It's Endangered**

Sits in-between the Monitor Street district and the Amtrak Train Station parking lot.

Facing neighborhood redevelopment.

### **Why It's Worth Saving**

Unusual architectural example.

Designed by a skilled local architect.

Retains many historic building elements.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

# C. H. Hegge House

## 1339 Caledonia Street

### Historic Overview

Queen Anne Style, built ca. 1894 by La Crosse-born architect **Andrew Roth**.

Atypical example of an ornate Queen Anne home in North La Crosse. House retains decorative shingles, ornate woodwork, and stained glass windows.

Owned by **Christian Hegge**, a Norwegian immigrant who came to La Crosse ca. 1878.

With his brother Halsten, he started **Hegge Bros. Meat Market** at 732 Rose Street. It operated continuously in North La Crosse for several decades.



Ca. 1977. Source: Wisconsin Historical Society.

# C. H. Hegge House

## 1339 Caledonia Street

### Why It's Endangered

Original historic features (shingles and ornamental woodwork) falling into disrepair.  
In danger of neighborhood redevelopment.

### Why It's Worth Saving

Unique Queen Anne example. Retains important architectural features like two-story gable roofed porch, elevated railing, carved posts and stained-glass.

Designed by a skilled local architect.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

# A. L. Maltman House

## 1218 Vine Street

### Historic Overview

American Foursquare, ca. 1918.

One in a row of three similar homes, possibly constructed by the same builder.

Distinctive entrance with gabled roof supported by brackets. A two-story bay on the West side. Retains its original siding and upper-level shingles.

Owned by **Arthur L. Maltman**, a stock clerk at the La Crosse Tractor Co.



Ca. 1983. Source: Wisconsin Historical Society.

# A. L. Maltman House

## 1218 Vine Street

### Why It's Endangered

Only three historic buildings remain on this block, encircled by modern apartments.

Used for student housing, facing severe neglect and falling into disrepair.

### Why It's Worth Saving

Retains many historic elements. Porch can be restored to original appearance.

Only a finite number of American Foursquare homes in La Crosse.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

# E. J. Weimar House

## 1222 Vine Street

### Historic Overview

American Foursquare, ca. 1918.

One of three similar homes in a row, possibly constructed by same builder.

Hipped roof with broad overhang. Two-story side bay. Retains original upper-level shingles and lower-level siding.

Owned by **Edward J. Weimar**, an employee at the National Bank of La Crosse.

Edward, wife Edna, and 3-year-old son Ray moved in around March 1918.



Ca. 1983. Source: Wisconsin Historical Society.



# E. J. Weimar House

## 1222 Vine Street

### Why It's Endangered

Only three historic buildings remain on this block, encircled by modern apartments.

Used for student housing, facing severe neglect and falling into disrepair.

### Why It's Worth Saving

Retains many historic elements. Porch can be restored to original appearance.

Row of three American Foursquare homes possibly designed by well-known builder.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

# H. J. Putman House

## 231 13<sup>th</sup> Street N.

### Historic Overview

American Foursquare, ca. 1918.

Listed as 1226 Vine in 1922 City Directory.

One of three similar homes in a row, possibly constructed by same builder.

Distinctive and less common layout.

Retains original bracketed side entrance covering.

Owned by **Henry J. Putman**, a sales manager at the La Crosse Rubber Mills.



Ca. 1983. Source: Wisconsin Historical Society.

# H. J. Putman House

## 231 13<sup>th</sup> Street N.

### Why It's Endangered

Only three historic buildings remain on this block, encircled by modern apartments.

Used for student housing, facing severe neglect and falling into disrepair.

### Why It's Worth Saving

Vinyl siding detracts from appearance and might be hiding original elements.

Row of three American Foursquare homes possibly designed by well-known builder.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

→ This style used on other slides, so should be consistent

# William Zurn Beverage/Stokke Oil Service Station 324 Fourth Street S.

4th

## Historic Overview

Today's

Glory Days Sports Pub <sup>encompasses</sup> uses two historic buildings: William Zurn Beverage <sup>building</sup> (the brick section <sup>overlooking</sup> on 4th Street) <sup>to the north</sup> and Stokke Oil Service Station (the longer section facing King Street) <sup>to the south</sup>.

The two buildings were combined <sup>at some point in</sup> the recent past <sup>around 1999 - 2000</sup>.

Stokke Oil Service Station <sup>building</sup> was designed by La Crosse architect **Otto Merman** in 1933.

~~Vernacular~~ Art Deco influenced Tavern and Service Station, built ca. 1934.

both



Ca. 1977. Source: Wisconsin Historical Society.

Put these together

# William Zurn Beverage/Stokke Oil Service Station 324 ~~Fourth~~ Street S.

## Why It's Endangered

Building suffered damage related to <sup>a catastrophic</sup> ~~the~~ <sup>subsequent</sup> ~~horrific~~ fire and collapse of the neighboring Mueller Building in April 2022.

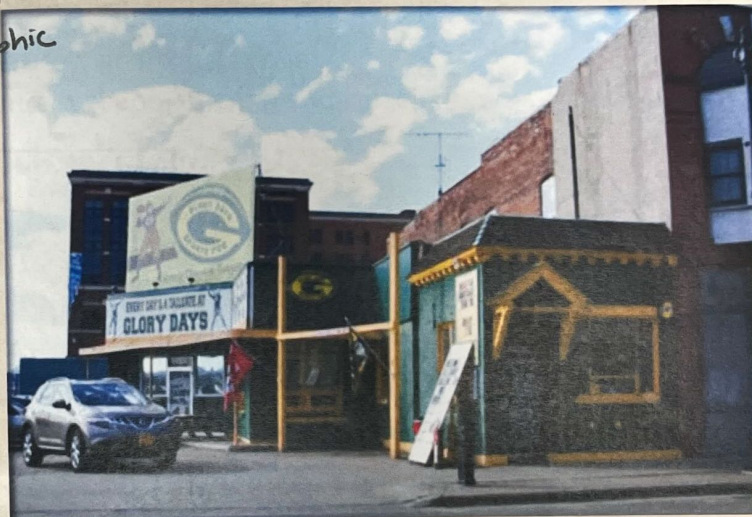
Recently <sup>issued</sup> ~~received~~ a "Raze or Repair" order.

## Why It's Worth Saving

Designed in part by prominent La Crosse architect Otto Merman.

A <sup>very</sup> ~~very~~ unique set of buildings, beloved by local sports fans.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Wisconsin Historical Society.

5 # Containing a wall of fame signed by over a hundred former Packers, including some from the Ice Bowl and Superbowls I and II, and

Hogan, Lincoln, and Longfellow Public Schools  
 La Crosse School District Buildings

## La Crosse Public School Buildings (Hogan, Lincoln and Longfellow)



Source: Wisconsin Historical Society.

### Historic Overview

Architect **Otto Merman** designed Hogan Elementary School in 1920 and Lincoln Middle School in 1924. Merman designed both buildings in the Neoclassical/Beaux Arts style.

The architectural firm **Boyum, Schubert & Sorenson** designed Longfellow Middle School in 1939 in the Art Deco style. Funding for it came from the federal government's <sup>Civil</sup> Public Works Administration (PWA) Program, part of

All three buildings are eligible for La Crosse Local Historic Landmark designation. <sup>1933 New Deal legislation</sup>

→ And possibly, state + Federal registers of Historic places, as well. <sup>in response to part of the Great Depression.</sup>

↑  
 I (Laura) would just assume so, anyway, but I am definitely not 100% sure, so I would trust others opinions on this.

Same title  
suggestion  
as last  
slide

## La Crosse Public School Buildings (Hogan, Lincoln and Longfellow)

### Why They're Endangered

La Crosse School District plans to close these buildings as part of a city-wide consolidation.

All three buildings are 80+ years old and experienced deferred maintenance.

### Why They're Worth Saving

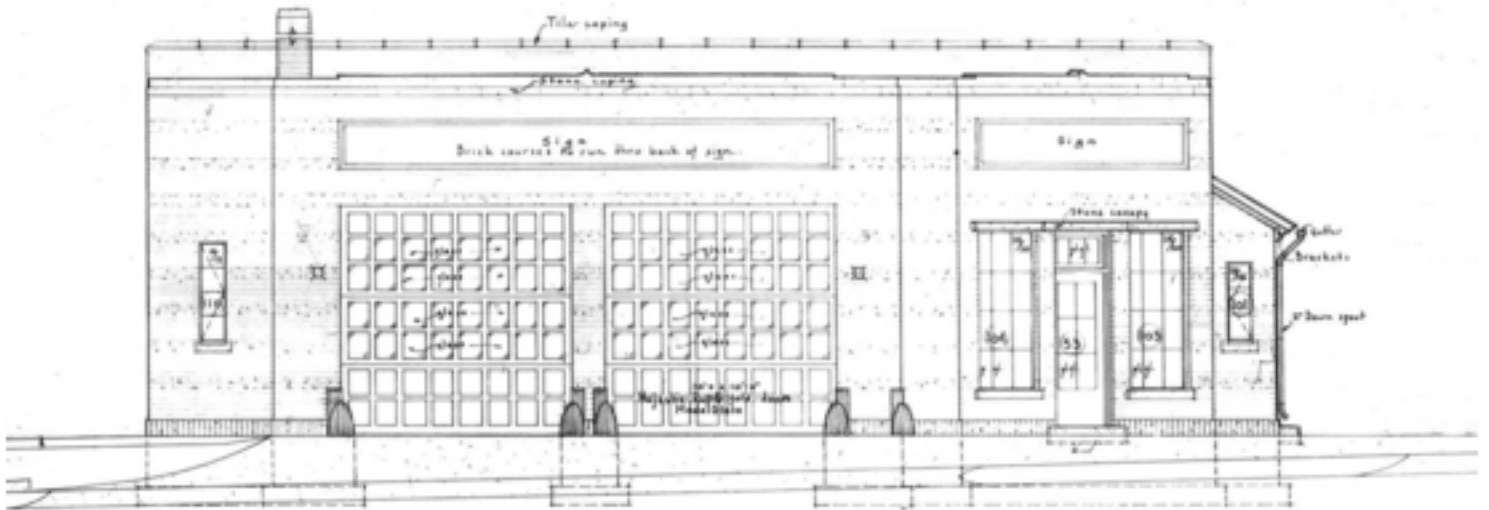
Best remaining examples of Neoclassical and Art Deco <sup>S - la crosse</sup> school buildings in La Crosse.

Similar to the former Roosevelt School, these buildings could be converted into apartment and provide much needed housing.

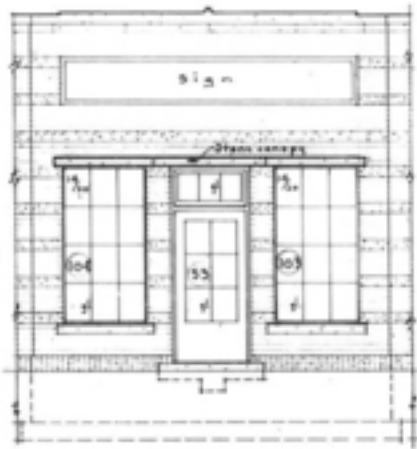


Ca. 2023. Source: La Crosse Tribune.

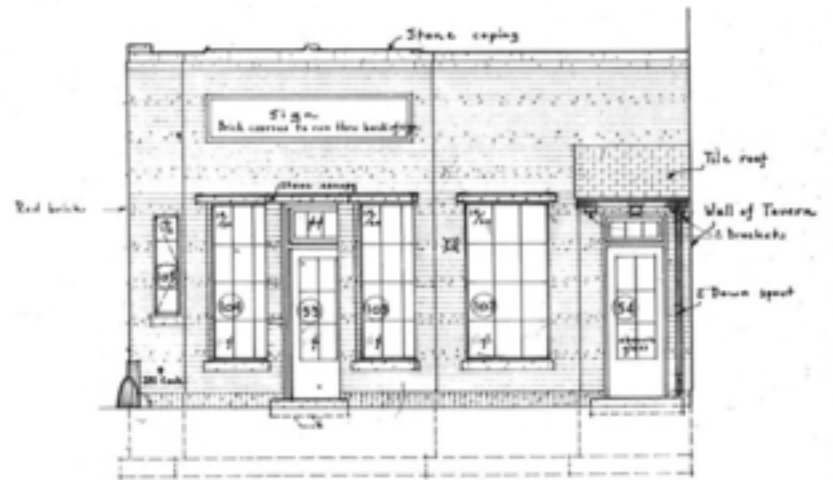
→ the photo? Not sure if LXT would be cool with us. Using one of their recent photos or not.



KING STREET ELEVATION



DIRECT FRONT ELEV  
OF ENTRANCE



FOURTH STREET ELEVATION  
Scale 1/4" = 1'-0"



