

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 31, 2016**

➤ **AGENDA ITEM - 16-1028 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District- General to the Planned Development District – Specific allowing for 16-unit apartment complex at 2306 State Road 16.

➤ **ROUTING:** J&A Committee, Public Hearing 11/1/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC16-1028** from the Planned Development District- General to the Planned Development District- Specific. The applicant is proposing to build a 12-unit, 20-bedroom apartment building, convert the existing commercial building back to a single family home to rent out, and build a 2-unit townhouse. The applicant intends to break the project up into two phases. The first phase is the conversion of the building back to a single family home and the 12-unit apartment building and the second phase will be the 2-unit townhome. The applicant will also combine the lot with the parcel to the north as part of their Eagle Bluff apartment complex.

During both the rezoning process to Planned Unit Development- General and the Design Review Process it was determined that the applicant will need to apply for a variance from the Board of Zoning Appeals in order to construct the building within 10ft of the a 30% slope.

➤ **GENERAL LOCATION:**

2306 State Road 16.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

The Design Review Committee approved this project at their October 7, 2016 meeting.

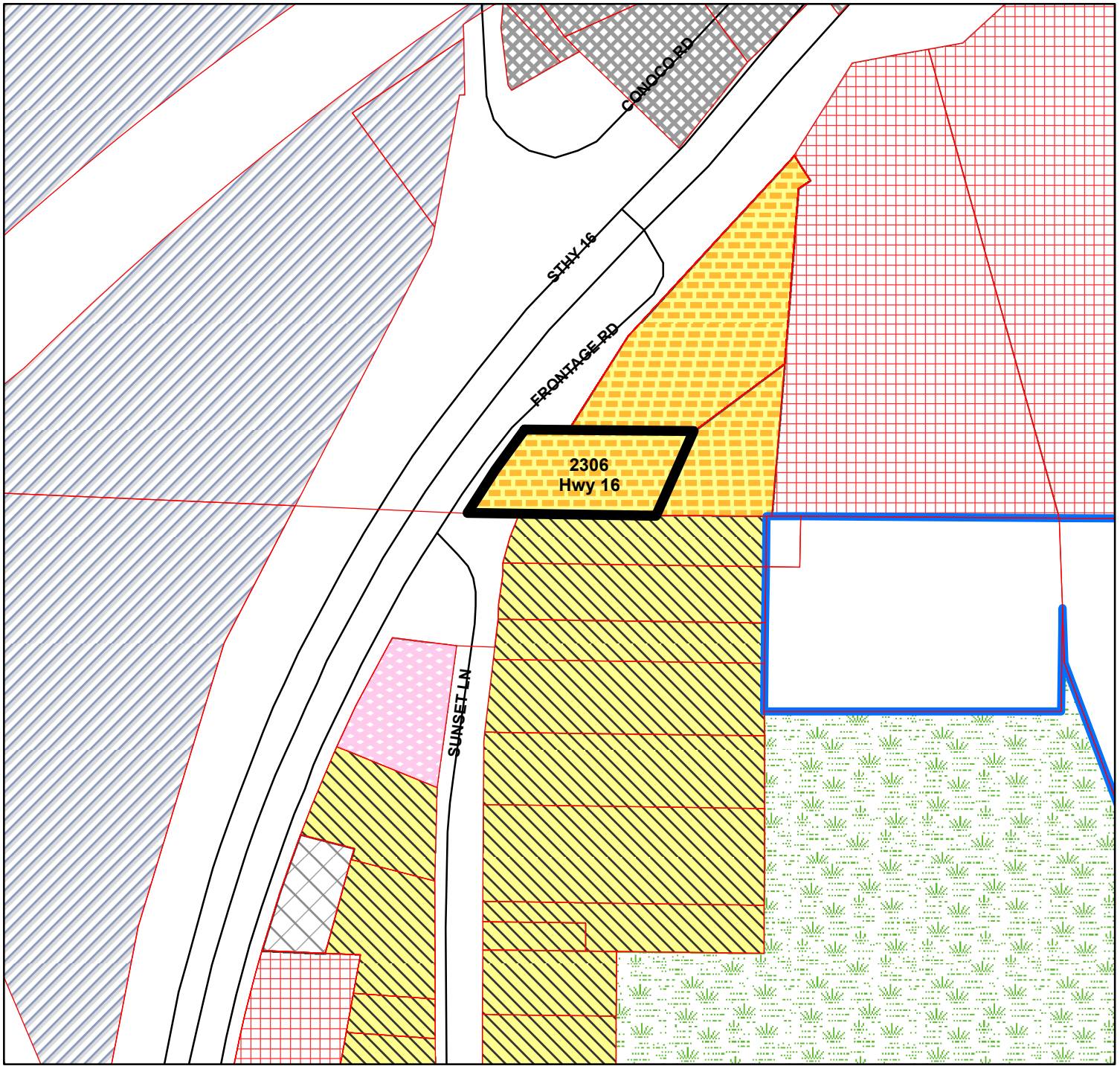
The Common Council approved rezoning this parcel to Planned Development District- General at their August 11, 2016 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed rezoning is not completely consistent with the comprehensive plan. The Future Land Use Map depicts this area as Low and Medium Density Housing which includes Planned Unit Development Zoning, no more than 6 units per building, and not more than 10 units per acre. The proposed development will be Planned Unit Development zoning. While one of the proposed buildings will have 12 units the average unit per building, as there will be three buildings, is 5. The development will exceed 10 units per acre.

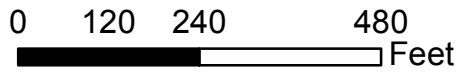
➤ **PLANNING RECOMMENDATION:**

During the design review process the applicant was made aware by the City as to several site requirements needed to construct the building within the 30% slope and manage the stormwater on site. As a result of this information the applicant has revised his plans by shifting the building further away from the 30% slope, reducing the number of units (16 to 12), and reducing the amount of surface parking. Their revised plans are attached to this report. **This item is recommended for approval with the attached amended plans.**



BASIC ZONING DISTRICTS

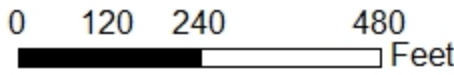
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD - PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
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FIRE SPRINKLER/DETECTION/ALARM SYSTEMS NOTES:

- FIRE SUPPRESSION SYSTEM:**
1. Provide an automatic sprinkler system designed per NFPA 13H at all mechanical areas and associated equipment rooms. All valves controlling the water supply flow control shall be electrically supervised. An alarm device shall be provided on the outside of the building. The sprinkler system shall be interconnected to the alarm system.
 2. Provide a Class III standpipe at each station with appropriate shuttles at each floor. This standpipe may be combined with the automatic sprinkler system.
 3. Provide a fire department hookup as required by local and state codes.
 4. Provide all necessary drawings and calculation submittals as required by local and state codes.
 5. Provide all required system testing and certification as conforming to all applicable codes prior to system acceptance. System shall be tested by the installer in the presence of a representative of the City Fire Department.

SMoke/Heat DETECTORS:

1. All smoke/heat detectors in hallways, corridors, and common spaces to be photo-electric type and shall be electrically supervised to a proper alarm panel circuit, and be electrically interconnected to the building fire alarm system. Detectors to be hardwired for use with a control panel and be operated on a supervised circuit.
2. Smoke/heat detectors in vital areas to be photo-electric type and shall be electrically supervised to a supervised alarm panel circuit and hardwired with each unit. Unit output conductors shall NOT be interconnected to building fire alarm system. Detectors shall be located overhead and tested each sleeping room.

ALARM SYSTEM:

1. Provide an Alarm System. The Alarm System shall be as detailed that the operation of any one station will activate all alarm devices connected to the system.
2. Mount the Alarm Pushstation shall be installed as required per NFPA 72 and 2009 IBC.
3. Fire alarm system shall be electrically operated on closed circuit current from emergency panel under constant electrical supervision, so arranged that upon a circuit opening and remaining open or in closed circuit of short circuit in the line or ground connection, audible trouble signals will be given instantly. Means shall be provided for resetting system.
4. A coded fire alarm system shall be provided and be arranged that the code transmitted shall indicate the location in which the signal originated.
5. Operating system shall be of an approved type and shall be conspicuously identified. All alarm stations shall be of a type, which after opened, will indicate that an alarm has been sent (breakdown until reset by an authorized means).
6. The fire alarm operating stations shall be mounted not less than 9' clear above the finished floor as measured from floor to the center of the box.
7. Owner to maintain and be responsible for testing of system as required by code and state requirements.
8. Installation and system components to be in accordance with the National Electric Code and the Wisconsin State Electrical Code.
9. The complete system shall be tested and certified as conforming to all applicable codes by a qualified factory representative. Such certification shall be in the form of a letter to the Engineer signed by the factory representative certifying that the work complies with the initial installation and it is in perfect operating condition. System shall be tested by the installer in the presence of a representative of the City Fire Department.

BLDG #	PARKING SPACES REQ'D
BLDG 1	20
BLDG 3	1
EXIST BLDG	3
TOTAL	27

LOT SIZE:
1.087 ACRES
47,361 SF

DRAWING INDEX

AS1	SITE PLAN
A1	1ST FLOOR PLAN
A2	2ND FLOOR PLAN
A3	LOFT FLOOR PLAN
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	BUILDING SECTIONS
A7	BUILDING DETAILS
A8	BUILDING DETAILS
A9	BUILDING DETAILS & WALL TYPES
A10	SCHEDULES
S1	STRUCTURAL NOTES & HEADER SCHEDULE
S2	FOUNDATION PLAN
S3	2ND FLOOR FRAMING PLAN
S4	LOFT FLOOR FRAMING PLAN
S5	ROOF FRAMING PLAN
S6	FOUNDATION DETAILS
S7	FRAMING DETAILS
S8	SHEAR WALL DETAILS

CODE INFORMATION

BUILDING AREA:
1ST FLOOR: 5,764 SF
2ND FLOOR: 6,799 SF
(INCLD LOFT)
TOTAL BLDG: 12,563 SF

ALLOWABLE FLOOR AREA: 7,000 SF

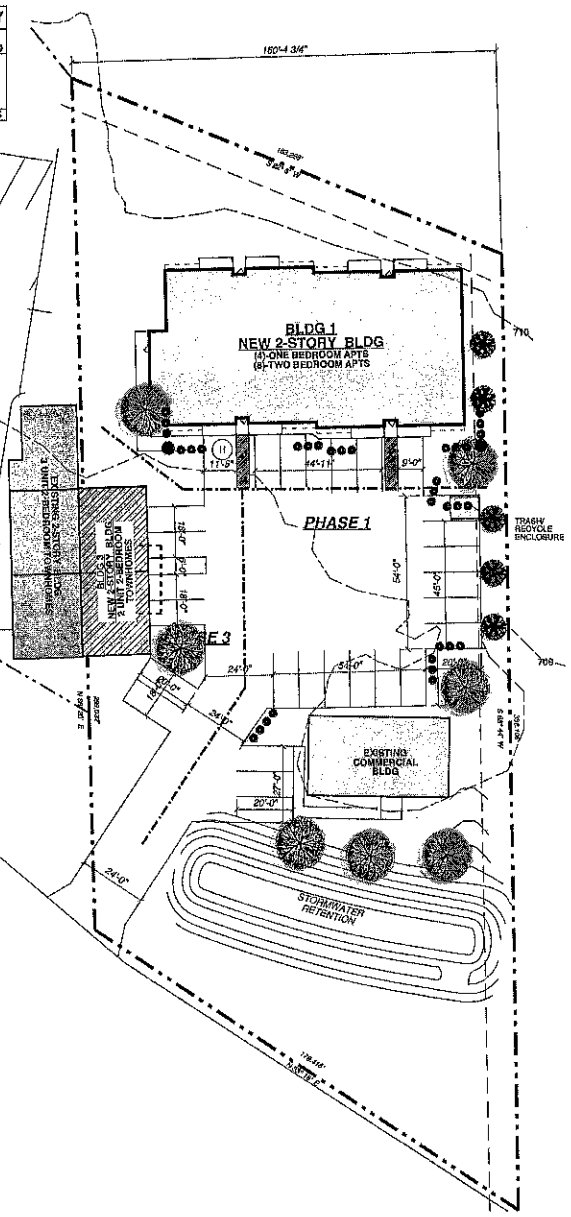
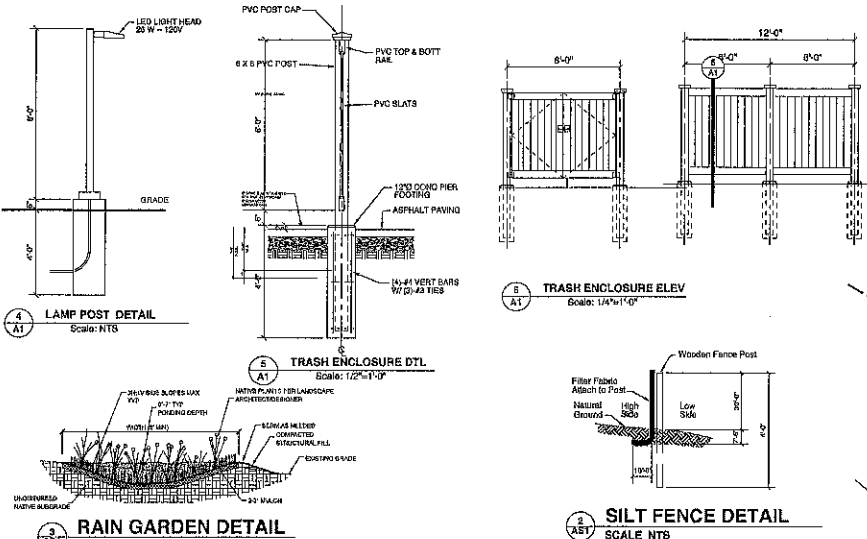
OCCUPANCY: R-2, APARTMENT

CONSTRUCTION: TYPE VB, WOOD FRAME-UNPROTECTED

NOTE:
ALL FOOTING SIZES SHOWN ON THESE DRAWINGS ARE BASED UPON VERIFICATION OF MIN. 2,000 PSF SOIL BEARING CAPACITY. OWNER & CONTRACTOR ARE TO VERIFY PRIOR TO POURING CONCRETE FOOTINGS.

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, UNLESS NOTED OTHERWISE.
- EXTERIOR WALL FRAMING IS TO BE PER PLANS AND DETAILS.
- ALL NEW WALLS TO EXTEND TO UNDERSIDE ROOF DECK.
- ALL HOT WATER HEATERS ARE TO BE ELECTRIC OR GAS SEALED COMBUSTION TYPE.
- ALL SPACE HEATING DEVICES ARE TO BE GAS SEALED COMBUSTION TYPE.
- THE CONTRACTOR IS TO PROVIDE 2 FIRE EXTINGUISHERS PER FLOOR. NFPA 10 AND IFC 106.
- G.C. TO MODIFY MECH. ELEC. PLUMBING & SPRINKLER SYSTEM AS REQ'D & TO STATE A LOCAL CODES FOR CONSTRUCTION. G.C. TO PROVIDE ALL NECESSARY PLANS AS REQ'D BY BUILDING OFFICIAL.
- OWNER TO PROVIDE PORTABLE WATER COOLER WITH CUP DISPENSER.



EMERGENCY/EXIT LIGHT KEY

EXIT	RED FACED EXIT SIGN DIRECT WIRED BATTERY BACK-UP LITHIUM QUANTUM ELM IN DUAL FACED WHERE REQ'D
EXIT	COMPO EXIT SIGN/EMERGENCY LIGHT OR SIGN DIRECT WIRED BATTERY BACK-UP LITHIUM QUANTUM ELM 8 1000077
EXIT	COMPO EXIT SIGN/EMERGENCY LIGHTS SIGN & PHOTO LUMINOUS EMERGENCY HEAD ON OPPOSITE SIDE DIRECT WIRED BATTERY BACK-UP LITHIUM QUANTUM ELM 8 W/ HIGH OUTPUT BATTERY & PHOTO LUMINOUS HEAD
EXIT	INT EMERGENCY LIGHTS DIRECT WIRED BATTERY BACK-UP LITHIUM QUANTUM ELM 6 12

MINIMUM STANDARDS FOR EXIT SIGNS & EMERGENCY LIGHTING

-EXTERIOR EMERGENCY LIGHT TO BE DOUBLE HEAD & W/ 1000 MINS WHITE LED LAMPS, PROVIDING 90 MINUTE DURATION.

-INTERIOR EMERGENCY LIGHT TO BE DOUBLE HEAD PARO SEALED-BEAM SOWATT 12V LAMPS. 60 TUBES ARE TO PROVIDE MINIMUM 90 MINUTE DURATION.

-EMERGENCY LIGHT FIXTURES SHALL BE LOCATED AT THE EXIT DOORS AND INTERMEDIATE POINTS ARE DESIGNED TO MAINTAIN AN AVERAGE LIGHT INTENSITY OF 1.0 FOOT-CANDLE AND A MIN. LIGHT INTENSITY OF 0.1 FOOT-CANDLE AT FLOOR LEVEL IN THE EXIT PATH.

PLANTS LIST

Shady Garden	Sun Garden	
Wet Zone: Cordillina Great Blue Lobelia Culver's root	Mattoclea pernyiatica Lobelia spicata Woodscock Vinelinum	Wet Zone: Oxalis corniculata Great Blue Lobelia Culver's root High Bush Cranberry
Dry Zone: "Aster" Phlox Lamb's Ears Hosta "Aster" Magnolia Rosa "Aster" Magnolia Wine "Aster" Magnolia Wine	Dry Zone: Little Bluestem June Grass Black-eyed Susan Cape Fear Cudweed Wax geranium Sage Wild Rose	Subsahyran capensis Scaevola taccada Ruhoffia nitida Ceanothus americanus Ceanothus americanus Rosa woodii

1 SITE PLAN
SCALE 1" = 20'-0"

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EAGLE BLUFF APARTMENTS-II
2344 STATE HIGHWAY 16 LA CROSSE WI

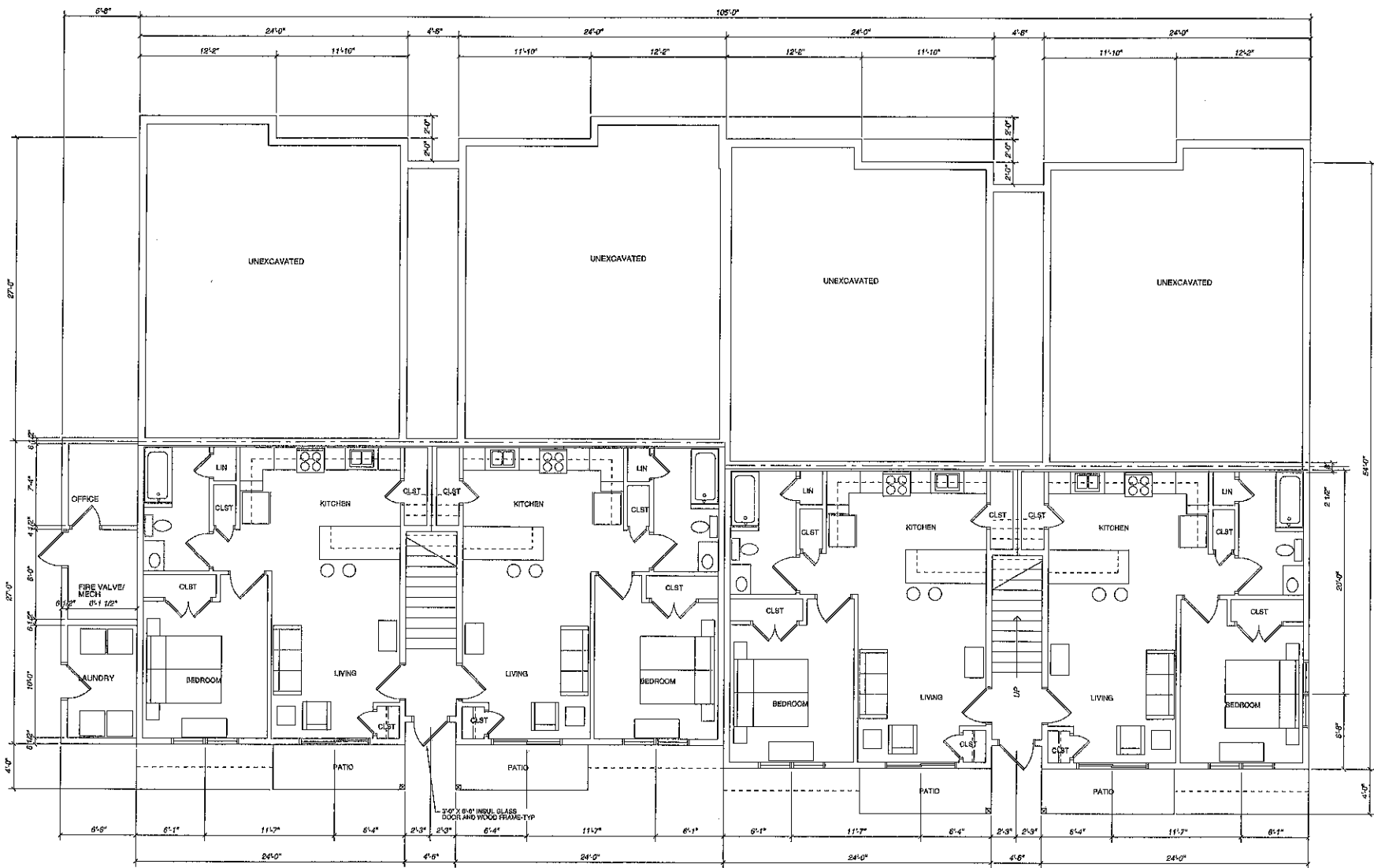
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Date: 07.25.2015

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AS1



LOWER FLOOR PLAN
SCALE 1/4" = 1'-0"



- ELECTRICAL DEVICE NOTES:**
1. SWITCHES TO BE MOUNTED AT 48" AFF.
 2. GENERAL OUTLETS TO BE MOUNTED 14" AFF.
 3. OUTLETS AT KITCHEN CABINETS TO BE MOUNTED AT 6" ABOVE COUNTERS.
 4. CABLE & PHONE OUTLETS TO BE MOUNTED 14" AFF.
 5. EMERGENCY DEVICES TO BE MOUNTED PER NFPA STANDARDS.
 6. ALL LIGHT FIXTURES AND LAMPS ARE TO BE QUALIFIED ENERGY STAR PRODUCTS.

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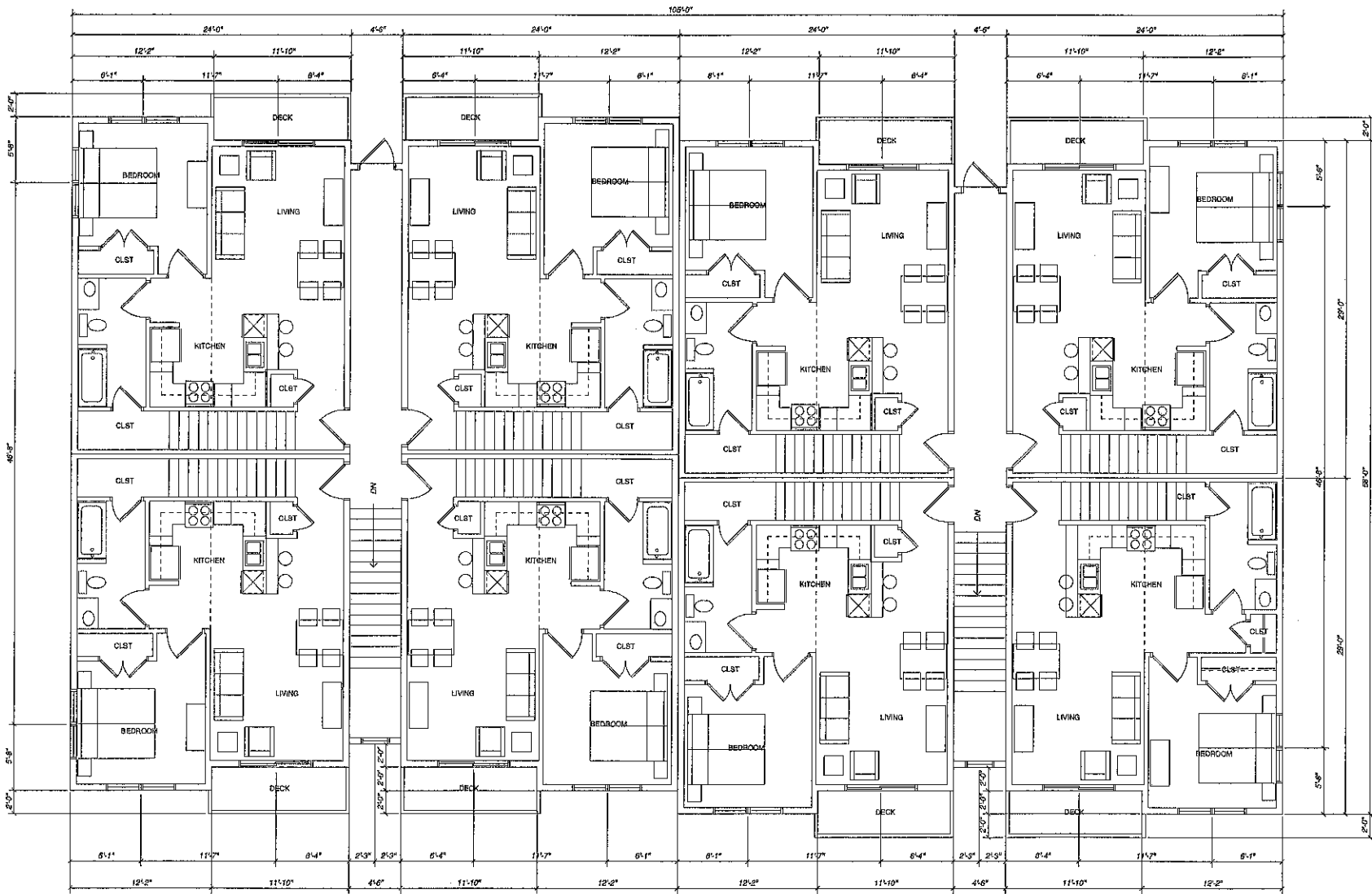
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A1



UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"



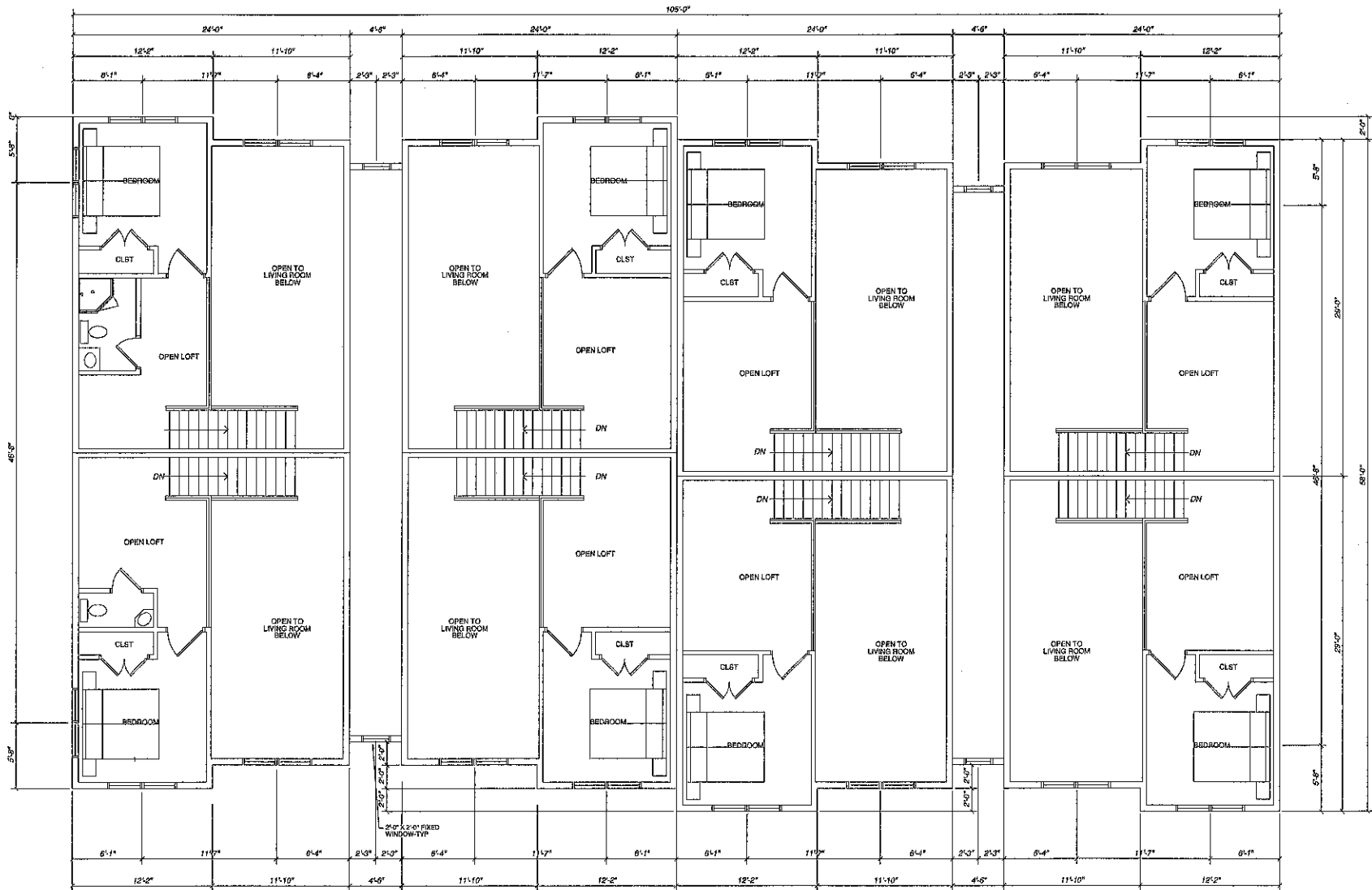
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Scale:
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Date: 07.26.2018
Drawing Name:

Sheet No.: **A2**



1
A3 LOFT FLOOR PLAN
SCALE 1/4" = 1'-0"



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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND NOTES ARE THE WORK OF ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN.

Name: _____
Date: _____
Scale: _____

Project:
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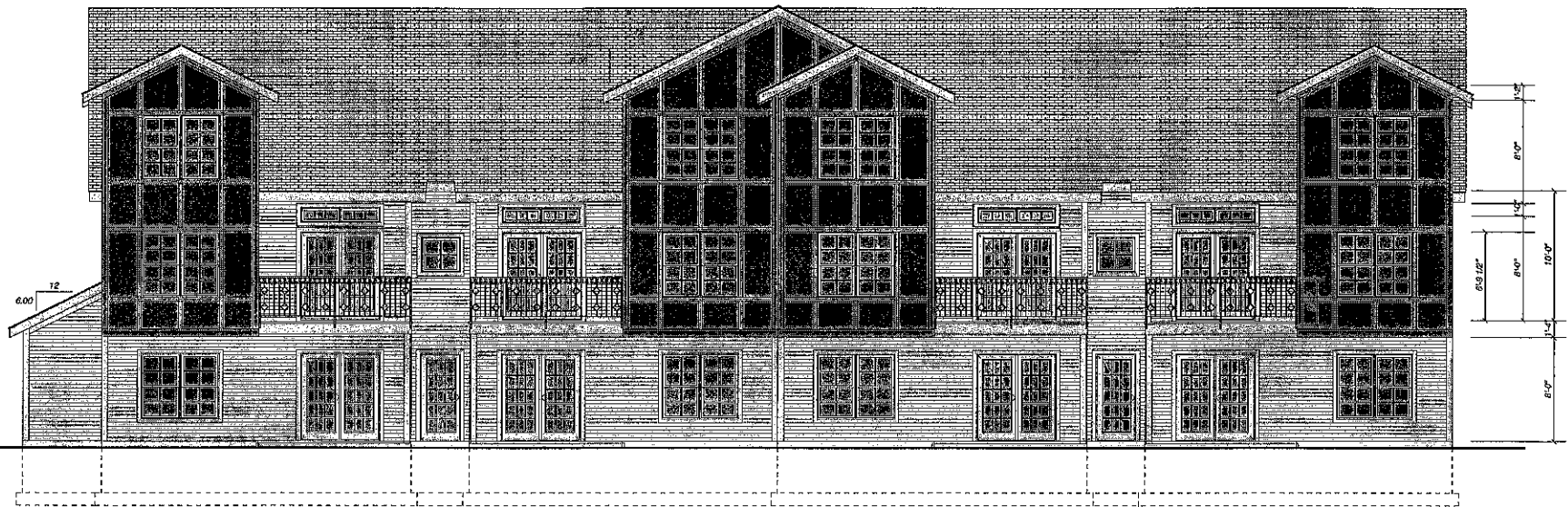
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Date:
07.25.2016

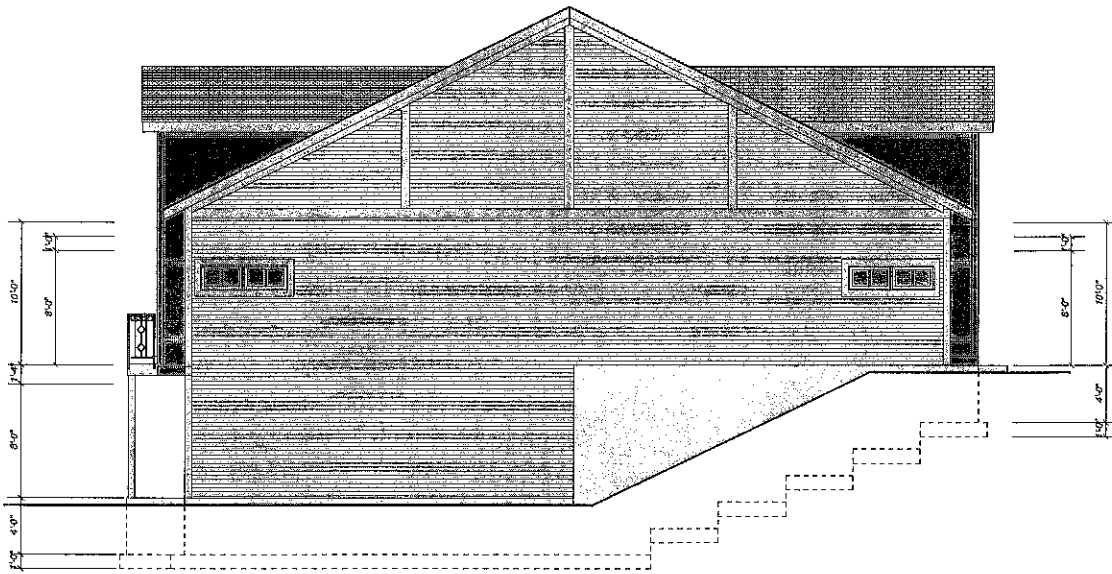
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A3



WEST EXTERIOR ELEV
Scale 1/4" = 1'-0"



SOUTH EXTERIOR ELEV
Scale 1/4" = 1'-0"

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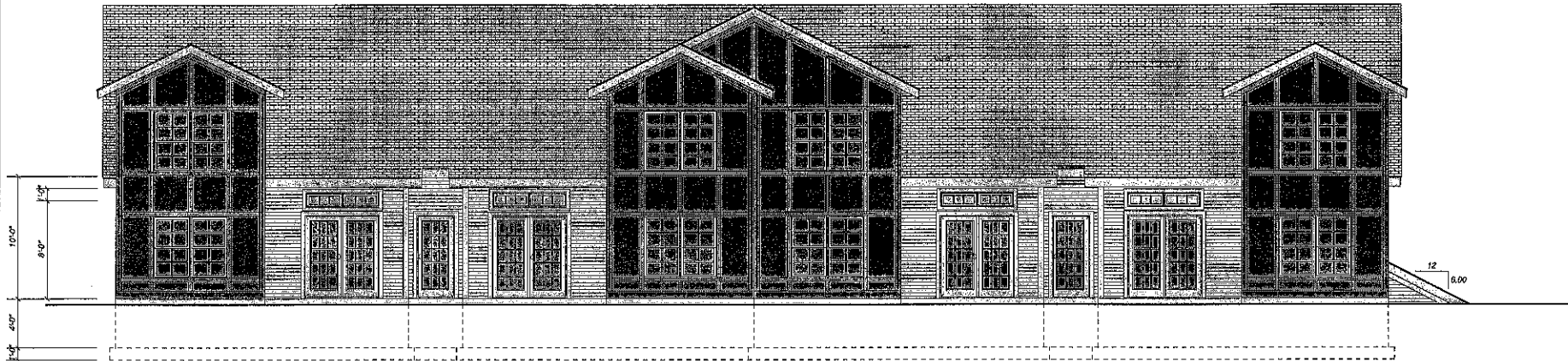
I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE WORK OF ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF WISCONSIN.

DATE: _____
BY: _____

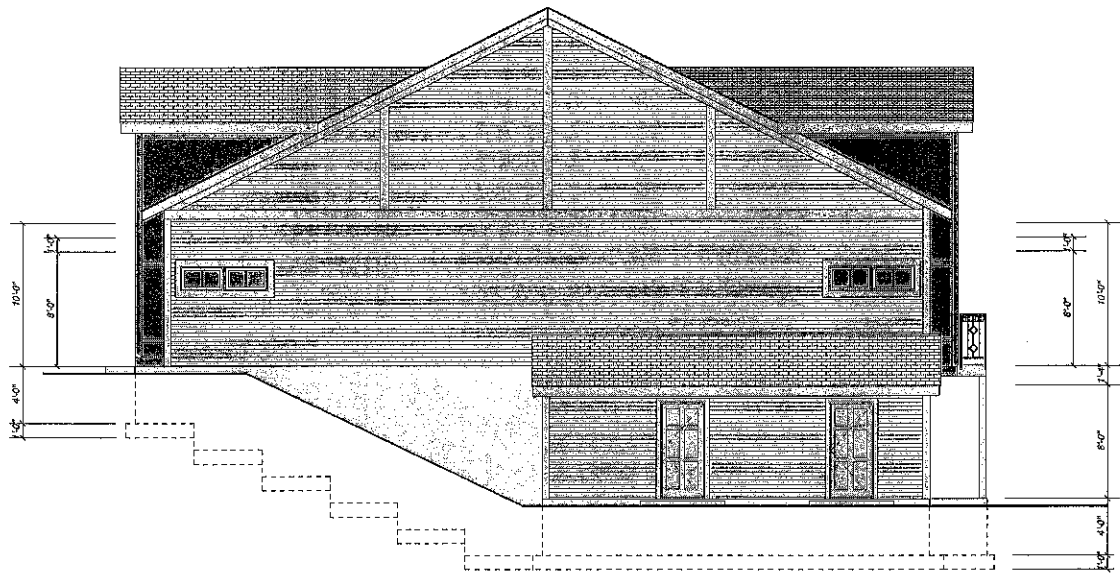
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Date:
06.31.2016
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A4



EAST EXTERIOR ELEV
Scale 1/4" = 1'-0"



NORTH EXTERIOR ELEV
Scale 1/4" = 1'-0"

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, CONTRACT AND ALL OTHER DOCUMENTS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND UNDER THE LAWS OF WISCONSIN ARE TRUE AND CORRECT.

DATE: _____
SIGNATURE: _____
TITLE: _____

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Date: _____

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Date: 01.04.2016

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