

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

The rezoning will not be detrimental to the City's Long Range Comprehensive Plan Goals as the proposed use is consistent with the City's Comprehensive

**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):

Joan Wilson - MOKA
513 Main Street, Suite C
La Crosse, WI 54601

Owner of site (name and address):

Michael A. Vanaelstyn
218 Habersham CT
Lexington, KY 40517

Address of subject premises:

330 Adams Street

Tax Parcel No.: 17-30097-120

Legal Description: Burns Addition Lot 1 & N 54.45FT Lot 2 Block 16

PDD/TND: General Specific General & Specific

Zoning District Classification: ~~TND~~ General

Proposed Zoning Classification: ~~TND~~ 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:

Property is currently a vacant lot.

Property is Proposed to be Used For:

Proposed use will be a drive through coffeshop.

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning is required as part of the TND zoning process for the proposed land use.

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

The rezoning will not be detrimental to the neighborhood or public welfare as the proposed zoning is consistent with the City's Future Land Use Map.

July 8, 2016

Common Council
City of La Crosse
400 La Crosse St.
La Crosse, WI 54601

RE: MOKA – Re-Zoning Application

Members of the Common Council,

This cover letter has been prepared to accompany a Re-Zoning Application for a new MOKA coffee shop located at 330 Adams St. in the City of La Crosse, WI. The tax parcel number is 17-30097-120 and is currently zoned Traditional Neighborhood Development (TND) General. AS part of the proposed project, the applicant is requesting the property be re-zoned to TND Specific. The City Requirements for re-zoning are provided below with a brief explanation of the materials prepared to satisfy the requirements.

2. Specific Implementation Plan Submittal Requirements. The applicant shall submit a series of plans, maps, and written materials which include the following information:

a. A general location map of suitable scale which shows the boundaries and dimensions of the property within the context of the [city/village] and adjacent parcels, including locations of any public streets, railroads, major streams or rivers and other major features within 1000 feet of the site, along with a legal description of the property.

Please see enclosed Site Overview Map.

b. A site inventory and analysis to identify site assets or resources, and constraints, including but not limited to floodplains, wetlands and soils classified as "poorly drained" or "very poorly drained," soils with bedrock at or within 42 inches of the surface, utility easements for high-tension electrical transmission lines (>69KV), slopes greater than [15%], and brownfields.

Please see enclosed Site Conditions Report.

c. A site plan, including proposed topographic contours at one foot intervals, with the following information:

i. the location of proposed structures and existing structures that will remain, with height and gross floor area noted; A Model Ordinance for a Traditional Neighborhood Development Page 11

ii. the location of street and pedestrian lighting, including lamp intensity and height;

iii. the location of proposed open space;

iv. the circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public streets or right-of-ways; transit stops; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off-street parking and loading spaces, include service access for receiving and trash removal; sidewalks and other walkways;

v. location of all trees, shrubs, and ground cover (proposed or existing) to remain on the site.

Please see enclosed Plans and Traffic Circulation Plan.

d. A stormwater management plan for the site. The grading plan shall show existing and proposed ground elevations with contours (one-foot contour interval) and spot elevations at significant high points, low points, and transition points. The grading plan shall also note the finished ground floor elevations of all buildings. The plan shall also show the locations of all storm drainage sewers and structures, and infiltration or detention/retention structures; and all wetlands on the site, using the Federal Manual For Identifying and Delineating Jurisdictional Wetlands, and copies of documents completed in making the wetlands identification.

Please see enclosed Plans.

e. Detailed elevations of all proposed commercial buildings and typical elevations of residential buildings. Scaled elevations should identify all signs, building materials and percentage of ground floor commercial facade in windows; the location, height and material for screening walls and fences, including outdoor trash storage areas, electrical, mechanical and gas metering equipment, storage areas for trash and recyclable materials, and rooftop equipment.

Please see enclosed Plans.



f. A utilities plan showing underground and above ground lines and structures for sanitary sewers, electricity, gas, telecommunications, etc.

Please see enclosed Plans.

g. A written report which completely describes the proposal and indicates covenants or agreements that will influence the use and maintenance of the proposed development. The report also shall describe the analysis of site conditions and the development objectives.

Please see enclosed Site Conditions Report.

h. Phasing plans, where applicable.

Please see enclosed Plans.

i. Any other information deemed necessary by the [Common Council/Village Board] in order to evaluate plans.

Please see enclosed Plans and Site Conditions Report.

Please feel free to contact me at 608.789.2034 or kevin.bills@is-grp.com with any questions.

Sincerely,

Kevin Bills AIA, LEED AP BD+C
Project Architect
Architecture Group

Enclosures:
Site Overview Map
City Submittal Plans
Traffic Circulation Plan
Site Conditions Report

MOKA – LA CROSSE SITE CONDITIONS

JULY 8, 2016

Prepared By:

ISG
201 Main St.
Suite 1020
La Crosse, WI 54601

ISG

ARCHITECTURE + ENGINEERING + ENVIRONMENTAL + PLANNING

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Introduction

This report has been prepared along with a site plan and architectural plans for a new MOKA retail coffee shop in the City of La Crosse, WI. The intent of the report is to provide a description of the existing site conditions and proposed development to accompany a re-zoning application and is provided herein.

Existing Site Conditions

The existing site is located at 330 Adams Street in the City of La Crosse, WI. The tax parcel number is 17-30097-120 and the site is currently zoned Traditional Neighborhood Development (TND) General. The site is bounded by Adams Street to the north, 4th Street to the east and 3rd Street to the west. Surrounding land uses consist of residential to the north and east and heavy industrial to the south and west.

EXISTING SITE COVER AND GRADING

The property area is 0.144 acres and is currently a vacant lot with ground cover consisting of greenspace. In general, the site drains to the west at slopes varying from 1.0% to 8.0%. The existing site does not lie within a floodplain and does not contain any wetlands.

GEOTECHNICAL INFORMATION

A geotechnical exploration has not been completed for the site and limited soil information was obtained from a soil survey for La Crosse County.

EXISTING INFRASTRUCTURE

Adjacent utilities include sanitary sewer and storm sewer under 3rd and 4th Street as well as watermain under Adams and 4th Street. There is an existing water service to the site off of 4th street. Access to the site is provided by a driveway off of Adams Street and a sidewalk along the north property line.

Proposed Site Conditions

The proposed use for the site will be a drive-through retail coffee shop. Proposed site improvements include a 400 SF building, access drives, employee parking, trash enclosure, stormwater management, and landscaping. As part of the project the site will be re-zoned TND Specific.

SITE ACCESS

Access to the site will be provided by two driveways off of Adams Street. The east driveway will serve as an entrance and the west driveway will serve as an exit. The layout of the site will provide single directional traffic around the proposed building for customers in the drive-through as well as vehicle access to trash and other maintenance needs. Parking for employees will be provided in the southern portion of the site. The existing sidewalk along the north property line will serve as an access for pedestrian and bicycle traffic to the building.

SITE UTILITIES

Proposed utilities for the site consist of a sanitary sewer service, water service, and storm sewer. The water service will be extended from the existing service line and enter the building on the south side. The sanitary service will exit the building on the south side and connect into the existing sanitary sewer under 4th Street. A storm sewer will be provided for roof drainage and flow to the west and connect into an existing catch basin on 3rd Street. A storm inlet will be provided near the south property line and connect into an existing catch basin on 4th Street.

LANDSCAPING

Landscaping plans have been prepared to improve the aesthetics of the site and provide greenspace to meet the requirements of the City of La Crosse Commercial Design Standards Handbook. Plantings for the site include deciduous and coniferous trees and shrubs.

STORMWATER MANAGEMENT

The proposed site will be graded to drain via overland flow to the south. A curb cut will be provided along the south end of the employee parking which will outlet to the stormwater management area. The stormwater management area will hold back runoff and provide treatment before discharging to the City storm sewer. It is located in the southern portion of the site and has a footprint of 546 SF to meet the City requirements. The building roof is the only area on site that is proposed to drain directly to the City sewer.