

**PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE**

Amount: _____

500.00

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

Petitioner (name and address): Rental Solutions (Ted Mitchell) 2027 Cass
La Crosse, WI 54601

Owner of site (name and address): MR Properties P.O. Box 1521
La Crosse

Address of subject premises: 2344 State rd 16

Tax Parcel No.: 17-10315-803

Legal Description: See Attached

PDD/TND: General Specific General & Specific

Zoning District Classification: Pdd Specific

Proposed Zoning Classification: Pdd 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: 3 garage units for Rental/Storage

Property is Proposed to be Used For: Building Duplex for Rental

Proposed Rezoning is Necessary Because (Detailed Answer): Zoned Pdd-Specific - need to be rezoned in order to build

4/4/14

Property of 2344 State Road 16 aka Eagle Bluff Apartments and Plaza:

The following report is a summary of items that will take place at the address above. As it stands there are three garages located at the address above which will be our primary focus. These garages were used for property storage as well as rental units. We will be looking to raise the property to make room for 2 two bedroom units. The prospective property will be built to high standards and will fit the style that currently exist on the property.

Below, you will find information pertaining to the Planned Development District:

i. See attached plan

ii. PRT GOVERNMENT LOT 6 COM SW COR GL 6 S89D36M4SE ALG S LN 304.16FT TO A PT N89D36M4SW 1017FT FROM SE COR GL 6 N24D 10M56SE 164.45FT TO POB N89D 36M4SW 223.53FT TO ELY R/W STH-16 ALG ELY R/W LN N32D 43M41SE 198.46FT N42D38M42SE 427.49FT N32D27M59SE 34.79FT S4D30M56SW 394.83FT S53D35M 39SW 200FT TO POB & COM SE COR GL 6 ALG S LN N89D36M4SW 1017FT N24D10M56SE 164.45FT N53D35M39SE 200FT N4D30M56SE 313.03FT TO POB N57D6M22SE 25.34FT N32D53M38SW 33.13FT S4D30M56SW 41.71FT TO POB EX COM SE COR GL 6 ALG S LN N89D36M4SW 1017FT N24D10M 56SE 164.45FT N53D35M39SE 200FT N4D30M56SE 313.03FT N57D6M22SE 25.34FT N32D53M 38SW 33.13FT TO POB N32D53M 38SW 20.67FT TO ELY R/W LN STH-16 ALG R/W LN N32D27M 59SE 26.79FT S4D30M56SW 40.08FT TO POB

iii. See the attached plan

iv. See attached plan

v. See attached plan

vi. Not applicable

vii. . Not applicable

viii. See attached plan

ix. See Attached plan

x. See Attached plan

xi. See attached plan

xii. See attached plan

xiii. See attached plan

Property of 2344 State Road 10 aka Eagle Bluff Apartments and Plaza:

The following report is a summary of items that will take place at the address above. All items listed are three garages located at the address above which will be our primary focus. These garages were used for property storage as well as rental units. We will be looking to raise the property to make it fit for two bedroom units. The prospective property will be built to high standards and will fit the style that currently exist on the property.

Below you will find information pertaining to the Planned Development District:

i. See attached plan

ii. PART GOVERNMENT LOT 6 COM SW COR GL 6 S80D6M55E ALG 2 LN 30.1 FT TO A PT N50D36M5W 101 FT FROM SE COR GL 6 N34D 10M55E 184.1 FT TO PWS HWDN 164.5W 122.2 FT TO ELY RW 211-10 ALG ELY RW LN N30D 43M15E 108.4 FT N30D36M5W 127.4 FT N30D36M5W 34.7 FT S40D30M55W 304.8 FT S23D35M 30SW 300 FT TO PWS R COM SE COR GL 6 ALG 2 LN N30D36M5W 101 FT N34D10M55E 104.4 FT N30D36M5W 300 FT N30M55E 313.0 FT TO PWS W37D6M55E 25.3 FT N30D36M5W 38.1 FT S40D30M55W 41.7 FT TO PWS EX COM SE COR GL 6 ALG 2 LN N30D36M5W 101 FT N34D10M55E 104.4 FT N30D36M5W 300 FT N30M55E 22.3 FT N30D36M5W 38.1 FT TO PWS N30D36M5W 300 FT TO ELY RW LN 211-10 ALG RW LN N30D36M5W 25E 20.7 FT S40D30M5W 40.8 FT TO PWS

iii. See the attached plan

iv. See attached plan

v. See attached plan

vi. Not applicable

vii. Not applicable

viii. See attached plan

ix. See attached plan

x. See attached plan

xi. See attached plan

xii. See attached plan

xiii. See attached plan

xiv. See attached plan

xv. Not applicable

xvi. There are none

xvii. See attached plan

xviii. See attached plan



This is a representation of some of the details we will be using in the duplex at Eagle Bluff. The Craftsman Style Home is desired. We will be using similar Exterior products as we used on the Triplex last fall. Our computer will not allow us to put the exterior materials onto our final elevations. The lower half will be vinyl siding & the top half will be the 4X8 Cedar look. We want to duplicate the gable detail onto our building.

4/4/14

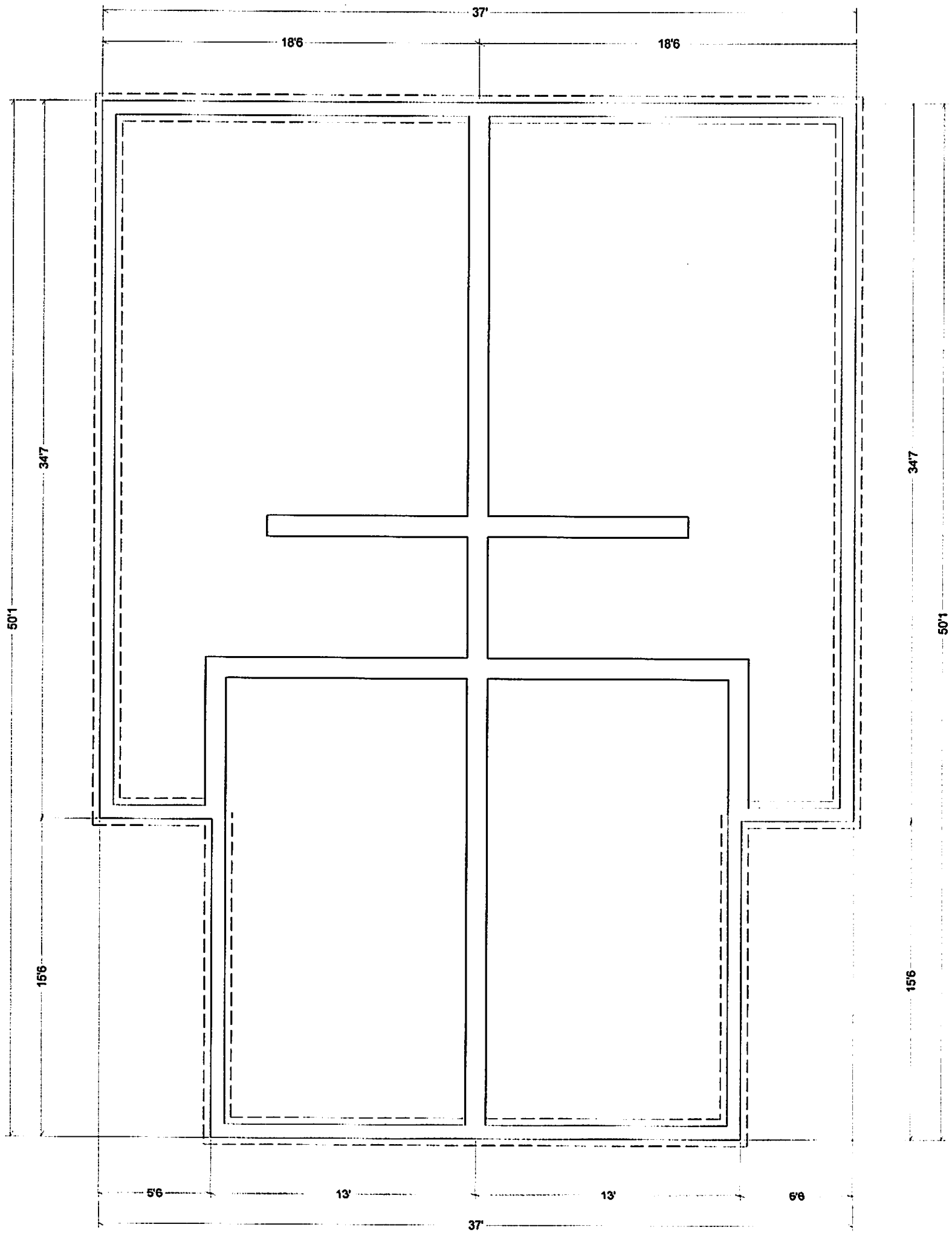
Property of 2344 State Road 16 aka Eagle Bluff Apartments and Plaza:

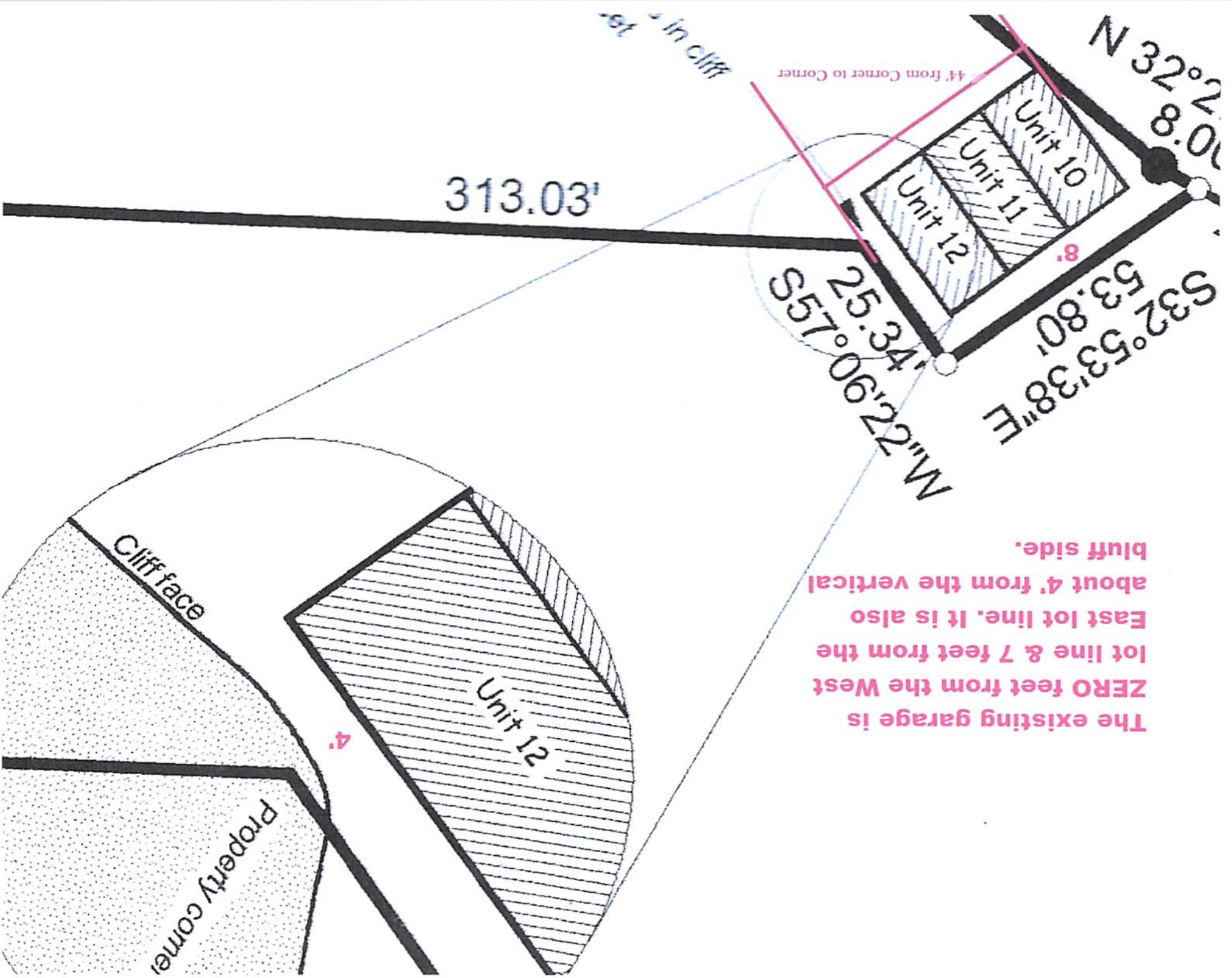
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Property of 2344 State Road 16 aka Eagle Bluff Apartment and Plaza:

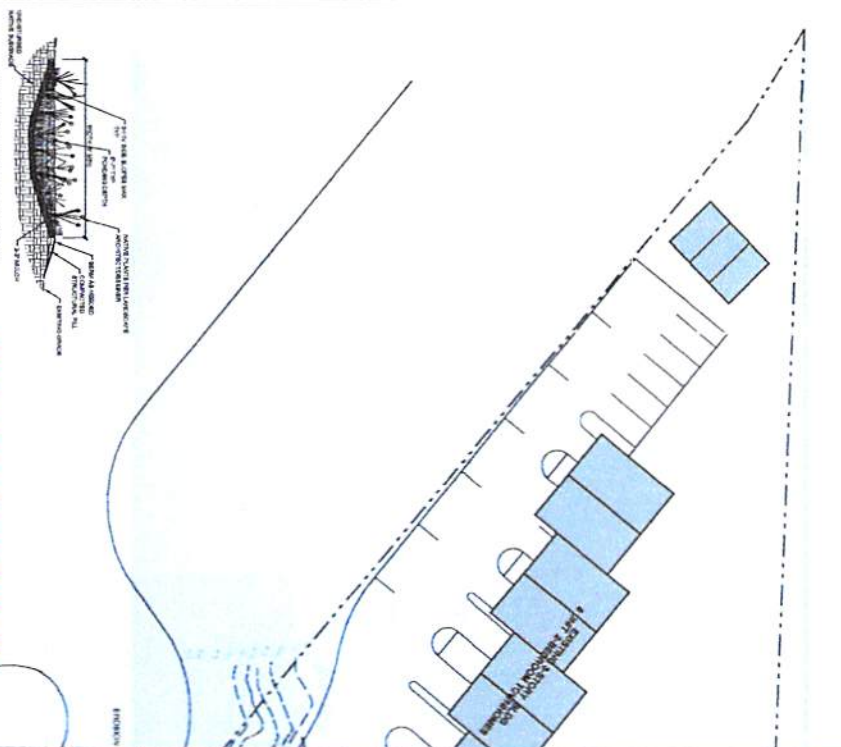
The following report is a summary of items that will take place at the address above. As it stands there are three garages located at the address above which will be our primary focus. These garages were used for property storage as well as rental units. We will be looking to raise the property to make room for 2 two bedroom units. The prospective property will be built to high standards and will fit the style that currently exist on the property.







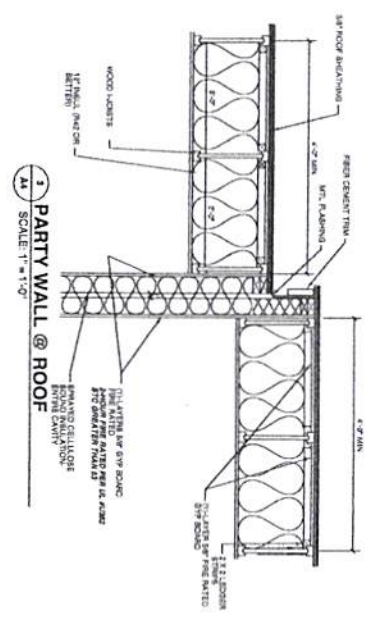
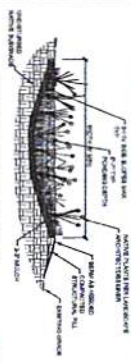
The existing garage is ZERO feet from the West lot line & 7 feet from the East lot line. It is also about 4' from the vertical bluff side.



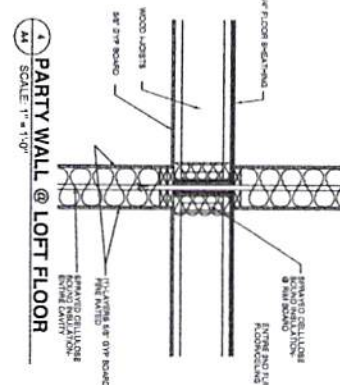
NORTH ELEVATION
SCALE: 1" = 1'-0"

Rain Garden Details

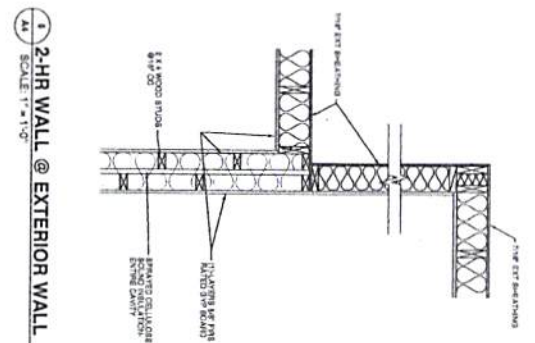
1. PLANT WITH PLANT PER LANDSCAPE ARCHITECT SHEET. ONLY WATER PLANTS ARE TO BE USED.
2. DETAIL AND PLANTING SHOULD BE DETAILED TO MATCH TO THE 3 MONTHS OR PER LANDSCAPE ARCHITECT'S DESIGN OBSERVATION.
3. MINIMIZE CONSTRUCTION OF RETENTION WALLS AS MUCH AS IS POSSIBLE DURING THE PERIOD OF BUILDING CONSTRUCTION.
4. DRAINAGE DRAINAGE OF WATER SHALL BE TO THE BOTTOM OF THE RAINTON OCCURRING DRAINAGE TO OCCUR AND HAVE THE SPACE TO DRAIN TO THE RESTORE FUNCTION DRAINAGE.
5. CALL THE ARCHITECT ON LANDSCAPE ARCHITECT PLANS IN ADVANCE OF PERMITTED TO OCCUPY WALLS IN THE FIELD THAT WILL BE DESIGN AND VERIFY MINOR CONSTRUCTION.



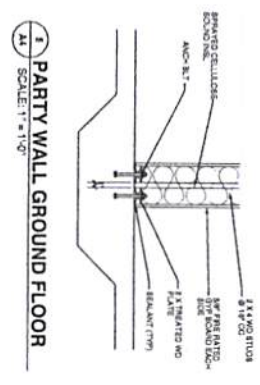
3 PARTY WALL @ ROOF
SCALE: 1" = 1'-0"



4 PARTY WALL @ LOFT FLOOR
SCALE: 1" = 1'-0"

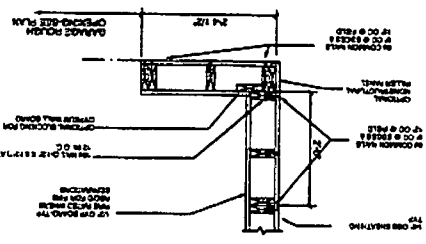


5 2-HR WALL @ EXTERIOR WALL
SCALE: 1" = 1'-0"

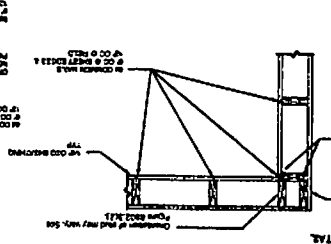


1 PARTY WALL GROUND FLOOR
SCALE: 1" = 1'-0"

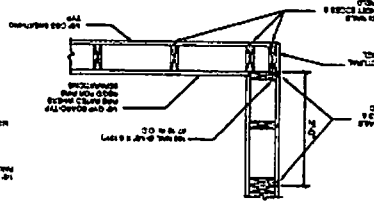
17 GARAGE CORNER DETAIL
SCALE: 3/8" = 1'-0"



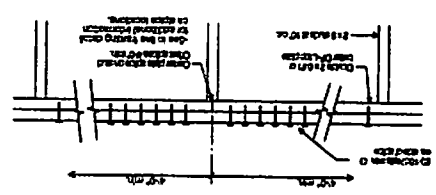
18 INSIDE CORNER DETAIL
SCALE: 1" = 1'-0"



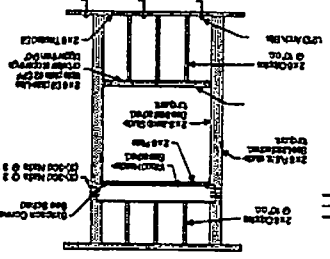
19 OUTSIDE CORNER DETAIL
SCALE: 1" = 1'-0"



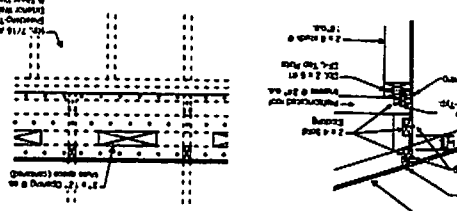
20 TOP PLATE SPICE DETAIL
SCALE: 1/2" = 1'-0"



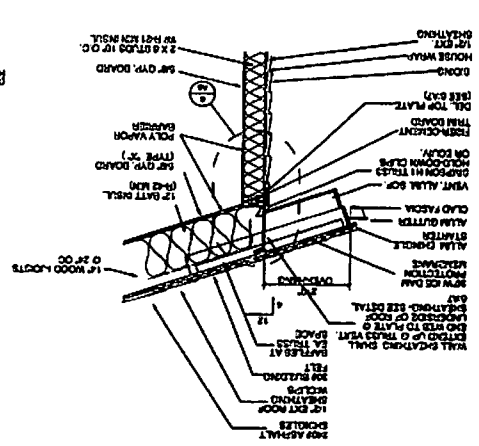
21 Opening Framing Detail
SCALE: 3/8" = 1'-0"



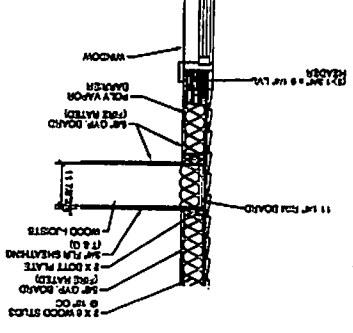
22 EAVE FRAMING @ SHEAR WALL
SCALE: 1" = 1'-0"



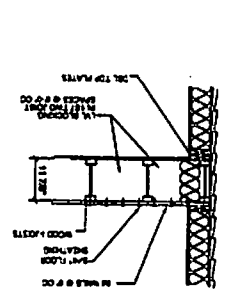
23 TYPICAL EAVE SECTION
SCALE: 3/8" = 1'-0"



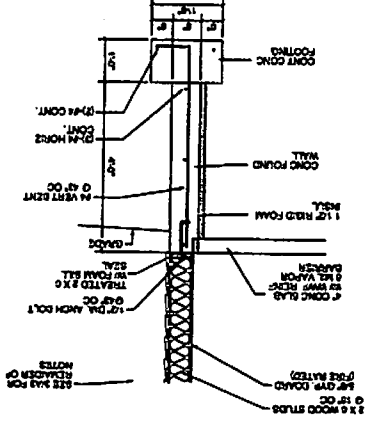
24 FLOORWALL DETAIL
SCALE: 3/8" = 1'-0"



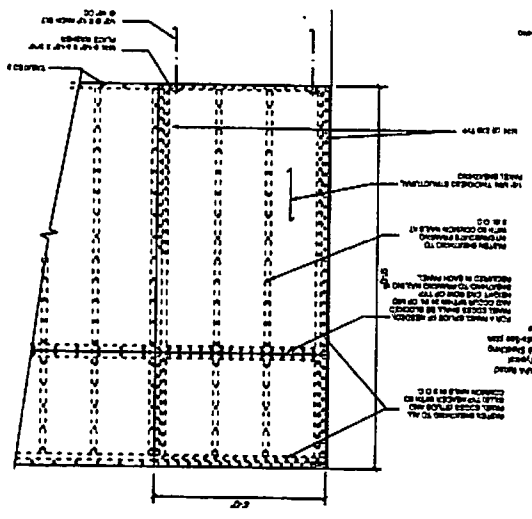
25 FLOORWALL DETAIL
SCALE: 3/8" = 1'-0"



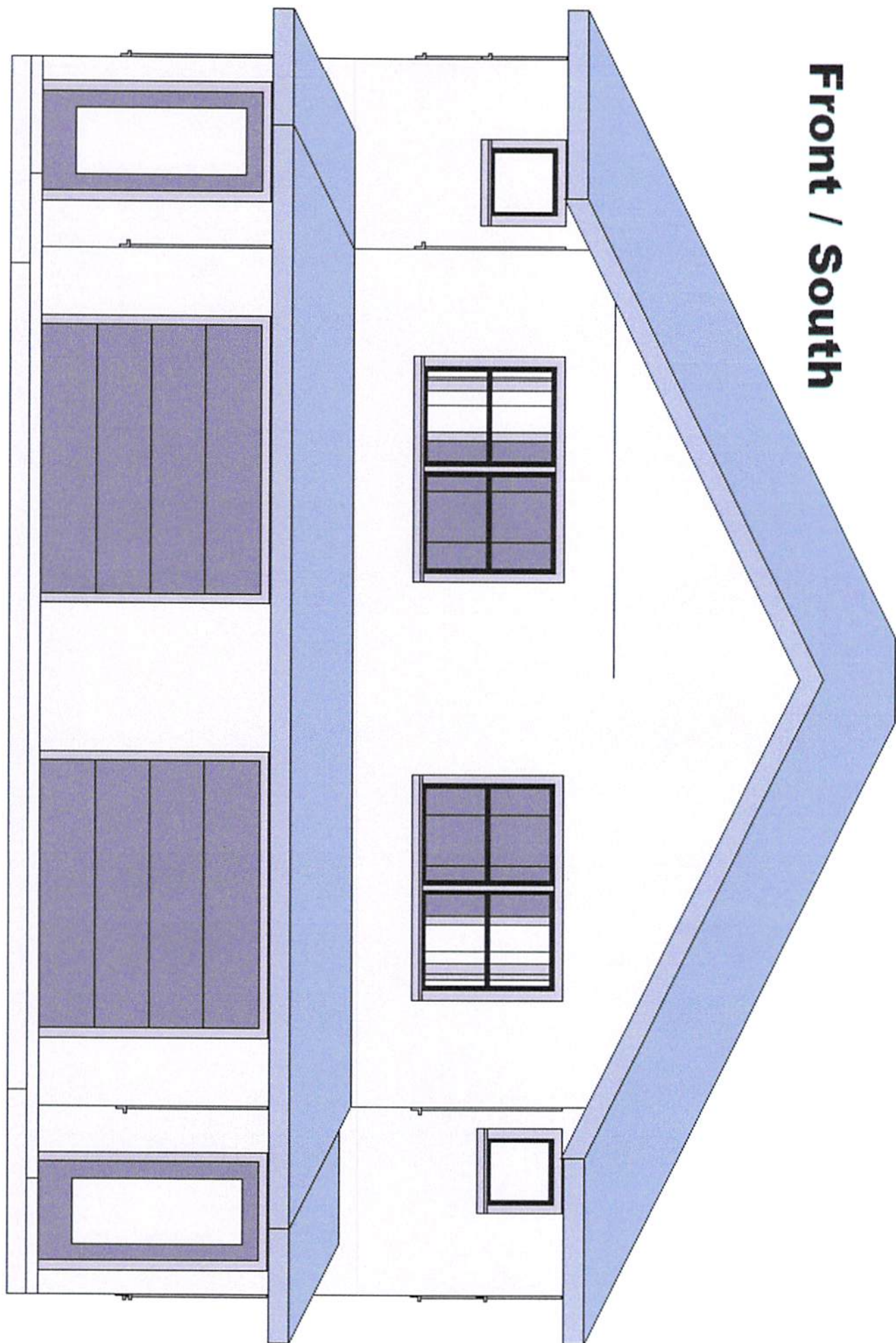
26 TYP FOUND WALL DETAIL
SCALE: 3/8" = 1'-0"

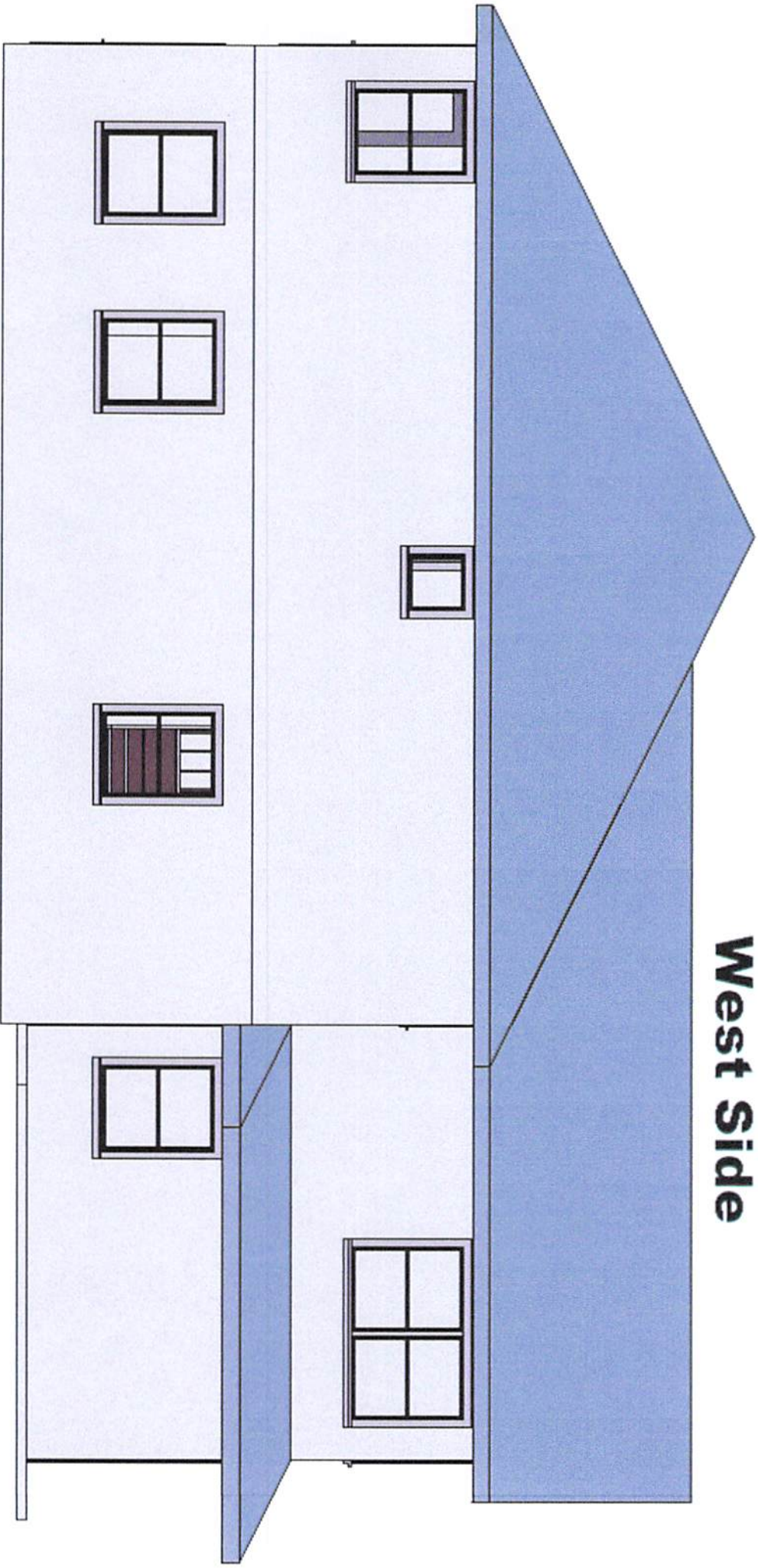


27 TYP BRACED WALL PANEL DETAIL
SCALE: 3/8" = 1'-0"

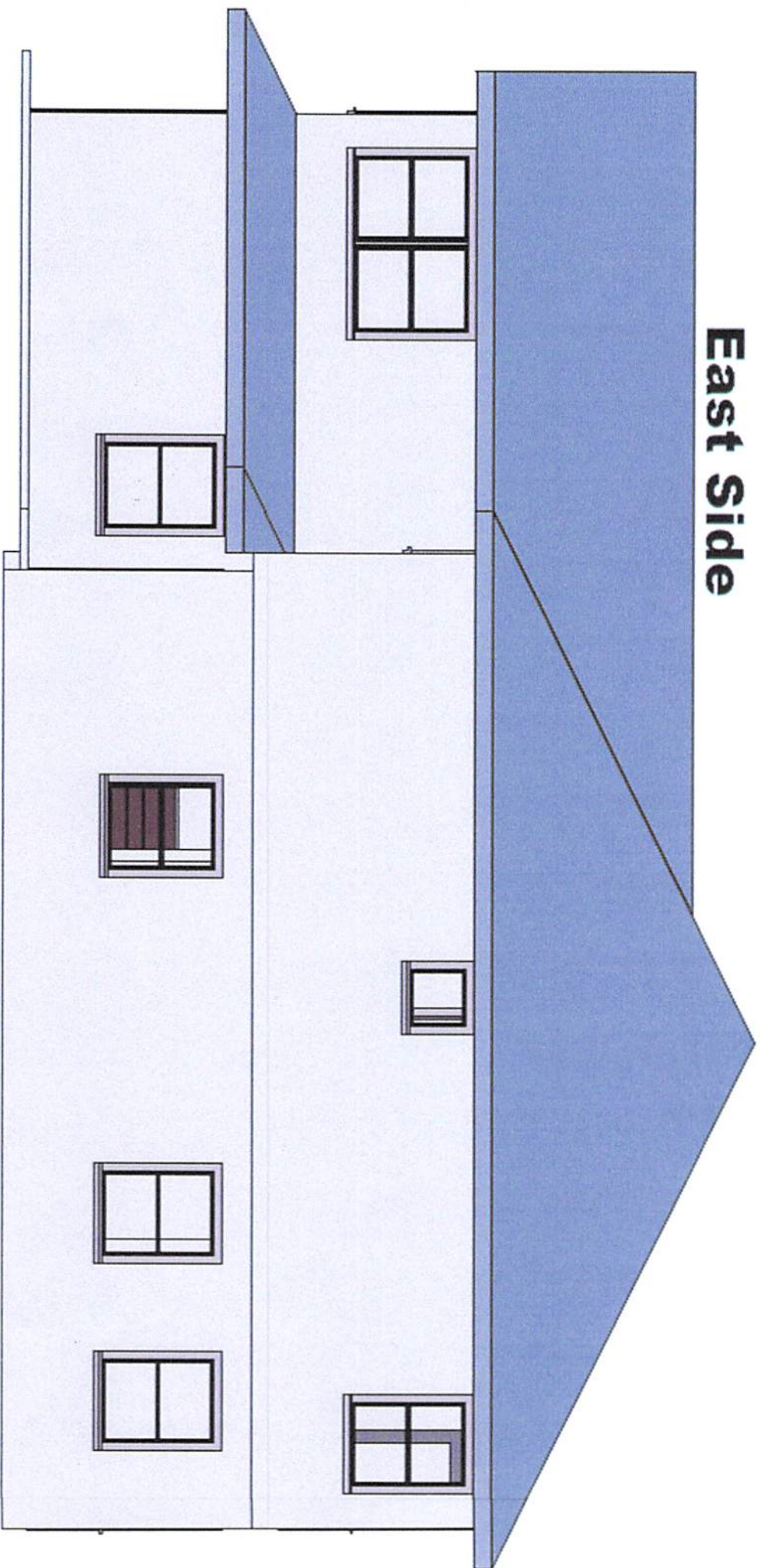


Front / South



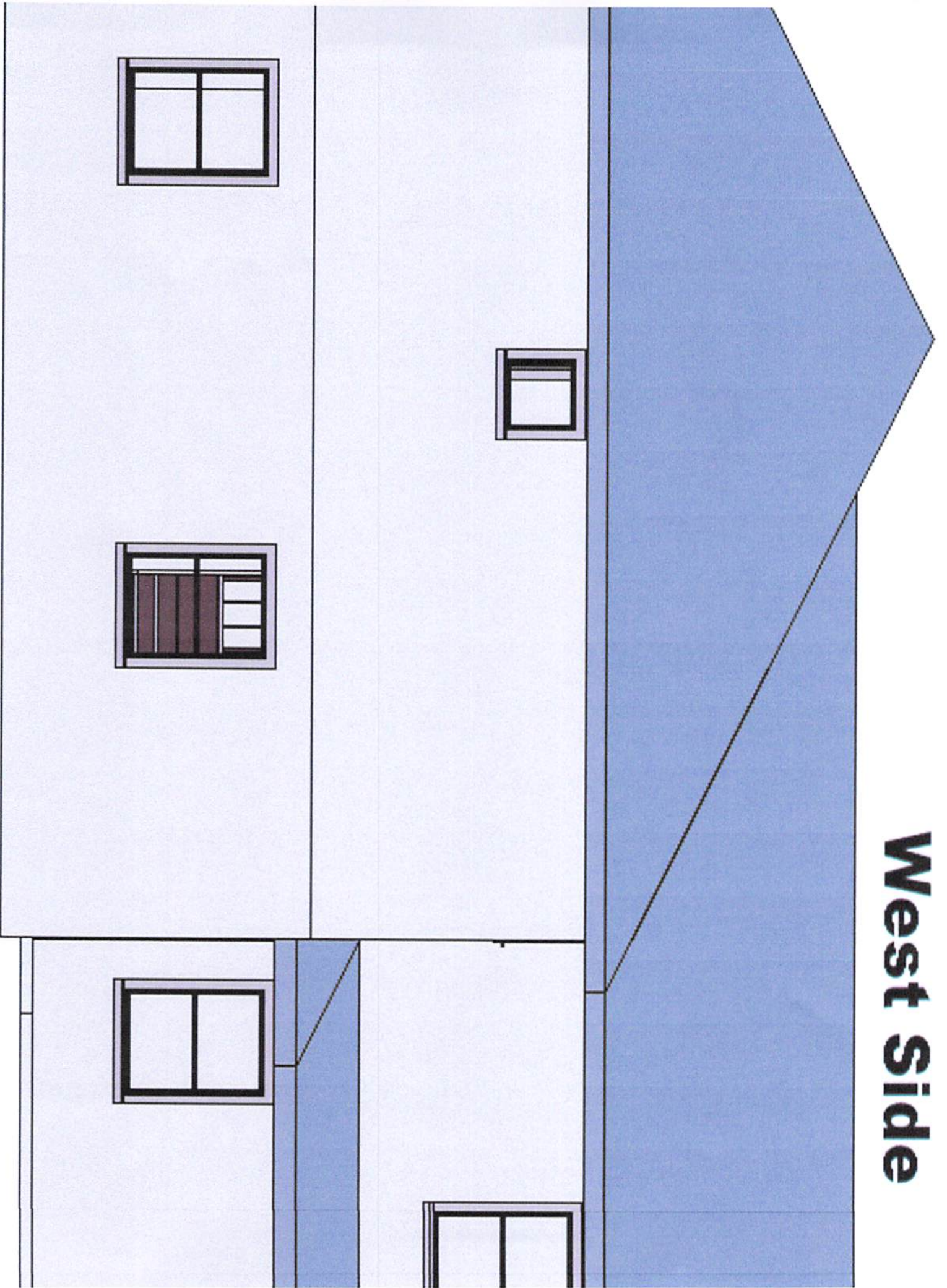


West Side

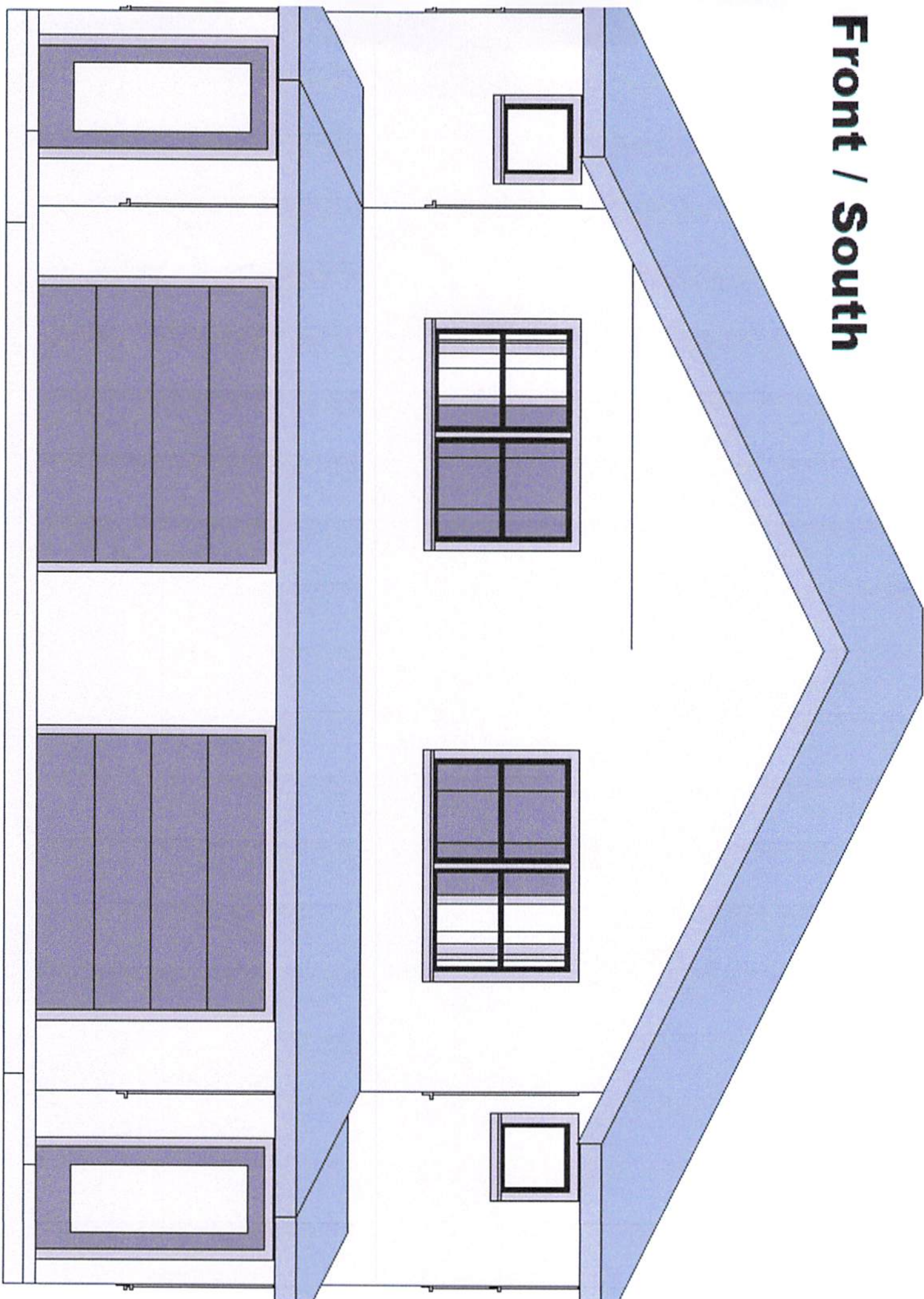


East Side

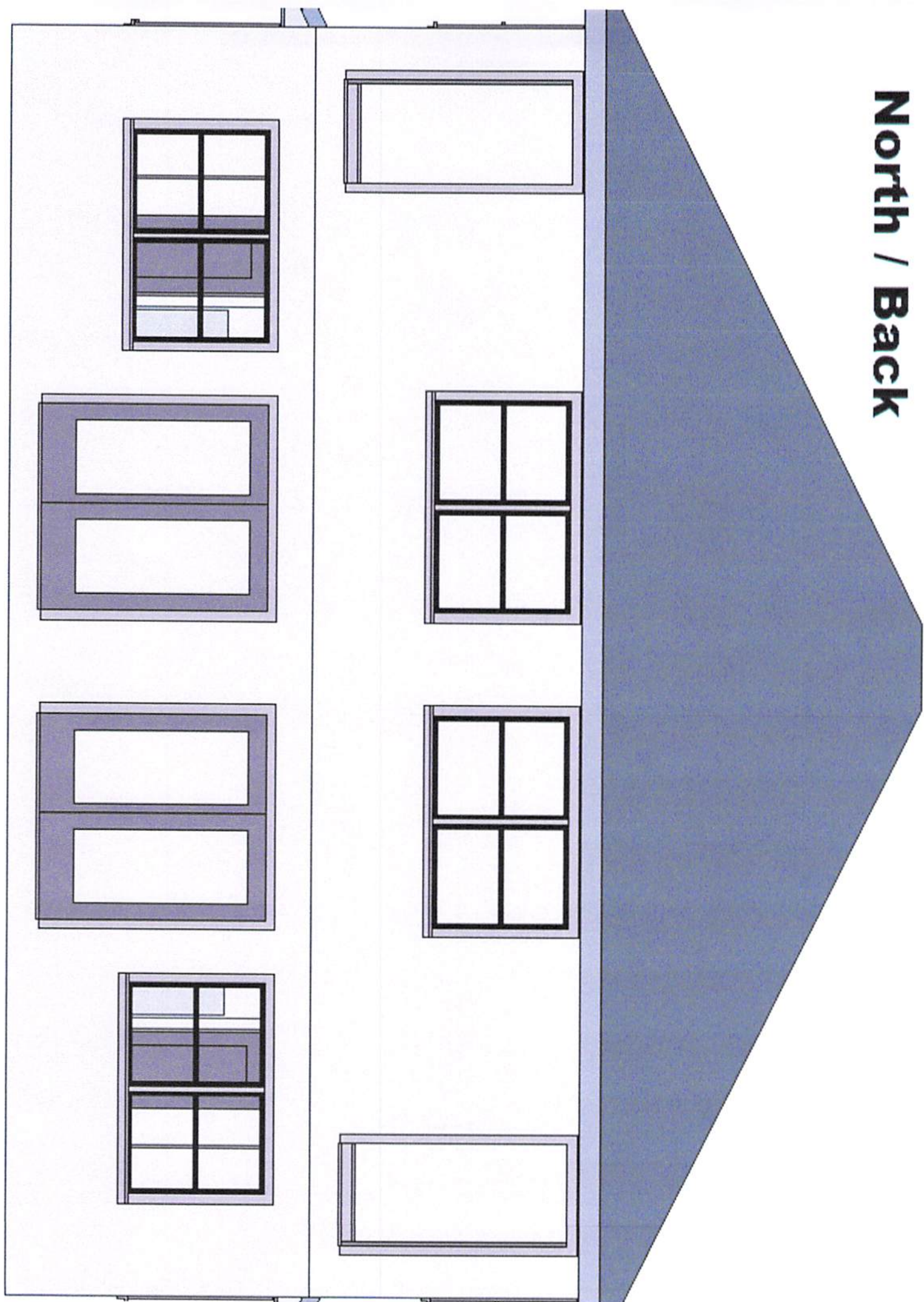
West Side

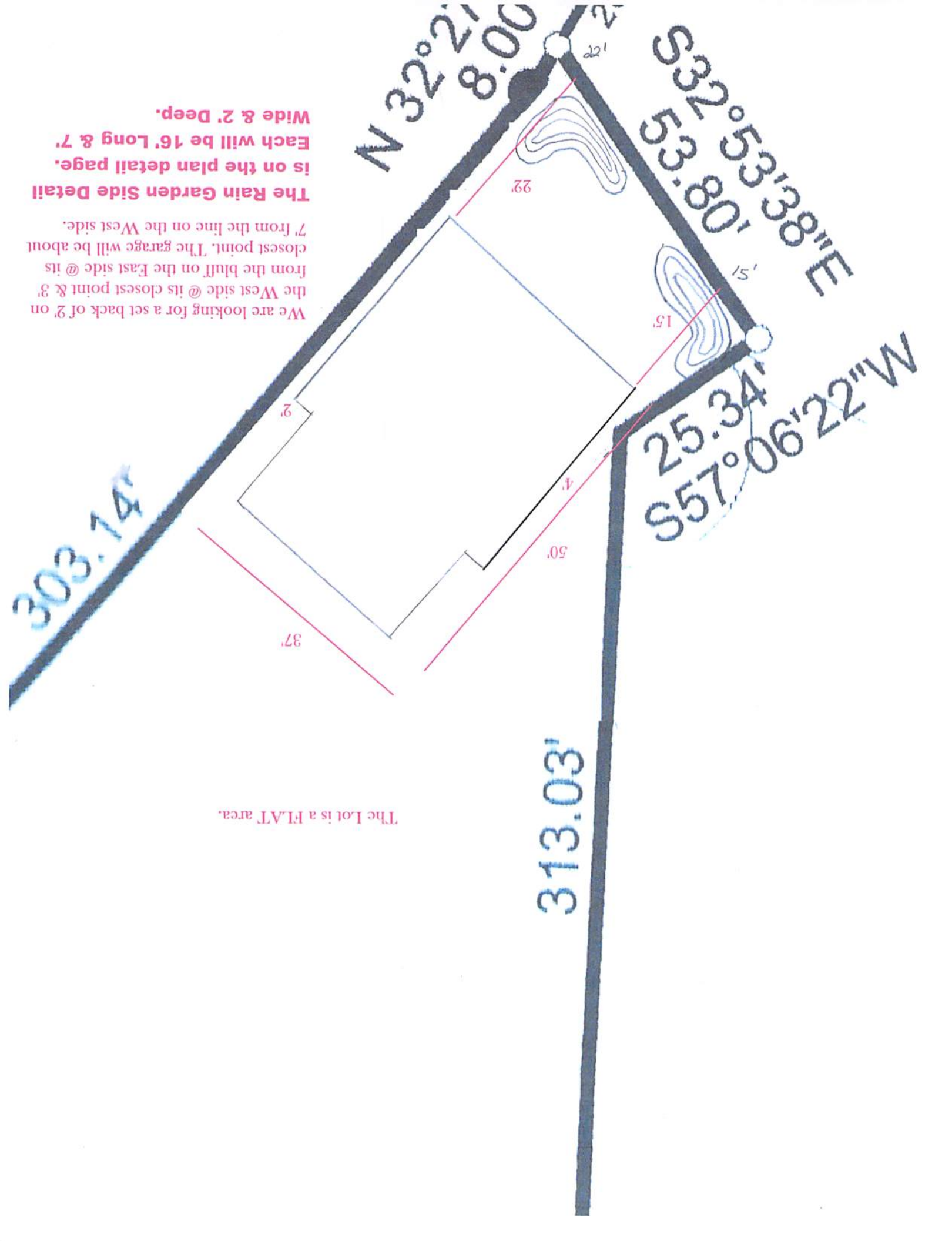


Front / South



North / Back





The Lot is a FLAT area.

We are looking for a set back of 2' on the West side @ its closest point & 3' from the bluff on the East side @ its closest point. The garage will be about 7' from the line on the West side.

The Rain Garden Side Detail is on the plan detail page. Each will be 16' Long & 7' Wide & 2' Deep.

N 32°21' 00.00"

S 33°53'38.55" E
108.35' 8.00'

25.34'
S 57°06'22" W

303.74'

313.03'

2'

37'

50'

4'

15'

15'

22'

22'