

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Payment Amount:

500.00

Petitioner (name and address):

Gundersen Health System
1900 South Avenue, La Crosse WI 54601

Owner of site (name and address):

Gundersen Health System
1900 South Avenue, La Crosse WI 54601

Address of subject premises:

718 Farnam, 1402 8th St. South, 1404-1408 8th St. South, 1410 8th St. South,
1416 8th St. South, 1422 8th St. South

Tax Parcel No.: 17-30077-140, 17-30078-10, 17-30078-20, 17-30078-30, 17-30078-40, 17-30078-50

Legal Description: See Attached.

PDD/TND: _____ General Specific _____ General & Specific

Zoning District Classification: Planned Development District - General

Proposed Zoning Classification: Planned Development District - Specific

Is the property located in a floodway/floodplain zoning district? ___ Yes No

Is the property/structure listed on the local register of historic places? ___ Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes ___ No

Is the consistent with the policies of the Comprehensive Plan? Yes ___ No

Property is Presently Used For:

Conditional use permit - green space.

Property is Proposed to be Used For:

Development of 6 duplex units for medical resident housing.

Proposed Rezoning is Necessary Because (Detailed Answer):

This is the comprehensive development plan for the Resident Housing Development project,
currently zoned PDD-general.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

This development will enhance the quality of housing infrastructure in the neighborhood surrounding Gundersen's La Crosse campus.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

Does not alter comprehensive plan goals.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the _____ day of _____, _____.

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 petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Craig Schust
(signature)
608 725 2155 (telephone) May 8, 2015 (date)
KJSchust@gundersenhealth.org (email)

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

Personally appeared before me this 8th day of May, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Daniel Belman
Notary Public
My Commission Expires: 7/13/2018

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building & Inspections Department to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 8th day of May, 2015.

Signed: [Signature] Senior Planner
Director of Planning & Development

GUNDERSEN HEALTH SYSTEM®

May 8, 2015

Teri Lehrke – City Clerk
Amy Peterson – City Planner
City Hall
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Re: Planned Development District - Specific Narrative for Gundersen Health System medical resident housing development.

Dear Ms. Lehrke and Ms. Peterson


As requested, enclosed please find the Planned Development District - Specific narrative pursuant to Section 115.156 of the Municipal Code of the City of La Crosse.

Gundersen is requesting to re-zone these tax parcels Planned Development District - Specific for a proposed medical resident housing development.

The following is the required narrative:

- | | | |
|----|----------------------|---|
| A. | 115.156(e)(2)(c)(1) | See details on next page. |
| B. | 115.156(e)(2)(c)(2) | See attached. |
| C. | 115.156(e)(2)(c)(3) | See details on next page. |
| D. | 115.156(e)(2)(c)(4) | See attached site plan. |
| E. | 115.156(e)(2)(c)(5) | See attached site plan. |
| F. | 115.156(e)(2)(c)(6) | See attached site plan. |
| G. | 115.156(e)(2)(c)(7) | There are no planned temporary or permanent entrance features or signs. |
| H. | 115.156(e)(2)(c)(8) | See attached landscape plans. |
| I. | 115.156(e)(2)(c)(9) | See attached design plans. |
| J. | 115.156(e)(2)(c)(10) | See attached drainage plans. |
| K. | 115.156(e)(2)(c)(11) | There are no planned private utilities. |
| L. | 115.156(e)(2)(c)(12) | From the County Soil Survey the soil is Urban Land, Valley Trains. |
| M. | 115.156(e)(2)(c)(13) | See attached contour map. |
| N. | 115.156(e)(2)(c)(14) | Use of adjoining lands not anticipated to change. |
| O. | 115.156(e)(2)(c)(15) | All 6 duplex units to be built in one phase. |
| P. | 115.156(e)(2)(c)(16) | There are no restrictive covenants. |
| Q. | 115.156(e)(2)(c)(17) | See attached drainage plans. |

Respectfully submitted the 8th day of May, 2015

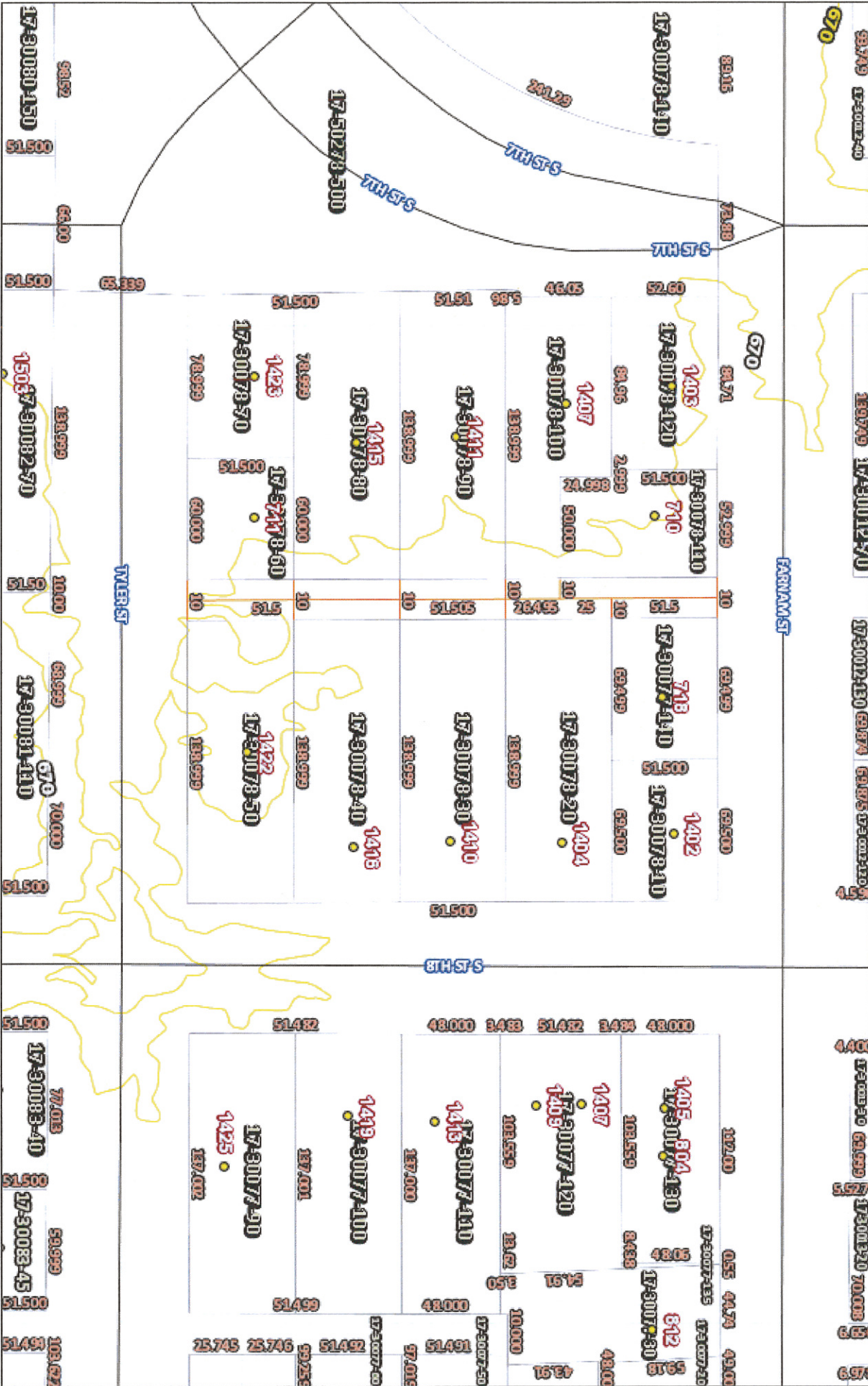

Sean Cain
Project Manager
Gundersen Health System



A. 115.156(e)(2)(c)(1) & (3)

The total area in the Planned Development District is 35,814 sqft (0.822 acres). Property surrounding the development is zoned R1-Single Family to the north, R5-Multiple Dwelling to the east, and PS-Public & Semi Public to the south and west. The development will be multiple family medical resident housing, and is comparable to the existing and surrounding zoning. The development will consist of 6 structures, with a footprint of 1320 sqft each. Total structure area is 7,920 sqft, or 22.1 percent of the development. The remainder of the development will be required setbacks, parking, and a 5,400 sqft common space. Total open area is 27,894 sqft, or 77.9 percent of the development. Each structure will contain 2 dwelling units, for a total of 12 dwelling units. Municipal services and utilities are available on site, or in the City street.

ArcGIS Online Web Map



May 8, 2015

- County Limits
- Federal & State Roads
- County & Town Roads
- Railroad Center Lines
- Burlington Northern Santa Fe
- CP Rail
- Spur Track
- Address Labels
- Tax Parcel Boundary
- Link to Tax Parcel Data

718 FARNAM ST LA CROSSE

Parcel: 17-30077-140
Internal ID: 31505
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.082
Township: 15
Range: 07
Section: 08
Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN W1/2 OF LOT 1 BLOCK 2 LOT SZ: 69.5 X 51.5

Property Addresses:

Street Address	City(Postal)
718 FARNAM ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
GUNDERSEN LUTHERAN MEDICAL CENTER INC	Owner	1836 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601- 5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

1402 8TH ST S LA CROSSE

Parcel: 17-30078-10
Internal ID: 31506
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.082
Township: 15
Range: 07
Section: 08
Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN LOT 1 EX W1/2 BLOCK 2 LOT SZ: 51.5 X 69.5

Property Addresses:

Street Address	City(Postal)
1402 8TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
LUTHERAN HOSPITAL OF LACROSSE INC	Deeded Owner	1910 SOUTH AVE	LA CROSSE	WI	54601
GUNDERSEN LUTHERAN MEDICAL CENTER INC	Owner	1910 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601-5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

1408 8TH ST S LA CROSSE

Parcel: 17-30078-20
Internal ID: 31507
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.164
Township: 15
Range: 07
Section: 08
Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN LOT 2 BLOCK 2 LOT SZ: 51.5 X 139

Property Addresses:

Street Address	City(Postal)
1408 8TH ST S	LA CROSSE
1404 8TH ST S	LA CROSSE
1406 8TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
LUTHERAN HOSPITAL-LA CROSSE INC	Deeded Owner	1910 SOUTH AVE	LA CROSSE	WI	54601-5467
GUNDERSEN LUTHERAN MEDICAL CENTER INC	Owner	1910 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601-5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16

1410 8TH ST S LA CROSSE

Parcel: 17-30078-30
Internal ID: 31508
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.164
Township: 15
Range: 07
Section: 08
Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN LOT 3 BLOCK 2 LOT SZ: 51.5 X 139

Property Addresses:

Street Address	City(Postal)
1410 8TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
LUTHERAN HOSPITAL-LA CROSSE INC	Deeded Owner	1910 SOUTH AVE	LA CROSSE	WI	54601-5467
GUNDERSEN LUTHERAN MEDICAL CENTER INC	Owner	1910 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601-5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

1416 8TH ST S LA CROSSE

Parcel: 17-30078-40
Internal ID: 31509
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.164
Township: 15
Range: 07
Section: 08
Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN LOT 4 BLOCK 2 LOT SZ: 51.5 X 139

Property Addresses:

Street Address	City(Postal)
1416 8TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
GUNDERSEN LUTHERAN ADMINISTRATIVE SERVICES INC	Owner	1900 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601-5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

1422 8TH ST S LA CROSSE

Parcel: 17-30078-50
Internal ID: 31510
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.164
Township: 15
Range: 07
Section: 08
Qtr: NW-NW

Abbreviated Legal Description:

SECOND PLAT B B HEALYS ADDN LOT 5 BLOCK 2 LOT SZ: 51.5 X 137

Property Addresses:

Street Address	City(Postal)
1422 8TH ST S	LA CROSSE

Owners/Associations:

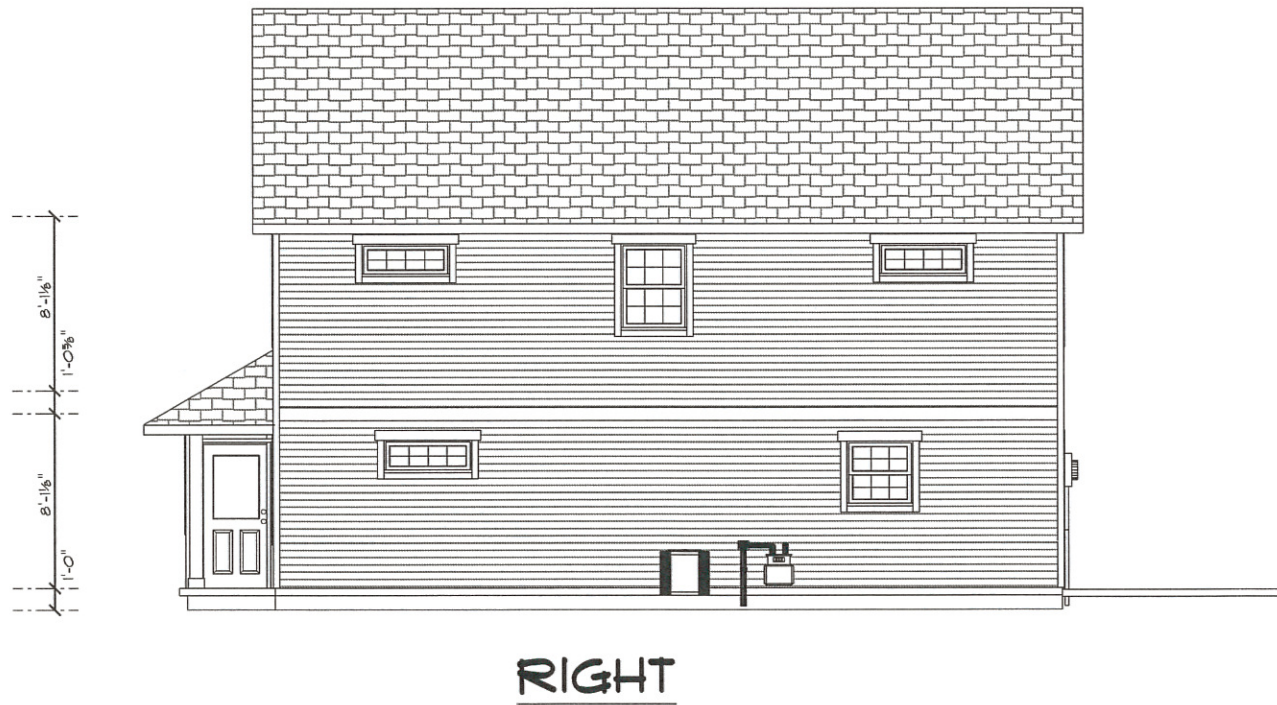
Name	Relation	Mailing Address	City	State	Zip Code
GUNDERSEN LUTHERAN MEDICAL CENTER INC	Owner	1836 SOUTH AVE	LA CROSSE	WI	54601
ACCOUNTING DEPARTMENT	Attention	1910 SOUTH AVE	LA CROSSE	WI	54601- 5467

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
0034	La Crosse TIF 14	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT



PRELIMINARY USING SAME FOOT PRINT FOR ALL BUILDINGS,
ACTUAL WILL HAVE VARIATIONS FOR EACH PLAN.

NAME	AREA
MAIN LEVEL	672 sq. ft.
UPPER LEVEL	648 sq. ft.
GARAGE	NONE
TOTAL EACH SIDE	1320 sq. ft.
BASEMENT FIN.	NONE
BASEMENT UNFIN.	NONE

SCALE:
1/8" = 1'
DATE:
March 05, 2015
DRAWN BY: ME.
CONTRACT M-
SHEET *

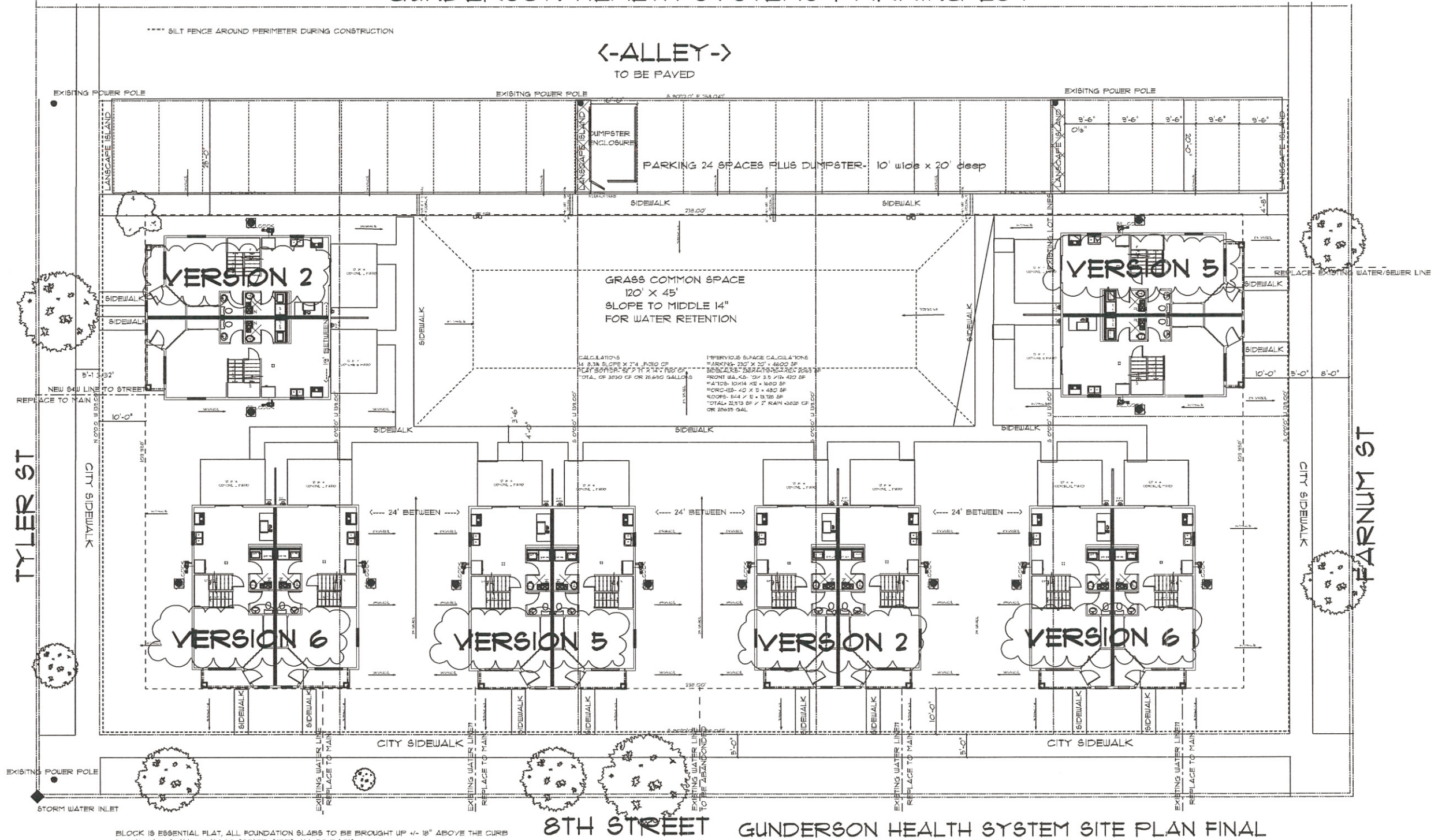
A-2

MasterCraft
Confidence Builders HOMES

MASTERCRAFT HOMES INC.
2300 OAK ST.
LA CROSSE, WI 54603
PHONE: 608-781-7200 FAX: 608-781-7201
EMAIL: INFO@MCHLAX.COM

OPFGHS Duplex Y6
8th St
LaCrosse, WI 54601

GUNDERSON HEALTH SYSTEMS PARKING LOT



<-ALLEY->
TO BE PAVED

GRASS COMMON SPACE
120' X 45'
SLOPE TO MIDDLE 14"
FOR WATER RETENTION

CALCULATIONS
4.83% SLOPE X 74' PORTION OF
FRONT YARD = 277.74 SF OF
TOTAL OF 3050 SF OR 6,450 GALLONS

PERVIOUS SPACE CALCULATIONS
PARKING: 230' X 20' = 4600 SF
SIDEWALK: 24' X 20' X 20' = 9600 SF
FRONT YARD: 24' X 20' X 20' = 9600 SF
TOTAL: 10144 SF = 1860 SF
CONCRETE: 20' X 10' = 450 SF
TOTAL: 10144 SF + 450 SF
TOTAL: 10594 SF / 7' RAIN = 1485 SF
OR 2969 GAL

BLOCK IS ESSENTIAL FLAT, ALL FOUNDATION SLABS TO BE BROUGHT UP +/- 18" ABOVE THE CURB
FRONT YARDS ALL DRAIN TO STREET, SIDES ALL TO BACK
SILT FENCE TO BE INSTALLED AROUND ENTIRE BLOCK JUST INSIDE SIDEWALK
ALL HEALTHY EXISTING TREES TO BE SAVED
BOULEVARD TREES AS DRAIN ARE ROUGHLY CORRECT IN SIZE
SEE LANDSCAPE PLAN FOR INTENDED VEGETATION, THIS IS NOT CORRECT

8TH STREET GUNDERSON HEALTH SYSTEM SITE PLAN FINAL

STORM WATER INLET

Plant Summary

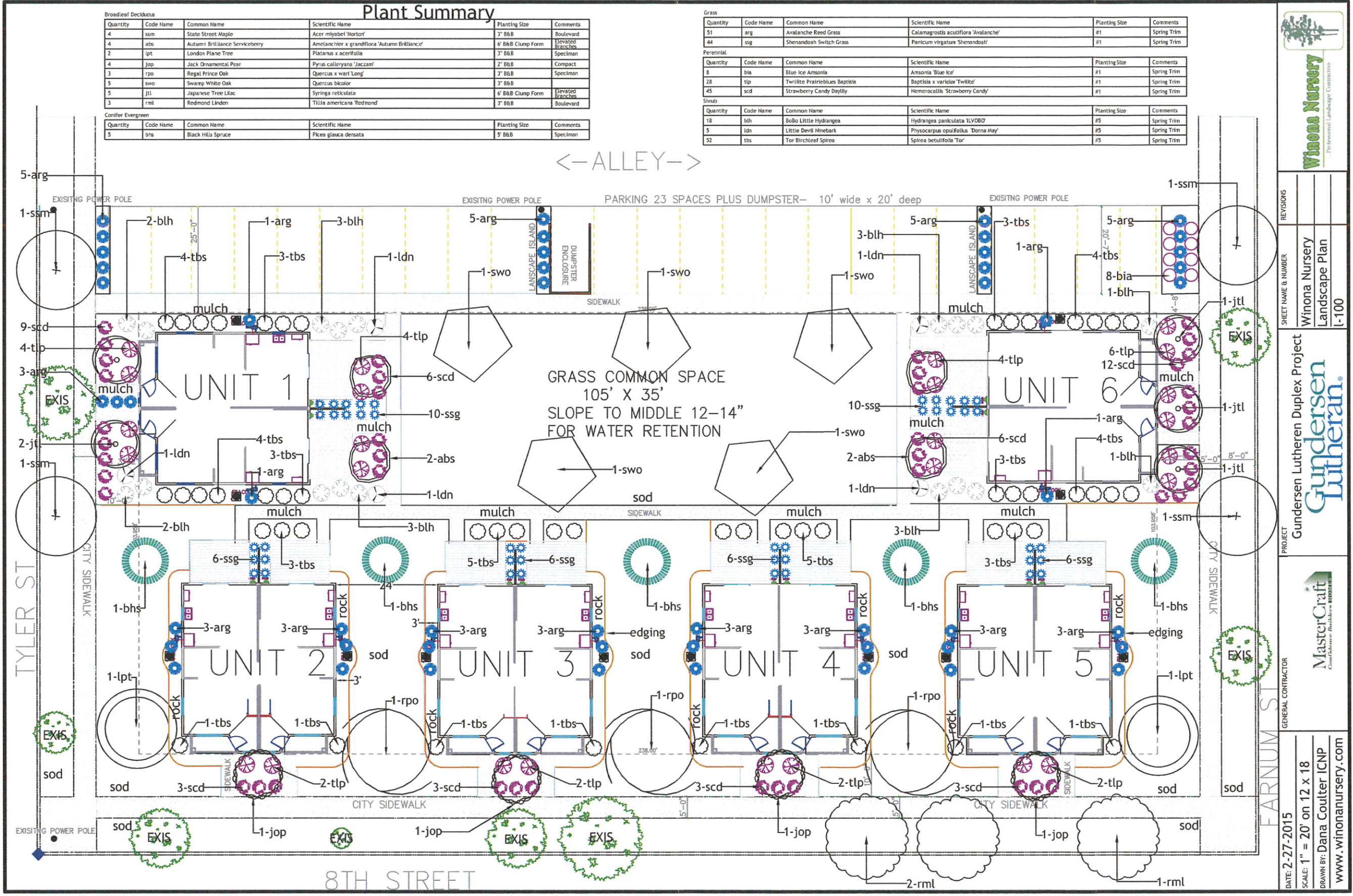
Broadleaf Deciduous					
Quantity	Code Name	Common Name	Scientific Name	Planting Size	Comments
4	ssm	State Street Maple	<i>Acer glabrum</i> 'Morton'	3" B&B	Boulevard
4	abs	Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	6" B&B Clump Form	Elevated Branches
2	lpt	London Plane Tree	<i>Platanus x acerifolia</i>	3" B&B	Speciman
4	jop	Jack Ornamental Pear	<i>Pyrus calleryana</i> 'Jazzan'	2" B&B	Compact
3	rpo	Regal Prince Oak	<i>Quercus x wari</i> 'Long'	3" B&B	Speciman
5	swo	Swamp White Oak	<i>Quercus bicolor</i>	3" B&B	
5	jtl	Japanese Tree Lilac	<i>Syringa reticulata</i>	6" B&B Clump Form	Elevated Branches
3	rml	Redmond Linden	<i>Tilia americana</i> 'Redmond'	3" B&B	Boulevard

Conifer Evergreen					
Quantity	Code Name	Common Name	Scientific Name	Planting Size	Comments
5	bhs	Black Hills Spruce	<i>Picea glauca densata</i>	5" B&B	Speciman

Grass					
Quantity	Code Name	Common Name	Scientific Name	Planting Size	Comments
51	arg	Avalanche Reed Grass	<i>Calamagrostis acutiflora</i> 'Avalanche'	#1	Spring Trim
44	srg	Shenandoah Switch Grass	<i>Panicum virgatum</i> 'Shenandoah'	#1	Spring Trim

Perennial					
Quantity	Code Name	Common Name	Scientific Name	Planting Size	Comments
8	bia	Blue Ice Amsonia	<i>Amsonia</i> 'Blue Ice'	#1	Spring Trim
28	tlp	Twilite Prairieblues Baptisia	<i>Baptisia x variolor</i> 'Twilite'	#1	Spring Trim
45	scd	Strawberry Candy Daylily	<i>Hemerocallis</i> 'Strawberry Candy'	#1	Spring Trim

Shrub					
Quantity	Code Name	Common Name	Scientific Name	Planting Size	Comments
18	blh	BoBo Little Hydrangea	<i>Hydrangea paniculata</i> 'LVOBO'	#5	Spring Trim
5	ldn	Little Devil Hibiscus	<i>Physocarpus opulifolius</i> 'Donna Kay'	#5	Spring Trim
52	tbs	Tor Birchleaf Spirea	<i>Spiraea betulifolia</i> 'Tor'	#5	Spring Trim



Winona Nursery
Professional Landscape Contractors

PROJECT
Gundersen Lutheran Duplex Project
Gundersen Lutheran
Lutheran

GENERAL CONTRACTOR
MasterCraft
Contractors, Builders, Remodelers

DATE: 2-27-2015
SCALE: 1" = 20' on 12 x 18
DRAWN BY: Dana Coulter ICNP
WWW.WINONANURSERY.COM

REVISIONS	SHEET NAME & NUMBER
	Winona Nursery Landscape Plan I-100



State Street Maple



Autumn Brilliance Serviceberry



London Plane Tree



Jack Ornamental Pear



Regal Prince Oak



Swamp White Oak



Japanese Tree Lilac



Redmond Linden



Black Hills Spruce



Avalanche Reed Grass



Shenandoah Switch Grass



Blue Ice Amsonia



Twiliite Prairieblues Baptisia



Strawberry Candy Daylily



BoBo Little Hydrangea



Little Devil Ninebark



Tor Birchleaf Spirea



Winona Nursery
Professional Landscape Contractors

REVISIONS

SHEET NAME & NUMBER

Winona Nursery
Landscape Pics
L-101

PROJECT

Gundersen Lutheran Duplex Project
Gundersen Lutheran

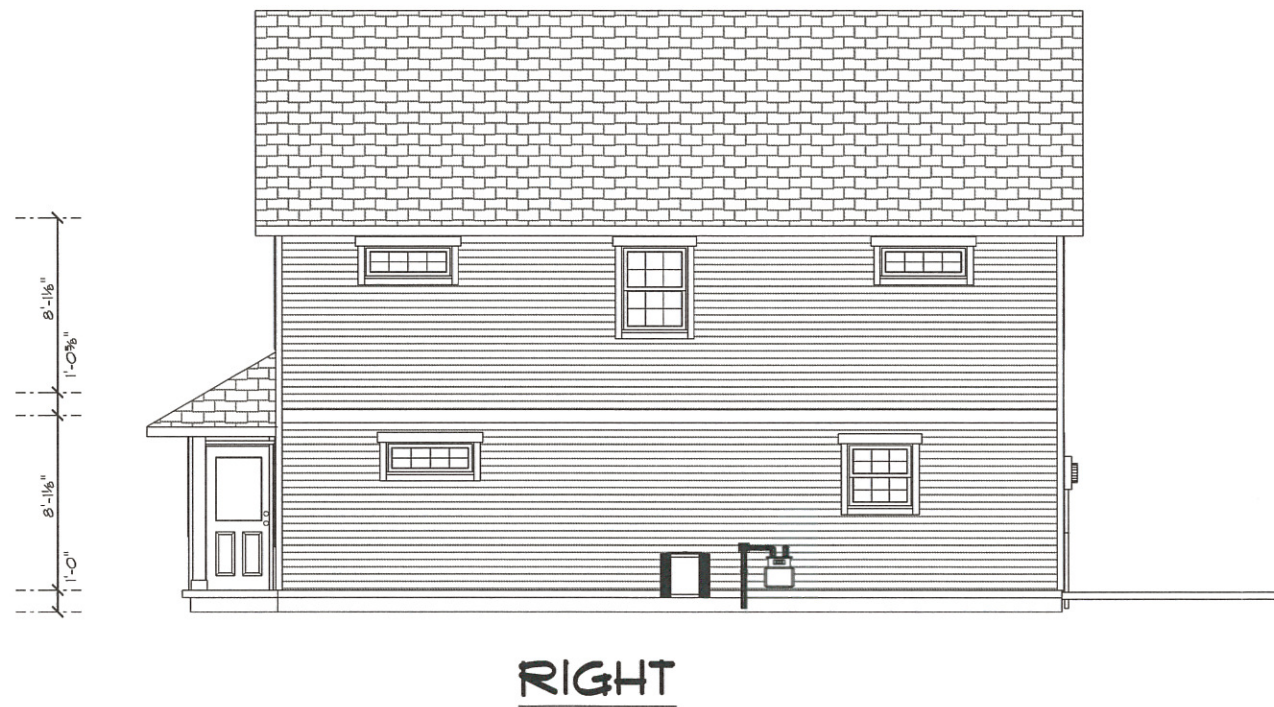
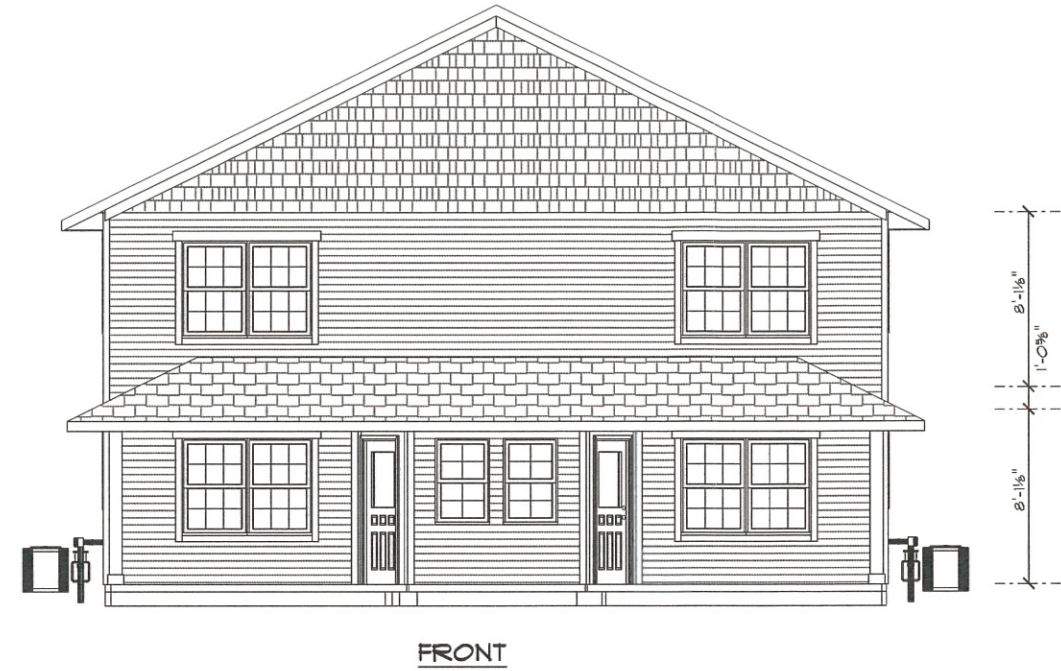
GENERAL CONTRACTOR



DATE: 2-27-2015

SCALE: Presentation

DRAWN BY: Dana Coulter ICNP
www.winonanursery.com



PRELIMINARY USING SAME FOOT PRINT FOR ALL BUILDINGS,
ACTUAL WILL HAVE VARIATIONS FOR EACH PLAN.

NAME	AREA
MAIN LEVEL	672 sq. ft.
UPPER LEVEL	648 sq. ft.
GARAGE	NONE
TOTAL EACH SIDE	1320 sq. ft.
BASEMENT FIN.	NONE
BASEMENT UNFIN.	NONE

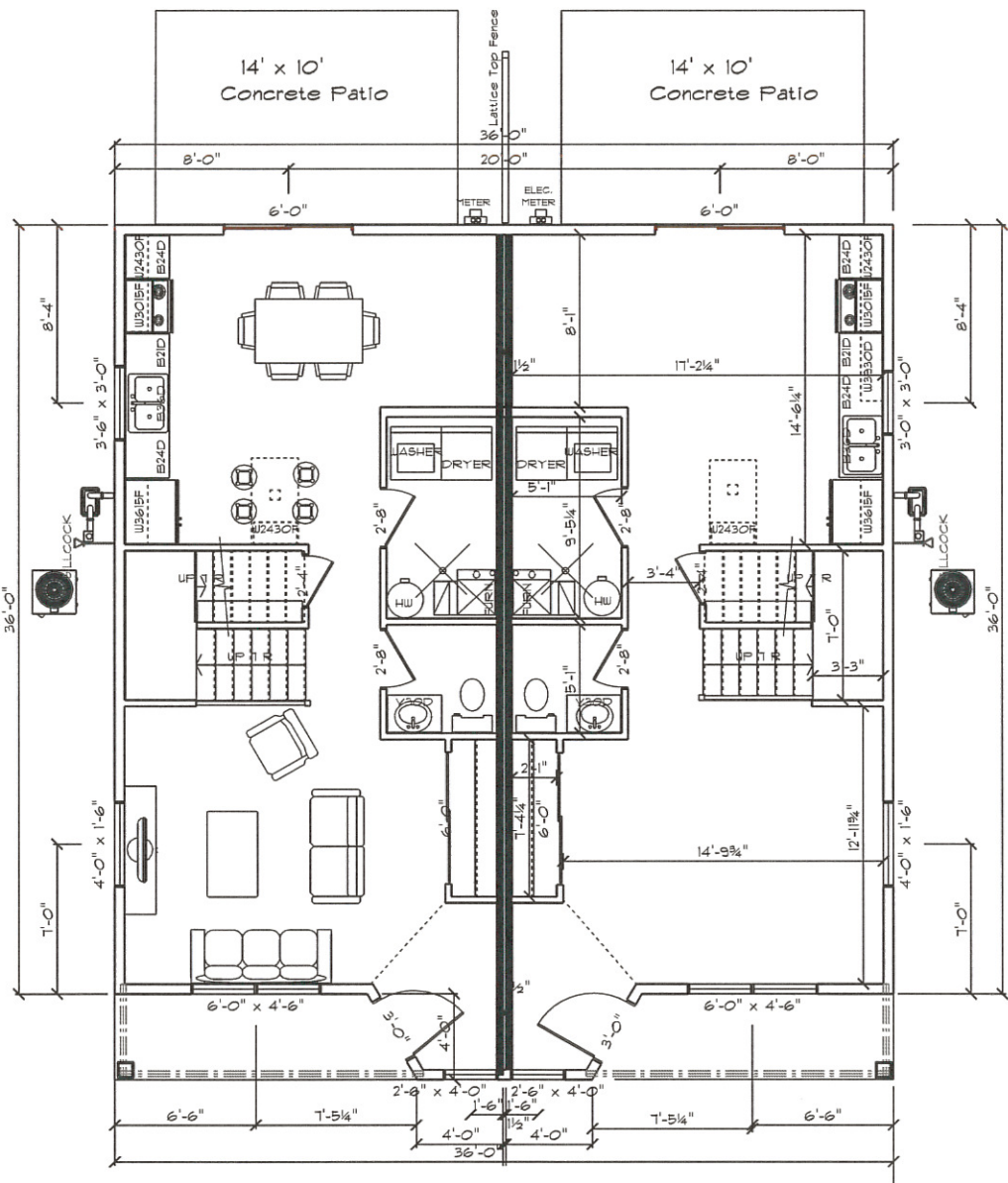
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DATE:
May 06, 2015
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CONTRACT M-

SHEET •
A-2

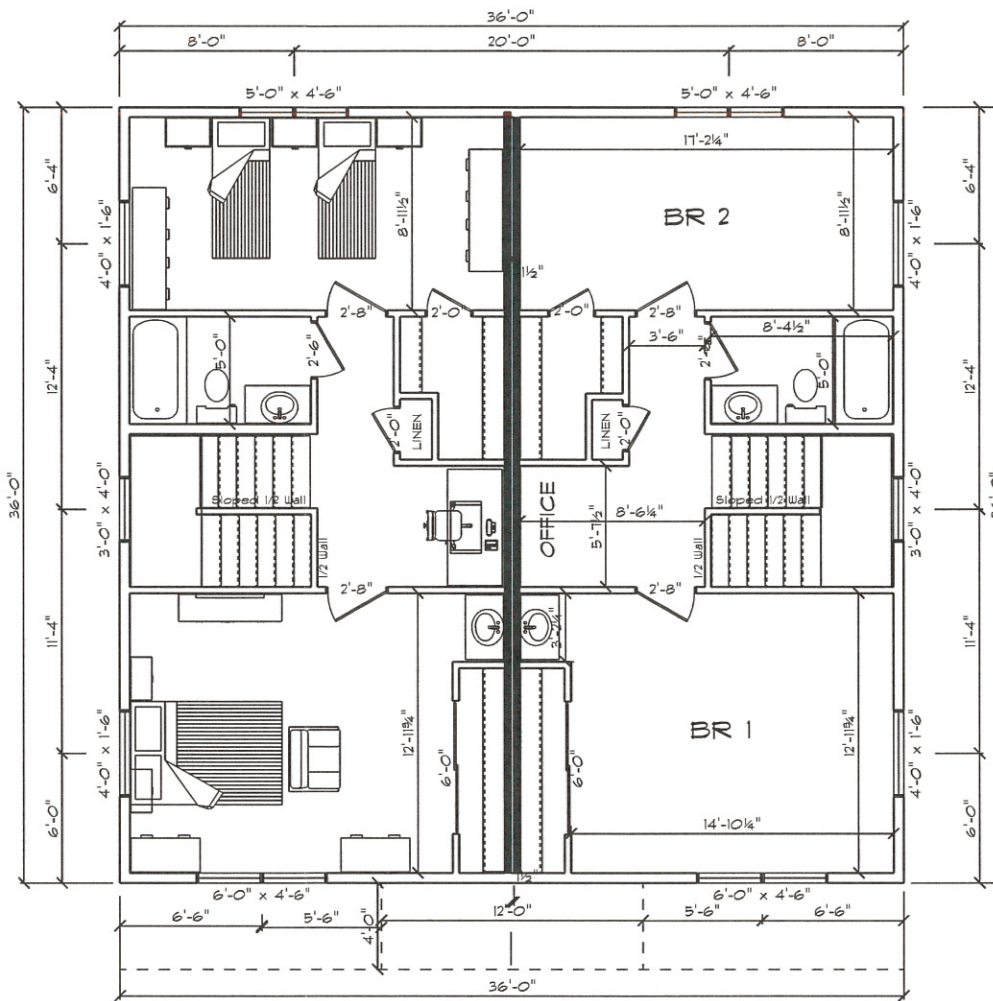
MasterCraft
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EMAIL: INFO@MCHLAX.COM

OFFGHS Duplex Y2
8th St
LaCrosse, WI 54601



1
A-6 MAIN LEVEL FLOOR PLAN



1
A-7 UPPER LEVEL FLOOR PLAN

SPECIFICATIONS:
 TOTAL NUMBER OF BILL PLATES: 1
 FLOOR JOISTS: 11 7/8" I-JOIST
 FLOOR SHEATHING: 3/4" T&G OSB
 EXTERIOR WALLS:
 UPPER: 2x6 @ 24" O.C.
 MAIN: 2x6x 8'-1 1/8" @ 24" O.C.
 GARAGE: NONE
 EXTERIOR WALL SHEATHING: 15/32" OSB
 HOUSEWRAP: "AIRSTOP" HOUSEWRAP
 ROOF FRAMING: ENGINEERED TRUSSES @ 24" O.C.
 W/ 1" ENERGY HEELS
 ROOF SHEATHING: 15/32" OSB
 ROOF FELT: 15# FELT
 ROOF INSULATION: R-50 BLOWN IN FIBERGLASS
 WINDOWS:
 ALLIANCE VINYL DOUBLE HUNG & TRANSOMS
 EXTERIOR HOUSE DOORS:
 "THERMATRUE" STEEL DOORS W/ DEADBOLTS
 GARAGE SERVICE DOORS:
 "THERMATRUE" STEEL DOORS W/ DEADBOLTS
 SKYLIGHTS: N/A
 FIREPLACE: NONE
 INTERIOR RAILINGS: COLONIAL, POST-TO-POST
 FURNACE: 92% EFFICIENT NATURAL GAS
 AIR CONDITIONER: 1 1/2 TON 13 SEER
 WATER HEATER:
 BRADFORD/WHITE 52 GAL ELEC
 WATER SOFTENER: PREP ONLY
 GAS PIPING TO: FURNACE

GAS PIPING MUST BE GROUNDED

SPECIALS:
 IRRIGATION SYSTEM : N/A
 SOUND SYSTEM : N/A
 SECURITY SYSTEM : N/A
 CENTRAL VAC SYSTEM : N/A
 CORNER BEAD : STD.

UNLESS OTHERWISE NOTED:
 HEADER HEIGHTS
 8'-1 1/8" WALLS 6'-9 3/8"
 9'-1 1/8" WALLS 7'-4"

NOTE:
 DO NOT USE CABINETS ON PLAN
 FOR REFERENCE. USE SEPARATE
 CABINET PRINTS.

ROCKET DOOR R.O.'S
 2'-0" X 6'-8" = 4'-2" X 7'-0 1/4"
 2'-4" X 6'-8" = 4'-10" X 7'-0 1/4"
 2'-6" X 6'-8" = 5'-2" X 7'-0 1/4"
 2'-8" X 6'-8" = 5'-6" X 7'-0 1/4"
 3'-0" X 6'-8" = 6'-2" X 7'-0 1/4"
 FRENCH DOOR R.O.'S
 2'-2" X 6'-8" = 5'-3" X 82 1/2"
 2'-2" X 6'-8" = 5'-1" X 82 1/2"

NAME	AREA
MAIN LEVEL	672 sq. ft.
UPPER LEVEL	648 sq. ft.
GARAGE	NONE
TOTAL EACH SIDE	1320 sq. ft.
BASEMENT FIN.	NONE
BASEMENT UNFIN.	NONE

MasterCraft
 Confidence Builders HOMES

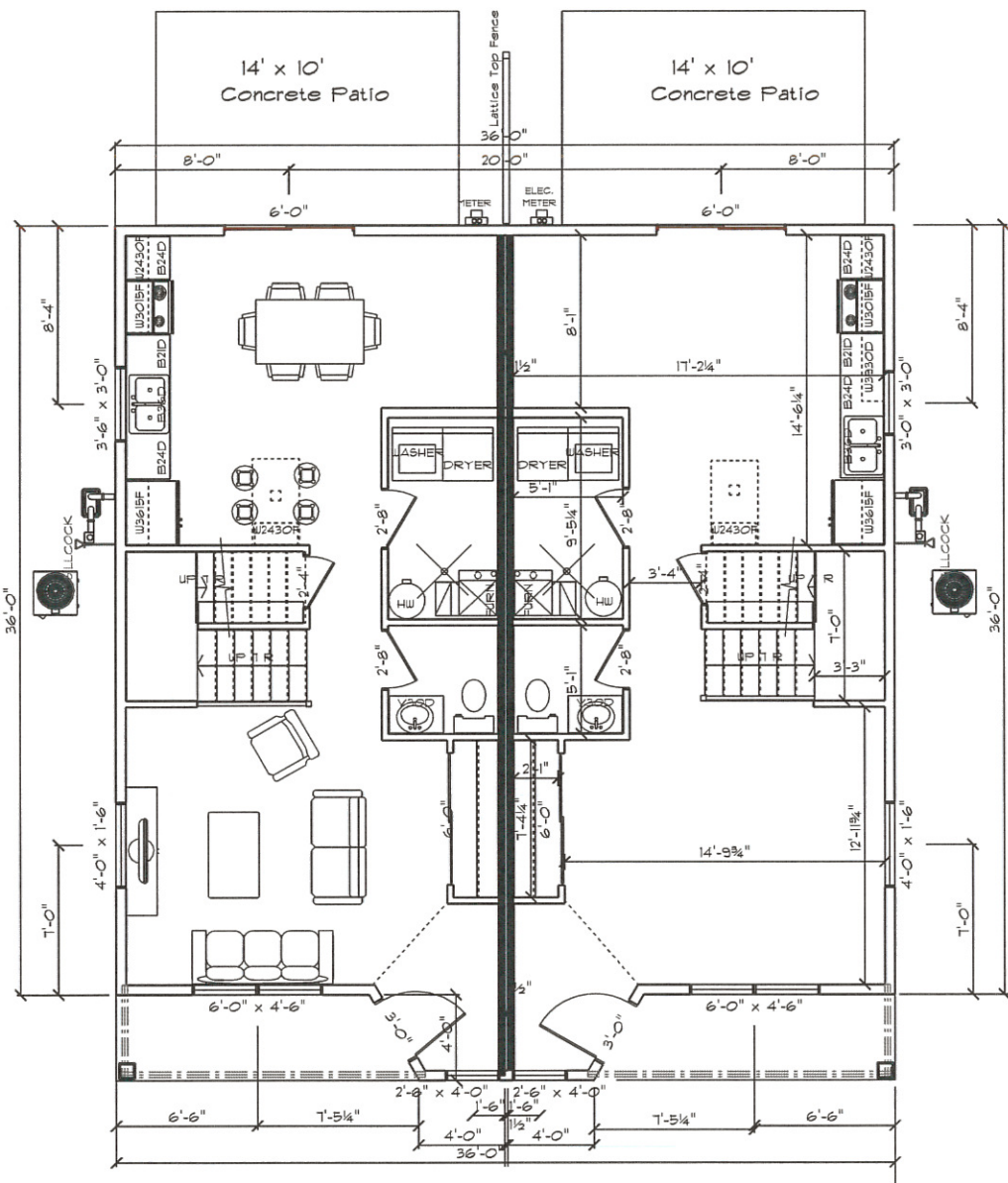
MASTERCRAFT HOMES INC.
 2300 OAK ST.
 LA CROSSE, WI 54603
 PHONE: 608-781-1200 FAX: 608-781-1201
 EMAIL: INFO@CHLAX.COM

OFFGHS Duplex V2
 8th St
 LaCrosse, WI 54601

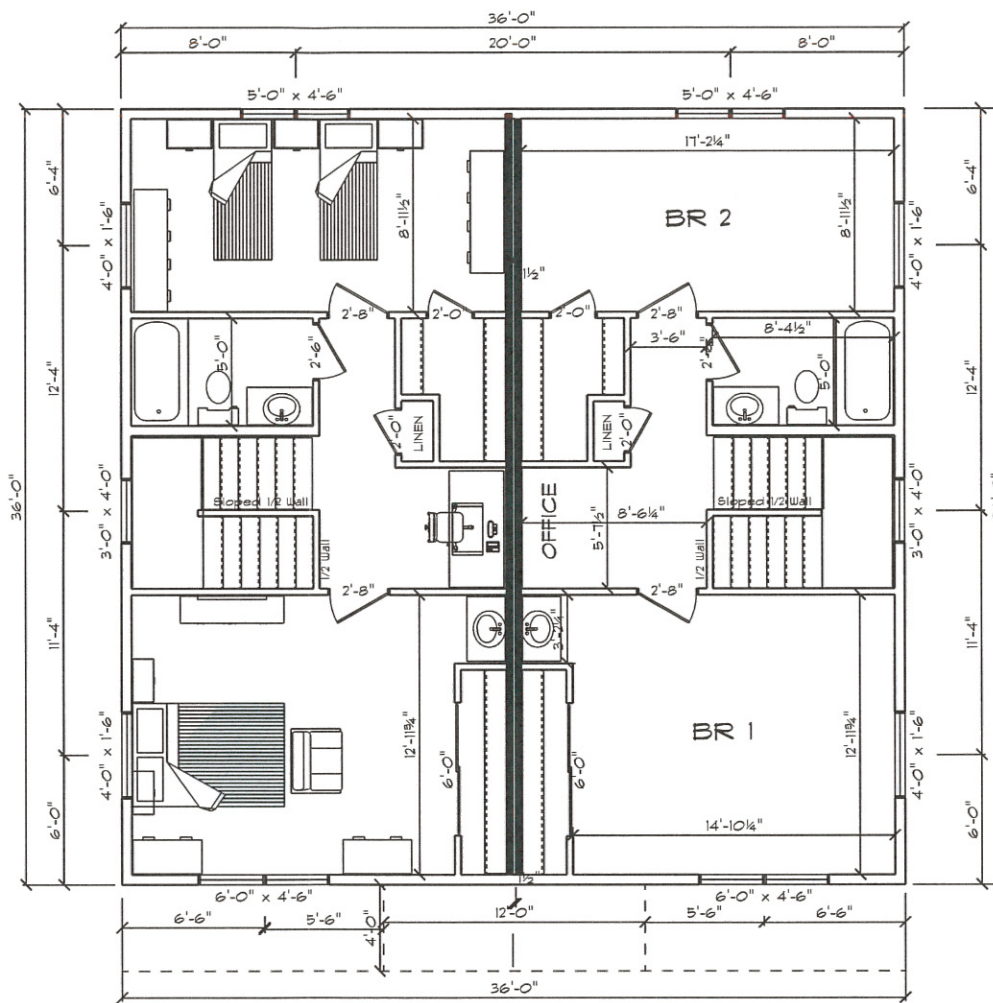
SCALE:
 1/8" = 1'
 DATE:
 May 06, 2015
 DRAWN BY: ME.
 CONTRACT M-
 SHEET *

A-6

PRELIMINARY USING SAME FOOT PRINT FOR ALL BUILDINGS,
 ACTUAL WILL HAVE VARIATIONS FOR EACH PLAN.



1
A-6 MAIN LEVEL FLOOR PLAN



1
A-7 UPPER LEVEL FLOOR PLAN

SPECIFICATIONS:
 TOTAL NUMBER OF SILL PLATES: 1
 FLOOR JOISTS: 11 7/8" I-JOIST
 FLOOR SHEATHING: 3/4" T&G OSB
 EXTERIOR WALLS:
 UPPER: 2x6 @ 24" O.C.
 MAIN: 2x6x 8'-1 1/8" @ 24" O.C.
 GARAGE: NONE
 EXTERIOR WALL SHEATHING: 15/32" OSB
 HOUSEWRAP: "AIRSTOP" HOUSEWRAP
 ROOF FRAMING: ENGINEERED TRUSSES @ 24" O.C.
 W/ 1" ENERGY HEELS
 ROOF SHEATHING: 15/32" OSB
 ROOF FELT: 15# FELT
 ROOF INSULATION: R-50 BLOWN IN FIBERGLASS
 WINDOWS:
 ALLIANCE VINYL DOUBLE HUNGS & TRANSOMS
 EXTERIOR HOUSE DOORS:
 "THERMATRUE" STEEL DOORS W/ DEADBOLTS
 GARAGE SERVICE DOORS:
 "THERMATRUE" STEEL DOORS W/ DEADBOLTS
 SKYLIGHTS: N/A
 FIREPLACE: NONE
 INTERIOR RAILINGS: COLONIAL, POST-TO-POST
 FURNACE: 92% EFFICIENT NATURAL GAS
 AIR CONDITIONER: 1 1/2 TON 13 SEER
 WATER HEATER:
 BRADFORD/WHITE 52 GAL ELEC
 WATER SOFTENER: PREP ONLY
 GAS PIPING TO: FURNACE

GAS PIPING MUST BE GROUNDED

SPECIALS:
 IRRIGATION SYSTEM : N/A
 SOUND SYSTEM : N/A
 SECURITY SYSTEM : N/A
 CENTRAL VAC SYSTEM : N/A
 CORNER BEAD : STD.

UNLESS OTHERWISE NOTED:
 HEADER HEIGHTS
 8'-1 1/8" WALLS 6'-3 3/8"
 8'-1 1/8" WALLS 7'-4"

NOTE:
 DO NOT USE CABINETS ON PLAN
 FOR REFERENCE. USE SEPARATE
 CABINET PRINTS.

POCKET DOOR R.O.'S
 2'-0" x 6'-8" = 4'-2" x 7'-0 1/4"
 2'-4" x 6'-8" = 4'-10" x 7'-0 1/4"
 2'-6" x 6'-8" = 5'-2" x 7'-0 1/4"
 2'-8" x 6'-8" = 5'-6" x 7'-0 1/4"
 3'-0" x 6'-8" = 6'-2" x 7'-0 1/4"
 FRENCH DOOR R.O.'S
 2'-2" x 6'-8" = 5'-3" x 82 1/2"
 2'-8" x 6'-8" = 5'-7" x 82 1/2"

PRELIMINARY USING SAME FOOT PRINT FOR ALL BUILDINGS,
 ACTUAL WILL HAVE VARIATIONS FOR EACH PLAN.

NAME	AREA
MAIN LEVEL	672 sq. ft.
UPPER LEVEL	648 sq. ft.
GARAGE	NONE
TOTAL EACH SIDE	1320 sq. ft.
BASEMENT FIN.	NONE
BASEMENT UNFIN.	NONE

SCALE:
 1/8" = 1'
 DATE:
 March 05, 2015
 DRAWN BY: ME.
 CONTRACT M-
 SHEET *

A-6

MasterCraft
 Confidence Builders HOMES

MASTERCRAFT HOMES INC.
 2300 OAK ST.
 LA CROSSE, WI 54603
 PHONE: 608-781-1200 FAX: 608-781-1207
 EMAIL: INFO@CHLAX.COM

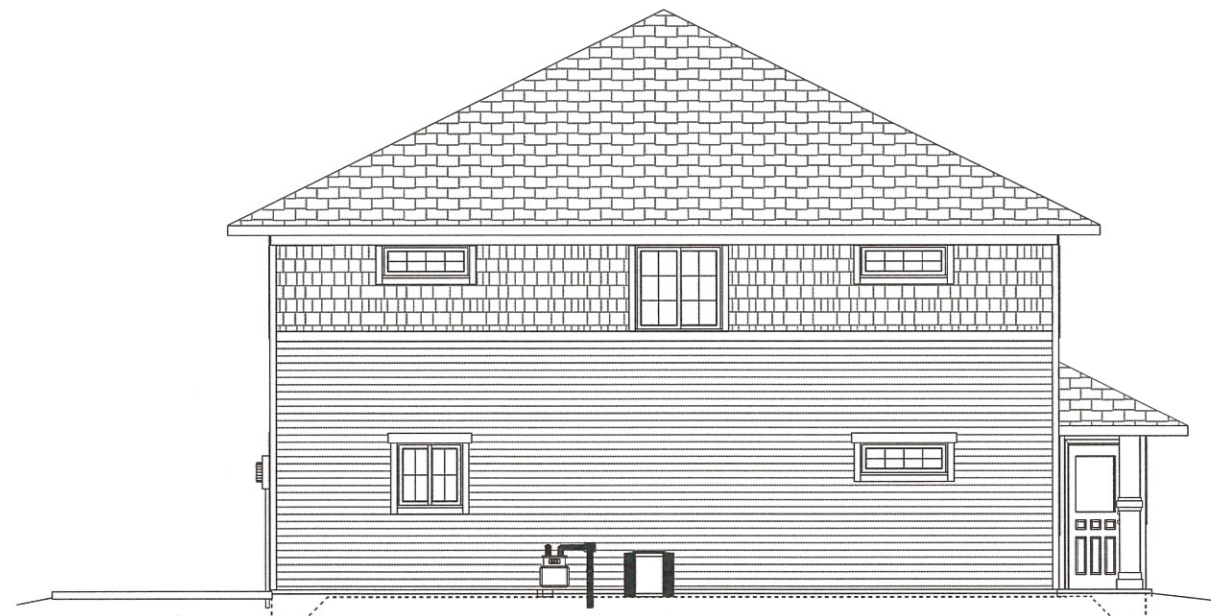
OFFGHS Duplex V6
 8th St
 LaCrosse, WI 54601



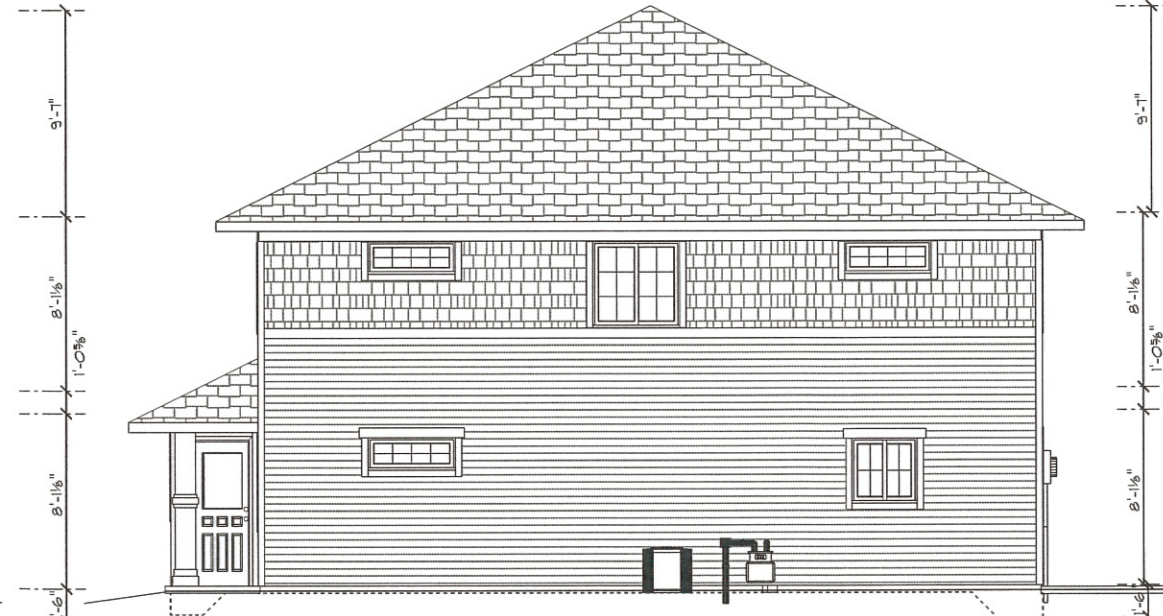
FRONT



BACK



LEFT



RIGHT

PRELIMINARY

NAME	AREA
MAIN LEVEL	644 sq. ft.
UPPER LEVEL	648 sq. ft.
GARAGE	NONE
TOTAL EACH SIDE	1292 sq. ft.
BASEMENT FIN.	NONE
BASEMENT UNFIN.	NONE

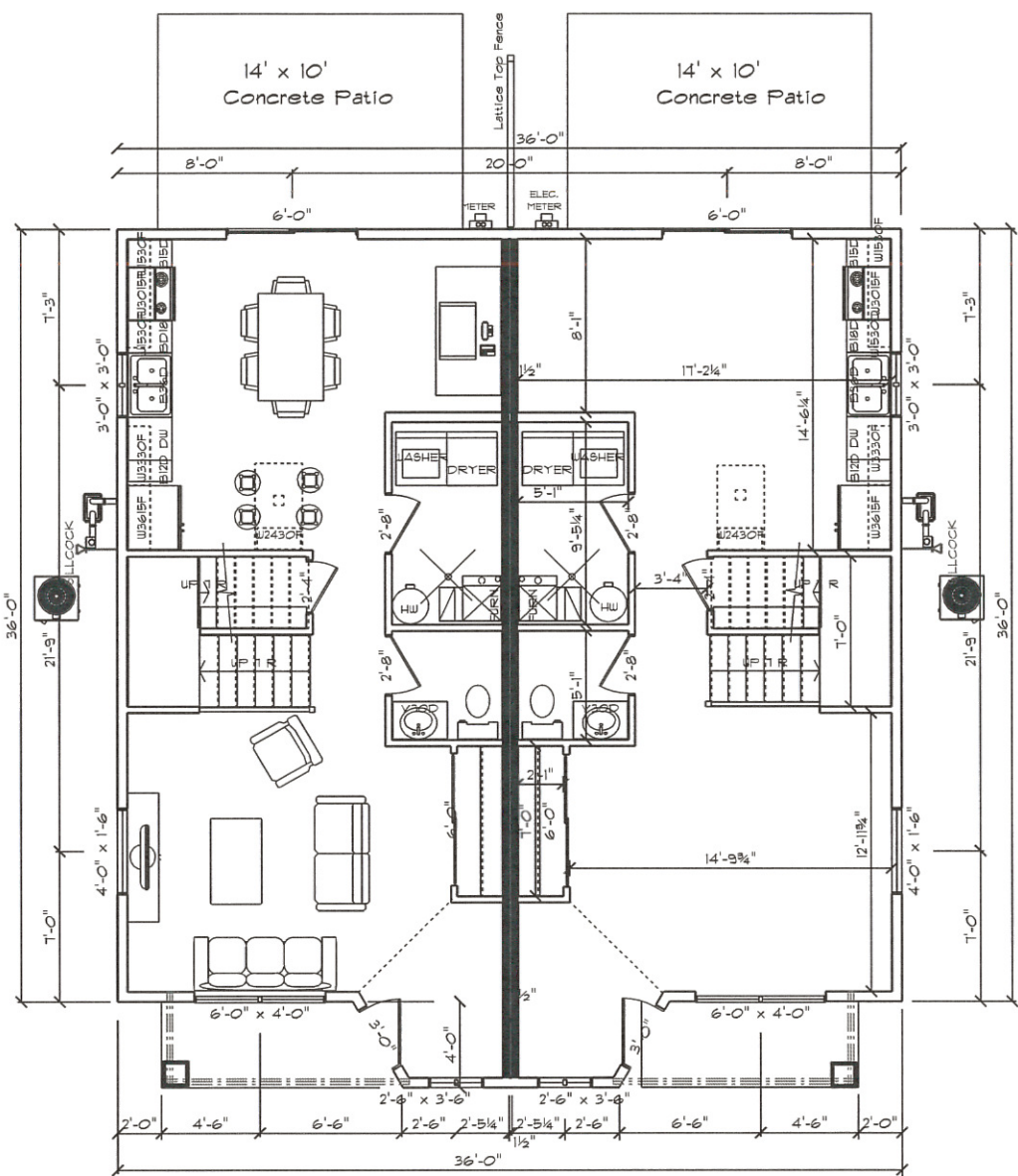
SCALE:
1/8" = 1'
DATE:
February 17, 2015
DRAWN BY: ME.
CONTRACT M-

SHEET *

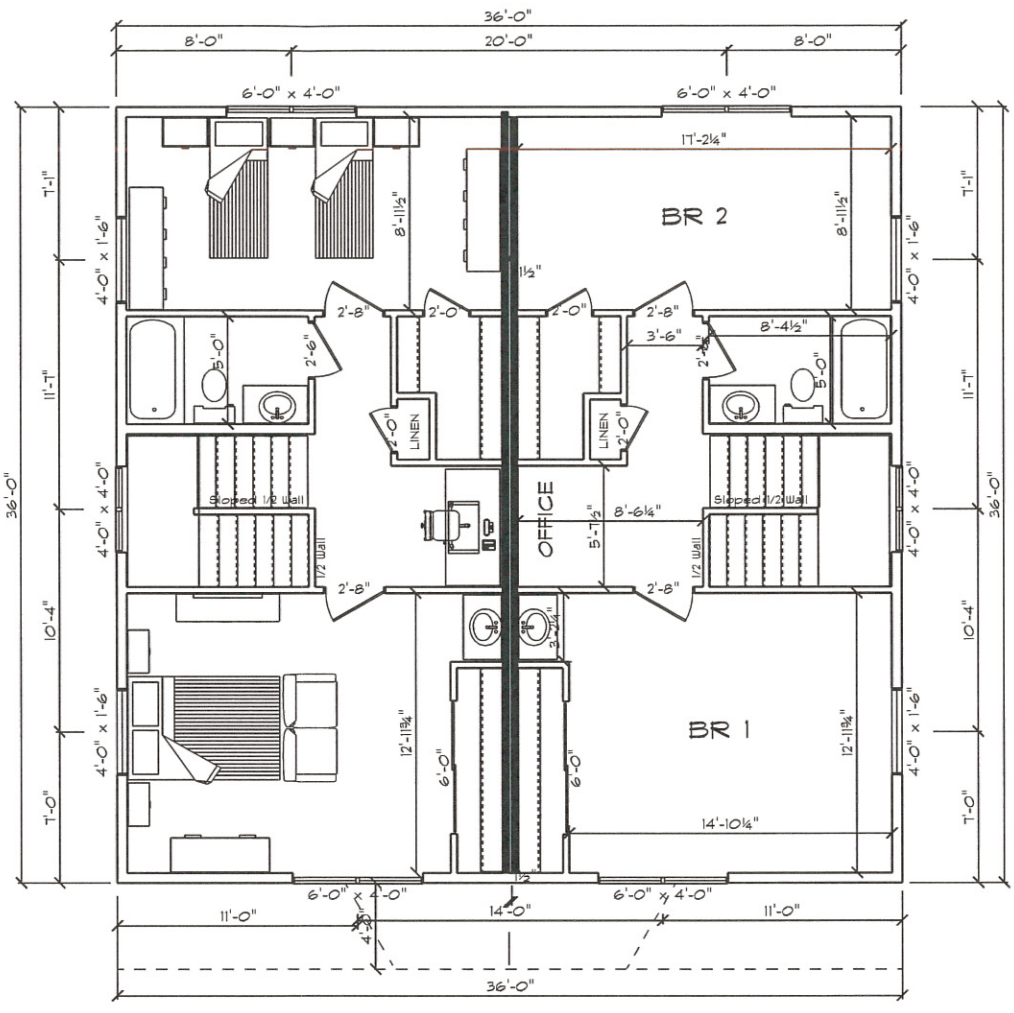
A-2

MasterCraft
Confidence Builders HOMES
MASTERCRAFT HOMES INC.
2300 OAK ST.
LA CROSSE, WI 54601
PHONE: 608-781-1100 FAX: 608-781-1101
EMAIL: INFO@MCHLAX.COM

OFPGH8 2 STORY V5
8th St
LaCrosse, WI 54601



1
A-6 MAIN LEVEL FLOOR PLAN



1
A-7 UPPER LEVEL FLOOR PLAN

SPECIFICATIONS:
 TOTAL NUMBER OF BILL PLATES: 1
 FLOOR JOISTS: 11 1/8" I-JOIST
 FLOOR SHEATHING: 3/4" T&G OSB
 EXTERIOR WALLS:
 UPPER: 2X6 @ 24" O.C.
 MAIN: 2X6X 8'-1 1/8" @ 24" O.C.
 GARAGE: NONE
 EXTERIOR WALL SHEATHING: 15/32" OSB
 HOUSEWRAP: "AIRSTOP" HOUSEWRAP
 ROOF FRAMING: ENGINEERED TRUSSES @ 24" O.C.
 W/ 1" ENERGY HEELS
 ROOF SHEATHING: 15/32" OSB
 ROOF FELT: 15* FELT
 ROOF INSULATION: R-50 BLOWN IN FIBERGLASS
 WINDOWS:
 ALLIANCE VINYL DOUBLE HUNG 4 TRANSOMS
 EXTERIOR HOUSE DOORS:
 "THERMATRUE" STEEL DOORS W/ DEADBOLTS
 GARAGE SERVICE DOORS:
 "THERMATRUE" STEEL DOORS W/ DEADBOLTS
 SKYLIGHTS: N/A
 FIREPLACE: NONE
 INTERIOR RAILINGS: COLONIAL, POST-TO-POST
 FURNACE: 92% EFFICIENT NATURAL GAS
 AIR CONDITIONER: 1 1/2 TON 13 BEER
 WATER HEATER:
 NATURAL GAS BRADFORD/WHITE 52 GAL ELEC
 WATER SOFTENER: PREP ONLY
 GAS PIPING TO: FURNACE

GAS PIPING MUST BE GROUNDED

SPECIALS:
 IRRIGATION SYSTEM : N/A
 SOUND SYSTEM : N/A
 SECURITY SYSTEM : N/A
 CENTRAL VAC SYSTEM : N/A
 CORNER BEAD : STD.

UNLESS OTHERWISE NOTED:
 HEADER HEIGHTS
 8'-1 1/8" WALLS 6'-9 3/8"
 9'-1 1/8" WALLS 7'-4"

NOTE:
 DO NOT USE CABINETS ON PLAN
 FOR REFERENCE. USE SEPARATE
 CABINET PRINTS.

POCKET DOOR R.O.'S
 2'-0" x 6'-8" = 4'-2" x 1'-0 1/4"
 2'-4" x 6'-8" = 4'-10" x 1'-0 1/4"
 2'-6" x 6'-8" = 5'-2" x 1'-0 1/4"
 2'-8" x 6'-8" = 5'-6" x 1'-0 1/4"
 3'-0" x 6'-8" = 6'-2" x 1'-0 1/4"
 FRENCH DOOR R.O.'S
 2'-2 1/2" x 6'-8" = 5'-3" x 82 1/2"
 2'-2 1/2" x 6'-8" = 5'-1" x 82 1/2"

PRELIMINARY

NAME	AREA
MAIN LEVEL	644 sq. ft.
UPPER LEVEL	648 sq. ft.
GARAGE	NONE
TOTAL EACH SIDE	1292 sq. ft.
BASEMENT FIN.	NONE
BASEMENT UNFIN.	NONE

MasterCraft
 Confidence Builders HOMES

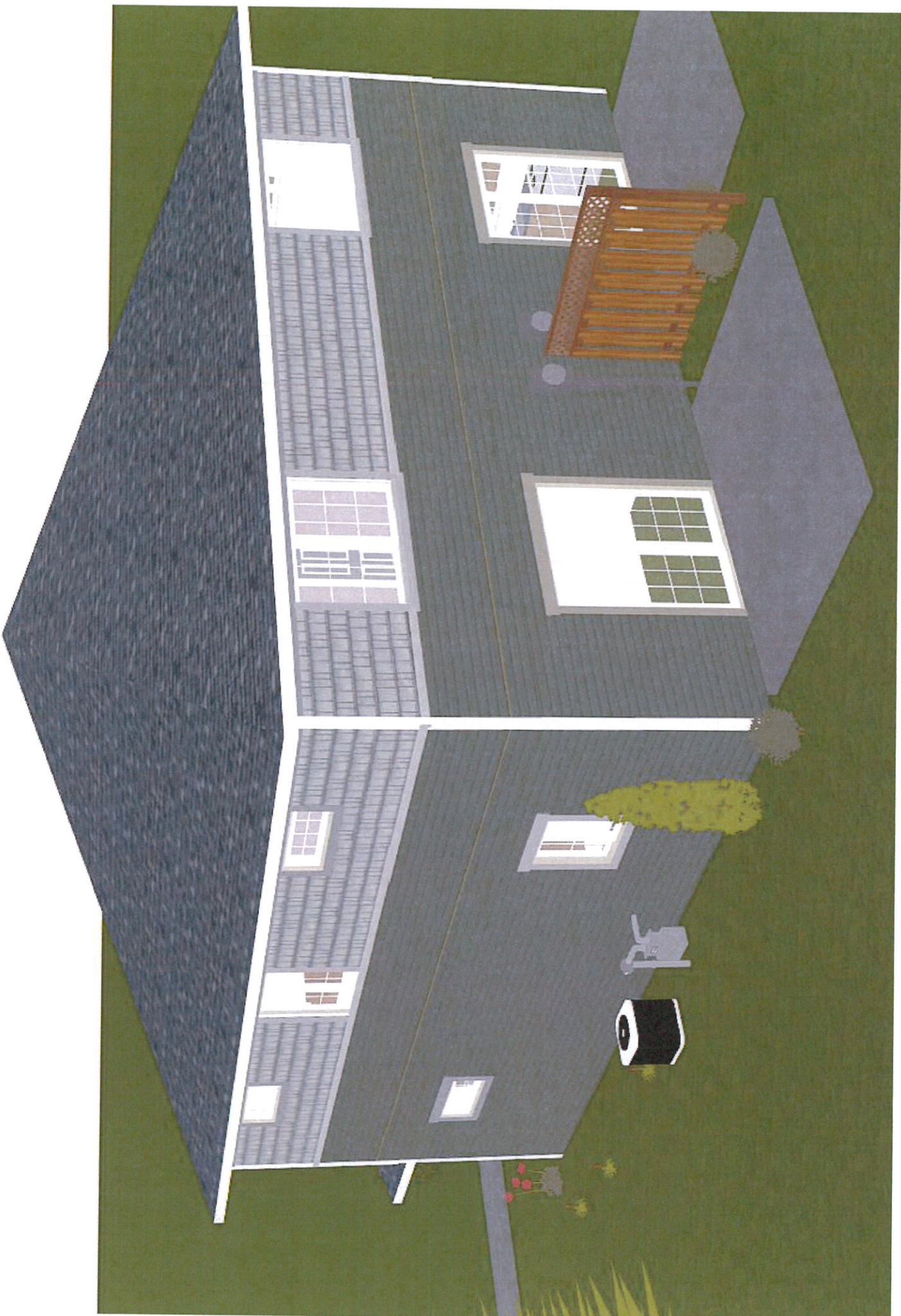
MASTERCRAFT HOMES INC.
 2300 OAK ST.
 LA CROSSE, WI 54603
 PHONE: 608-781-7200 FAX: 608-781-7201
 EMAIL: INFO@MCHLAX.COM

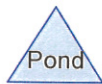
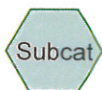
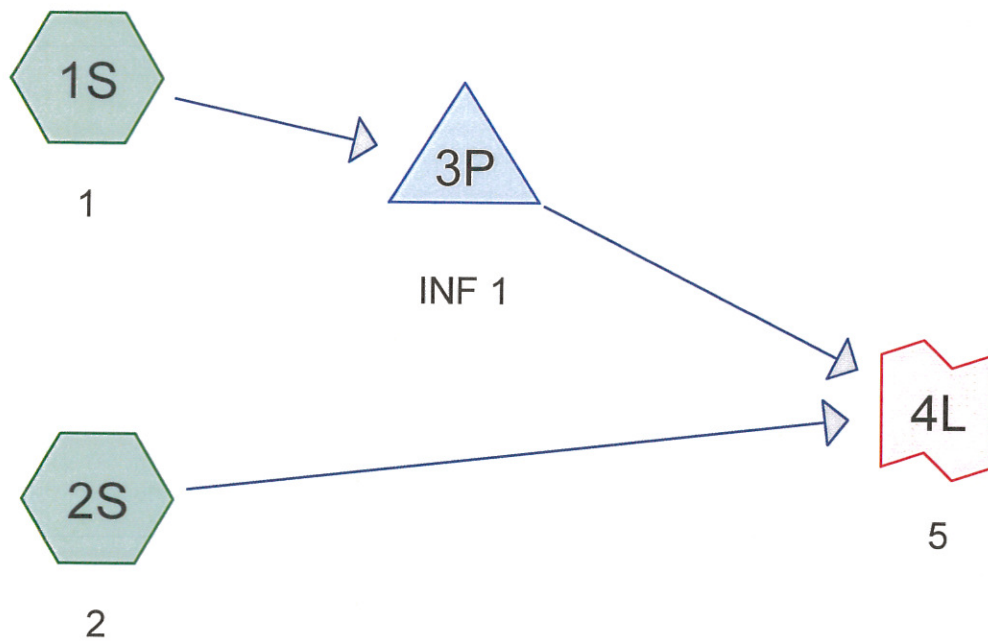
OFFGHS 2 STORY V5
 8th St
 LaCrosse, WI 54601

SCALE:
 1/8" = 1'
 DATE:
 February 17, 2015
 DRAWN BY: ME.
 CONTRACT M-
 SHEET #

A-6







Summary for Subcatchment 1S: 1

This area drains to the infiltration area.

Runoff = 0.24 cfs @ 11.47 hrs, Volume= 0.069 af, Depth> 1.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.01-19.99 hrs, dt= 0.03 hrs
 WI 6-96-hour 24.00 hrs 2-yr24hr Rainfall=3.00"

	Area (sf)	CN	Description
*	4,600	98	Parking
*	2,065	98	sidewalks
*	1,680	98	patios
*	400	98	porch roofs
*	13,728	98	roof
	9,823	39	>75% Grass cover, Good, HSG A
	32,296	80	Weighted Average
	9,823	39	30.42% Pervious Area
	22,473	98	69.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment 2S: 2

This area drains to the streets.

Runoff = 0.00 cfs @ 18.07 hrs, Volume= 0.000 af, Depth> 0.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.01-19.99 hrs, dt= 0.03 hrs
 WI 6-96-hour 24.00 hrs 2-yr24hr Rainfall=3.00"

	Area (sf)	CN	Description
*	0	98	roof
*	420	98	sidewalk
	3,146	39	>75% Grass cover, Good, HSG A
	3,566	46	Weighted Average
	3,146	39	88.22% Pervious Area
	420	98	11.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 3P: INF 1

Inflow Area = 0.741 ac, 69.58% Impervious, Inflow Depth > 1.11" for 2-yr24hr event
 Inflow = 0.24 cfs @ 11.47 hrs, Volume= 0.069 af
 Outflow = 0.18 cfs @ 12.42 hrs, Volume= 0.069 af, Atten= 25%, Lag= 57.3 min
 Discarded = 0.18 cfs @ 12.42 hrs, Volume= 0.069 af
 Primary = 0.00 cfs @ 0.01 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.01-19.99 hrs, dt= 0.03 hrs

Peak Elev= 99.27' @ 12.42 hrs Surf.Area= 2,169 sf Storage= 379 cf

Plug-Flow detention time= 16.2 min calculated for 0.069 af (100% of inflow)
 Center-of-Mass det. time= 15.4 min (802.8 - 787.4)

Volume	Invert	Avail.Storage	Storage Description
#1	99.07'	10,599 cf	17.00'W x 92.00'L x 2.00'H Prismatic Z=13.0

Device	Routing	Invert	Outlet Devices
#1	Discarded	99.07'	3.600 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 0.00'
#2	Primary	100.50'	120.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Discarded OutFlow Max=0.18 cfs @ 12.42 hrs HW=99.27' (Free Discharge)
 ↳1=Exfiltration (Controls 0.18 cfs)

Primary OutFlow Max=0.00 cfs @ 0.01 hrs HW=99.07' (Free Discharge)
 ↳2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

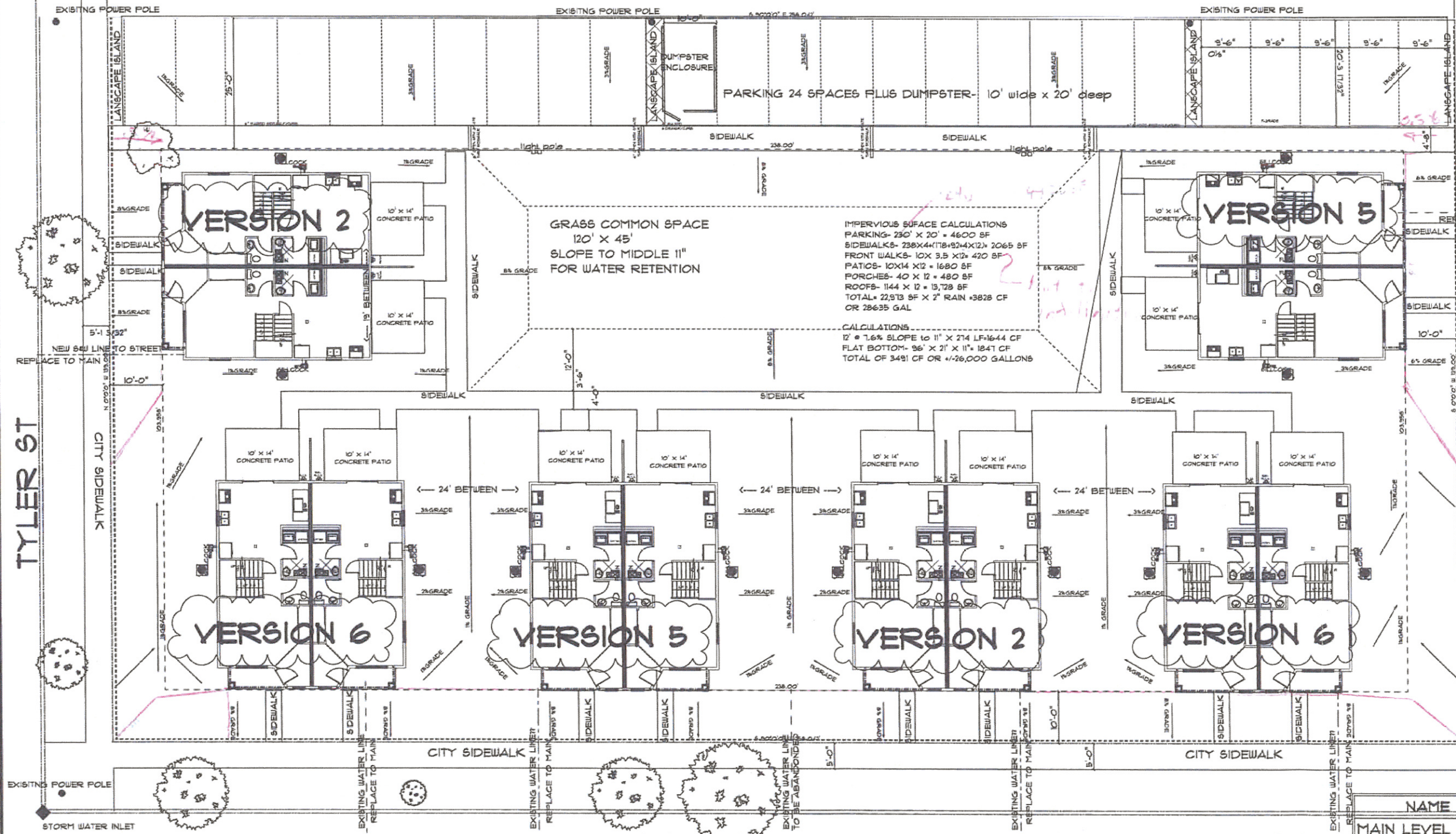
Summary for Link 4L: 5

Inflow Area = 0.823 ac, 63.84% Impervious, Inflow Depth > 0.00" for 2-yr24hr event
 Inflow = 0.00 cfs @ 18.07 hrs, Volume= 0.000 af
 Primary = 0.00 cfs @ 18.07 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.01-19.99 hrs, dt= 0.03 hrs

GUNDERSON HEALTH SYSTEMS PARKING LOT

<-ALLEY->
TO BE PAVED



BLOCK IS ESSENTIAL FLAT, ALL FOUNDATION SLABS TO BE BROUGHT UP 4'-15" ABOVE THE CURB
FRONT YARDS ALL DRAIN TO STREET, SIDES ALL TO BACK
SILT FENCE TO BE INSTALLED AROUND ENTIRE BLOCK JUST INSIDE SIDEWALK
ALL HEALTHY EXISTING TREES TO BE SAVED,
BOULEVARD TREES AS DRAWN ARE ROUGHLY CORRECT IN SIZE
SEE LANDSCAPE PLAN FOR INTENDED VEGETATION, THIS IS NOT CORRECT

8TH STREET OFFPGHS SITE PLAN FINAL

NAME	AREA
MAIN LEVEL	644 sq. ft.
UPPER LEVEL	648 sq. ft.
GARAGE	NONE
TOTAL EACH SIDE	1292 sq. ft.
BASEMENT FIN.	NONE
BASEMENT UNFIN.	NONE

MasterCraft
Confidence Builders HOMES

MASTERCRAFT HOMES INC.
2300 OAK ST.
LA CROSSE, WI 54603
PHONE: 608-781-7200 FAX: 608-781-7207
E-MAIL: INFO@MCHILAX.COM

OFFPGHS 2 STORY V5
8th St
LaCrosse, WI 54601

SCALE:
1" = 20'
DATE:
May 07, 2015
DRAWN BY: ME
CONTRACT N-

SHEET #
A-1



March 5, 2015

- Interstate
- US Highways - Hwy 14-61
- US Highways - Hwy 53
- US Highways - Hwy 61 Shield Only
- State Highway
- County Highways

- Ramp
- Local Roads - Arterial
- Local Roads - Collector
- Local Roads - Other
- Private Roads
- Tax Parcels - Labels

- Tax Parcels
- Surrounding Municipality Labels
- Interstate
- US Highways
- US Highways
- State Highway

- County Highways
- Ramp
- Local Roads - Arterial
- Local Roads - Collector
- Local Roads - Other
- Private Roads

- Railroad
- Streams
- Stream Labels
- Lakes
- City Limits

