

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Ted Wickert
2627 Cass St
LaCrosse, WI 54601

Owner of site (name and address):

M/R Properties
P.O. Box 1321
LaCrosse, WI 54602

Address of subject premises:

2306 State Rd 16
LaCrosse

Tax Parcel No.: 17-10315-800

Legal Description: See attachment

PDD/TND: ___ General Specific ___ General & Specific

Zoning District Classification: PDD-General

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:

~~Commercial~~ Commercial Space

Property is Proposed to be Used For:

Retail Units Apartment building

Proposed Rezoning is Necessary Because (Detailed Answer):

Need to rezone to PUD in order to build
16 unit complex joining into property to North

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

Proposed plans have been discussed with
all neighbors to their agreement

CITY OF LA CROSSE, WI
General Billing - 141569 - 2016
003183-0019 Paula G. 10/07/2016 04:40PM
5253 - MR PROPERTIES LACROSSE

Payment Amount: 700.00

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

We will be building a newer structure that will look good & should not infringe on neighboring properties

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.

(signature)

(telephone) (date)

(email)

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

Personally appeared before me this _____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

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 Safety 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 7th day of October, 2016

Signed: [Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

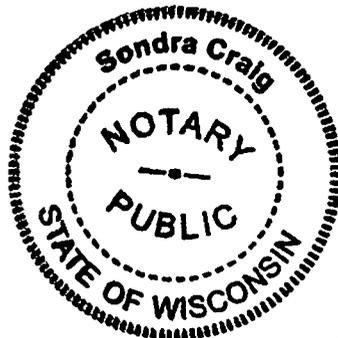
The undersigned, Ted Wichelt, being duly sworn states:

1. That the undersigned is an adult resident of the City of Lacrosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at _____.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

[Signature]
Property Owner

Subscribed and sworn to before me this 7th day of October, 2016.

Sondra Craig
Notary Public
My Commission expires 11/11/2017



10/06/16

Property of 2306 State road 16

This property was recently zoned COMMERCIAL 2, we have since rezoned this property to PUD. Our intentions are to return the current home that was office space back into a single family home to rent out. We are also looking to build a 16 unit complex located to the east of the home site. This complex will house 8 one bedroom units and 8 two bedroom units. This complex will be built with high standards and the style will be built similar to the EAGLE BLUFF property to the north.

1. See attached plan

2. PRT GOVERNMENT LOT 6 COM SE COR W ON S LN 1355FT TO POB E 33FT E ALG S LN 240FT N29D30ME 100FT N38D53ME 81.5FT W 240FT W 33FT TO C/L STH-16 S38D53MW 81.5FT S29D 30MW 100FT TO POB EX PRT FOR RD & INCL THAT PRT LYG ELY STH-16 & WLY & SLY OF FOLL DESC LN COM SE COR N89D46MW 810FT N89D46MW 207FT TO POB N24DE 180FT M/L TO NELY COR PRCL IN V202 P292 W 240FT TO ELY R/W STH-16 & TERM SD LN & INCL PRCL DESC IN V1356 P538 & SUBJ TO RESTR IN V1356 P538 LOT SZ: 155 +/- X 280 +/-

3. To the north of this property is an existing apartment complex and to the south there are residential homes.

4. The only public roads would be to the west of this property. Hwy 16 and the frontage road to hwy 16

5 Area of open space in square feet: 47, 593. See attachment of located buildings

6. N/A

7. N/A

8. See Attached plan

9. See Attached Plan

10. See Attached Plan

11. See Attached Plan

12. Sand/clay/shale

13. See Attached Plan

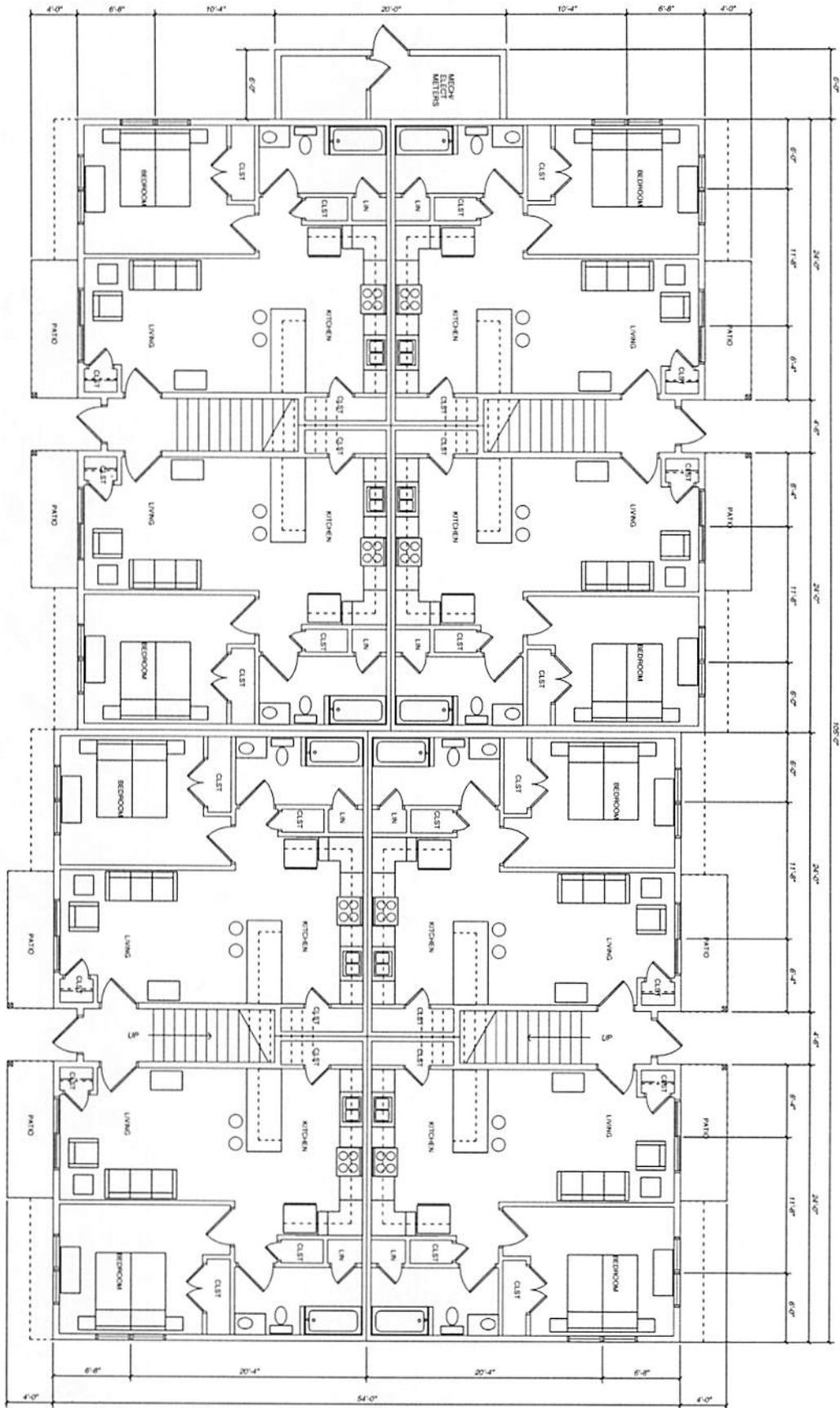
14. N/A

15. At this point, we are considering two stages...the first stage will be of a 16 unit complex and the second stage will include two units that will be placed to the north side of the property.

16. N/A

17. See Attached Plan

18. N/A



LOWER FLOOR PLAN
SCALE 1/8" = 1'-0"

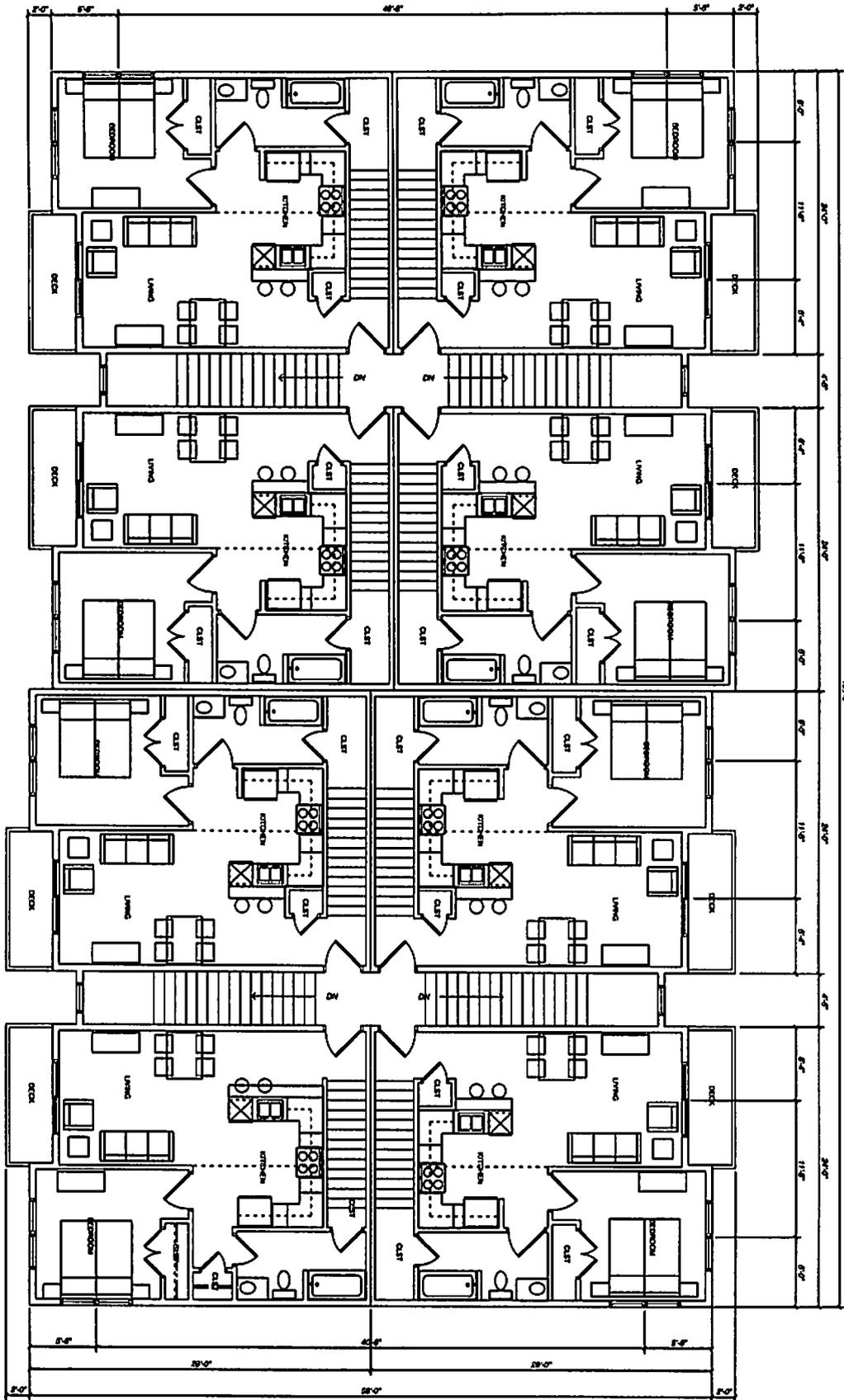


A1

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

Project:
Scale:
Date:
Drawn By:
Checked By:
Approved By:

CHRIS LA SHORNE
ARCHITECTURE
3043 Elmer Clouse Road La Crosse WI 54601
(608) 785-2626
Architecture and Design
for Residential Commercial Historic Preservation

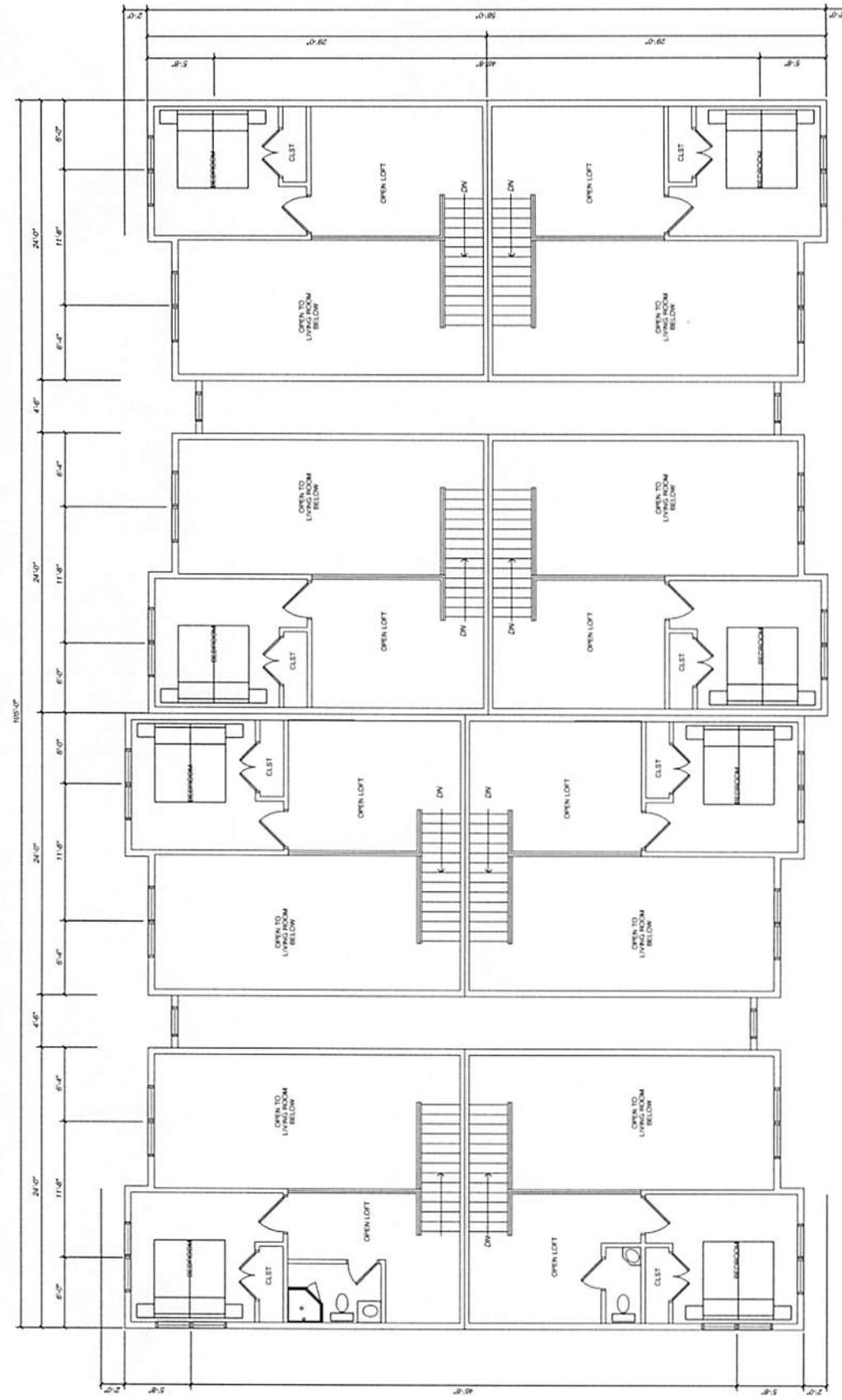


 NORTH
 UPPER FLOOR PLAN
 SCALE 1/8" = 1'-0"

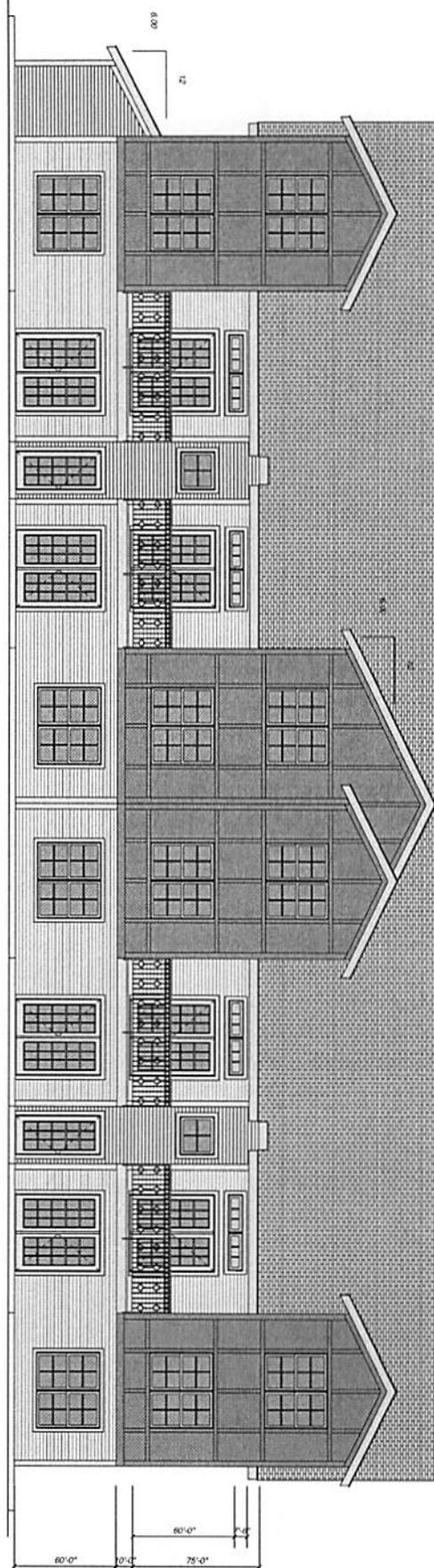
A2

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

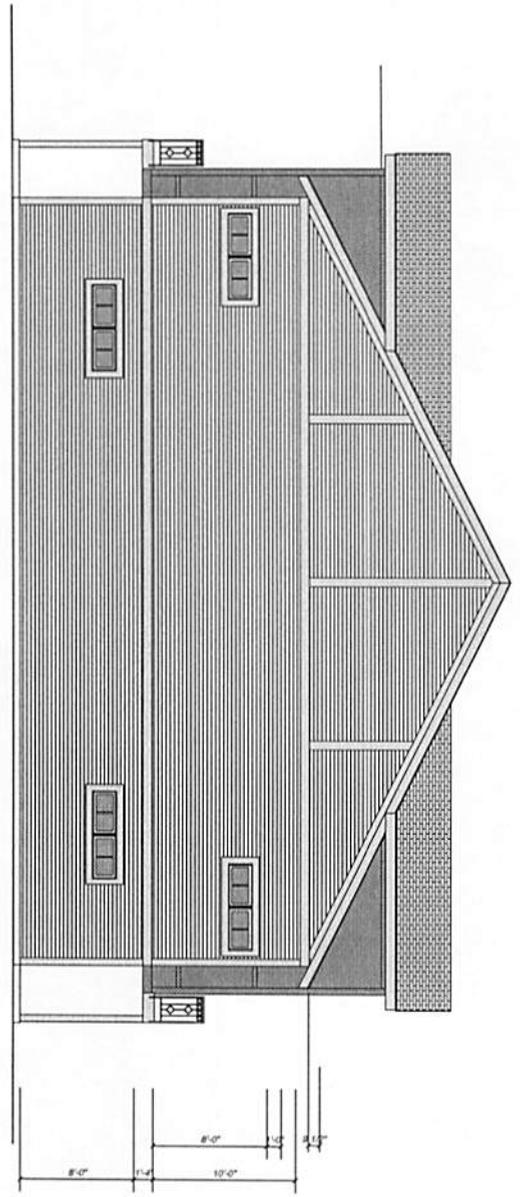
CHRIS LA SHORNE
 ARCHITECTURE
 2852 Chase Clinton Road La Crosse WI 54601
 (608) 783-3828
 Architecture and Design
 An Architectural Firm



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

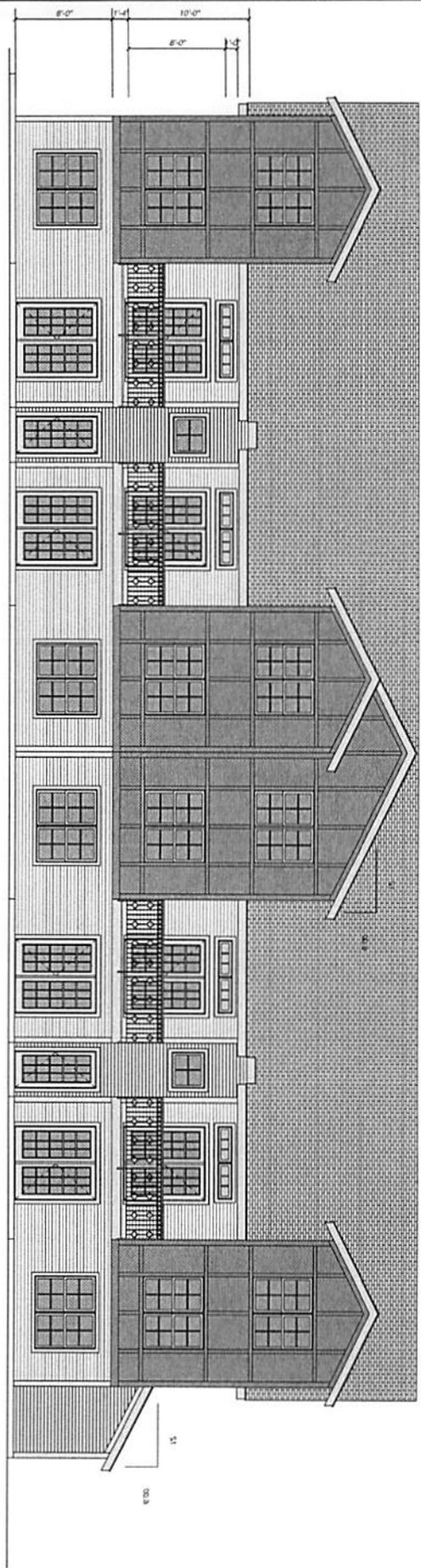


WEST EXTERIOR ELEV
 Scale 1/4" = 1'-0"

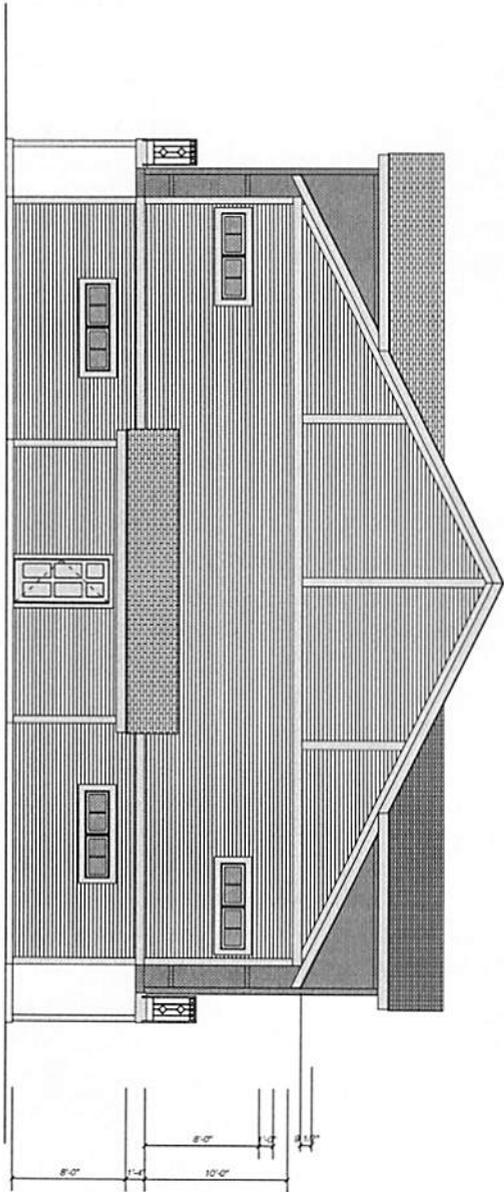


SOUTH EXTERIOR ELEV
 Scale 1/4" = 1'-0"

A4	Project	EAGLE BLUFF APARTMENTS-II		
	Address	2344 STATE HIGHWAY 16 LA CROSSE WI		
Client	Project No.	Date	CHRIS LA SHORNE ARCHITECTURE 3643 Ethier Course Road - La Crosse WI 54601 (608) 785-2626 <small>Architecture and Design An American Contracted, Illinois Profession</small>	
Drawing Number	2015.028	06/23/2016		



1 EAST EXTERIOR ELEV
Scale 1/8" = 1'-0"



2 NORTH EXTERIOR ELEV
Scale 1/8" = 1'-0"

DATE: 01/24/2018
 TIME: 10:00 AM
 PROJECT: EAGLE BLUFF APARTMENTS-II
 DRAWN BY: J. SHORNE
 CHECKED BY: J. SHORNE
 PROJECT NO: 2015-039

CHRIS L. SHORNE
 ARCHITECTURE
 3643 Elmer Crossie Road La Crosse, WI 54601
 (608) 785-2626
 Architecture and Design
 40 Residential, Commercial, Historic Restoration

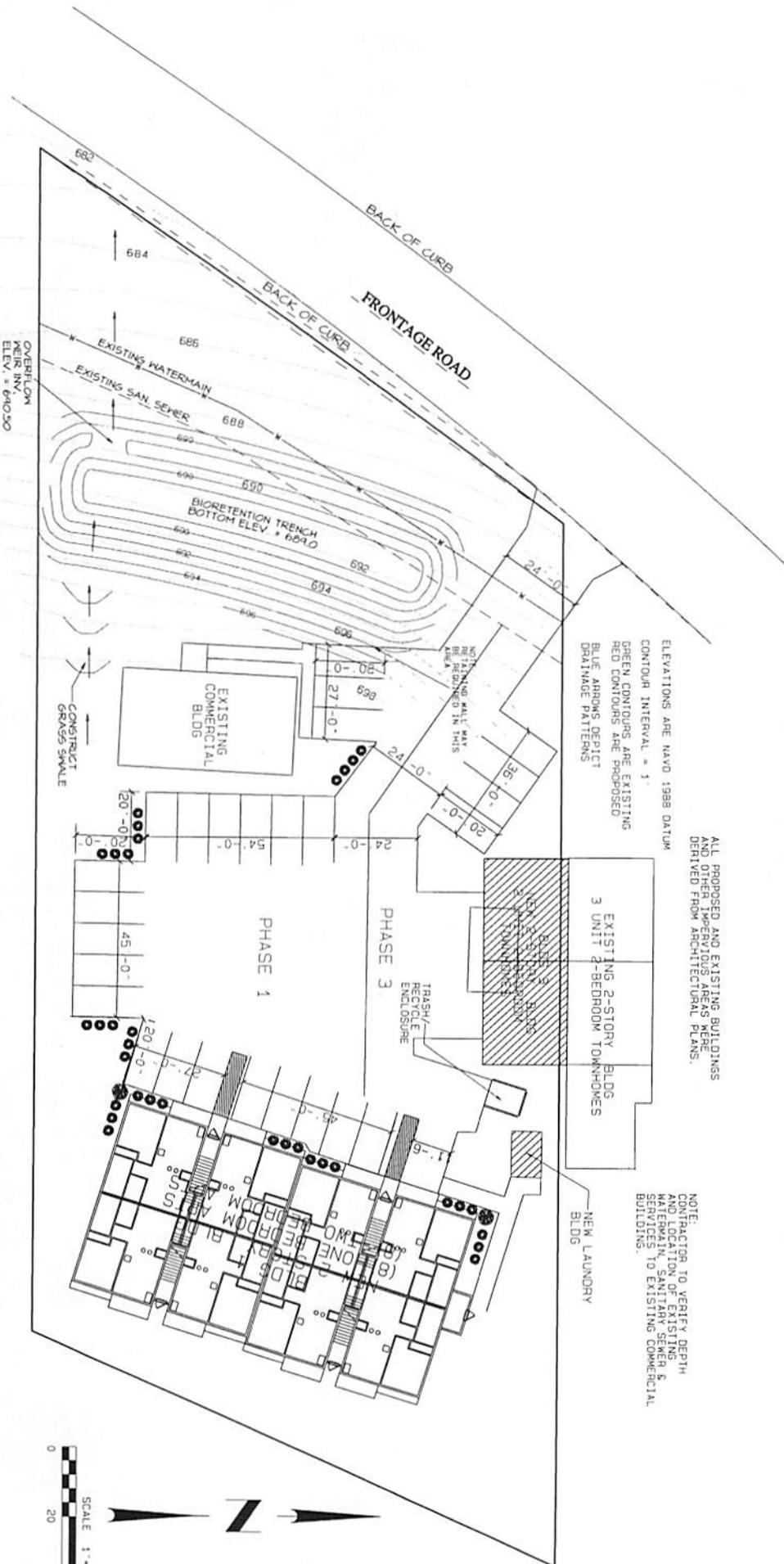
Project: **EAGLE BLUFF APARTMENTS-II**
 2344 STATE HIGHWAY 16 LA CROSSE WI

A5

PLAN OF STORMWATER TREATMENT AND STORAGE FACILITY FOR EAGLE BLUFF APARTMENTS-II

ALL PROPOSED AND EXISTING BUILDINGS AND UTILITIES SHOWN ARE DERIVED FROM ARCHITECTURAL PLANS.

ELEVATIONS ARE NAVD 1988 DATUM
 CONTOUR INTERVAL = 1'
 GREEN CONTOURS ARE EXISTING
 RED CONTOURS ARE PROPOSED
 BLUE ARROWS DEPICT DRAINAGE PATTERNS



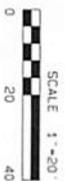
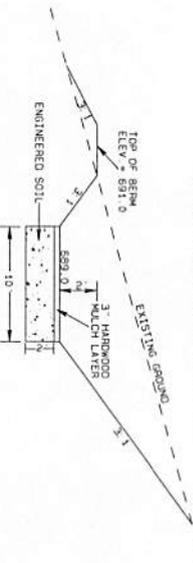
NOTE:
 CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING WATERMAIN, SANITARY SEWER & UTILITIES TO EXISTING COMMERCIAL BUILDINGS.

DESIGNED BY:
 RICHARD A. BERG, PE/PLS
 BERG ENGINEERING
 300 STATE ST., PO BOX 525
 HOLMEN, WI 54835

OWNER:
 LA PROPERTIES
 4400 W. JANISCH RD.
 STOODARD, WI 54858

BENCHMARK:
 TOP NATURAL SANDSTONE CORNER
 ELEV. = 683.44

TYPICAL SECTION OF BIORETENTION TRENCH



SCALE: NONE

