

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

MULTI-FAMILY HOUSING DESIGN
 COMMERCIAL DESIGN

Applicant (name and address):

LA CROSS FIRE DEPARTMENT

726 5TH AVE S. LA CROSSE, WI 54601

Owner of site (name and address):

CITY OF LA CROSSE

400 LA CROSSE STREET, LA CROSSE, WI 54601

Architect (name and address), if applicable:

WENDEL COMPANIES, ATTN JENNIFER POLACEK & ROBERT KRZYZANOWSKI

204 F GRAND AVE, FAUCLAIRE, WI 54701

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address of subject premises:

920 GILLETTE STREET, LA CROSSE, WI and 1534 and 1540 Liberty Street

Tax Parcel No.: 17-10105-40, 17-10104-40, 17-10104-22

Legal Description:

FIRST ADDITION TO P.S. DAVIDSONS ADDN LOTS 18, 19, 20, 21 & 22 BLOCK 13 & PRT NE-SW BEING E1/2 VAC ALLEY LYG W & ADJ TO PER RESL IN DOC NO. 1800802

FIRST ADDITION TO P.S. DAVIDSONS ADDN S 1/3 LOT 4 & ALL LOT 5 BLOCK 13 & PRT NE-SW BEING W1/2 VAC ALLEY LYG E & ADJ TO PER RESL IN DOC NO. 1800802

CERTIFIED SURVEY MAP NO. 144 VOL 19 LOT 2 DOC NO. 1791328 & PRT NE-SW BEING W1/2 VAC ALLEY LYG E & ADJ TO PER RESL IN DOC NO. 1800802

Details of Exception Request:

C2 - NO PARKING STALL MAY BE CLOSER TO THE STREET THAN THE BUILDING SETBACK LINE OR THE BUILDING ON

THE SAME PARCEL, WHICHEVER IS FARTHER FROM THE STREET UNLESS THE APPLICANT CAN DEMONSTRATE THAT

THERE ARE NO PRACTICAL ALTERNATIVES RELATED SPECIFICALLY TO THE SITE.

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

920 GILLETTE STREET WILL BE HOME TO THE NEW FIRE STATION #4. DUE TO THE SIZE OF THE STRUCTURE, THE WESTERN FACADE, FACING LIBERTY STREET, WILL NOT BE ABLE TO MEET THE C2 STANDARD DUE TO THE REQUIRED AMOUNT OF PARKING STALLS AND REQUIRED AMOUNT OF SPACE NEEDED FOR FIRE TRUCK CIRCULATION.

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

THIS FACILITY HAS UNDERGONE SEVERAL DESIGN CONSIDERATIONS INCLUDING A MULTIPLE-STORY CONCEPT AND REORIENTATION OF THE FACILITY. HOWEVER, DUE TO ITS SCALE, THE IMPORTANCE OF RESPONSE TIMES FOR THE RESPONDERS, AND THE SIZE OF THE APPARATUS BY, WE WERE NOT ABLE TO CREATE A CONCEPT WHICH MEETS THE OWNERS NEEDS AS WELL AS THIS ORDINANCE, OTHER THAN TO ELIMINATE PARKING STALLS.

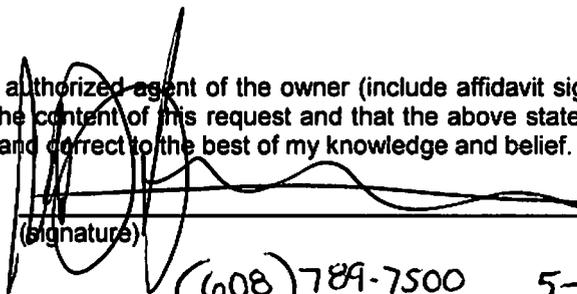
Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

AS AN EMERGENCY RESPONSE FACILITY, THE DESIGN NEEDS TO FOCUS ON HOW QUICKLY AND SAFELY APPARATUS CAN LEAVE THE STATION. THE ORIENTATION OF THIS FACILITY IS THE SAFEST FOR THE COMMUNITY, BOTH IN TERMS OF TRAFFIC FLOW AND IN THE FASTEST RESPONSE TIMES.

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 OVERALL AESTHETIC OF THE FACILITY WAS DESIGNED TO BE REMINISCENT OF THE EXISTING STATION 4, WHICH IS LOCATED ON THE CORNER OF LIBERTY AND GILLETTE STREETS. KEEPING PARKING FURTHER AWAY FROM BOTH STRUCTURE WILL ENHANCE THE FACILITIES FACADES AND PROVIDE PROTECTION FROM RETURNING APPARATUS, WHILE KEEPING THE AMOUNT OF PARKING STALL APPLICABLE.

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) 789-7500 5-9-2023
(telephone) (date)
reynoldsm@cityoflacrosse.org
(email)

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

Personally appeared before me this 9th day of May, 2023 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

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 9th day of May, 2023.

 Plan Adm.

Signed: _____
Director of Planning & Development



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WENDEL ARCHITECTURE, P.C.

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JENNIFER POLACEK, AIA
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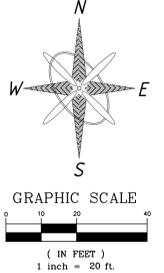
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- LEGEND**
- P.U. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.S.E. PUBLIC WALK EASEMENT
 - PROP. PROPOSED FEATURE
 - EXIST. EXISTING
 - MH MANHOLE
 - T/F TOP OF FOUNDATION
 - T/SLAB TOP OF SLAB
 - F/G FINAL GRADE
 - B/C BACK OF CURB ELEVATION
 - E/P EDGE OF PAVEMENT
 - CONC. CONCRETE
 - M.E. MATCH EXISTING
 - M= MEASURED DIMENSION
 - R= RECORDED DIMENSION
 - BLDG. BUILDING
 - RAD. RADIUS
 - IP FOUND IRON PIPE
 - IR FOUND IRON ROD
 - IP INLET PROTECTION
 - LIGHT POLE
 - GUY WIRE
 - PROPERTY LINE
 - WATER MAIN
 - GAS MAIN
 - COMBINED SEWER LINE
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - CABLE/TV LINE
 - TELEPHONE/COMMUNICATION LINE
 - ELECTRIC LINE
 - OVERHEAD LINE
 - SILT FENCING
 - CHAIN LINK CONSTRUCTION FENCING
 - CONDUIT SPECIAL-2" NON-METALLIC, SCHEDULE 40
 - CONDUIT HOPE DIRECTIONAL BORE 1 DUCT 2-INCH
 - +CN FOUND CROSS-CUT
 - PK FOUND P.K. NAIL
 - XX.XX PROPOSED SPOT ELEVATIONS
 - XX.XX EXISTING SPOT ELEVATIONS
 - 81.2- EXISTING CONTOURS
 - ⊗BB BUFFALO BOX
 - ⊗ CLEANOUT
 - A/C UNIT
 - CROSS SLOPE/RUNNING SLOPE
 - ⊗ WATER VALVE VAULT
 - ⊗ SEWER CATCH BASIN/ INLET
 - ⊗ SEWER MANHOLE
 - ⊗ TREE W/ SIZE
 - ⊗ 24" x 42" HANDHOLE
 - ⊗ LIGHTING CONTROL CABINET
 - ⊗ FIRE HYDRANT
 - ⊗ BOLLARD
 - ⊗ POWER/UTILITY POLE
 - ⊗ EXISTING CONCRETE PAVEMENT
 - ⊗ EXISTING BITUMINOUS PAVEMENT
 - ⊗ EXISTING GRAVEL PAVEMENT
 - ⊗ STRUCTURE OR ITEM TO BE REMOVED
 - ⊗ TO BE REMOVED
 - ⊗ OVERLAND FLOOD ROUTE
 - ⊗ DRAINAGE FLOW ARROW

GENERAL NOTES:

- ELEVATIONS BASED ON (WCSS) NAD 83 (2011) ADJUSTMENT.
- BEFORE ANY EXCAVATION, THE CONTRACTOR SHALL CALL D.I.G.G.E.R. (811 OR 1-800-242-8511) TO LOCATE ALL EXISTING UTILITIES ON-SITE. THE CONTRACTOR SHALL FAMILIAR WITH THE LOCATIONS OF ALL BURIED UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE CITY OF LA-CROSSE - STANDARD SPECIFICATIONS AND PROCEDURES, LATEST EDITION UNLESS OTHERWISE NOTED IN THESE PLANS. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE CITY OF LA-CROSSE'S REQUIREMENTS WILL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
- THE CONTRACTOR SHALL EXAMINE THE PLANS AND NOTES, VISIT THE SITE OF THE WORK AND FAMILIARIZE HIMSELF FULLY WITH THE WORK INVOLVED, GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS PRIOR TO THE START OF THIS PROJECT.
- NEITHER THE ENGINEER NOR THE OWNER GUARANTEE THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS REGARDING UTILITIES, EITHER PUBLIC OR PRIVATE, SUCH AS SEWERS, MANHOLES, CATCH BASINS, GAS AND WATER MAINS, TELEPHONE AND ELECTRICAL DUCT LINES AND SIMILAR STRUCTURES. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION OPERATIONS, AND SHALL REPORT TO THE ENGINEER ANY DIFFERENCES FROM THE LOCATIONS SHOWN ON THE PLANS. THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. BY FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE.
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OR PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY UTILITY TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, PROJECT OWNER AND UTILITY OWNER, BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.
- THE CONTRACTOR SHALL KEEP A SET OF CONSTRUCTION PLANS ON THE JOB SITE, AND SHALL MAINTAIN A LEGIBLE RECORD ON SAID PLANS OF ANY ALTERATIONS TO PLANS AND SPECIFICATIONS OF PROPOSED IMPROVEMENTS, ETC. UPON COMPLETION OF THE CONTRACTOR'S WORK, SAID PLANS AND INFORMATION SHALL BE PROVIDED TO THE ENGINEER.
- THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS INCLUDING THOSE FROM THE CITY OF LA-CROSSE, PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL USE. THE CONTRACTOR SHALL NOT EXCAVATE OR DISTURB BEYOND PROPERTY LINE BOUNDARIES, UNLESS OTHERWISE INDICATED ON THE PLANS.
- DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD.

PAVING NOTES:

- ALL CONCRETE CURB AND GUTTER ON SITE, UNLESS OTHERWISE NOTED, SHALL BE TYPE 'L' CURB. TYPE 'L' CURB SHALL HAVE A 6" EXPOSURE UNLESS OTHERWISE NOTED.
- PREFORMED EXPANSION JOINT FILLERS SHALL BE PLACED AT ALL LOCATIONS WHERE CONCRETE PAVEMENT IS ADJUTING THE BUILDINGS.
- ALL CONCRETE SIDEWALK TO BE 4-INCH UNLESS OTHERWISE NOTED.
- CONCRETE PAVEMENT DRIVEWAY TO BE CONCRETE PAVEMENT 7-INCH OVER 6-INCH BAD 1 1/4-INCH UNLESS OTHERWISE NOTED.
- HMA DRIVEWAY & PARKING SHALL CONFORM TO CITY OF LA-CROSSE SPECIFICATIONS FOR BITUMINOUS CONCRETE MIXES SEC. 130 AND FOR AGGREGATE MATERIALS SEC. 100:
STANDARD ASPHALT:
SINGLE ASPHALT LAYER: 3 1/2" HMA 3 LT 58-28S
BASE AGGREGATE: 8" BASE AGGREGATE DENSE (BAD) 1 1/4-INCH
HEAVY DUTY ASPHALT:
UPPER ASPHALT LAYER: 2" HMA 4 MT 58-28S
LOWER ASPHALT LAYER: 3" HMA 3 LT 58-28S
BASE AGGREGATE: 9" BAD 1 1/4-INCH
- BID ALTERNATE #1: PAVE DRIVEWAY WITH CONCRETE PAVEMENT 7-INCH OVER 6-INCH BAD 1 1/4-INCH.

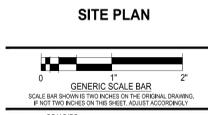
- # # OF STANDARD PARKING STALLS
- # # OF ADA PARKING STALLS WITH 8' ACCESSIBILITY AISLE
- 4 CORE & POUR FINISHING REQUIRED. SEE CONSTRUCTION DETAILS.
- 5 PROPOSED STOOP BY BUILDING CONTRACTOR. SEE STRUCTURE PLAN.
- 6 PROPOSED CONCRETE APRON BY BUILDING CONTRACTOR. SEE STRUCTURE PLAN.



Ryan B. McKane 02-10-2023

NOTE
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE BY THE PROPRIETOR OF THE PROJECT AND ENGINEER ARE TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE REGISTERED ARCHITECT AND ENGINEER. UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, DESIGN SPECIFICATION, PLAN OR REPORT IS PROHIBITED IN ACCORDANCE WITH STATE LAW CODE AND RULES.

NO.	REVISIONS	DATE

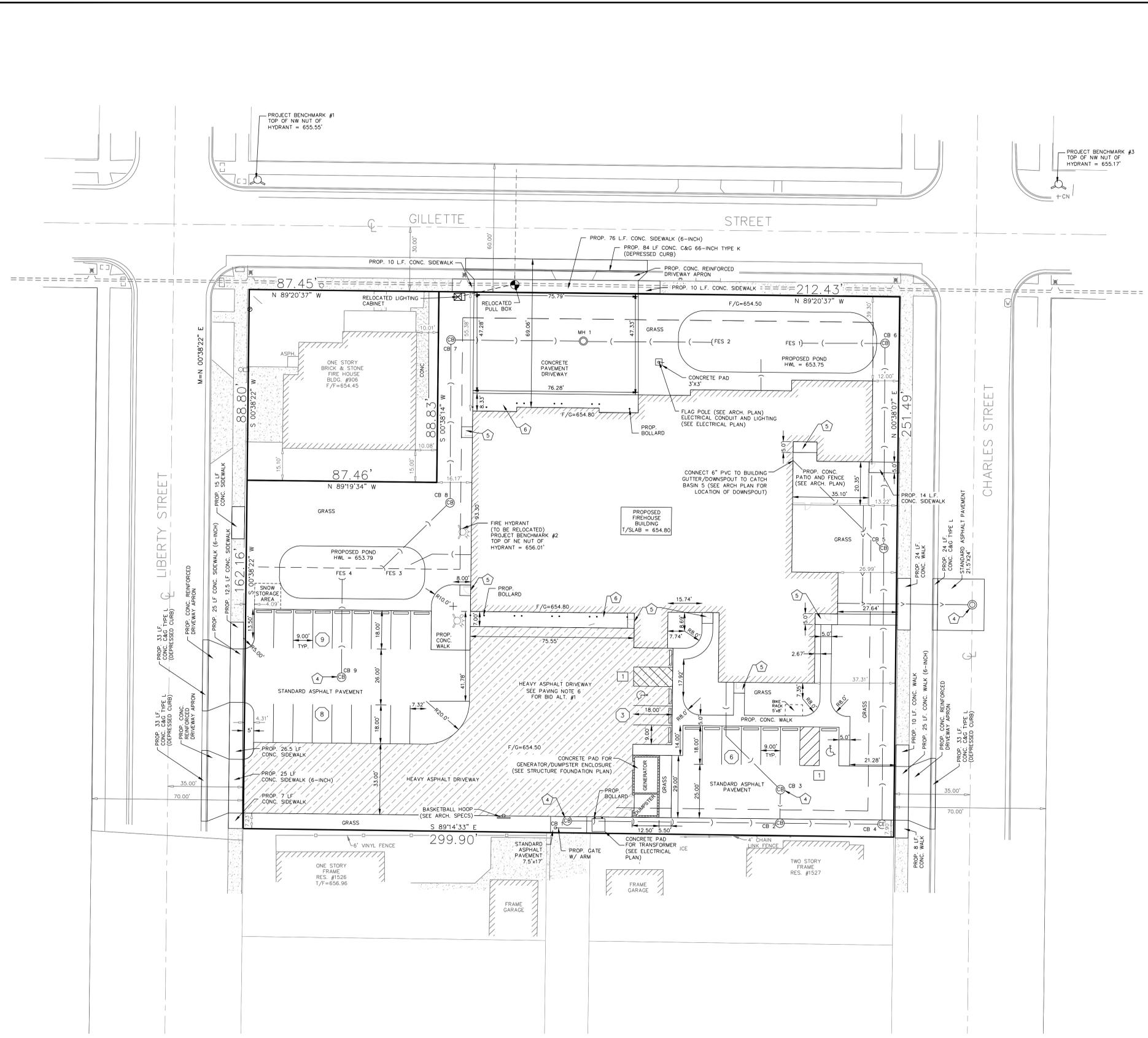


DATE 02/10/23
SCALE As indicated
OWN. WMM CHK. RBM
PROJ. No. 601806
DWG. No.

C301



WSP USA Inc.
831 Critter Court, Suite 400
Onalaska, WI 54650
Phone: (608) 519-1455



LIBERTY STREET

GILLETTE STREET

STREET

CHARLES STREET



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