

Application for conditional use permit

1513 Market St. construction project

24 October 2024

To the members of the Common Council of the city of La Crosse,

1513 Market St. was purchased by JME Products, LLC in January 2024. Rezoning of this property was initiated in August 2024. The Council approved rezoning from residential to TND. Since that time, we have made substantial progress on the plan.

1. Architectural renderings have been completed. They are attached and have been submitted for initial review by the design review committee. This was completed in October 2024. They are now undergoing additional engineering review before moving to state review. This process is expected to take until January 2025.
2. Based on the architectural renderings and progress on the project, JME Products LLC applied for and received a \$50,000 redevelopment grant from La Crosse County in October 2024. This can be used for the demolition of the structure and grading of the site.
3. Further contract negotiations with Opus Bakehouse have been completed and parties have come to an agreement on leasing of the 1<sup>st</sup> floor space.
4. Contracting for demolition is completed. A. Allen Construction of Caledonia will be completing demolition to include hazardous material abatement, demolition and grading of the site. Preference of the owner and contractor is to complete the work ahead of severe winter weather. This would allow for the site to sit for the winter months and ground to stabilize before starting construction in Spring 2025.

This conditional use permit would allow for demolition of the existing structure and grading of the site in advance of winter. This would allow for ground to settle and stabilize appropriately in advance of construction to begin upon completion of permitting in Spring 2025. Substantial and continued progress have been made on the project. This application is submitted for your review and approval.

Sincerely,

Joe Endrizzi

JME Products, LLC

# LA CROSSE WISCONSIN

Department of Planning, Development, and Assessment  
400 LA CROSSE ST, LA CROSSE, WI 54601 | P: (608) 789-7512

## Memorandum

To: **DESIGN REVIEW COMMITTEE**  
**ERNIE TOURVILLE, DESIGNFOCUS, LLC**

From: **TIM ACKLIN, PLANNING, DEVELOPMENT AND ASSESSMENT DEPARTMENT**

Date: **OCTOBER 4, 2024**

Re: **DESIGN REVIEW PROJECT**  
**1513 MARKET STREET- MIXED USE DEVELOPMENT**

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### Design Review Committee Members:

Linnea Miller, Police Department  
Tim Acklin, Planning & Development Department  
Matt Gallager, Engineering Department  
Yuri Nasonovs, Engineering Department  
Eddie Young, Fire Department- Division of Community Risk Management  
Jason Riley, Fire Department- Division of Community Risk Management  
Brian Asp, Utilities Department  
Bee Xiong, Fire Department- Division of Community Risk Management  
Brian Asp, Utilities Department  
Leah Miller, Parks, Recreation, and Forestry Department  
Jamie Hassemer, Engineering Department  
Stephanie Sward, Engineering Department  
Cullen Haldeman, Engineering Department

On September 27, 2024, plans were submitted to the Design Review Committee for review of a mixed use development located at 1513 Market Street. The following comments/feedback have been provided.

All revised plans in accordance with this memo must be submitted to the Planning and Development Department for review, unless otherwise stated. No permits will be issued for this project by the Division of Fire Prevention and Building Safety until they receive written confirmation/approval from the Planning and Development Department.

### Requirements Prior to Issuance of a Demolition or Footing & Foundation Permit

- 1) Approval of a Certified Survey Map. (If applicable)
- 2) Combination of parcels for project site. (If applicable)
- 3) Approval of Final Plans from the Engineering Department.
- 4) Approval of Final Plans from the Utility/Water Department.

**Planning Department-(Contact-Tim Acklin-789-7391)**

- 1) Parking blocks or raised curb required for parking spaces/lot.
- 2) Bicycle parking required to be located on parcel. Will need approval from the Board of Public Works. If approved, then bicycle parking requirement will be met.
- 3) Provide proposed materials and legend on final elevations.
- 4) Pretty good representation of neighborhood commercial architecture.
- 5) Would like to see parapet extend out around the roof and wrap around the sides on brick portion of the building.

**Utilities Department- (Brian Asp- 789-3897)**

- 1) We need to see a utility plan showing where they plan to meter. Subject to sanitary connection fee.
- 2) Recommend evaluating condition of existing utilities. Sanitary lateral is old and water is only  $\frac{3}{4}$ ".

**Engineering Department (Stormwater) - (Contact-Yuri Nasonovs-789-7594)**

- 1) Stormwater permit required.
- 2) Obtain water quality management letter from Engineering.

**Fire Department- (Contact- Bee Xiong 789-7260)**

- 1) Depending on what is under type 1 hood, will need kitchen suppression system in hood system. This could be as simple as using portable sandwich presses with butter, etc., this will be needed. Then cooking would need to be under that hood.

**Parks, Recreation, and Forestry- (Contact-Dan Trussoni 789-4915)**

- 1) No comments as this time.

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

JOSEPH ENDRIEZI, JME PRODUCTS LLC  
236 17th PL S., LACROSSE WI 54601



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

Architect (name and address), if applicable:

ERNIE TOURVILLE, DESIGN FOCUS LLC  
1577 EAST YOUNG DR, ONYASKA WI 54650

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

A. ALLEN CONSTRUCTION 12904 COUNTY 12 CALEDONIA MN 55921

Address(es) of subject parcel(s): 1513 MARKET ST, LACROSSE WI 54601

Tax Parcel Number(s): 17-30172-030

Legal Description (must be a recordable legal description; see Requirements):

LOT 3 OF GOULD ADDITION TO LACROSSE, IN THE CITY OF LACROSSE,  
LACROSSE COUNTY, WISCONSIN

Zoning District Classification: TND - General

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-356

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 X

Description of subject site and CURRENT use: SINGLE FAMILY DWELLING, VACANT

Description of PROPOSED site and operation/use (detailed plan of the proposed site):

MULTI USE BUILDING WITH BUSINESS ON FIRST FLOOR  
AND APARTMENT ON SECOND FLOOR, RAZING EXISTING BUILDING  
WILL ALLOW TIMELY REBUILD IN THE SPRING.

Type of Structure proposed: MULTI USE BUILDING

Number of current employees, if applicable: \_\_\_\_\_

Number of proposed employees, if applicable: \_\_\_\_\_

Number of current off-street parking spaces: \_\_\_\_\_

Number of proposed off-street parking spaces: \_\_\_\_\_

**\* 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:   X  

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.

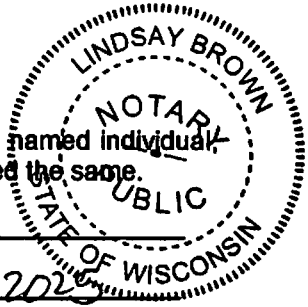
In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. Any such replacement structure shall be completed within two (2) years 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] 21 Oct 2024  
(signature) (date)  
608 4611593 JMENDRIZZI JR @GMAIL.COM  
(telephone) (email)

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



Personally appeared before me this 24 day of October, 2024, the above named individual to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public  
My Commission Expires: 02/25/2025

**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 1<sup>st</sup> day of November, 2024.

Signed: [Signature] Planning Manager  
Director of Planning & Development

**AFFIDAVIT OF OWNER**

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF LACROSSE )

The undersigned, JOSEPH ENDRICHI, being duly  
*(owner of subject parcel(s) for Conditional Use)*

sworn states:

1. That the undersigned is an adult resident of the City of LA CROSSE,  
State of WISCONSIN.
2. That the undersigned is a/the legal owner of the property located at:  
1513 MARKET ST, LA CROSSE, WI.  
*(address of subject parcel for Conditional Use)*
3. By signing this affidavit, the undersigned property owner authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

*Joseph Endrichi*  
Property Owner

Subscribed and sworn to before me this 24 day of October, 2024.

*Lindsay Brown*

Notary Public  
My Commission expires 02/25/2025.



**NEW BAKERY/SANDWICH SHOP & RESIDENCE**  
**for JOSEPH & TRACY ENDRIZZI**  
**1513 MARKET STREET**  
**LA CROSSE, WISCONSIN 54601**

**DesignFocus** LLC  
 Onalaska, Wisconsin 54650  
 Ernie Tourville-Architect 608-780-1826

10/23/2024

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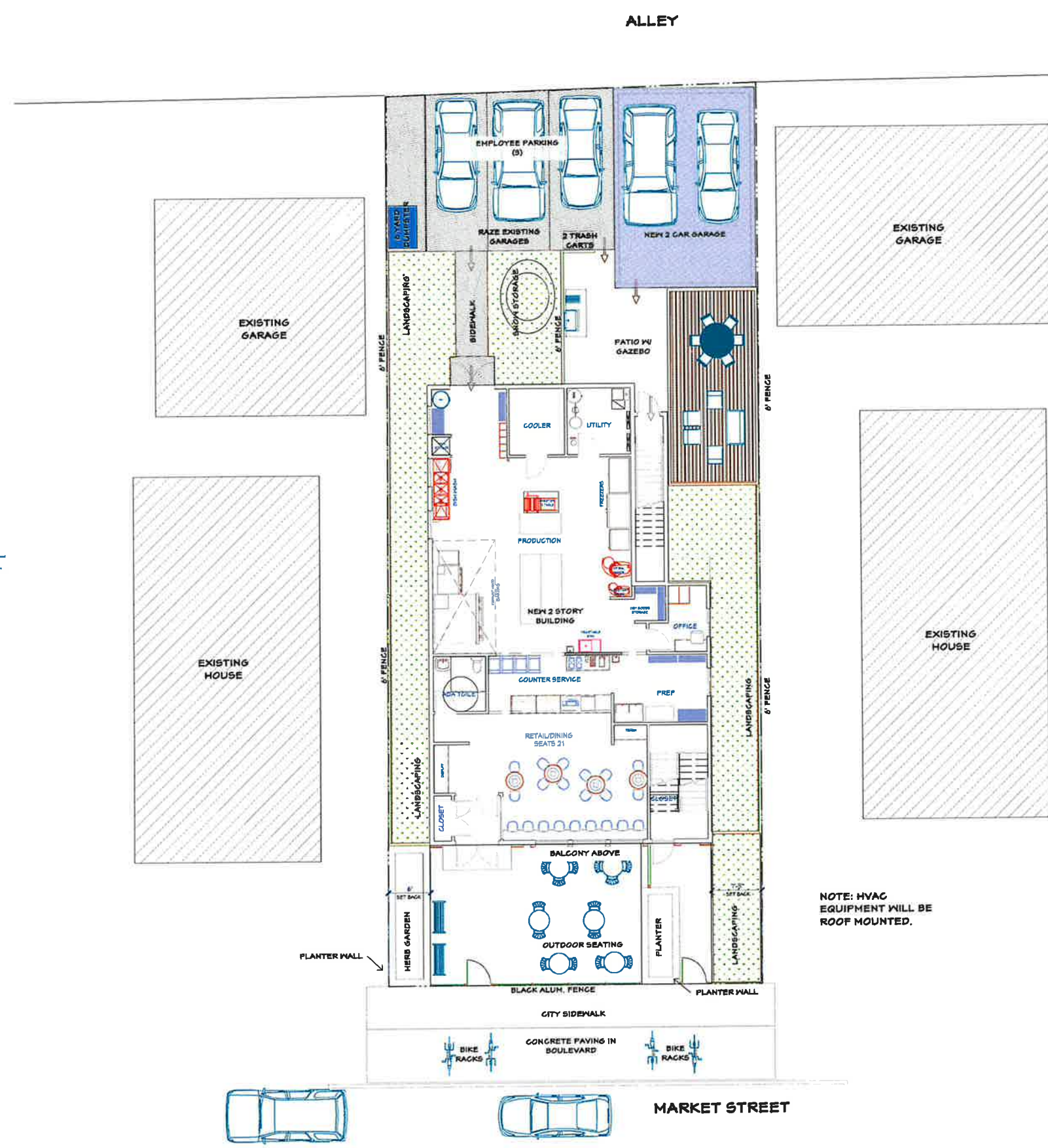
SCALE @ 24" X 36"  
 DATE: 10/22/2024

SHEET  
**A1**  
 © 2023



3D VIEWS FROM MARKET STREET  
 NO SCALE

PRELIMINARY for OWNER APPROVAL



NOTE: HVAC EQUIPMENT WILL BE ROOF MOUNTED.

1 ARCHITECTURAL SITE PLAN  
A2  
1/8" = 1'-0"



PRELIMINARY for OWNER APPROVAL

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Onalaska, Wisconsin 54650  
Ernie Tourville Architect 608-780-1826

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LA CROSSE, WISCONSIN 54601

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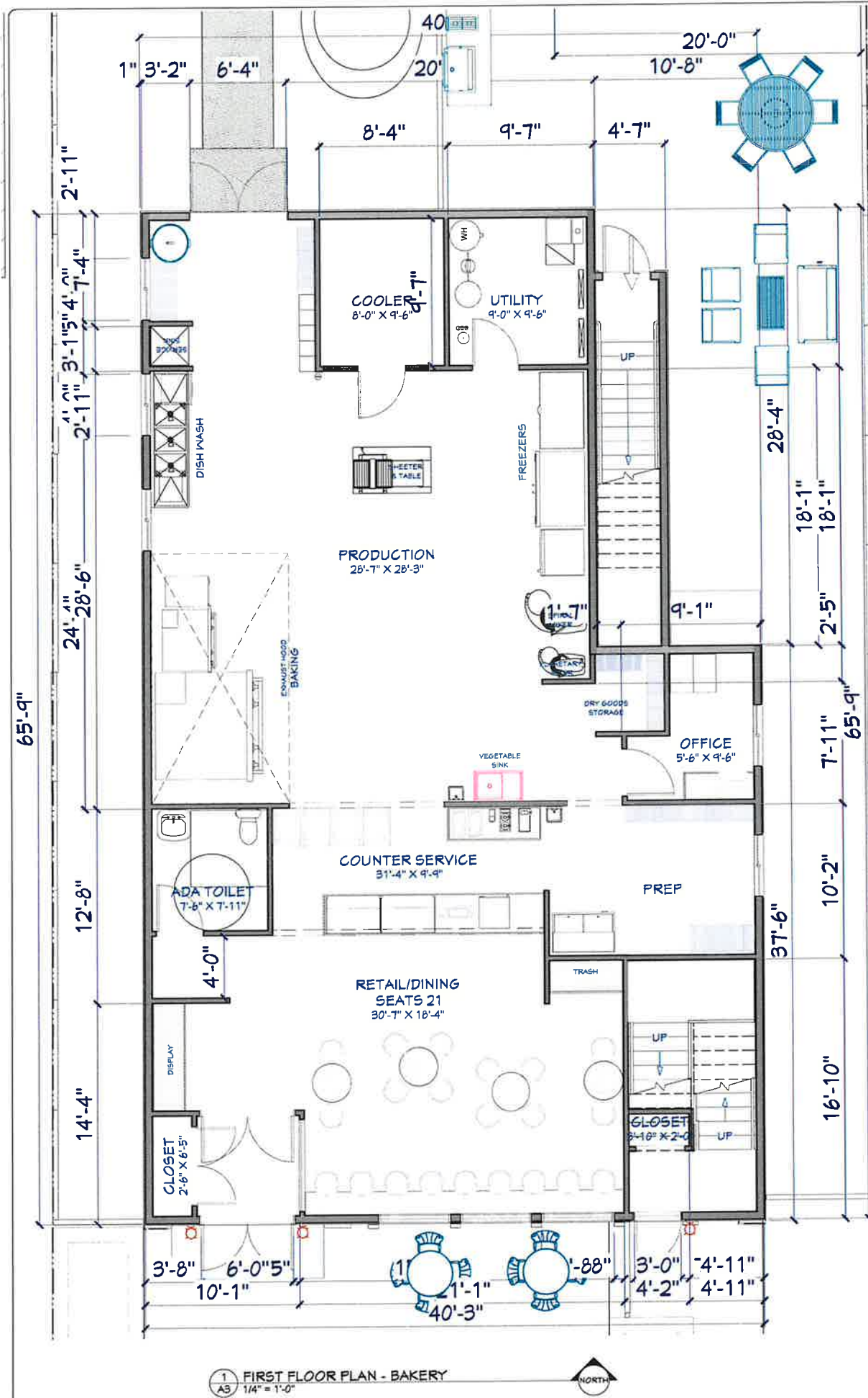
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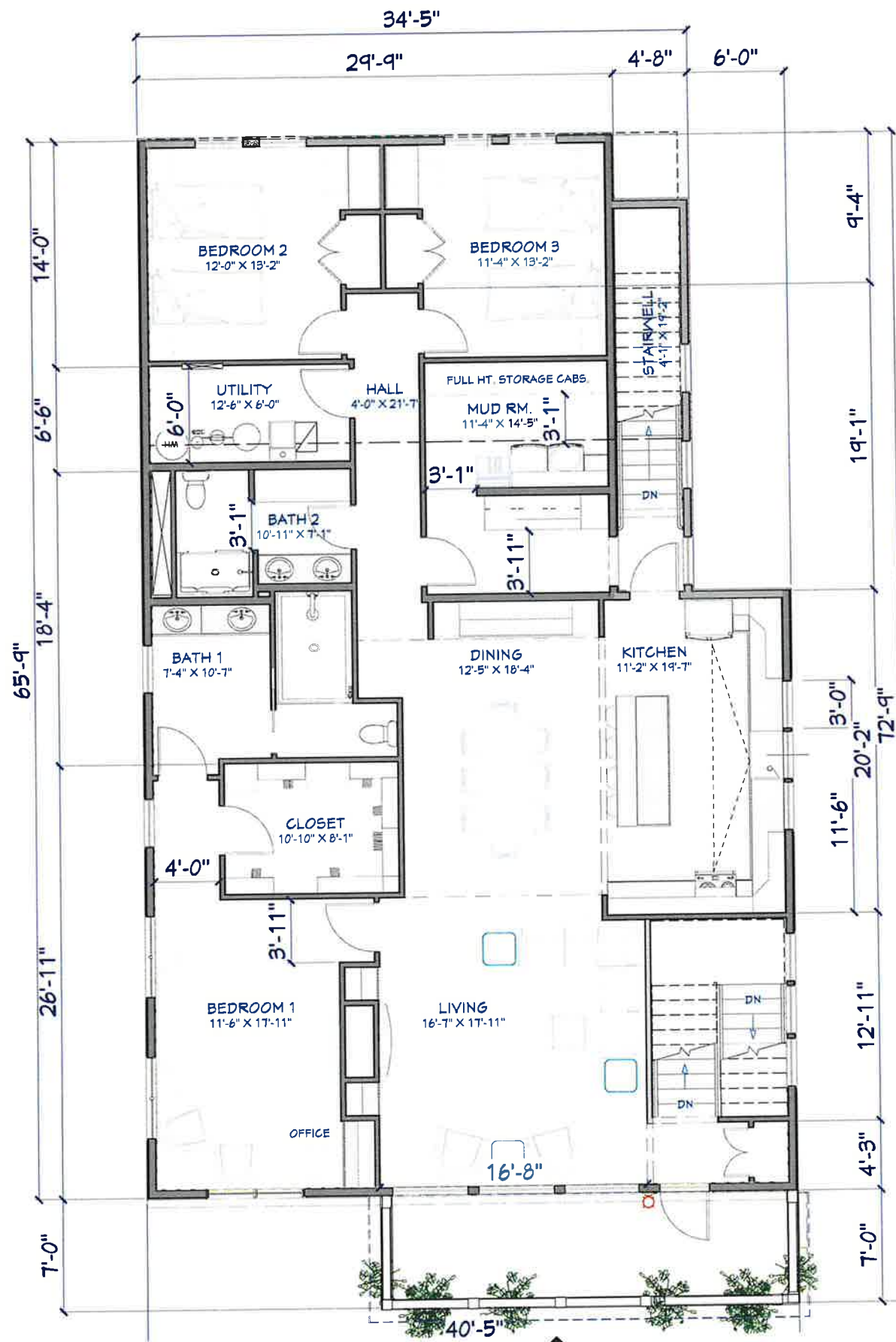
**A2**

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1 FIRST FLOOR PLAN - BAKERY  
 A3 1/4" = 1'-0"



2 SECOND FLOOR PLAN - RESIDENCE  
 A3 1/4" = 1'-0"

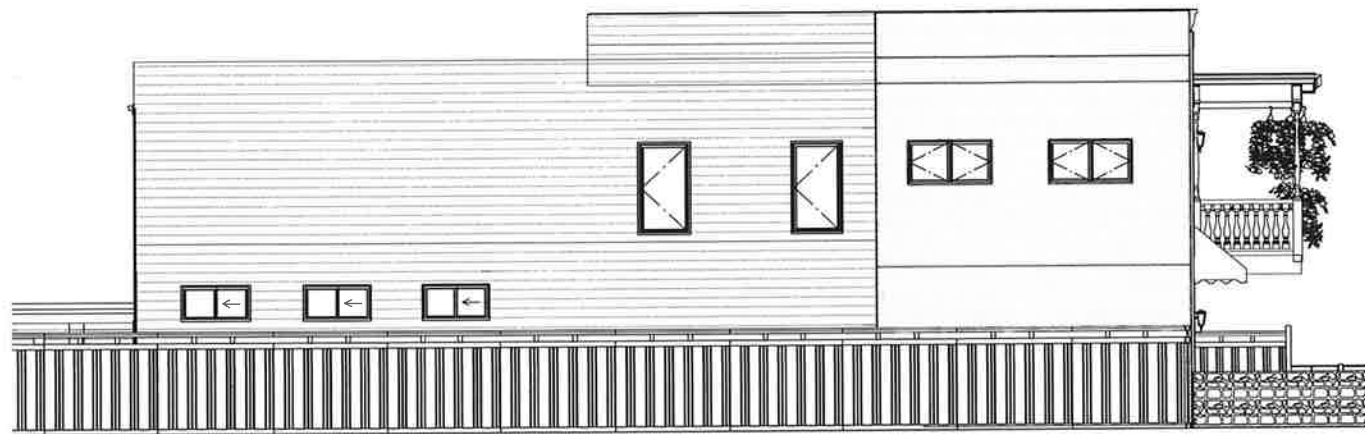
PRELIMINARY for OWNER APPROVAL

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 Onalaska, Wisconsin 54650  
 Ernie Tourville Architect 608-780-1826

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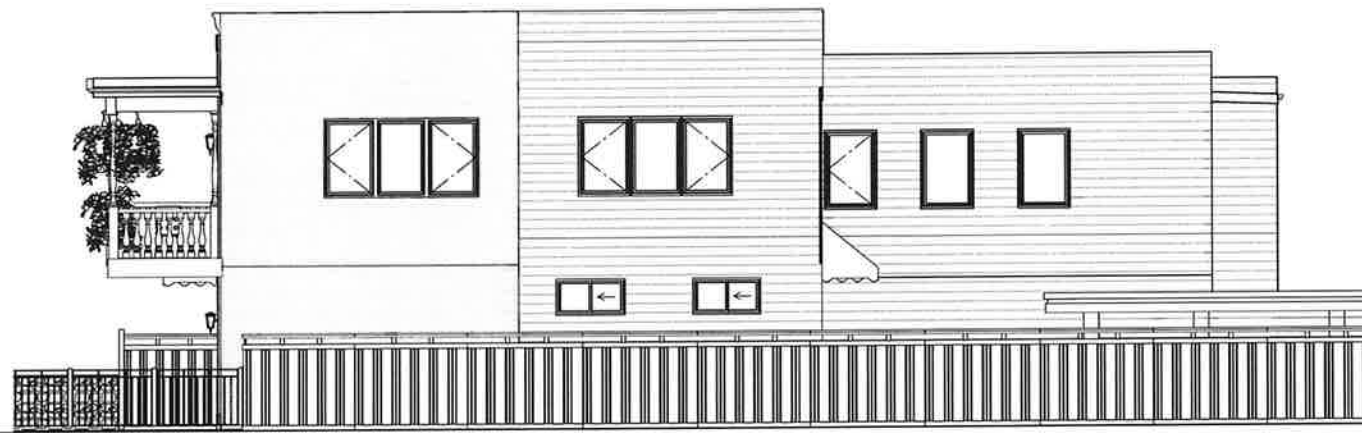
SHEET  
**A3**  
 © 2023



2 WEST ELEVATION  
A4 3/16" = 1'-0"



1 SOUTH ELEVATION  
A4 3/16" = 1'-0"



3 EAST ELEVATION  
A4 3/16" = 1'-0"



4 NORTH ELEVATION  
A4 3/16" = 1'-0"

**DesignFocus** LLC  
Onalaska, Wisconsin 54650  
Ernie Tourville Architect

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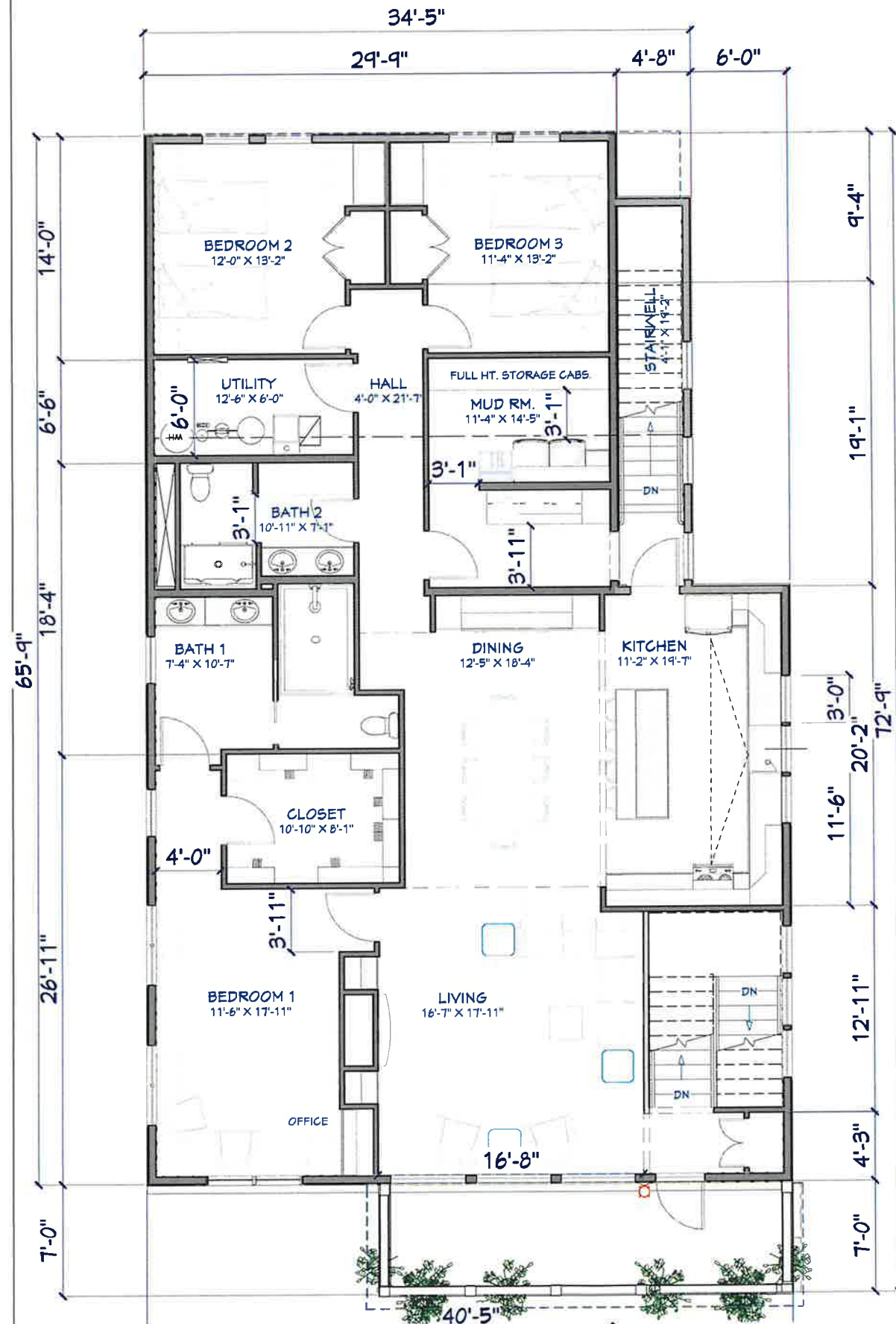
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**A4**

PRELIMINARY for OWNER APPROVAL

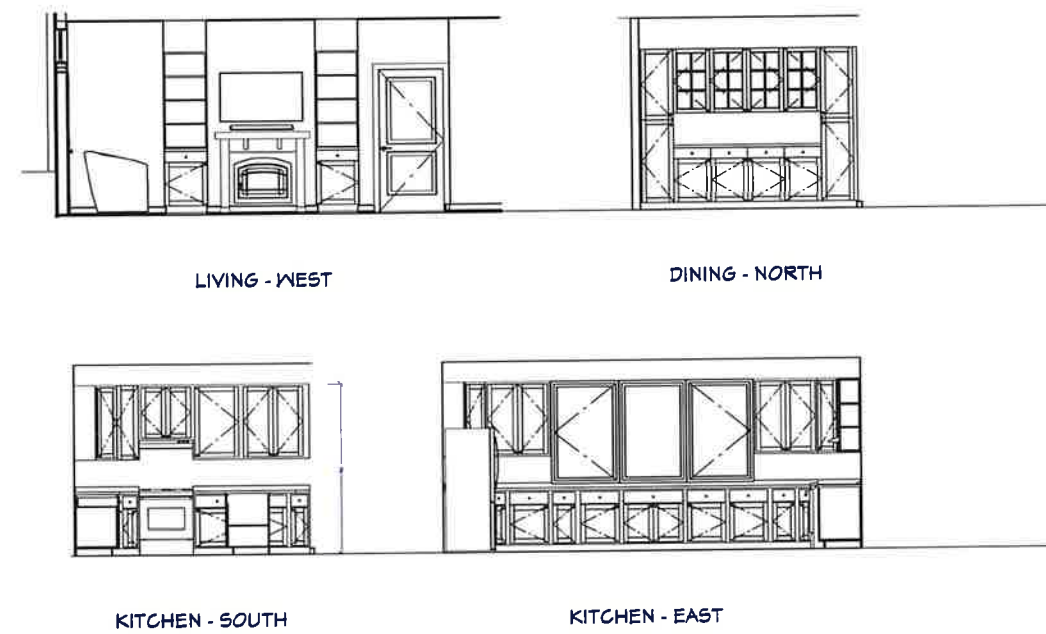
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# RESIDENCE



1 UPPER FLOOR PLAN OPTION 2  
A6 1/4" = 1'-0"

2nd Floor



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LA CROSSE, WISCONSIN 54601

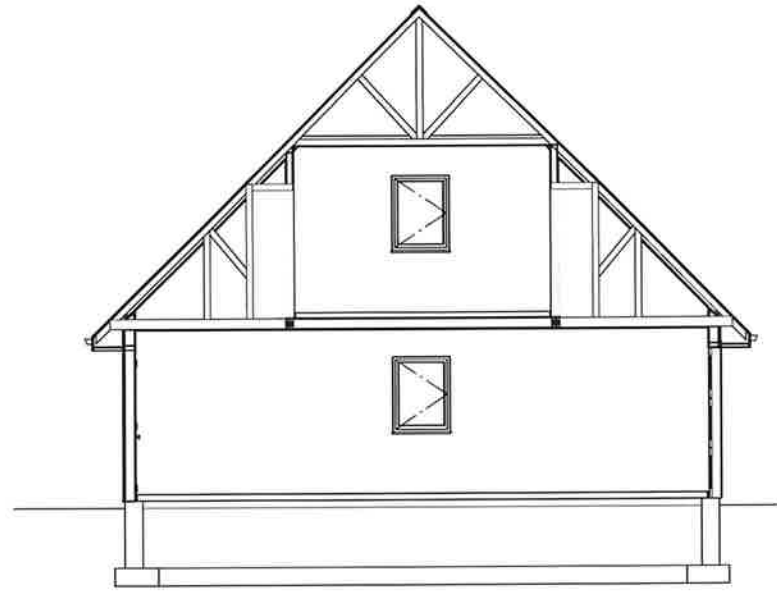
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DATE: 10/22/2024

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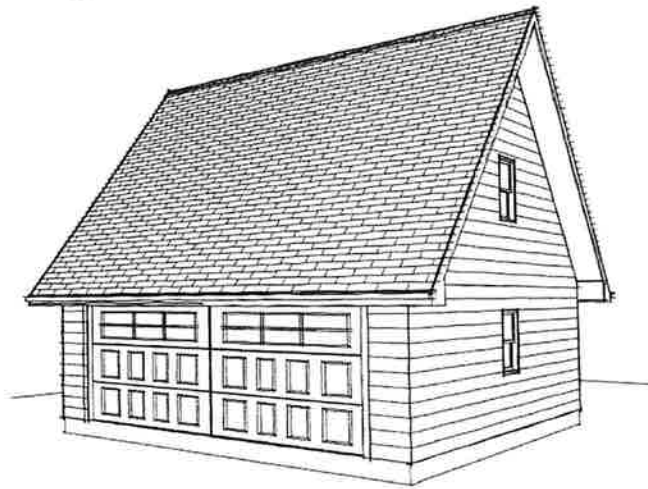
**A5**

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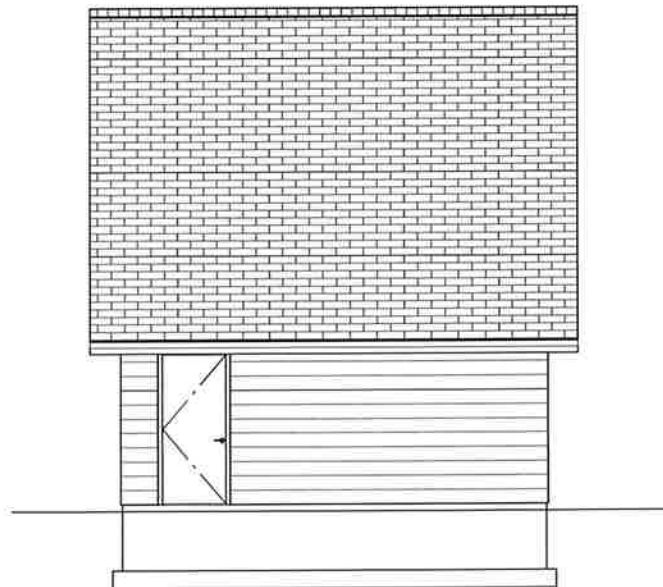
PRELIMINARY for OWNER APPROVAL



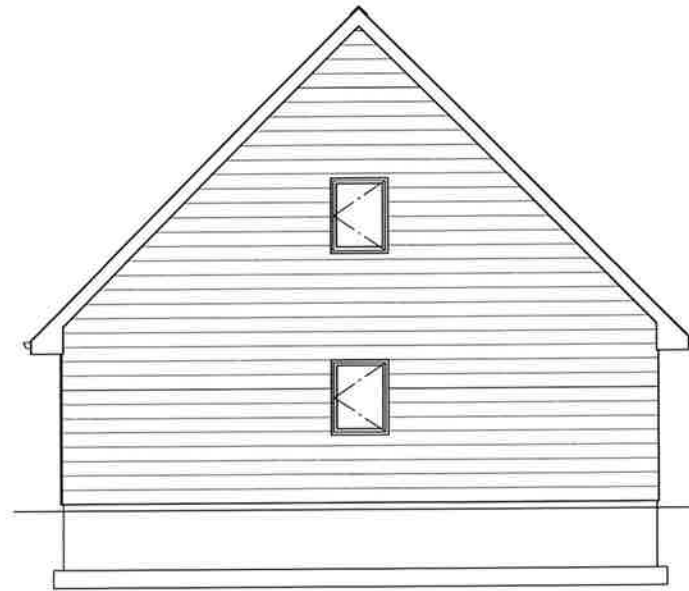
3 BUILDING SECTION  
A6 1/4" = 1'-0"



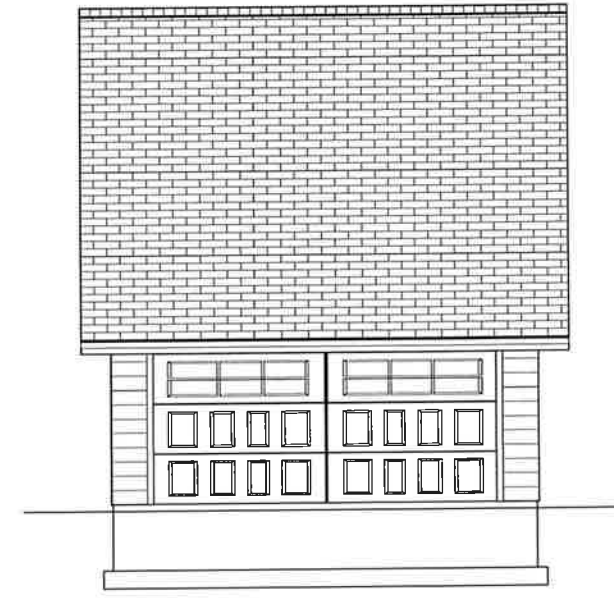
4 3D MODEL VIEW  
A7 NTS



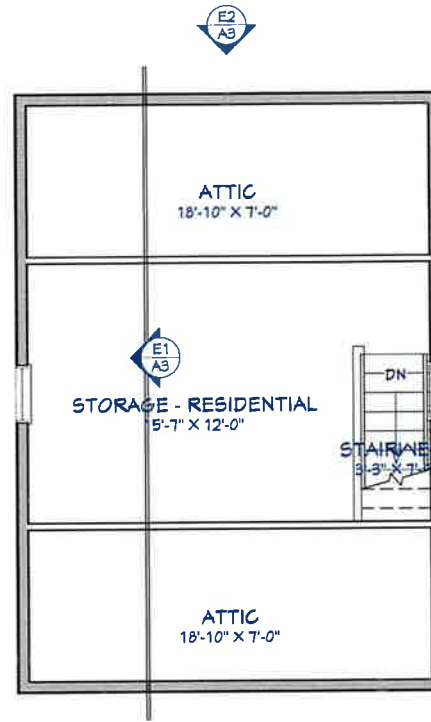
5 SOUTH ELEVATION  
A6 1/4" = 1'-0"



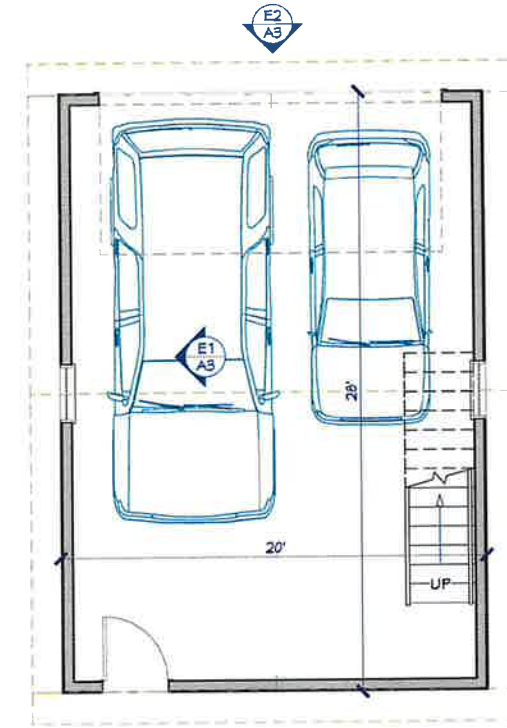
6 WEST ELEVATION  
A6 1/4" = 1'-0"



7 NORTH ELEVATION  
A6 1/4" = 1'-0"



2 SECOND FLOOR PLAN  
A6 1/4" = 1'-0"



1 First Floor Plan  
A6 1/4" = 1'-0"

FOR OWNER APPROVAL