



## BUILDING PERMIT APPLICATION

Fire Prevention and Building Safety

400 La Crosse St, La Crosse, WI 54601

(608) 789-7530 • Fax: (608) 789-7589

<http://www.cityoflacrosse.org> [inspection@cityoflacrosse.org](mailto:inspection@cityoflacrosse.org)

Application No: \_\_\_\_\_

Date: \_\_\_\_\_

Parcel No: \_\_\_\_\_

PROJECT

### Project Address:

|  |                                     |  |                           |
|--|-------------------------------------|--|---------------------------|
| Building <input checked="" type="checkbox"/> | Addition <input type="checkbox"/>   | Alteration/Remodel <input checked="" type="checkbox"/> | Cost of Project: \$32,000 |
| Sign <input type="checkbox"/>                | Demolition <input type="checkbox"/> | Intended Use of Land After Demolition: _____           |                           |

Description of Work: re do front siding level floors, install shower remove partition walls, install new windows remove insulation install new insulation

OWNER

Name: West Coast Development LLC

Address: 3152 So 31st St

City: LA CROSSE

State: WI

Zip Code: 54601-7798

Phone: \_\_\_\_\_

Cell: 608  
317-9292

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

VANAELSTYN, Joe @ gmail.com

CONTRACTOR

Name: \_\_\_\_\_

Supervisor: \_\_\_\_\_

Address: \_\_\_\_\_

WIS/Cred/Qual: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

PROPERTY

Zoning: Commercial - Local Business

Flood Plain: Yes ☐

No: ☒

Number of Dwelling Units: \_\_\_\_\_

Fire Limits: Yes ☐

No: ☒

Property Located in Archaeological District: Yes ☐

No: ☒

Building Construction Type: FRAME

Occupancy type: office

Level of Alteration (per IEBC):

Two 2

Architect/Engineer Name: Owner

Architect/Engineer Phone: 608-317-9292

INSPECTION USE ONLY

OK TO ISSUE: \_\_\_\_\_

Inspector Initials: \_\_\_\_\_

Approval Date: \_\_\_\_\_

#### FEES

Copies: \_\_\_\_\_

\$

Plan Review: \_\_\_\_\_

\$

Permit Fee: \_\_\_\_\_

\$

Record Maintenance Fee: \_\_\_\_\_

\$

Other: \_\_\_\_\_

\$

TOTAL: \_\_\_\_\_

\$

Received By: \_\_\_\_\_

Check No: \_\_\_\_\_

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.

PLEASE MAKE CHECKS PAYABLE TO: CITY OF LA CROSSE TREASURER

JOE VAN DELSTYN

(PRINT) AGENT/CONTRACTOR NAME DATE

West Coast Development LLC

(PRINT) OWNER NAME DATE

(SIGN) AGENT/CONTRACTOR NAME DATE

1-15-2020

(SIGN) OWNER NAME DATE

1-15-20

DO NOT CONCEAL ANY WORK WITHOUT FIRST RECEIVING INSPECTOR APPROVAL.

IT IS THE OWNER'S RESPONSIBILITY TO SEE THAT INSPECTION REQUESTS ARE CALLED IN TO THE INSPECTOR.

Joe Van Aelstyn, Member  
West Coast Development LLC  
3152 So 33rd St.  
La Crosse, WI 54601-7798

Tim Acklin - Senior Planner  
Historic Preservation Committee  
City of La Crosse  
City Hall  
La Crosse

Re: 1121 Caledonia St., Maid-Rite request for Certificate of Recommendation

Dear Tim.

Enclosed is a letter to the Committee, a detailed description of construction and alternate reconstruction and floor plans, cross sections, elevations, profiles, and details. The existing roof framing and baring walls are anticipated to remain. If modifications are indicated, structural calculations for trusses and / or headers will be provided.

We did request in March a permit for reroofing. The permit was issued on September 16th 2019. That work will commence <sup>AFTER</sup> ~~until~~ approval is obtained from your committee. Samples will be shown at the meeting if requested. A survey was provided with that application of the adjacent property to the North. A copy of the Sanford map is attached.

Please place us on your next agenda, and so advise.

Thank you,

Joe Van Aelstyn, Member  
West Coast Development LLC

Joe Van Aelstyn, Member  
West Coast Development LLC  
3152 So 33rd St.  
La Crosse, WI 54601-7798

Chris Kahlow, Chairperson  
Historic Preservation Committee  
City of La Crosse  
City Hall  
La Crosse

Re: 1121 Caledonia St., Maid-Rite request for Certificate of Recommendation

Dear Chris

We are requesting a Certificate of Recommendation from the committee, The property is the previously designated historic structure located at 1121 Caledonia St. legal description the North ½ of Lot 8, Block 8, plat of North La Crosse, known as the Maid - Rite.

A detailed description of construction and alternate reconstruction follows. Floor plans, cross sections, elevations, profiles, and details are attached.

The overall shape of the building will not change. The plywood covering the clearstory windows on the front of the building has been removed and the original corderoy glass windows have been exposed and restored. It was believed that the plate glass windows in front were a later addition to the 1881 structure as the frame flashing was aluminum. It is now understood that the windows were most likely original but the wood frame was replaced with a newer material. The brick will be replaced with a flat panel having moulding below the windows creating two or three rectangles.

The remaining 3 exteriors will be sided with a lap siding in a grey color.

We did request in March a permit for reroofing. The permit was issued on September 16th 2019. That work will commence until approval is obtained from your committee. Samples of the black architectural asphalt shingle can be shown at the meeting if requested. A survey was provided with that application of the adjacent property to the North. A copy of the Sanford map is attached.

The North side will have the existing twin double hung windows repaired and or replaced and a possible currently enclosed opening may have an additional double hung window installed. The second floor gables will have casement windows installed, the original door to the upper apartment will have a 6 ft by 26 in window and the other gable will have a 5 ft by 24 in window. Both Gables will be sided to match the first floor.

The rear, West side gable will have a 5 ft. x 5 ft. trapezoidal fixed window to replace the 5 ft x 24 in. existing double hung.

The South exterior wall will receive the same siding, the gable on the 2nd floor will receive a 4ft by 24 in casement window. A 4ft x 24 in. skylight may be installed in the roof.

The interior front room will have the asbestos flooring removed or encapsulated. The entire floor is only out of level by about 3/8th of an inch. It is imperceptible. The ceiling will remain, the existing cellulose insulation has been tested and will be removed. The ceiling tile is a paper product, it has also been tested and will probably remain in place and may be covered if a suitable material is found. The original vent for the hamburger steamer may be replaced for a wood stove.

The second room was the prior kitchen. A small kitchen area will be installed along the interior wall near the original plumbing wall, basically to provide a coffee bar. The existing ½ bath may be expanded to include a shower creating a full bath. It is my opinion that the change would insure the sustainability by providing a work / live situation. This floor is out of level by about 3 inches which is noticeable. The floor leveling will be accomplished by furring and sistering existing joists. The ceiling will be removed as will the floor on the second floor.

The third area has a 2 inch wide non-bearing wall that will be removed. The ceiling and second floor will also be removed.

The fourth area containing the storage area will be removed except for a portion that is bearing. The ceiling and floor above will be removed.

The second, third and fourth areas will have the ceilings and floors of the old second floor apartment removed. The rafter cavities will be insulated and covered with a white pickled wood. Rafters will be painted white. It will create cathedral ceilings.

The 3rd and 4th area will either have new wood joists installed or poured concrete. A portion of the 4th area already has a concrete floor.

The building will be used for commercial purposes, initially a real estate office. The rear 3/4th of the building will have the adaptability to serve as a live / work or a separate living quarters. Again this is to insure sustainability, as there is a record amount of empty commercial space in the market.

The historic character will be maintained.

No chemical or sandblasting has been considered or implemented on site,

Much of the existing flooring has been saved for future wall covering.

In the event that any new footers are required, less than 20 square feet of space would be disturbed and that would be inside the structure.

If you have any questions please contact me.

Thank you.

Joe Van Aelstyn , member  
CCIM, Federal General Appraiser WI & MN  
Real Estate Broker WI & MN

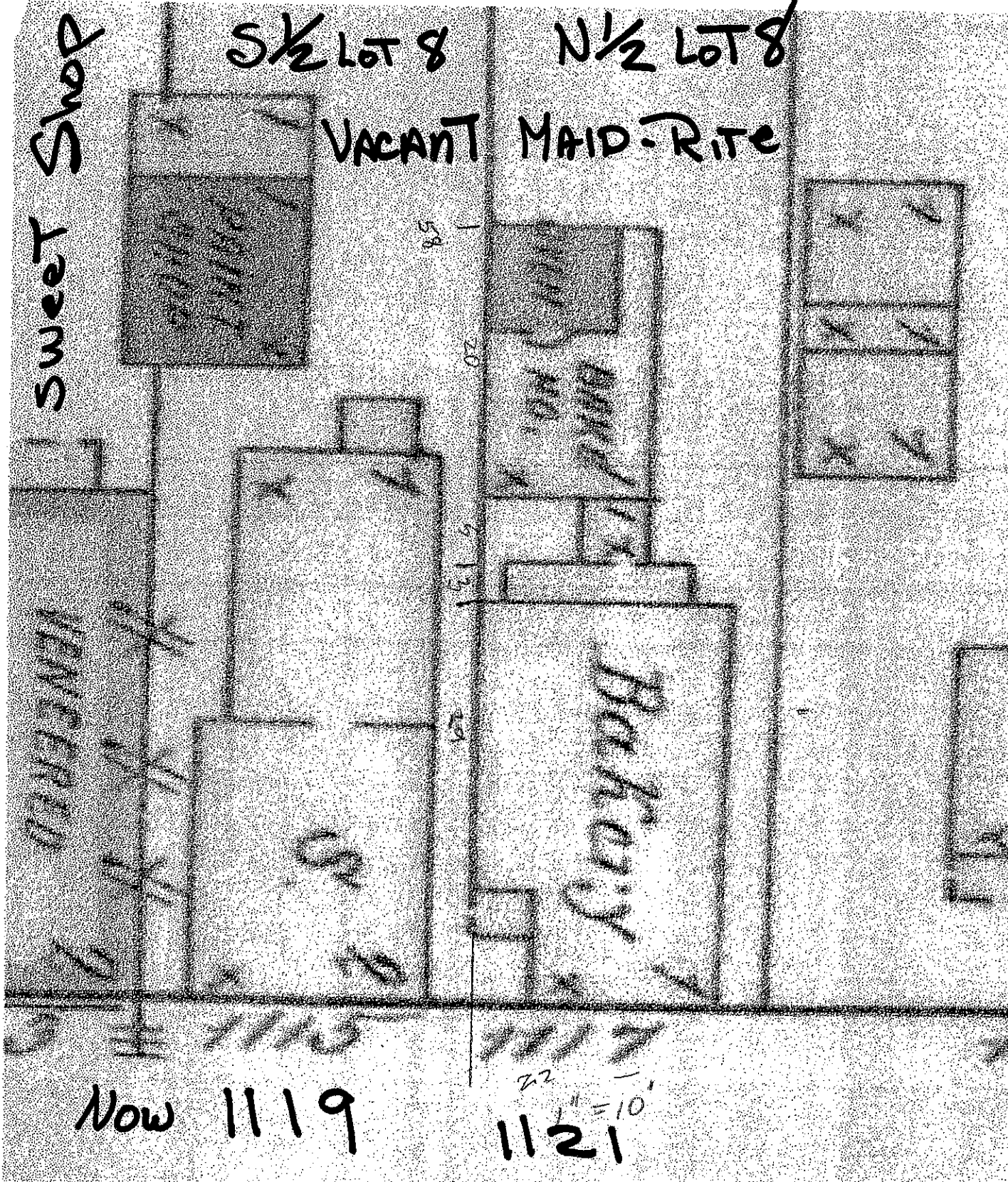
Joe Van Aelstyn, Member  
West Coast Development LLC

Sweet Shop

S 1/2 LOT 8

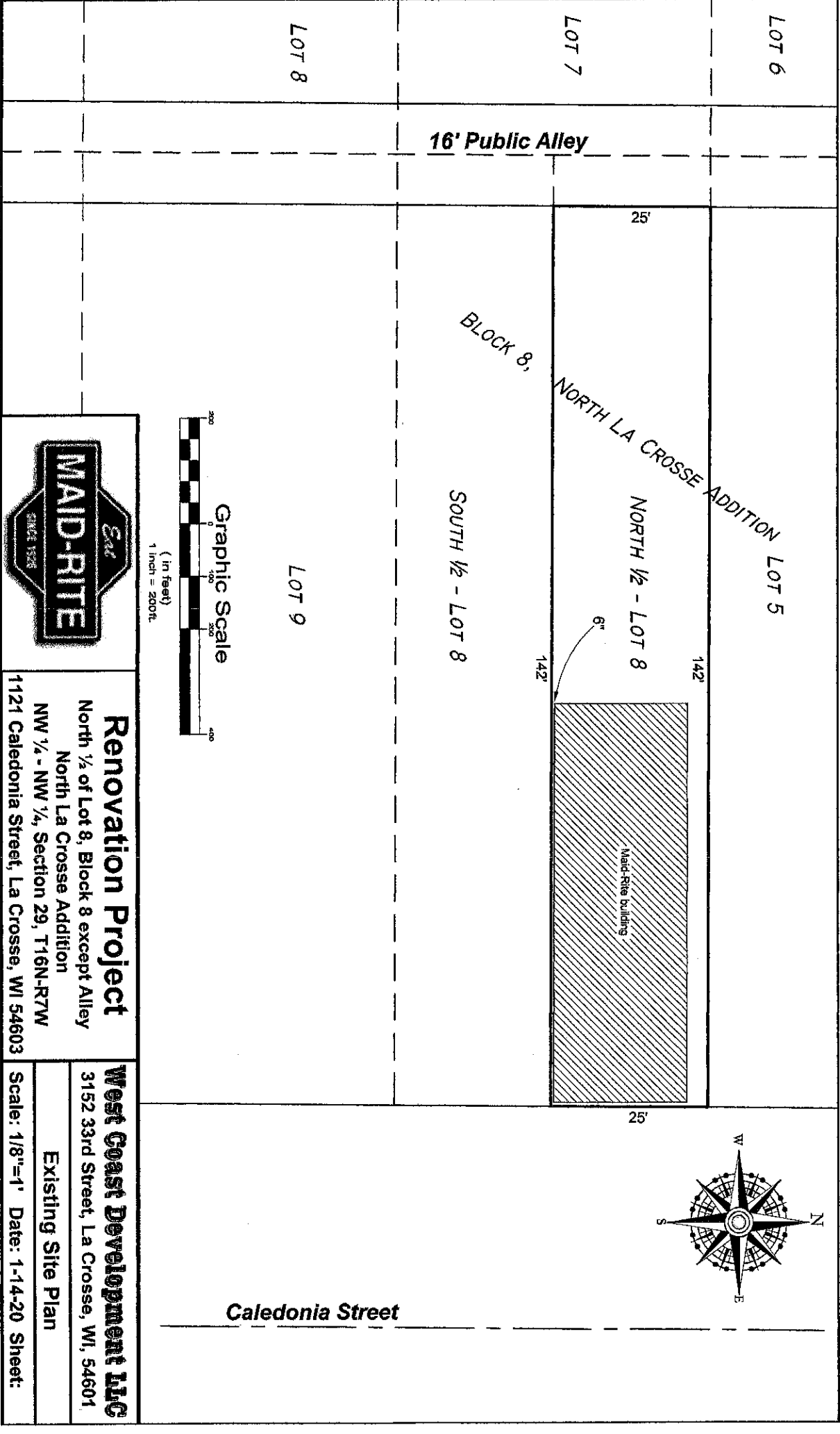
N 1/2 LOT 8

VACANT MAID-RITE



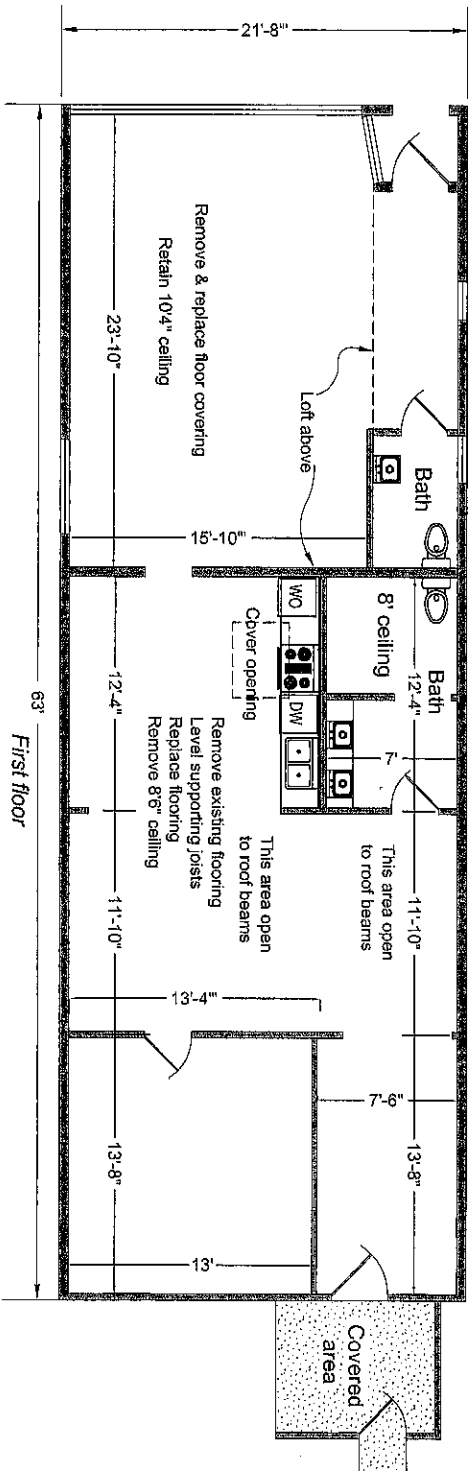
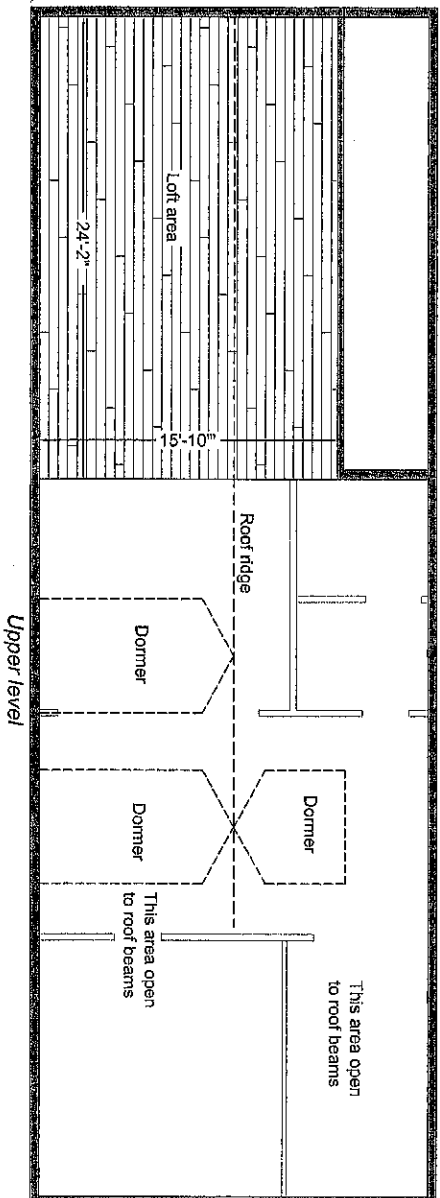
Now 1119

1121



**Renovation Project**  
 North 1/2 of Lot 8, Block 8 except Alley  
 North La Crosse Addition  
 NW 1/4 - NW 1/4, Section 29, T16N-R7W  
 1121 Caledonia Street, La Crosse, WI 54603

**West Coast Development LLC**  
 3152 33rd Street, La Crosse, WI, 54601  
**Existing Site Plan**  
 Scale: 1/8"=1' Date: 1-14-20 Sheet:



## Renovation Project

North 1/2 of Lot 8, Block 8 except Alley  
 North La Crosse Addition  
 NW 1/4 - NW 1/4, Section 29, T16N-R7W  
 1121 Caledonia Street, La Crosse, WI 54603

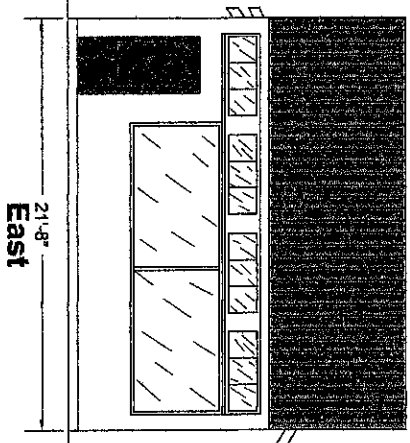
**West Coast Development LLC**

3152 33rd Street, La Crosse, WI, 54601

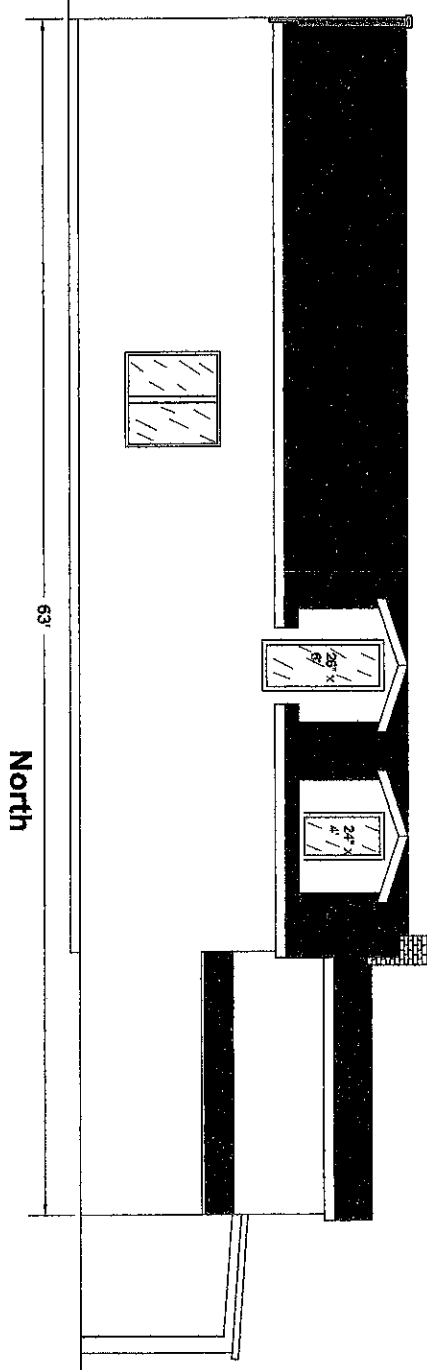
**Proposed Floor Plan**

Scale: 1/8"=1' Date: 1-14-20 Sheet:



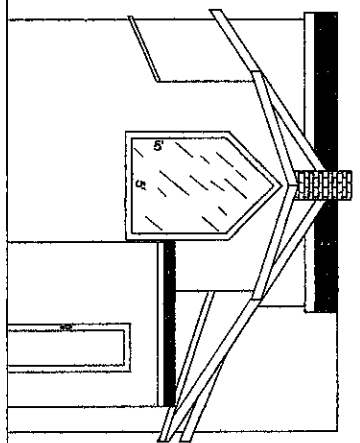


21'-8"  
East

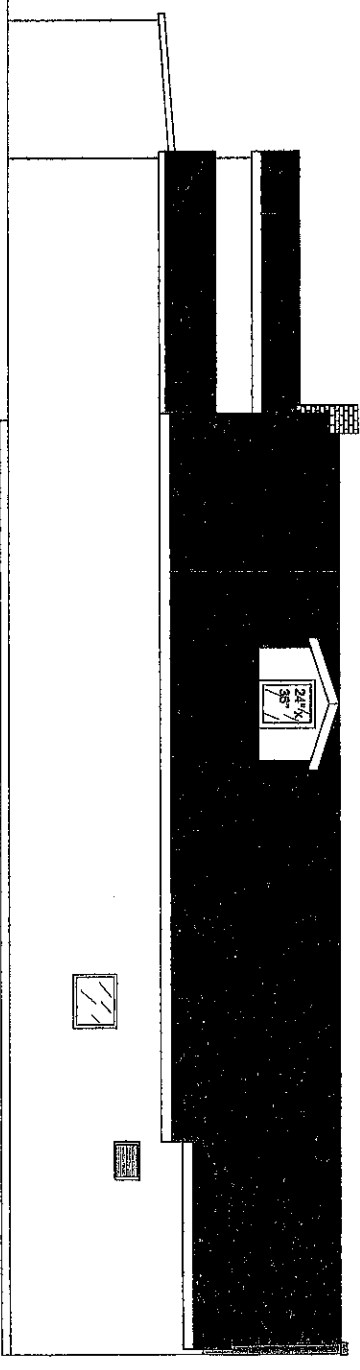


63'

North

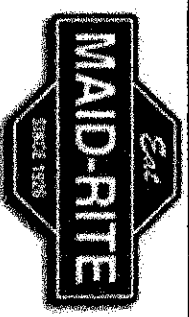


21'-8"  
West



63'

South



### Renovation Project

North 1/2 of Lot 8, Block 8 except Alley  
North La Crosse Addition  
NW 1/4 - NW 1/4, Section 29, T16N-R7W  
1121 Caledonia Street, La Crosse, WI 54603

**West Coast Development LLC**  
3152 33rd Street, La Crosse, WI, 54601

**Proposed Elevations**  
Scale: 1/8"=1' Date: 1-14-20 Sheet: