

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

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

Petitioner (name and address): Bluff View Apartments LLC, 403 Galle He St - OFFICE,
La Crosse, WI 54603

Owner of site (name and address): Bluff View Apartments, LLC, La Crosse, WI 54603

Address of subject premises: 3715 Mormon Coulee Road, La Crosse, WI 54601

Tax Parcel No.: 17-50319-60

Legal Description: part of South East - North West, commencing Northwest 1/4 section 16 south
along East line + continuing along Lacey Road 1731.4 feet west 469.6 feet to the
point of beginning, etc part

DUPLICATE RECEIPT

PDD/TND: General Specific General & Specific CLERK/LICENSES 6841

Zoning District Classification: POD - Specific TF404380104 001 130610 6/10/13 9:44AM PAID 400.00

Proposed Zoning Classification: POD - 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: Apartments

Property is Proposed to be Used For: Apartments

Proposed Rezoning is Necessary Because (Detailed Answer): It's planned inst development + any changes (adding a building)
requires rezoning

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

improve the area. stabilize the property

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

it is in line with the city's long range plan + make a nice transition into the residential

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 6 day of June, 2013.

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) [Signature] member Rick Beyer
(telephone) (608) 317-2642
(date) 6/6/13
(email) Ibuyland2@yahoo.com

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

Personally appeared before me this 6th day of June, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public D.J. JERANEK
My Commission Expires: 4-7-17

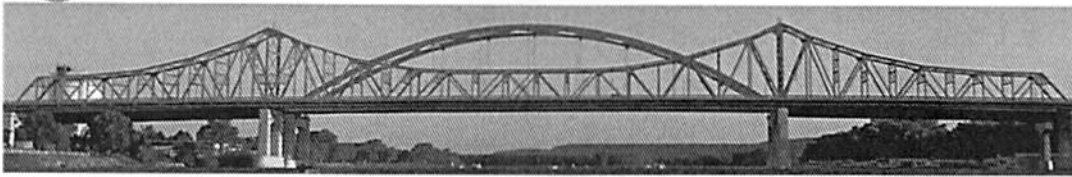


At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building & Inspections Department to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 15.16(E)(1) of the 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 June, 2013

Signed: [Signature] Director of Planning & Development
on behalf of Larry Rich


[Parcel Search](#) | [Permit Search](#)

3715 MORMON COULEE RD LA CROSSE

Print View

Parcel: 17-50319-60 Internal ID: 39344
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-50319-60
 Internal ID: 39344
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 2.916
 Township: 15
 Range: 07
 Section: 16
 Qtr: SE-NW

[Parcel](#)[Taxes](#)[Outstanding Taxes](#)[Assessments](#)[Deeds](#)[Permits](#)[History](#)[Maps](#)

Abbreviated Legal Description:

PRT SE-NW COM NE COR NW1/4 SEC 16 S ALG E LN & C/L LOSEY BLVD 1731.4FT W
 468.6 FT TO POB W 521.7FT TO ELY LN MORMON COULEE RD SELY ALG ELY LN 388FT E
 289.8FT N 321.3FT TO POB EX PRT TAKEN FOR R/W IN V904 P745 BLUFFVIEW MOTEL
 483/217 560/709 682/497 683/939 685/497 904/745 913/232 970/285 982/54

Property Addresses:

Street Address	City (Postal)
3715 MORMON COULEE RD	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
BLUFFVIEW APARTMENTS LLC	Owner	403 GILLETTE ST	LA CROSSE	WI	54603

Districts:

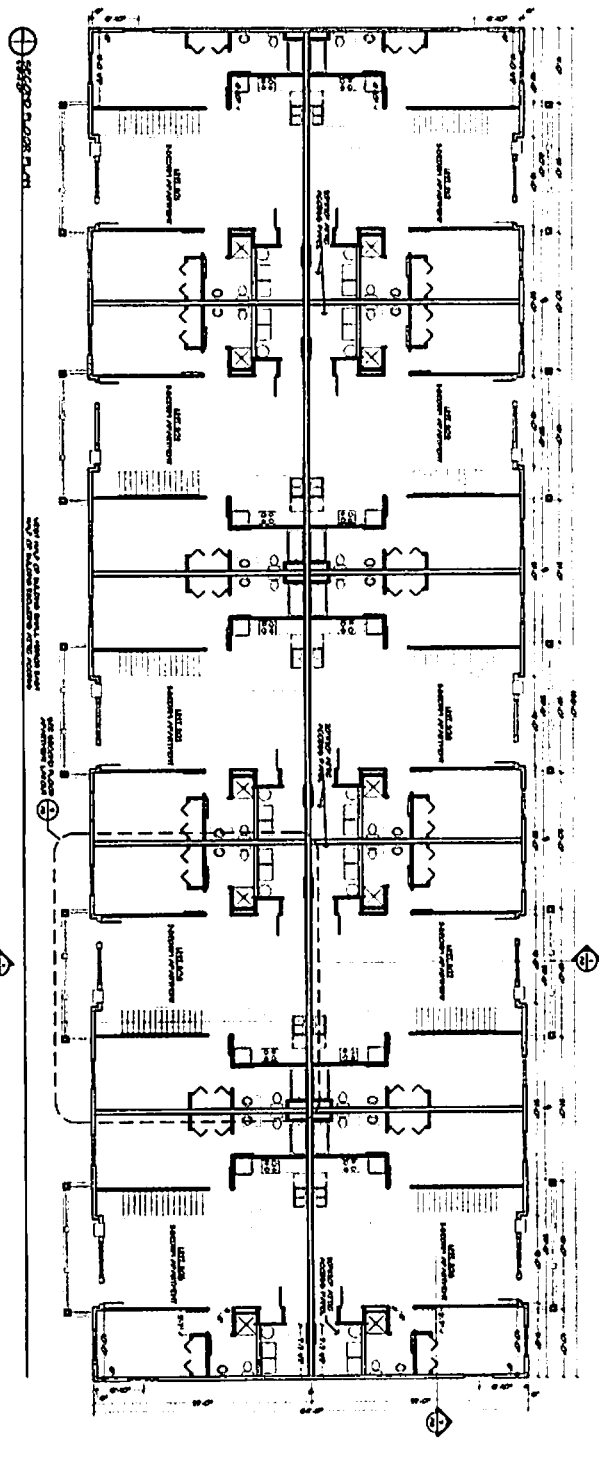
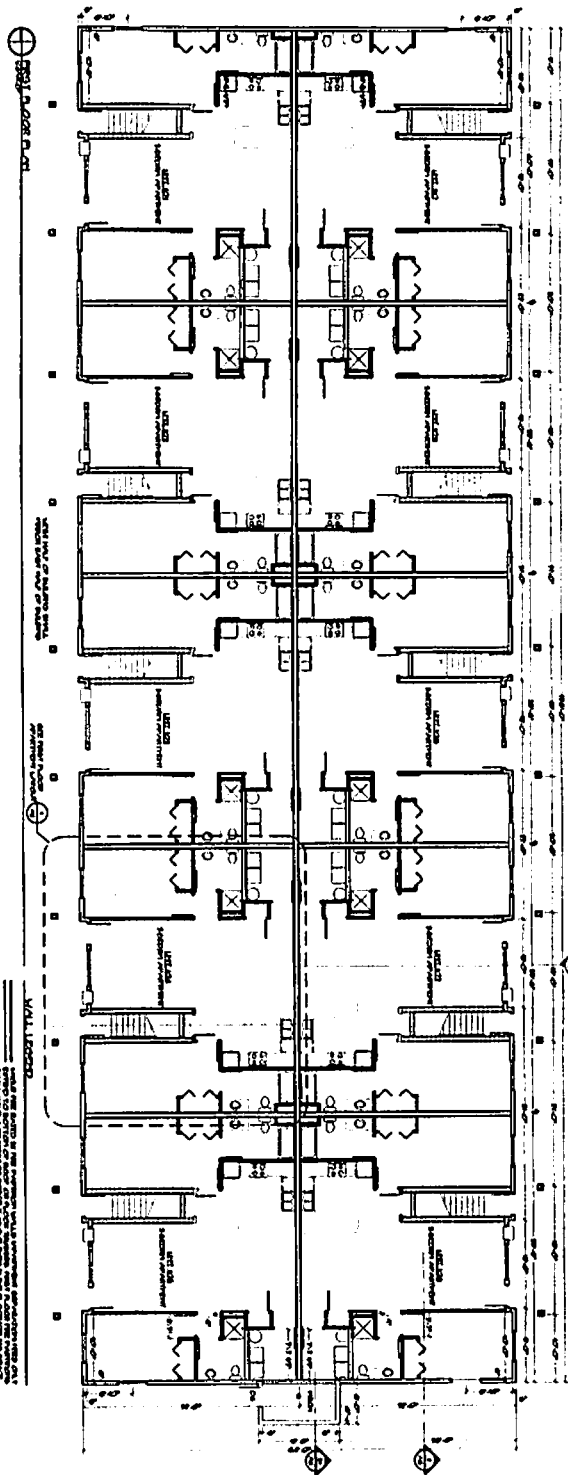
Code	Description	Taxation District
2849	La Crosse School	Y
11	2012 + Supervisor District 11	N
246027	2012 + Ward 27	N
5	Book 5	N
LPO1	LACROSSE POSTAL DISTRICT 54601	N
7070	Shelby San District 1	N

Additional Information

Category	Description
Use	MOTEL/HOTEL

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



ALL DIMENSIONS
 SHOWN ARE TO THE CENTER OF WALLS UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
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Bluff View Apartments, LLC
 20 unit apartment building
 Huron Center Rd., La Grange, IL

Parker Architecture
 1000 W. Lake Street, Suite 200
 La Grange, IL 60148

Bluff View Apartments, LLC
 20 unit apartment building
 Huron Center Rd., La Grange, IL

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A2

Floor Plans

2/3

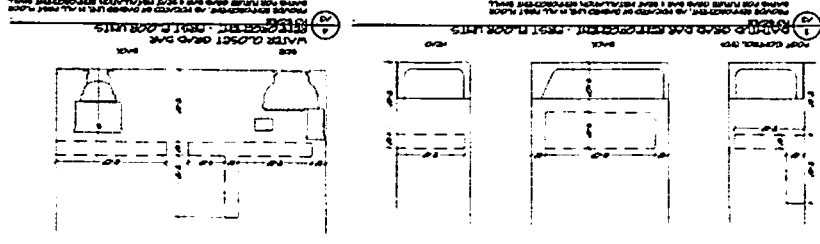
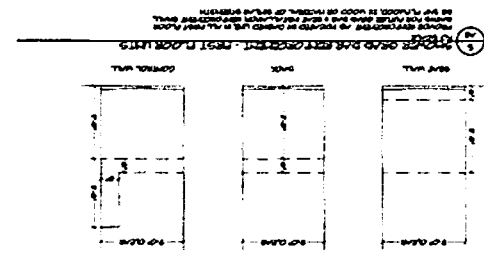
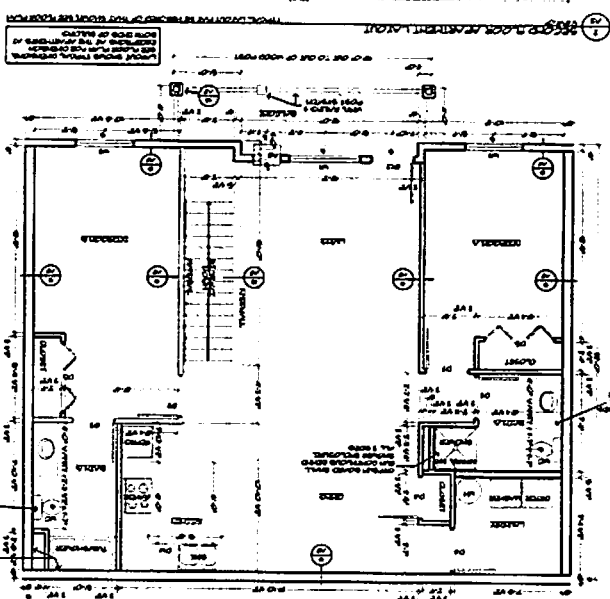
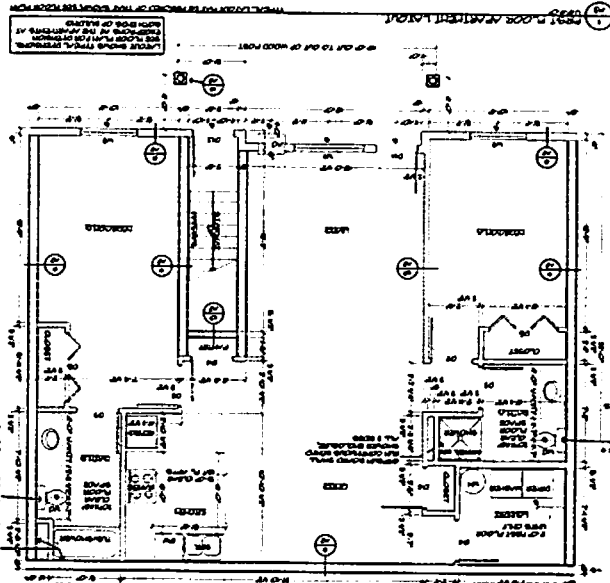
1/2" = 1'-0"

A3

Paula's Studio

Bluff View Apartments, LLC
20 unit apartment building
1000

Parker Architecture
1000



DOOR SCHEDULE

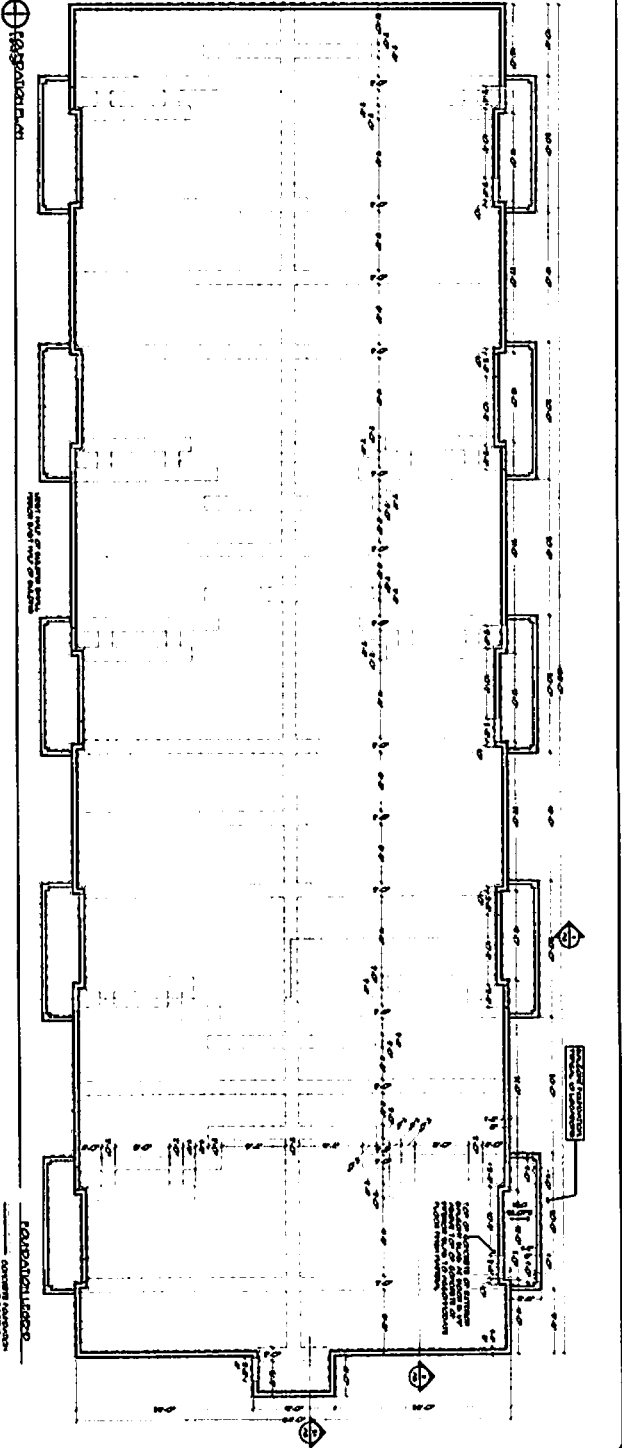
NO.	DESCRIPTION	TYPE	FINISH
01	INTERIOR	60	WOOD
02	EXTERIOR	60	WOOD
03	GLASS	60	GLASS
04	GLASS	60	GLASS
05	GLASS	60	GLASS
06	GLASS	60	GLASS
07	GLASS	60	GLASS
08	GLASS	60	GLASS
09	GLASS	60	GLASS
10	GLASS	60	GLASS

WINDOW SCHEDULE

NO.	DESCRIPTION	TYPE	FINISH
01	INTERIOR	60	WOOD
02	EXTERIOR	60	WOOD
03	GLASS	60	GLASS
04	GLASS	60	GLASS
05	GLASS	60	GLASS
06	GLASS	60	GLASS
07	GLASS	60	GLASS
08	GLASS	60	GLASS
09	GLASS	60	GLASS
10	GLASS	60	GLASS

ROOM FINISH SCHEDULE

NO.	DESCRIPTION	TYPE	FINISH
01	FLOOR	60	WOOD
02	FLOOR	60	WOOD
03	FLOOR	60	WOOD
04	FLOOR	60	WOOD
05	FLOOR	60	WOOD
06	FLOOR	60	WOOD
07	FLOOR	60	WOOD
08	FLOOR	60	WOOD
09	FLOOR	60	WOOD
10	FLOOR	60	WOOD



FOUNDATION LAYOUT

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Parker Architecture

1000 North 1st Street, Suite 100, St. Petersburg, FL 33701

Phone: (727) 424-1111

www.parkerarchitecture.com

Bluff View Apartments, LLC

20 unit apartment building

Harbor Center Rd, Le Corral, FL

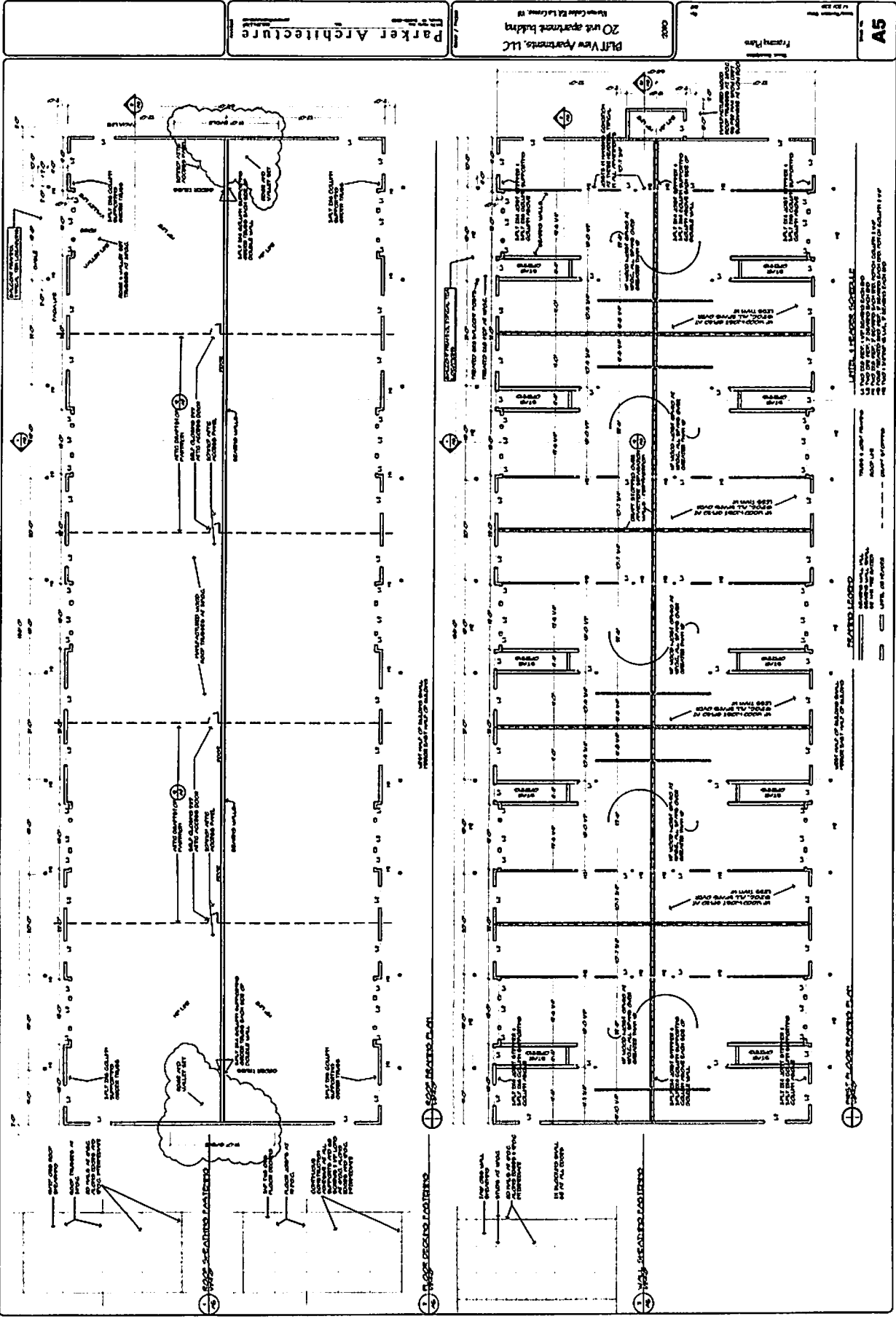
Sheet Number: **Foundation Plan & Space**

Scale: **1/8" = 1'-0"**

DATE: **08/03**

BY: **ESP/BJC**

A4

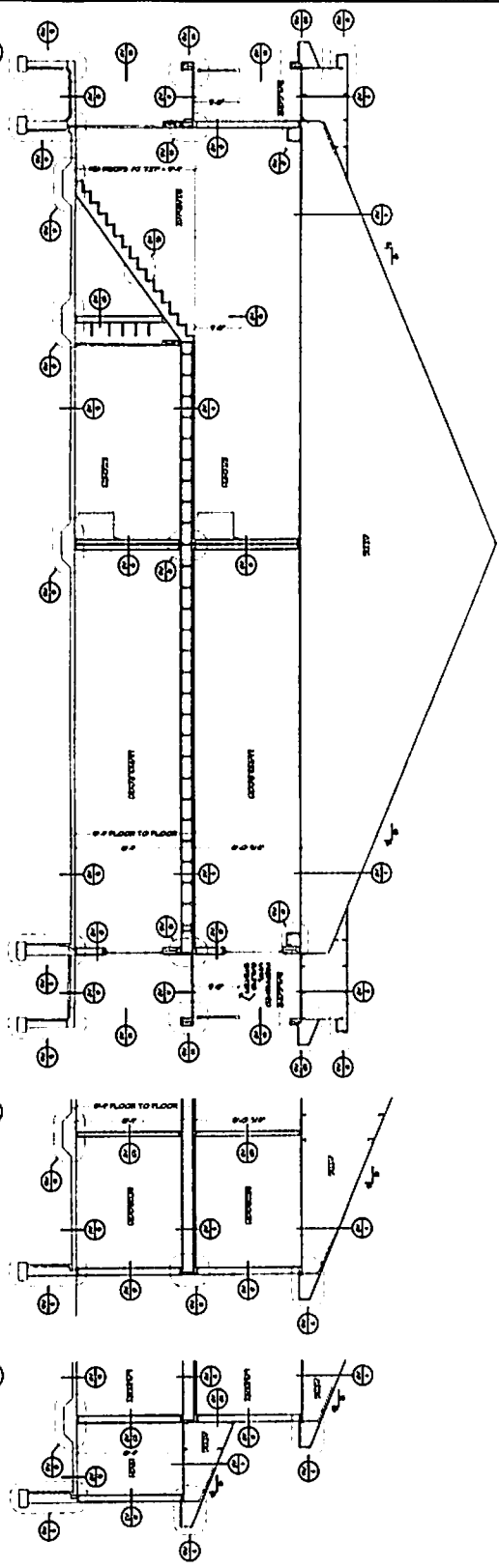


UNIT 1 - 1000 S. STATE ST.
 1. UNIT 1 IS TO BE LOCATED IN THE NORTH EAST CORNER OF THE BUILDING.
 2. UNIT 1 IS TO BE LOCATED IN THE NORTH EAST CORNER OF THE BUILDING.
 3. UNIT 1 IS TO BE LOCATED IN THE NORTH EAST CORNER OF THE BUILDING.

UNIT 2 - 1000 S. STATE ST.
 1. UNIT 2 IS TO BE LOCATED IN THE NORTH WEST CORNER OF THE BUILDING.
 2. UNIT 2 IS TO BE LOCATED IN THE NORTH WEST CORNER OF THE BUILDING.
 3. UNIT 2 IS TO BE LOCATED IN THE NORTH WEST CORNER OF THE BUILDING.

UNIT 3 - 1000 S. STATE ST.
 1. UNIT 3 IS TO BE LOCATED IN THE SOUTH WEST CORNER OF THE BUILDING.
 2. UNIT 3 IS TO BE LOCATED IN THE SOUTH WEST CORNER OF THE BUILDING.
 3. UNIT 3 IS TO BE LOCATED IN THE SOUTH WEST CORNER OF THE BUILDING.

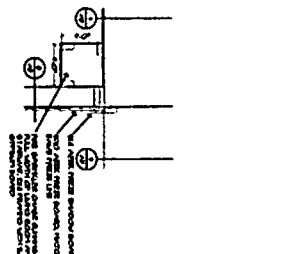
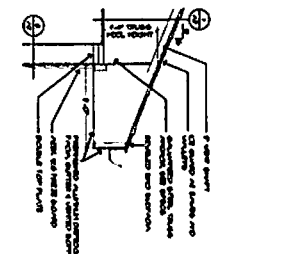
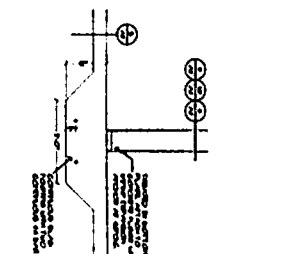
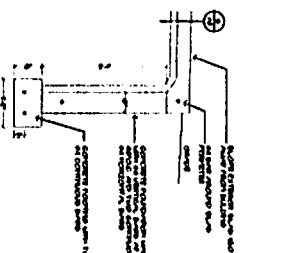
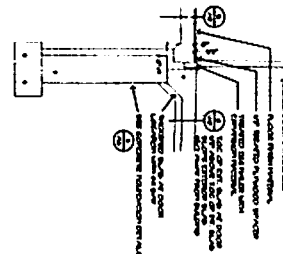
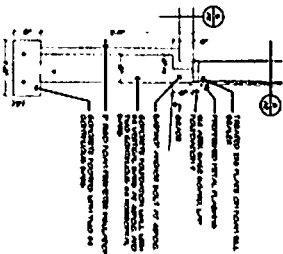
UNIT 4 - 1000 S. STATE ST.
 1. UNIT 4 IS TO BE LOCATED IN THE SOUTH EAST CORNER OF THE BUILDING.
 2. UNIT 4 IS TO BE LOCATED IN THE SOUTH EAST CORNER OF THE BUILDING.
 3. UNIT 4 IS TO BE LOCATED IN THE SOUTH EAST CORNER OF THE BUILDING.



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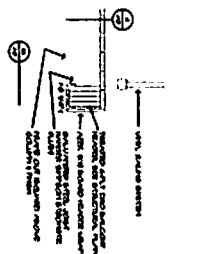
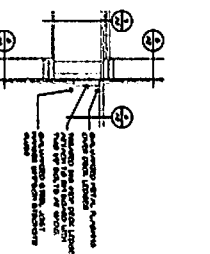
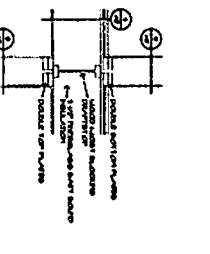
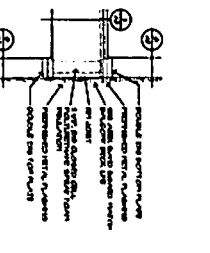
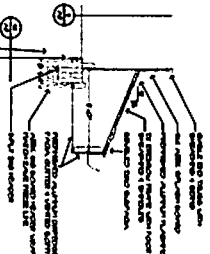
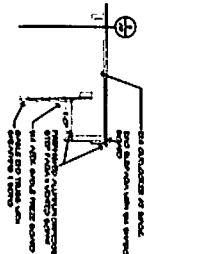
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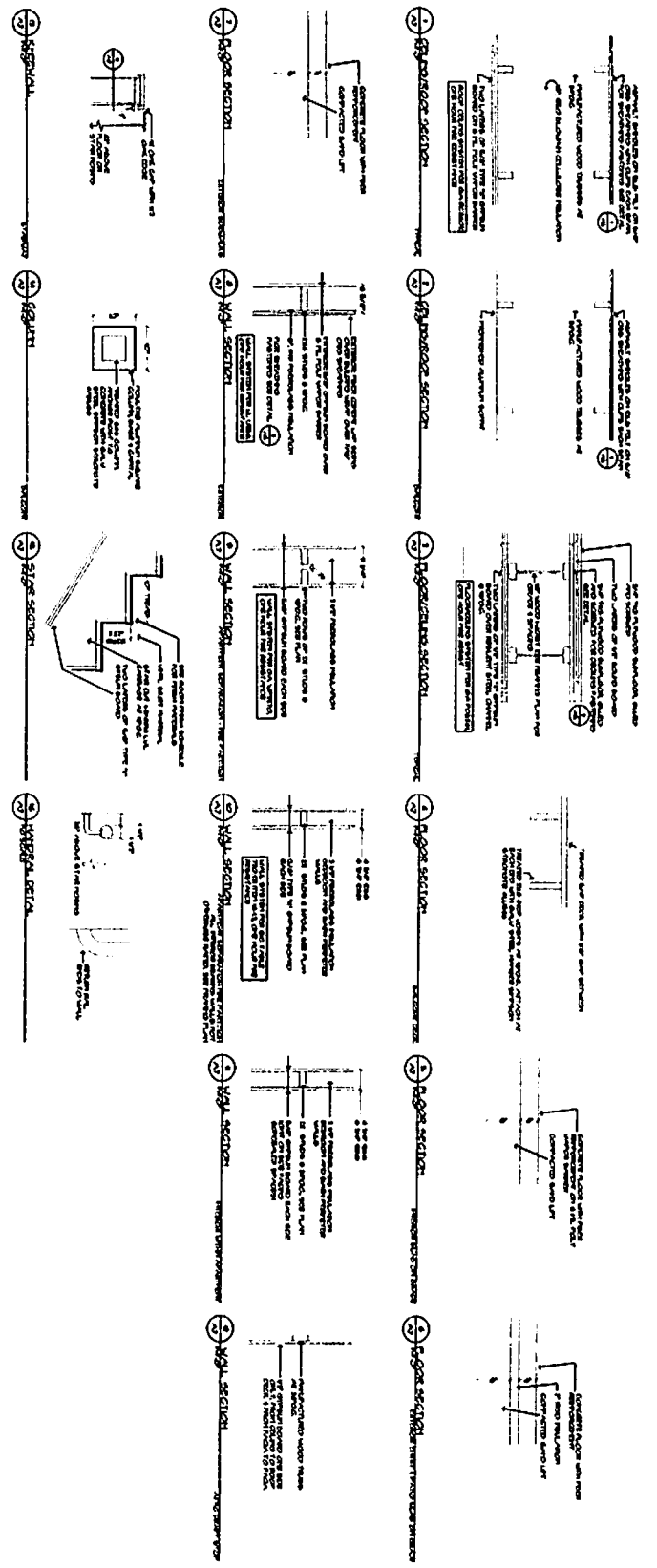
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June 6th, 2013

Teri Lehrke - City Clerk
Larry Kirch - City Planner
City Hall
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

RE: Specific Planned Development District Narrative for Bluffview Apartments, LLC

Dear Ms. Lehrke and Mr. Kirch,

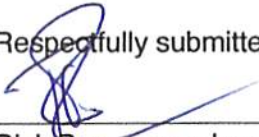
As requested, enclosed please find the Specific Planed Development Narrative pursuant to Section 15.16(E) of the City of La Crosse.

Bluffview Apartments, LLC, is requesting a building permit to build a new structure on tax parcel 017-050319-060. The new structure will be an apartment building.

The following is the required narrative:

- A. 15.16 (E)(c)(i) See attached plat plan.
- B. 15.16 (E)(c)(ii) See attached legal description.
- C. 15.16 (E)(c)(iii) The project is completely within tax parcel 017-050319-060. The surrounding properties are primarily single family and commercial.
- D. 15.16 (E)(c)(iv) See attached site plan for locations of roads, driveways and parking.
- E. 15.16 (E)(c)(v) See attached site plan for location of building.
- F. 15.16 (E)(c)(vi) See attached site plan for location of site improvements and open areas.
- G. 15.16 (E)(c)(vii) The building signage is already existing.
- H. 15.16 (E)(c)(viii) See attached site landscaping plans.
- I. 15.16 (E)(c)(ix) See attached building ~~permits~~ *plans*
- J. 15.16 (E)(c)(x) See attached ~~utility plan~~ *Erosion Control/Grading plan*
- K. 15.16 (E)(c)(xi) See attached survey.
- L. 15.16 (E)(c)(xii) n/a.
- M. 15.16 (E)(c)(xiii) See attached topography plan.
- N. 15.16 (E)(c)(ivx) To remain the same as they currently are used and zoned.
- O. 15.16 (E)(c)(v) There is no approved phasing currently scheduled for this project.
- P. 15.16 (E)(c)(xvi) Is attached survey.
- Q. 15.16 (E)(c)(xvii) See attached erosion control plan.
- R. 15.16 (E)(c)(xviii) Other conditions.

Respectfully submitted the 6th day of June, 2013


Rick Beyer, member
Bluffview Apartments, LLC

Bluffview Apartments, LLC
403 Gillete St
La Crosse, WI 54603

June 7, 2013

City of La Crosse
400 La Crosse St
La Crosse, WI 54601

To Whom it may concern,

Bluffview Apartments, LLC would like to formally submit this application for rezoning of our site located at 3715 Mormon Coulee Rd to from R5 to Planned Development District. The existing site currently provides improvements of 36 apartments in a recent and extensive remodeling effort. It is our desire to develop the rear of the lot by providing an additional 20 apartments with a 2-story 12,542 sf footprint, 25084 sf total area building. Bluffview Apartments, LLC has already dedicated much investment to revitalizing this site and we would like to cap these improvements by this rezoning which will allow the proposed improvement to proceed and provide much needed high quality apartments in this area of the city.

This existing site features:

- currently R5 multiple dwelling zoning
- existing 2.97 acre lot area
- existing 36 apartments (44 bedrooms) in a 3-level building extensively remodeled in 2010/2011
- two existing (17 total units) tenant garage buildings built in 2011
- new paving in 2012 for existing drive and parking areas (70 existing parking spaces)

Proposed Development Plan:

- rezone to Planned Development District for the flexibility of developing the site as described below, in our petition for zoning change and as detailed in construction plans
- develop rear 1 acre of lot
- provide an additional 20 apartments (40 bedrooms) in a separate 2-story, 12,542 sf footprint, 25084 sf total area building
- provide an additional 20 parking spaces for a site total of 90
- on May 10, 2013 the Multi-Family Design Review Committee conditionally approved the project
- The only proposed departure from the Multi-Family Design Standards is the minimum 15' landscape buffer between building and parking. Our plan is designed with a 15' buffer between building and parking with 9' consisting of landscape area and 6' of sidewalk. We ask that a waiver be provided for the 15' landscape buffer.

Bluffview Apartments, LLC and its associated companies currently own and manage 378 units in the La Crosse area, including 138 units at River's Edge Apartments, 62 units at Cameron Park, 36 units at Bluffview (all in La Crosse), 62 units at Quincy Apartments in Onalaska, and 80 units at Halfway Creek Apartments in Holmen. Visit our website at www.lacrosseareaapartments.net. The proposed building exteriors will be similar the exterior of Halfway Creek Apartments in Holmen

Thank you for your time and consideration.

Sincerely,

Rick Beyer
Bluffview Apartments, LLC