

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

 MULTI-FAMILY HOUSING DESIGN
 X COMMERCIAL DESIGN

Applicant (name and address):

Boys and Girls Clubs of Greater Lacrosse
1331 CLINTON ST. LA CROSSE WI 54603

Owner of site (name and address):

SAME

Architect (name and address), if applicable:

Brian Hatzung - Zimmerman Architectural Studios
2122 West Mt. Vernon Avenue Milwaukee, WI 53233

Professional Engineer (name and address), if applicable:

Tom Olejniczak - Harwood Engineering Consultants
255 N. 21st Street Milwaukee, WI 53233

Contractor (name and address), if applicable:

Construction Manager is Fowler and Hammer Inc.
313 Monitor St, La Crosse, WI 54603

Address of subject premises:

1235 & 1250
1331 CLINTON ST. LA CROSSE WI 54603

Initials of Inspector

[Handwritten initials]

Tax Parcel No.: 17-10146-41, 17-10146-30

Initials of Inspector

[Handwritten initials]

Legal Description:

SPIER & CANTERBURY 1ST PRT OF LOTS 14 & 15 BLOCK 7 & PRT SW-SE & PRT LOTS 7, 8 & 9 BLOCK 7 SPIER & CANTERBURYS ADDN & PRT VAC LOOMIS ST & PRT VAC ALLEY LYG WITHIN BLKS COM SE COR SEC 20 N81D58M46SW 2273.27FT TO NW COR PRCL DESC IN V903 P282 & ELY RW RANGER DR & POB ALG R/W LN N33D50M50SE 144.59FT S56D9M10SE 70.39FT S89D54M58SE 91.13FT S44D11M20SE 113.24FT TO N LN PRCL DESC IN V903 P282 ALG N LN N89D54M58SW 309.05FT TO POB

SPIER & CANTERBURY 1ST ADDN PRT LOT 14 & ALL OF LOTS 12 & 13 BLK 7 & VAC ALLEY ADJ ON W & SPIER & CANTERBURY ADDITION PRT LOT 12 BLOCK 4 & PRT LOT 9 & ALL OF LOTS 10 & 11 BLOCK 7 & VAC ALLEY ADJ ON E & PRT VAC WOOD ST & VAC CLINTON ST & VAC LOOMIS ST & PRT SW-SE OF 20-16-7 DESC AS FOLL THAT PRT LYG E OF E RW LN OF RANGER DR & LYG N OF C/L OF VAC CLINTON ST & VAC CLINTON ST EXT D E TO RW OF CMSTP&P RR RW & LYG W OF CMSTP&P RR RW WHICH IS 270FT NWLY OF C/L RR & S OF A LN WHICH IS 10FT N OF S LN OF LOT 14 BLK 7 OF FIRST ADDN TO SPIER & CANTERBURY ADDN & IS 10FT N OF S LN OF LOT 9 BLK 7 OF SPIER & CANTERBURY ADDN & WHICH LN EXT D W TO E RW RANGER DR & EXT D E TO NWLY RW OF CMSTP&P RR

Details of Exception Request:

The Boys and Girls Club is requesting two (2) exemptions as a result of the upcoming building addition and site improvement project. 1) The parking location requirement (that it be located no closer than the face of the building) is not possible to be met based on the site layout. 2) The second exemption for the quantity of the overall parking on-site is under by 5 spaces currently, however, this does not include any of the shared parking with the High School to the north.

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

The existing building and lot configuration would not allow for all the new (and existing) parking to be behind the proposed building addition (which is on the west side of the existing building). Proposed Parking on-site has been maximized to the fullest and a joint parking and site use agreement will be executed between the Boys and Girls Club as well as the High school to facilitate the use of shared parking off the Boys and Girls Club property.

CITY OF LA CROSSE, WI

General Billing - 131767 - 2015

002371-0013 Amber W. 12/04/2015 03:03PM

8554 - BOYS AND GIRLS CLUBS OF GREAT

Payment Amount:

300.00

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

Alternative options for locating the building in front of the parking along Ranger Drive were limited in discussion due to the connection requirement to the parcel to the north and the need for parking. However, limiting the parking to one side of the driveway (farthest away from the R.O.W.) was an option that was selected to minimize the impact. In addition, more parking was added to the rear of the building area to accommodate the need.

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

We believe the proposed exemption to allow parking closer to the R.O.W. than the proposed building addition will not impact the adjacent properties as the current and adjacent properties are parking in this/these areas already. The proposed parking improvements and associated landscaping will improve the current aesthetics.

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:

By Granting the exemption request, an adequate amount of parking for the facility will be provided at a reasonable distance to the main entrance. In addition, the proposed parking to the west of the proposed building has been minimized to meet the intent of the code. The existing building location and lot configuration dictated the location of the proposed parking areas.

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.



Mike Detomasi
(signature)

(608) 784-3295 12/01/15
(telephone) (date)

MIKE.DETOMASI@BGEGL.ORG
(email)

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

Personally appeared before me this 1 day of December, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

May D. Heng
Notary Public
My Commission Expires: 1-31-2016

[Faint, illegible handwritten text]

