

PROJECT MEMORANDUM

To: City of La Crosse Council
From: James Makepeace, P.E.
Date: 01/03/2019

Re: **Rezoning Tax Parcel 17-10286-173**

I. Project Description

CT Real Estate Investments LLC is proposing to build a 24-unit, 36-bedroom apartment building, accessory 12-stall garage, and associated parking, landscaping, storm water treatment and management devices, and utilities.

The development will occur on Tax Parcel 17-10286-173, which currently consists of three houses used as single family rentals. The existing site is sloped from east to west. The existing soils consist of several feet of Churchtown Silt Loam underlain by sandstone.

The parcel is 0.9 acres. The proposed site will include approximately 9,400 square feet of apartment building, 3,168 square feet garage, 13,130 square feet of pavement and sidewalk, and 14,375 square feet of green space. Approximately 36% of the proposed development will be open space.

The developed parcel will continue to be owned and operated by CT Real Estate Investments LLC. The president of CT Real Estate Investments LLC is Tom Coleman, a resident of La Crosse, Wisconsin.

II. Legal Description

Part of Government Lot 5 and Government Lot 6, Section 21, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Commencing at the East 1/4 corner of Section 21, thence
S 40°01'45" W 1459.98 feet to easterly right-of-way line of
State Road "16" and the point of beginning of this description:

thence S 70°39'55" E 212.72 feet;

thence S 28°17'07" W 40.06 feet;

thence S 35°13'19" W 50.19 feet;

thence S 41°38'39" W 51.83 feet;

thence S 37°53'09" W 12.16 feet;

thence S 41°45'54" W 44.93 feet to the northerly right-of-way line of Sunset Court;

thence, along said northerly right-of-way line, on the arc of a 53.00 foot radius curve, concave to the southeast, the chord of which bears, S 70°20'18" W 40.93 feet;

thence, continuing along said northerly right-of-way line, S 47°37'25" W 52.43 feet;

thence, continuing along said northerly right-of-way line, N 42°22'35" W 5.00 feet;

thence, continuing along said northerly right-of-way line, S 47°37'25" W 56.84 feet;

thence, continuing along said northerly right-of-way line, N 79°52'51" W 13.83 feet to said easterly right-of-way line of State Road "16";

thence N 10°07'09" E 314.74 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

III. Population Estimates

The estimated population served at the Country Club Apartments is as follows:

<u>Unit</u>	<u>Count</u>	<u>People/Unit</u>	<u>Population</u>
2-BR	12	2.5	30
1-BR	12	1.5	18
Total	24		48

IV. Cost of Construction

The estimated cost of construction, including excavation, grading, utilities, foundations, building, garage, pavement, sidewalks, curb & gutter, storm water management and treatment devices, and landscaping is in excess of \$2,000,000.00.

V. Adjacent Lands

Immediately to the west of the subject property is STH 16. Across STH 16 is Plaza 16 commercial space. To the north is a two acre undeveloped parcel currently offered for sale. To the east is Planned Development and bluff land. To the south is Sunset Court. Across Sunset Court is Planned Development multi-family residential.

The overall character of the proposed development complements the neighboring development.

VI. Project Schedule

<u>Date</u>	<u>Milestone</u>
12/28/2018	Pre-petition meeting
01/03/2019	Submit Rezoning Petition
02/04/2019	Planning Commission Meeting
02/05/2019	J&A Committee Meeting
02/14/2019	Common Council Meeting
04/01/2019	Begin Construction
08/31/2019	Occupancy
09/01/2019	Residents Move In

VII. Other Documents

- a. A100 Architectural Floor Plan
- b. A101 Architectural Elevation Plan
- c. S100 Structural Plan
- d. S200 Structural Plan
- e. C101 Site Plan
- f. C102 Grading Plan
- g. C103 Erosion Control Plan
- h. WISDOT 8E9 Silt Fence Standard Detail
- i. WISDOT 8E10 Inlet Protection
- j. WISDOT 8E14 Tracking Pad
- k. L100 Landscape Plan
- l. Lighting Plan
- m. Storm water modeling summary
- n. Storm Water Management and Erosion Control Plan Narrative
- o. Storm Water Operation & Maintenance Agreement