**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

DUPLICATE RECEIPT
405 CITY CLERK/LICENSES 8402
PG306419323 001 130805
8/05/13 11:17AM PAID 400.00

Petitioner (name and address): Ted Wichett 2627 Cass St
La Crosse, WI 54601

Owner of site (name and address): MR Properties
P.O. Box 1521 La Crosse 54602

Address of subject premises: 2370 State Road 16 La Crosse, WI 54601

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:
Rental Single Family

Property is Proposed to be Used For:
Rebuild 3 units

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

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The Current home is already a Rental home, we are looking to build new over the existing Home location

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
It's Not Detrimental because its Consistent With Future Use Map of Comprehensive Plan

***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*** 2nd ***day of*** August, 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.

Ies
(signature)

608-780-4392 8-2-13
(telephone) (date)

Rentalsolutions@juno.com
(email)

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

Personally appeared before me this 2nd day of August, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

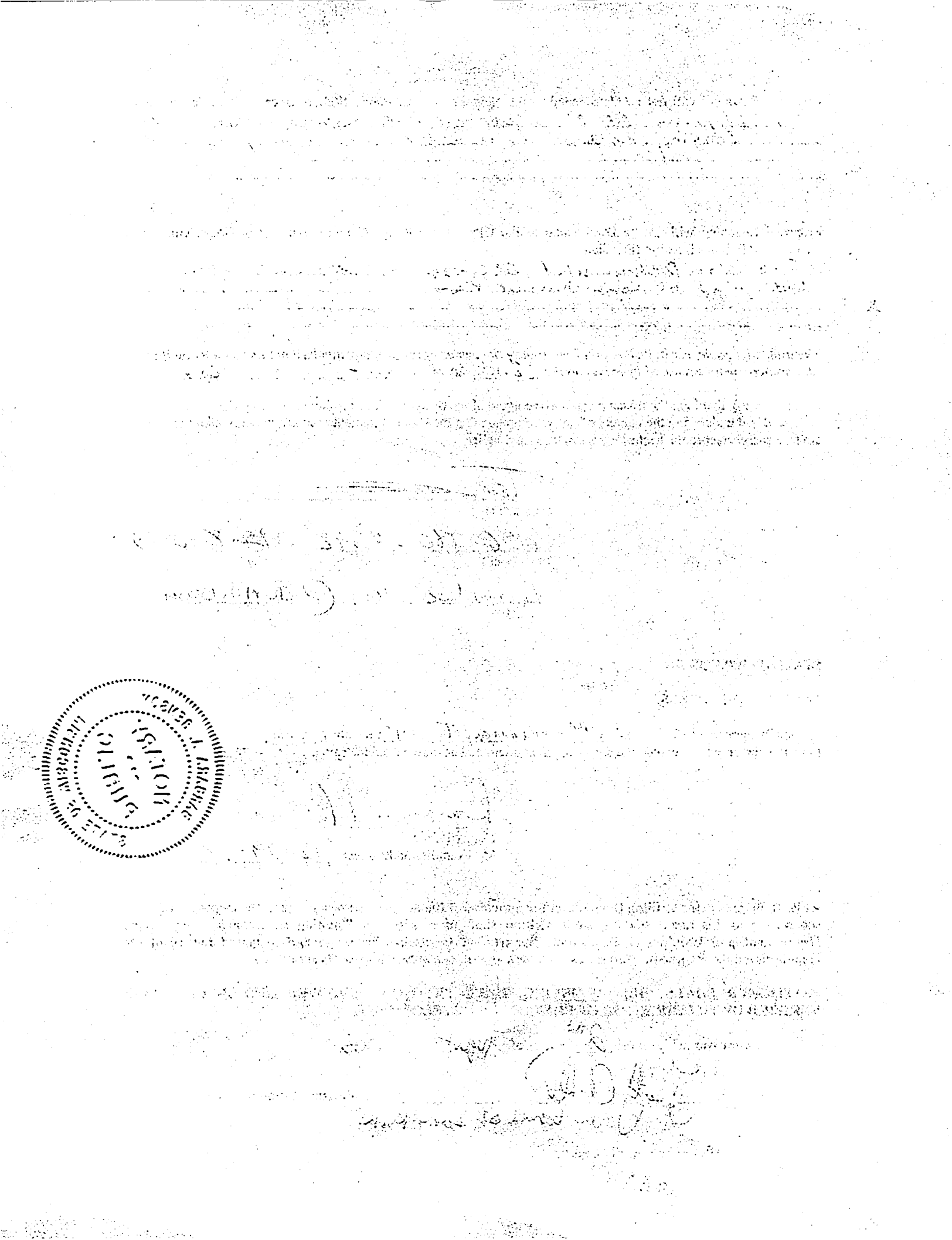
Barbara A Benson
Notary Public
My Commission Expires: 12-29-2013

**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 2nd day of August, 2013.

Signed: _____, **Director of Planning & Development**
on behalf of Larry Kirch.



8.2.2013

Property of 2370 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 ,it is the original home to the non-existent Medary Hotel located at the address above which will be our primary focus. We will be looking to raise the property to make room for 3 smaller lofted apartments. With issues arising with the current home and the age of the home we believe this will make a better use of 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

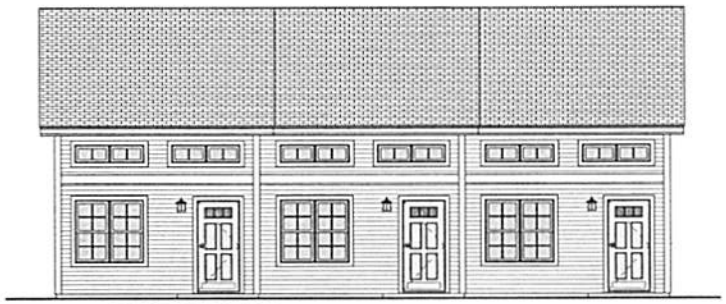
xiv. See attached plan

xv. Not applicable

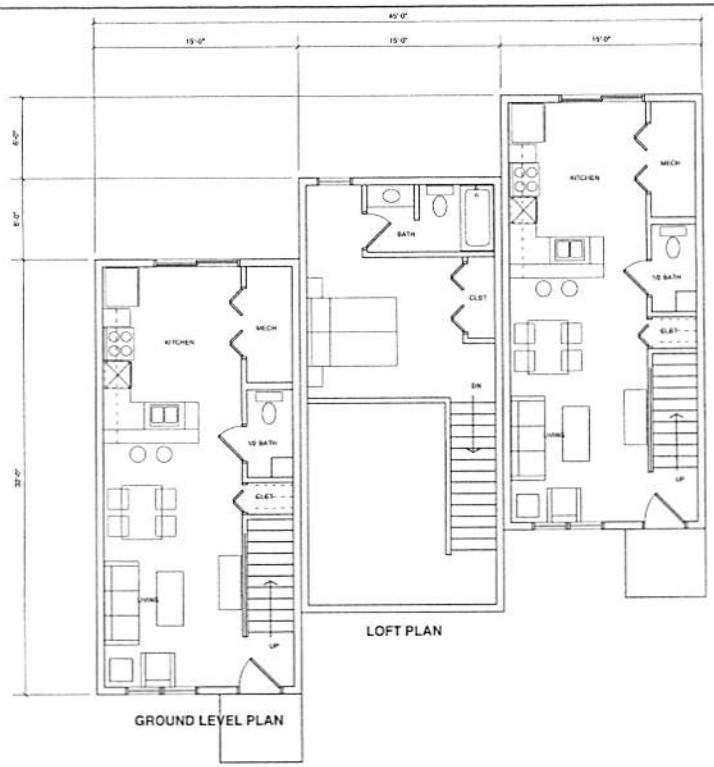
xvi. There are none

xvii. See attached plan

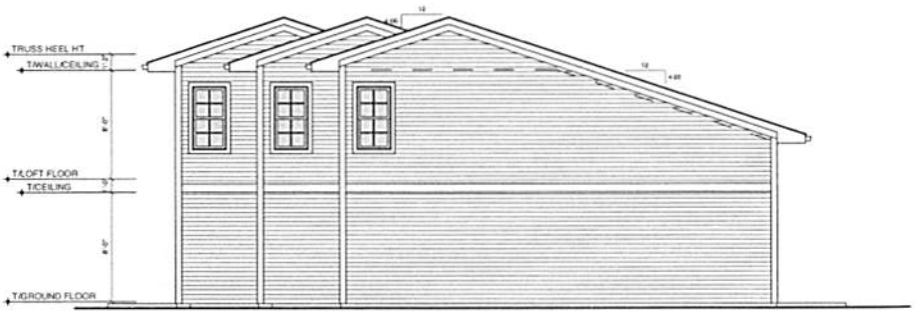
xviii. See attached plan



WEST ELEVATION
SCALE 1/4" = 1'-0"




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




NORTH ELEVATION
SCALE 1/4" = 1'-0"

FOR REVIEW-NOT FOR CONSTRUCTION

CHRIS LA SHORNE
ARCHITECTURE
215 State Street, La Crosse, WI 54601
(608) 785-2626
Architecture and Design
for Sustainable Commercial Interior Renovation

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF

Date
Title
Signature

Project:
**EAGLE BLUFF APARTMENTS-NEW TRIPLEX**
2344 STATE HIGWAY 16 LA CROSSE WI

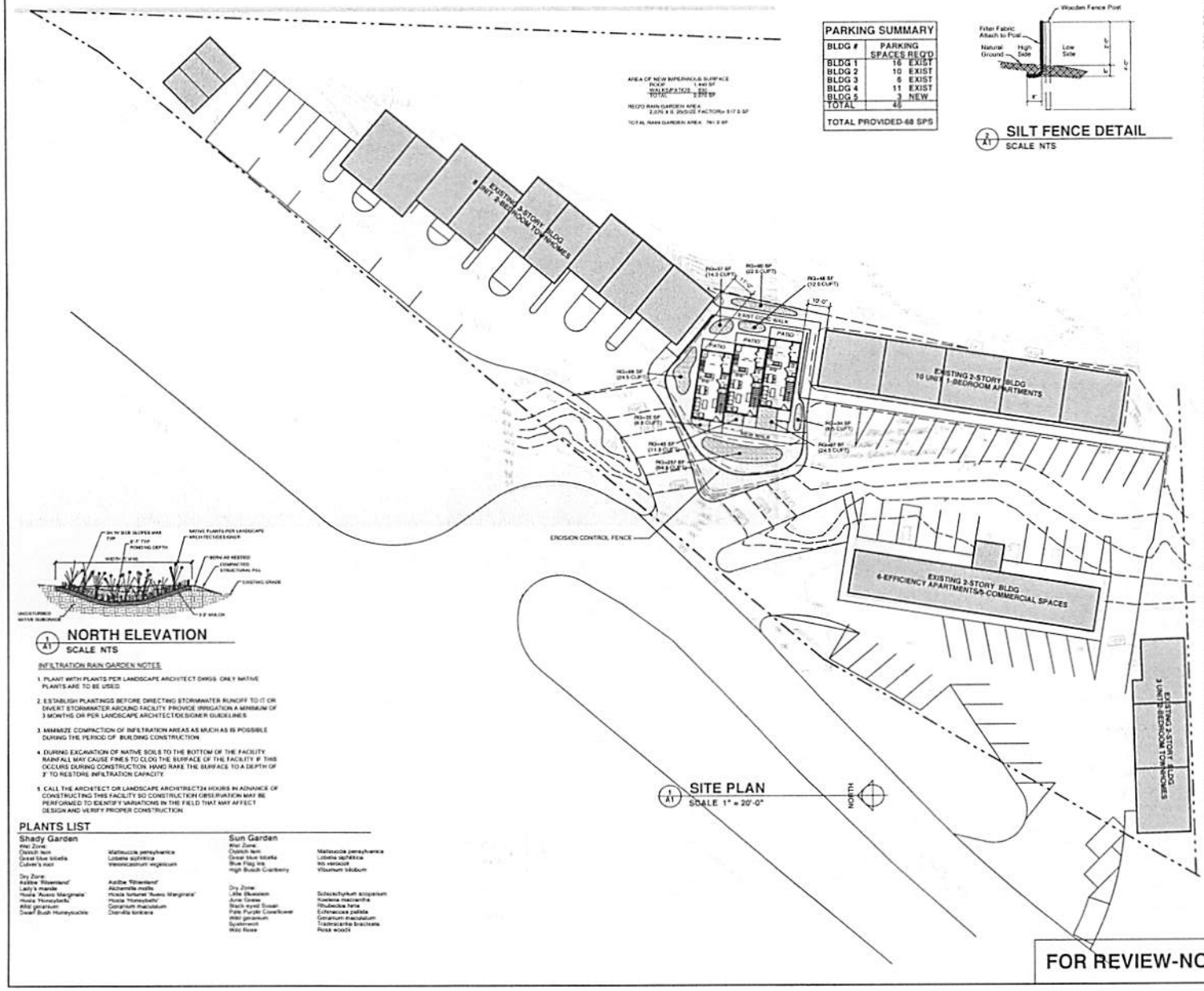
Scale:

Project No.
2013.020

Date
07.24.2013

Drawing Name

Sheet No.
**A2**




## SITE PLAN

1/A1 SCALE 1" = 20'-0"

| PARKING SUMMARY | |
|---|---|
| BLDG # | PARKING SPACES REQ'D |
| BLDG 1 | 16 EXIST |
| BLDG 2 | 10 EXIST |
| BLDG 3 | 6 EXIST |
| BLDG 4 | 11 EXIST |
| BLDG 5 | 3 NEW |
| TOTAL | 46 |
| TOTAL PROVIDED-68 SPS | |




## SILT FENCE DETAIL

2/A1 SCALE NTS



## NORTH ELEVATION

1/A1 SCALE NTS

INFILTRATION RAIN GARDEN NOTES

1. PLANT WITH PLANTS PER LANDSCAPE ARCHITECT DWGS. ONLY NATIVE PLANTS ARE TO BE USED.
2. ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PROVIDE IRRIGATION A MINIMUM OF 3 MONTHS OR PER LANDSCAPE ARCHITECT/DESIGNER GUIDELINES.
3. MINIMIZE COMPACTION OF INFILTRATION AREAS AS MUCH AS IS POSSIBLE DURING THE PERIOD OF BUILDING CONSTRUCTION.
4. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY IF THIS OCCURS DURING CONSTRUCTION HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
5. CALL THE ARCHITECT OR LANDSCAPE ARCHITECT24 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.

## PLANTS LIST

**Shady Garden**

Wet Zone:
Ostrich fern — Matteuccia pensylvanica
Great blue lobelia — Lobelia siphilitica
Culver's root — Veronicastrum virginicum

Dry Zone:
Aralia 'Silverland' — Aralia 'Silverland'
Lady's mantle — Alchemilla mollis
Hosta 'Aureo Marginata' — Hosta fortunei 'Aureo Marginata'
Hosta 'Honeybells' — Hosta 'Honeybells'
Wild geranium — Geranium maculatum
Dwarf Bush Honeysuckle — Diervilla lonicera

**Sun Garden**

Wet Zone:
Ostrich fern — Matteuccia pensylvanica
Great blue lobelia — Lobelia siphilitica
Blue Flag Iris — Iris versicolor
High Bush Cranberry — Viburnum trilobum

Dry Zone:
Little Bluestem — Schizachyrium scoparium
June Grass — Koeleria macrantha
Black eyed Susan — Rhudbeckia hirta
Pale Purple Coneflower — Echinacea pallida
Wild geranium — Geranium maculatum
Spatterwort — Tradescantia bracteata
Wild Rose — Rosa woodii

## GENERAL EROSION CONTROL NOTES:

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATION AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
2. SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND LOCAL STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. APPLICABLE EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. THE CONTRACTOR SHALL PERFORM ALL WORK, FURNISH ALL MATERIALS AND INSTALL ALL MEASURES REQUIRED TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND PREVENT EXCESSIVE FLOW OF SEDIMENT FROM THE CONSTRUCTION SITE.
5. ANY DISTURBED AREA THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION IN ACCORDANCE WITH THE STATE AND LOCAL BMP STANDARDS AND THEIR RATES SHOULD BE INCLUDED IN THE NARRATIVE. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND ANCHORED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER).
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE CONFIRMATION OF LIME, FERTILIZER AND SEED APPLICATION AND RATES OF APPLICATION AT THE REQUEST OF THE CITY OF LA CROSSE.
7. ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE WORK STANDARDS IMMEDIATELY FOLLOWING ROUGH GRADING.
8. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
9. ALL SEDIMENTATION STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENTS.
10. A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS EXISTS. THE STABILIZED PAD WILL BE INSTALLED ACCORDING TO THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS.
11. ALL DRIVEWAYS MUST BE STABILIZED WITH 2 IS' CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
12. PAVED AREAS MUST BE KEPT CLEAN AT ALL TIMES.
13. ALL CATCH BASIN INLETS WILL BE PROTECTED ACCORDING TO THE CERTIFIED PLAN.
14. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
15. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPOSED OF A SUITABLE SEDIMENT FILTER FABRIC (SEE DETAIL). THE BASIN MUST BE DEWATERED TO NORMAL POOL WITHIN 10 DAYS OF THE DESIGN STORM.
16. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATION COVER.
17. OFFSITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE EROSION CONTROL INSPECTOR.
18. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
19. THE GLOUCESTER SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBANCE.
20. IMMEDIATELY AFTER THE COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, THE STOCKPILE MUST BE STABILIZED ACCORDING TO THE STANDARD FOR TEMPORARY VEGETATIVE COVER. STABILIZE TOPSOIL STOCKPILE WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING. ALL SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF A FLOODPLAIN, SLOPE, WATERWAY OR DRAINAGE FACILITY AND THE BASE MUST BE PROTECTED WITH A SEDIMENT BARRIER.
21. ANY CHANGES TO THE SITE PLAN WILL REQUIRE THE SUBMISSION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN TO THE GLOUCESTER SOIL CONSERVATION DISTRICT. THE REVISED PLAN MUST BE IN ACCORDANCE WITH THE CURRENT NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.

## SILT FENCE NOTES:

1. POSTS SHALL EXTEND A MINIMUM OF 20" INTO THE GROUND.
2. POSTS SPACED A MAXIMUM OF 3 FT APART FOR NON WOVEN FABRIC AND 6 FT FOR WOVEN FABRIC.
3. END OF FENCE EXTEND UPSLOPE TO PREVENT WATER FROM FLOWING AROUND FENCE.
4. FABRIC IS ATTACHED SECURELY TO THE POSTS.
5. A SUPPORT CORD MUST BE USED ALONG THE TOP EDGE OF FABRIC TO ENSURE FABRIC REMAINS TIGHT BETWEEN POSTS.
6. HEIGHT OF FENCE SHALL BE BETWEEN 14 INCHES AND 28 INCHES.
7. FENCE FOLLOWS CONTOUR, REMAINING PERPENDICULAR TO THE SLOPE.
8. IF MORE THAN ONE PIECE OF FABRIC IS USED, EACH END OF FABRIC IS SECURELY FASTENED TO A POST. POSTS ARE THEN WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE JOINT.

## MAINTENANCE

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL AND MAINTAIN SILT FENCES DURING THE TIME OF BUILDING CONSTRUCTION.
2. FOLLOW NDSR BMP FOR INSTALLATION, PERFORMANCE, AND MAINTENANCE PROCEDURES CAREFULLY TO AVOID POSSIBLE REGULATORY ACTION.
3. INSPECT THE SILT FENCE WEEKLY BEFORE ANTICIPATED RAINFALL EVENTS AND AFTER EACH RAINFALL EVENT EQUAL OR GREATER THAN 1/2 INCH IN A 24 HOUR PERIOD.
4. REPAIR OR REPLACE CUT, SPLIT, TORN, SLUMPING OR WEATHERED FABRIC.
5. REPAIR FLOW CHANNELS AROUND FENCES.
6. REMOVE SEDIMENT FROM THE FENCE IF IT REACHES 1/2 THE HEIGHT OF THE FENCE.
7. DISPOSE OF ALL EXCESS SEDIMENT PROPERLY.
8. LEAVE SILT FENCE IN PLACE UNTIL DISTURBED AREAS UPLAND ARE STABILIZED.
9. REGRADE AND MULCH OR DISCARD ACCUMULATED SEDIMENT ONCE SILT FENCE IS REMOVED. BACKFILL AND REPAIR ALL HOLES AND DEPRESSIONS CAUSED BY REMOVAL.
10. IF SILT FENCE IS TEMPORARILY REMOVED OR DAMAGED, REPLACE OR REPAIR FENCE ACCORDING TO DNR SPECIFIC DESIGN. INSTALLATION AND PERFORMANCE REQUIREMENTS MUST BE MET FOR ALL BMPS. THESE REQUIREMENTS CAN BE FOUND IN THE NDNR TECHNICAL STANDARDS.

**FOR REVIEW-NOT FOR CONSTRUCTION**

CHRIS LA SHORNE
ARCHITECTURE
215 State Street LaCrosse WI 54601
(608) 785-2626
Architecture and Design
for Residential Commercial Interior Renovation

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF WI.

DATE: ____
SEAL: ____
SIGN: ____

Project: *EAGLE BLUFF APARTMENTS-NEW TRIPLEX*
2344 STATE HIGWAY 16 LA CROSSE WI

Scale:

Project No: 2013.020

Date: 07.24.2013

Drawing Name:

Sheet No: **A1**