



City of La Crosse

Board of Zoning Appeals Variance Application

Pizza Ranch – Alternative Analysis

City of La Crosse, Wisconsin

Prepared For:
La Crosse PR, Inc
2715 Schofield Ave.
Weston, WI 54976

Prepared By:
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Prepared On:
March 21, 2019

Project #180295

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Alternative Analysis

Alternative Analysis

1.1 Alternative 1 – No Wetland Disturbance, but within the 50 FT setback per City Ordinance. (Preferred Alternative)

This preferred alternative includes developing the parcel as depicted in Exhibit 1 by constructing a commercial building with associated drive and parking. As stated in the first section of the variance form, the site is vacant but has three utility easements: storm sewer, high pressure gas main and overhead easements. A wetland is located on-site near the southern property boundary and an off-site wetland is located to the northeast, adjacent to the site.

One access point is located south of Chestnut Place, the proposed building will be constructed between the storm sewer and high pressure gas main easements. The parking area has been designed to accommodate 98 parking stalls, which is the targeted number of parking stalls for this type of development. The preferred alternative designed associated drive will allow vehicular traffic to safely maneuver through the parking facility.

Wetlands will not be impacted as a result of the project; however per the City's ordinance, the drive and parking area are proposed within the wetland setback. The preferred alternative requires that a variance be granted for the wetland setback impact so that the drive and parking could be constructed to not impede the vehicular flow of traffic and limit the parking spaces.

This alternative was selected, because it will meet the basic goals of the project and will have no wetland impact, only a minimal wetland setback impact. Therefore, this is the preferred alternative.

1.2 Alternative 2 – Impact: 484 SF (0.01 Acres) of Wetland Disturbance, Fill Wetland and Wetland Setback Variance

Alternative 2 includes filling in an approximate 484 SF of the wetland on-site in order to reduce the City's 50 FT wetland setback impact. As depicted in Exhibit 2, the on-site wetland is located along the southern side of the site, but is partly within the floodway. Because of the floodway, only a portion of the wetland will be permitted by the WDNR and filled in. This alternative would create an on-site wetland impact, but reduce the amount of impact associated with the City's wetland 50 FT setback, and still not eliminate the variance for the wetland setback. The wetland adjacent to the northeastern portion of the site is not located within the property boundary, nor owned by Pizza Ranch; therefore a wetland setback variance will still be needed as well.

Based on the fact that a variance would still be needed for the on-site and off-site, wetland setbacks, even with filling part of the on-site wetland; alternative 2 was not considered a viable option for this commercial project.

1.3 Alternative 3 – No Wetland Disturbance, Reduce Parking Stalls

Alternative 3 depicts the proposed site without applying for the variance by reducing the associated drive and parking. Reducing the drive will make the area harder to maneuver vehicular traffic, especially for trucks delivering commercial items. Additionally, the number of parking stalls would be reduced to not meet the designed number for this type of commercial development. Exhibit 3 depicts the site with the reduced parking stalls and altered drive. Alternative 3 does not meet the basic needs of this type of commercial building and poses a challenge to vehicular traffic; therefore this alternative was not considered.

1.4 Alternative 4 – Wetland Disturbance Unknown, Different Location

This alternative includes relocating the proposed building to a different location to avoid a variance for the wetland setback distance. This alternative would require the commercial facility owners to evaluate and purchase additional land to construct the proposed building with associated drive and parking; making this project uneconomical. Additionally the City of La Crosse has several other known wetland areas, in addition to a larger river and lake area that could result in this option impacting higher quality wetlands or still needing a variance for a different site. Alternative 4 does not meet the basic needs of the project; due to the significant cost to the project so this alternative was not considered.

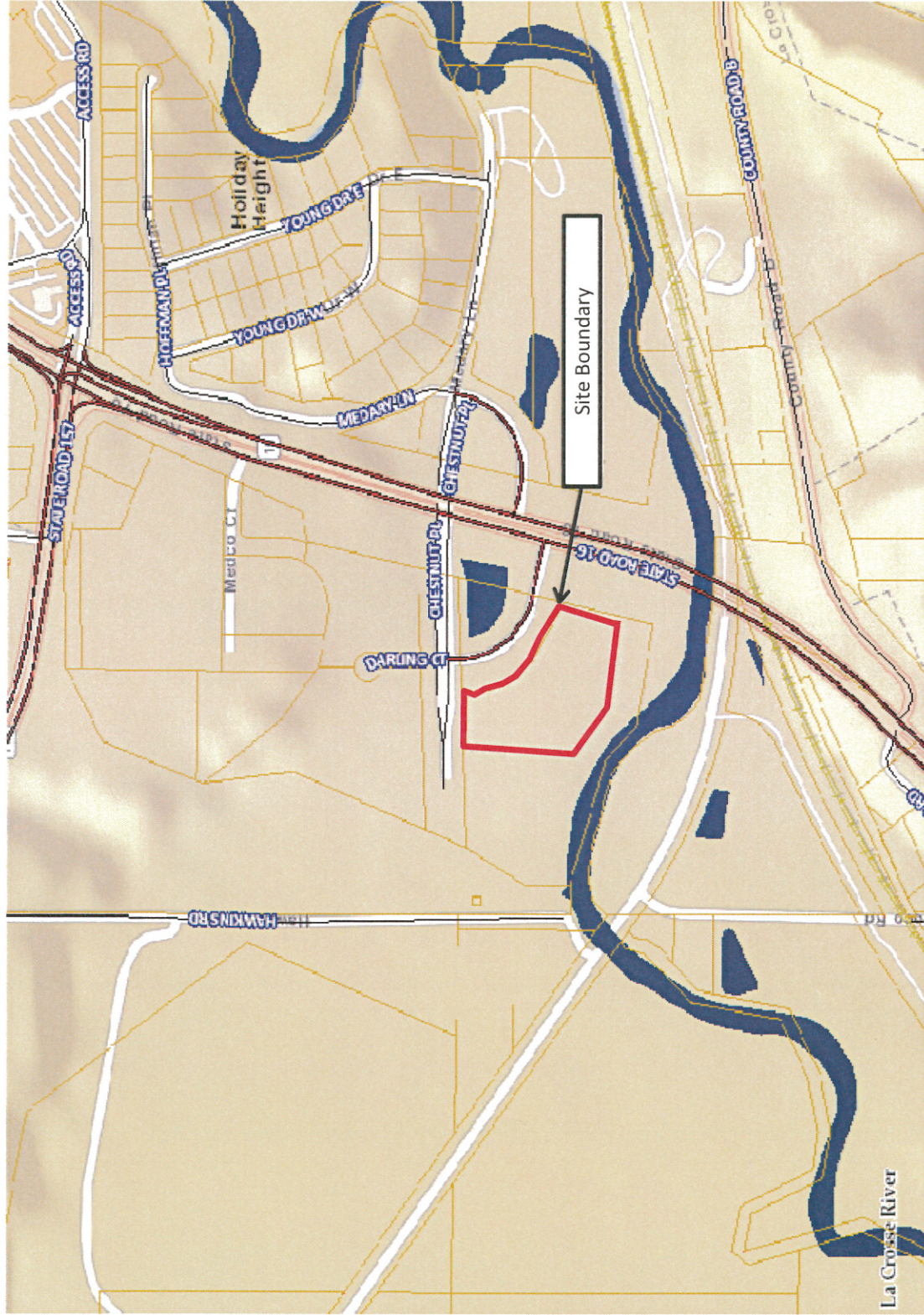
1.5 Alternative Comparison & Evaluation

Alternative 1 was selected, because it will meet the basic goals of the project and will have no wetland impact and only a minimal adverse City of La Crosse wetland setback impact. Additionally the preferred alternative meets all criteria of the Wisconsin DNR standards and therefore should be the constructed design.



Maps

2.1 Location Map



Location Map
 Project Name: La Crosse Pizza Ranch
 Project Location: City of La Crosse, Wisconsin



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2.2 Aerial Map



Aerial Map

Project Name: La Crosse Pizza Ranch

Project Location: City of La Crosse, Wisconsin



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2.3 USGS Quad Map



2.4 Wetland Indicator Map



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Project Name: La Crosse Pizza Ranch

Project Location: City of La Crosse, Wisconsin

2.5 Flood Insurance Rate Map

Approved Wetland Delineation Report

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1300 W Clairemont Avenue
Eau Claire, WI 54701

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



December 19, 2018

WIC-WC-2018-32-04349

Robert Rehm
255 S. Jefferson Street, P.O. Box 382
Waterloo, WI 53594

RE: Wetland Delineation Confirmation for Property, described as the La Crosse Pizza Ranch, located in the NW1/4 of the SW1/4 of Section 15, Township 16 North, Range 07 West, City of La Crosse, La Crosse County

Dear Mr. Rehm:

We have reviewed the wetland delineation report from Vierbicher Associates, Inc. prepared for the above-mentioned site. This letter will serve as confirmation that the wetland boundaries shown on the enclosed revised wetland delineation figure are acceptable. This finding is based upon a December 14, 2018, site visit. Any filling or grading within these areas may require DNR approvals. Our wetland confirmation is valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <https://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (715) 839-1638 or email Travis.Holte@wisconsin.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Travis Holte', with a stylized, flowing script.

Travis Holte
Wetland Identification Specialist

Enclosures: Project Location Figure, Revised Wetland Delineation Figure

CC (via email):

Kerrie Hauser, Project Manager, U.S. Army Corps of Engineers

Nathan Sampson, La Crosse County

Ryan Pappas, DNR Water Management Specialist

Jason Gazdecki, DNR Stormwater Specialist

Nick Deines, Vierbicher Associates, Inc.

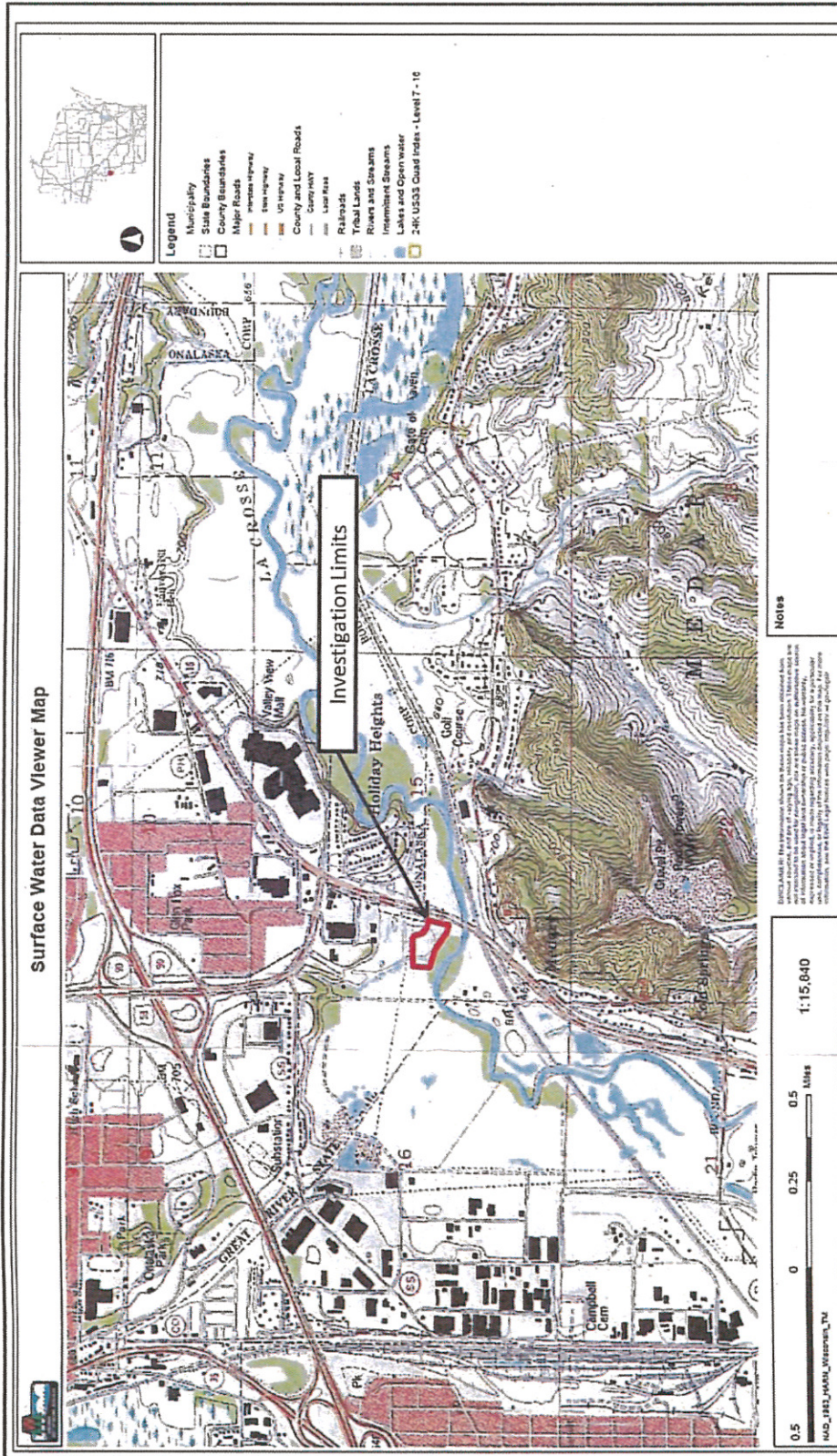


Figure 1 - USGS Quad Map
Project Name: La Crosse Pizza Ranch
Project Location: City of La Crosse, Wisconsin

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