

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):

2219 Lofts Limited Partnership C/O MetroPlains, LLC
801 Washington Avenue North #108
Minneapolis, MN 55401

Owner of site (name and address):

Bakalars Real Estate, LLC (Michael E. Bakalars)
5230 Creekside Place, La Crosse, WI 54601

Address of subject premises:

2219 South Avenue

Tax Parcel No.: 17-50280-70, 17-50280-080, 17-50018-50

Legal Description: See Attached

PDD/TND: General X Specific General & Specific

Zoning District Classification: Traditional Neighborhood Development - General

Proposed Zoning Classification: Traditional Neighborhood Development - Specific

Is the property located in a floodway/floodplain zoning district? Yes X No

Is the property/structure listed on the local register of historic places? Yes X No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes No

Is the consistent with the policies of the Comprehensive Plan? X Yes No

Property is Presently Used For:

Vacant

Property is Proposed to be Used For:

Multiple Residence

Proposed Rezoning is Necessary Because (Detailed Answer):

In order for Multifamily Housing to be allowed at this location it must be rezoned.

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

~~The neighborhood currently consists of residential neighbors to the south, industrial uses to the north and east, and railroad. There are existing multifamily uses in harmony with our proposed use. The intensity of use we are proposing is no greater than that proposed by the former developer who received approval for TND-General Multifamily housing on the same site.~~

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

~~The proposed use will bring new life to an under-utilized (now vacant) property, it will save a historic building, it utilizes existing infrastructure and will improve the neighborhood by bringing new, much needed housing, to the community.~~

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 2 day of OCTOBER, 2015.

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.

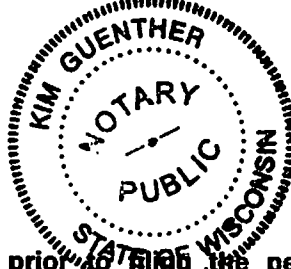
Michael E. Bark
(signature)

608-784-0384 10/2/15
(telephone) (date)

MIKE@BAKAVARSAUSAGE.COM
(email)

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

Personally appeared before me this 2 day of October, 2015 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Kim Guenther
Notary Public
My Commission Expires: 9/21/18

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. 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 4th day of October, 2015.

Signed: [Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

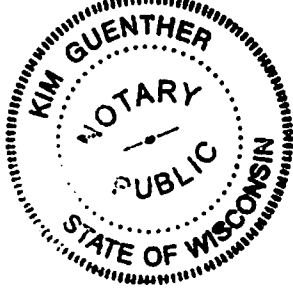
The undersigned, Michael E. Bakalars, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 2219 South Ave. LaCrosse WI
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Michael E. Bakalars

Subscribed and sworn to before me this 2 day of Oct, 2015

Kim Guenther
Notary Public
My Commission expires 9/21/18



ISSUED BY
COMMERCIAL PARTNERS TITLE, LLC
AS AGENT FOR
STEWART TITLE GUARANTY COMPANY
COMMITMENT NUMBER 38496

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Lot 10 of John Koller's Addition to City of LaCrosse, LaCrosse County, Wisconsin.

AND

Part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 15 North of Range 7 West, in the City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Beginning at a stone monument at the Northwest corner of J. Koller's Addition to the City of LaCrosse; thence Northwesterly along the Northeast line of South Avenue 200.32 feet to an iron pipe; thence Northeast, at right angles with said Street line 144.3 feet to an iron pipe in the Southwesterly line of the Chicago, Burlington & Quincy Railroad Company right-of-way; thence Southeasterly along said right-of-way 139 feet; thence West along said right-of-way line 38 feet; thence Southeasterly along said right-of-way line 292.45 feet to the North line of said J. Koller's Addition; thence Westerly along said North plat line 266.9 feet to the point of beginning, EXCEPT the right-of-way of the Chicago, Burlington & Quincy Railroad Company. TOGETHER WITH a non-exclusive easement and perpetual right-of-way over a driveway 14 feet in width, said driveway being next adjoining the property above described on the North and running from the Mormon Coulee Road to the right-of-way of the Chicago Burlington & Quincy Railroad Company.

AND

All that parcel of land located in the South half of the Southeast Quarter of the Northwest Quarter of Section 8, Township 15 North, Range 7 West of the Fourth Principal Meridian at City of LaCrosse, County of LaCrosse, State of Wisconsin, described as follows: Beginning at a point on the North line of said South half of the Southeast Quarter of the Northwest Quarter of Section 8, 50 feet perpendicularly distant, Southwesterly of, the Chicago, Burlington & Quincy Railroad Company former main line track center line; thence East along said North line, 53 feet more or less to a point 20 feet perpendicularly distant Southwesterly of said track center line; thence Southeasterly along a line 20 feet normally distant Southwesterly of said main line track center line, 150 feet to a point; thence Southwesterly along a straight line, 30 feet more or less to a point, 10 feet radially distant Northerly of said Railroad Company's track No. 2 center line; thence Northwesterly along a line 50 feet normally distant, Southwesterly of said main tract center line, 200 feet more or less to the point of beginning.

EXCEPTING, however, all of coal, oil, gas and other minerals underlying the surface of the above described premises, formerly reserved unto the Chicago, Burlington & Quincy Railroad Company, its successors and assigns.

2219 Lofts Limited Partnership
Application for Traditional Neighborhood District - Specific

This development consists of the substantial rehabilitation of the former Bakalars Sausage Building, Armory, and Gund Brewery Stables into 25 apartments. The unit mix will consist of thirteen 1-bedroom units, eight 2-bedroom units and four 3-bedroom units. Each unit will have a combined living/dining area, full kitchen, washer and dryer, 1 or more bathrooms, closets, and additional storage areas. The building will provide as amenities an on-site leasing office, a community room, fitness area, computer/business area, activity/play area, and an outside deck for its residents.

The interior spaces will reflect their former historic uses, while converting these spaces into contemporary housing units. Existing ceiling heights, defining historic details, and historic trim and textures will be retained; a new elevator will be installed. All new mechanical, electrical, plumbing and heating/air conditioning systems will be installed. The building will also be sprinkled in accordance with appropriate life safety code requirements. All spaces within the building will be designed to be accessible to all units.

The exterior of the building will maintain the historic character of the appropriate historic period of significance. At the same time, the existing building envelope will be improved, in order as to create an energy conscious building. A new roof system with insulation will contribute to the energy efficiency, while the masonry and roof parapet details will be repaired, re-tuckpointed, and maintained.

This application is being submitted for zoning approval, acknowledging that per the Multifamily Housing Design Standards, the regulations do not apply to our project because it is a building renovation using the Secretary of Interior Standards for historic buildings. That being said, we are incorporating as much of the Multifamily Housing Design Standards as possible, knowing that it also needs to meet the Secretary of Interior Standards for historic buildings. Final engineered drawings for construction will be completed once feedback from the City and National Park Service historic requirements is provided.

We are attaching the following Specific Comprehensive Development Plan requirements:

1. A plat plan
Not Applicable
2. A legal description
Please see application form for legal description.
3. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
The neighborhood currently consists of residential neighbors to the south, industrial uses to the north and east, and railroad ROW to the east. There are existing multifamily uses, including to the west across South Avenue, in harmony with our proposed use. The intensity of use we are proposing is no greater than the neighboring multifamily housing use.
3. The location of public and private roads, driveways and parking facilities.
The subject property is located on South Avenue - approximately 2 blocks west of West Street and 2 blocks south of Green Bay Street - in La Crosse, Wisconsin. South Avenue is a heavily-travelled road carrying 17,157 vehicles per day. West Street is a heavily-travelled north-south road carrying 12,395 vehicles per day. Green Bay Street

is a moderately-traveled east-west road carrying 5,207 vehicles per day. Accessibility is very good by virtue of the location of the subject property relative to existing streets and thoroughfares (traffic information from Market Study by Allen & Associates 1-29-15). Please see site plan for proposed parking area for 2219 lofts.

6. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways.

There are no planned areas dedicated for public use incorporated in this development. There is planned private recreational open space, including a play area for children, as shown on the site plan.

7. The type, size and location of all temporary advertising signs and permanent entrance features or signs.

There are two existing billboards on the south property line which will be removed in 2018 when their lease expires. The proposed permanent monument signage location is shown on the Site Plan.

8. Detailed landscaping plans including plant listings.

Please see attached Site/Landscape/Stormwater/Erosion Control Plan.

9. Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single-family attached or detached residential projects).

Please see attached architectural plans.

10. The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans

Please see attached Site/Landscape/Stormwater/Erosion Control Plan for location of utilities and detail indicating size of existing utilities on existing utility information sheet.

11. The existing and proposed location of all private utilities or other easements.

Please see attached Site/Landscape/Stormwater/Erosion Control Plan for location of utilities.

12. Characteristics of soils related to contemplated specific uses.

Not applicable since this is a renovation project.

13. Existing topography on-site with contours at no greater than two-foot intervals City Datum.

Please see attached contour map, Site Plan, and survey with spot elevations.

14. Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses.

The immediate area consists of a mixture of land uses with commercial to the north and south, rail line and warehouse to the east and multifamily and commercial to the west which are compatible with the proposed project. No changes to these adjoining lands are known. The proposed development is expected to have minimal impact to roads, surface water drainage, and utilities.

15. If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property.

We are planning on repairing damaged areas of the building in late October, interior demolition in November, and construction in December, 2015 completing in November, 2016.

16. All restrictive covenants.

Not Applicable

17. Proposed erosion control plan and final grading plan in conformance with article II of chapter 105.

Please see attached Site/Landscape/Stormwater/Erosion Control Plan. Final engineering to be completed prior to issuance of building permit, upon approval by Department of the Interior, National Park Service, of the landscape plan. Final grade elevations shall be established by the Civil Engineer upon approval of the landscape plan by the National Park Service. Grades shall be approved by owner and architect and provide a positive slope away from the building. Grades shall align with adjacent existing public paving.

18. All conditions agreed to by the applicant which are not included in the written documentation required under subsection (2)c.1 through 12 of this section shall be part of the development plan.

Not Applicable

- d. Additional material. Additional material and information shall be provided for specific types of uses when petitioning for a change in zoning under a general development plan as follows, with the exception that the standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development shall only be required to be submitted as part of a specific comprehensive development plan:

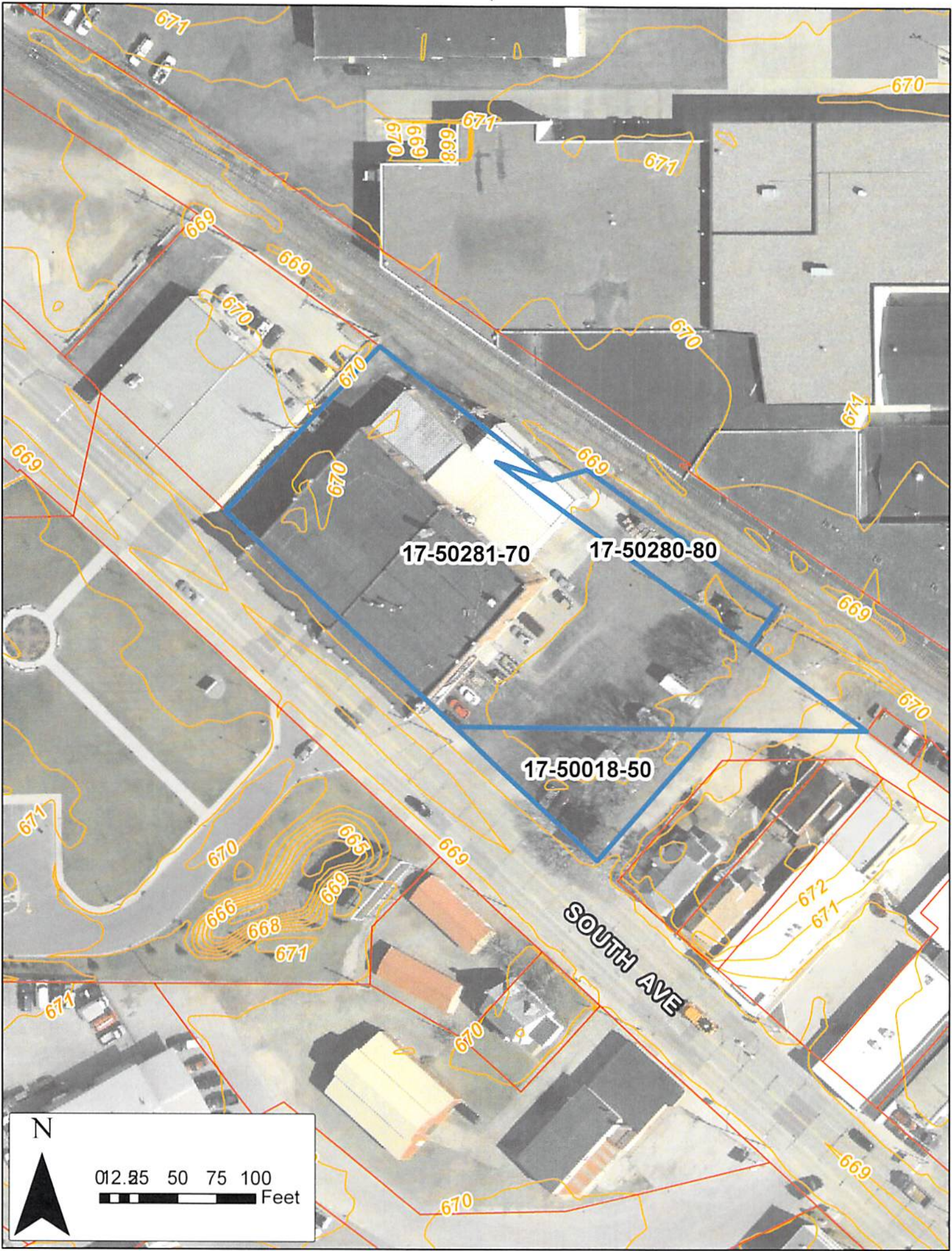
1. Wherever residential development is proposed within a Planned Development District, the general development plan shall contain at least the following information:

- (i) The approximate number of dwelling units proposed by type of dwelling and the density (i.e., the number of dwelling units proposed per gross and net acre for each type of use).

Please see attached architectural drawings and narrative above.

- (ii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

Please see attached site plan and architectural drawings including elevations showing existing heights, for existing conditions of the historic building.



17-50281-70

17-50280-80

17-50018-50

SOUTH AVE

N

012.25 50 75 100 Feet

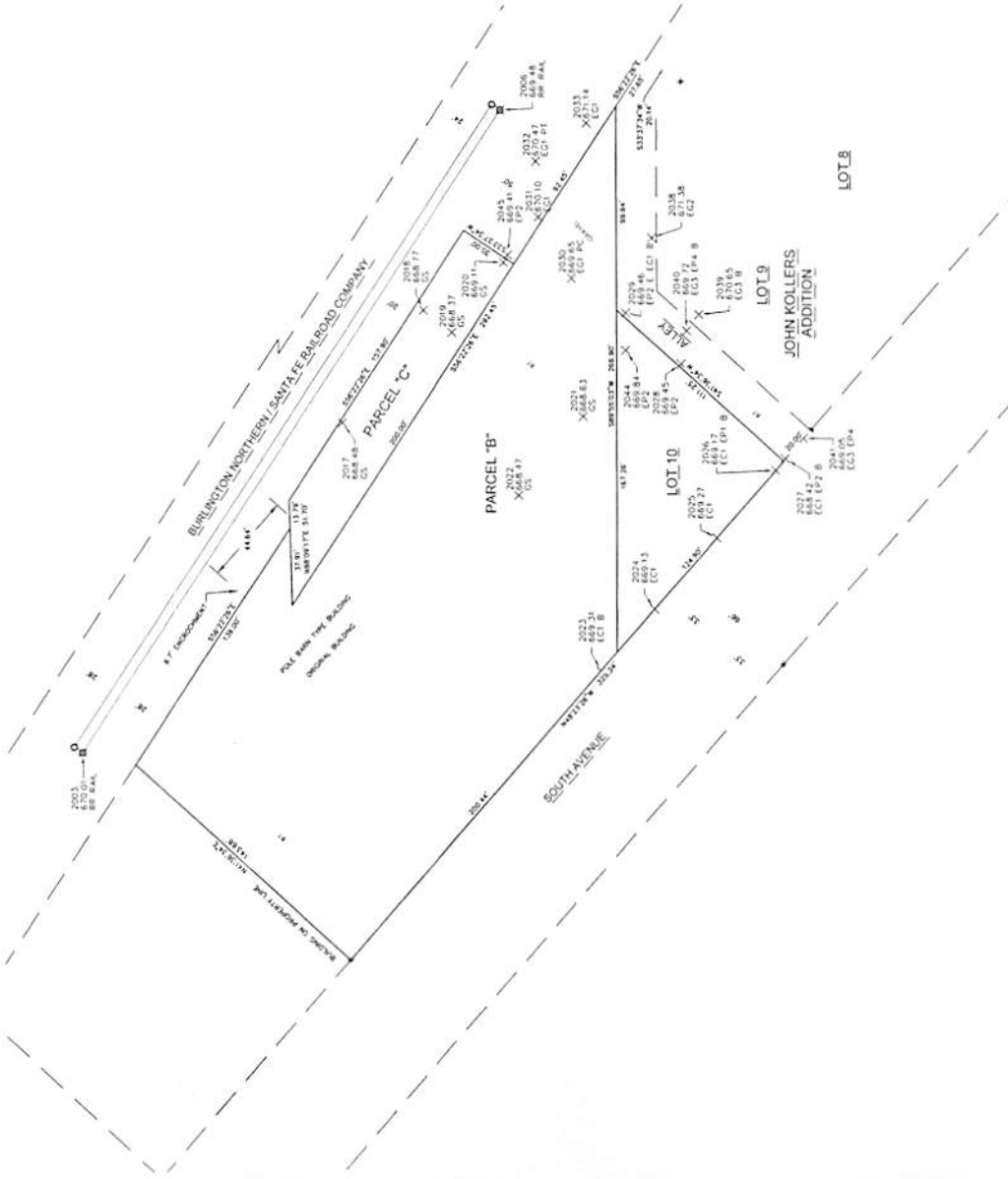
EXHIBIT MAP FOR 2219 & 2225 SOUTH AVENUE

A PARCEL OF LAND BEING LOT 10 OF JOHN KOLLERS ADDITION AND PART OF THE SE 1/4 OF THE NW 1/4, SECTION 8, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN.

VICINITY MAP



LEGEND



KRAMER LAND DESIGN STUDIO

2219 Lofts Limited Partnership
2219 Lofts
 2219 South Ave., La Crosse, Wisconsin 54601

METRO Plains

10/01/15

OWNER
 2219 LOFTS LIMITED PARTNERSHIP
 801 WASHINGTON AVE. NORTH, #08
 MINNEAPOLIS, MN 55401
 PHONE: (651) 523-1244
 FAX: (651) 646-8947

DEVELOPER
 METROPLANS LLC
 801 WASHINGTON AVE. NORTH, #08
 MINNEAPOLIS, MN 55401
 PHONE: (651) 523-1244
 FAX: (651) 646-8947

ARCHITECT
 SIKES ABERNATHY ARCHITECTS P.C.
 406 SOUTH BOULDER AVENUE, SUITE 100
 TULSA, OK 74103
 PHONE: (918) 588-0941
 FAX: (918) 588-0983

DRAWING INDEX
ARCHITECTURAL

D101	FIRST LEVEL DEMOLITION FLOOR PLAN
D102	SECOND LEVEL DEMOLITION FLOOR PLAN
D103	ROOF DEMOLITION PLAN
C01	SITE LANDSCAPE PLAN
A01	FIRST LEVEL FLOOR PLAN
A02	SECOND LEVEL FLOOR PLAN
A03	ROOF PLAN
A04	FIRST & SECOND LEVEL FLOOR LEVELING PLANS
A201	ENLARGED UNIT PLANS
A202	ENLARGED UNIT PLANS
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A400	ENLARGED UNIT PLANS

PROJECT DATA

1. SITE DATA	
SITE AREA	99,875 SF (1/3 ACRE)
LEVEL	
PARKING	
STANDARD PARKING SPACES	41
ACCESSIBLE PARKING SPACES	5
TOTAL PARKING SPACES	46
2. BUILDING DATA	
TOTAL GROSS SQUARE FOOTAGE	
FIRST LEVEL	96,355
SECOND LEVEL	16,404
TOTAL BUILDING AREA	112,759 SQ. FT.
BUILDING HEIGHT	33'-6" ABOVE GRADE
3. DWELLING UNITS	
	1 BEDROOM 2 BEDROOM 3 BEDROOM TOTAL
FIRST LEVEL	3 9 4 16
SECOND LEVEL	1 3 0 4
TOTAL UNITS	4 12 4 20
(INCLUDING 8 TYPE "A" UNITS)	

CODE REVIEW

2009 INTERNATIONAL EXISTING BUILDING CODE
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2009 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
PROPERTY ZONING
OCCUPANCY
CONSTRUCTION TYPE
HEIGHT/AREA LIMITATIONS
AREA INCREASE - FRONTAGE INCREASE
AREA INCREASE - PER 50% OF 28,000 SF
FIRE RESISTIVE REQUIREMENTS
STRUCTURAL FRAME
EXTERIOR BEARING WALLS
INTERIOR BEARING WALLS
EXTERIOR NON BEARING WALLS
INTERIOR NON BEARING WALLS
FLOOR CONSTRUCTION
ROOF CONSTRUCTION
SHAFTS
FLOOR CEILING / DWELLING UNIT SEPARATION
CONNECTIONS
VERTICAL EXIT ENCLOSURES
DWELLING UNIT SEPARATION

SPECIFIC CODE ISSUES

- THIS PROJECT WAS DESIGNED USING EXCEPTIONS AND EQUIVALENCES STATED IN THE 2009 INTERNATIONAL EXISTING BUILDING CODE. THIS BUILDING HAS BEEN LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES AND WILL BE UTILIZING TAX CREDIT FINANCING INCENTIVES THROUGH THE NATIONAL PARK SERVICE. REFER TO IBCB CHAPTER 8.
- THE EXISTING STAIR ENCLOSURES ARE TO BE UTILIZED AS A MEANS OF EGRESS. EXISTING GUARDRAILS ARE IN GOOD CONDITION AND WILL REMAIN ACCORDING TO IBCB 103.5. EXISTING PLASTER/MASONRY WALLS AT STAIRS ARE EQUIVALENT TO 1 HOUR RATING. SEE IBCB RESOURCE A.
- THIS BUILDING WILL BE FULLY SPRINKLERED WITH AN NFPA DR SYSTEM. CONTRACTOR WILL PROVIDE FIRE PUMP IF REQUIRED. ALL SPRINKLER PLANS ARE TO BE SUBMITTED TO THE FIRE MARSHAL FOR APPROVAL.

GENERAL NOTES

- THE SQUARE FOOTAGE IN THESE DOCUMENTS DERIVED AS TOTAL AREA WAS CALCULATED FROM THE EXTERIOR FACE OF WALL AT EACH LEVEL.
- ALL WORK SHALL MEET ALL GOVERNING CODE AMBIGUITIES.
- THESE DOCUMENTS INDICATE THE INTENT OF THE PROVIDER'S MEANS AND MAY REQUIRE ADDITIONAL INFORMATION OR DETAIL AS CONSTRUCTION CONDITIONS OCCUR. DIRECT ALL QUESTIONS TO THE OWNER OR ARCHITECT PRIOR TO INSTALLATION.
- VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE MECHANICAL PLUMBING ELECTRICAL FIRE ALARM & FIRE PROTECTION DRAWINGS WHICH ARE SHOWN RELEASABLE BY ENGINEER'S LICENSED IN THE STATE OF WISCONSIN FOR REVIEW BY THE OWNER AND ARCHITECT AND FOR SUBMISSION TO THE STATE FOR PERMIT APPROVAL. THE DESIGN OF ALL MECHANICAL HEATING & COOLING SYSTEMS SHALL COMPLY WITH ICC-INTERNATIONAL ENERGY CONSERVATION CODE.
- APARTMENT UNIT MECHANICAL SYSTEMS ARE TO BE PRIMARY W/ EMERGENCY INDIVIDUAL GAS FORCED AIR FURNACES WITH FILTERS TO BE SEEN ELECTRIC AIR CONDITIONING SYSTEMS LOCATED IN MECHANICAL CLOSETS OR WITHIN CEILING IN EACH UNIT. SEE FLOOR PLANS. SIZING OF UNITS BASED ON MANUAL "J". FANS AND PUMPS ARE TO USED PRIMARY UNDERPUMP REQUIRED FOR EACH MECHANICAL UNIT. PROVIDE BATTERY BACKUPS IN ALL UNITS. EACH UNIT IS TO BE INDIVIDUALLY REFERRED FOR ELECTRIC & GAS BIDDING. ALL SERVICE CONNECTIONS ARE TO BE LOCATED ON THE ONE STORY ROOF AND HIGH ROOF AREA ABOVE THE 3RD FLOOR (UNLESS THE SET-ALLS DUCTWORK TO BE SEALED WITH WATER-BASED LOW VOC PLASTIC CONDOR VENTILATION CONTROLLED BY CO2 DETECTORS).
- WATER HEATER SYSTEM SHALL BE INDIVIDUAL HIGH EFFICIENCY ELECTRIC WATER HEATERS LOCATED IN MECHANICAL CLOSETS ON ABOVE CEILING IN THE BATHROOMS.
- CONTRACTOR SHALL PROVIDE CABLE T.V. RECEPTACLES & CONNECTIONS THAT ARE HIGH SPEED INTERNET CAPABLE IN ALL LIVING ROOMS & LIVING ROOMS THROUGHOUT THE BUILDING. LIVING ROOMS TO RECEIVE TWO LOCATIONS. PROVIDE CABLE T.V. RECEPTACLES IN THE EXERCISE ROOM, COMMON ROOM, (1) LOCATIONS AND MANAGER'S OFFICE. FINAL LAYOUT TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. REFER TO ELECTRICAL LAYOUT PLANS.
- CONTRACTOR SHALL PROVIDE TELEPHONE RECEPTACLES & CONNECTIONS THAT ARE HIGH SPEED INTERNET CAPABLE IN ALL LIVING ROOMS, BEDROOMS, KITCHENS THROUGHOUT THE BUILDING AND IN EACH OF THE MANAGER'S OFFICE, COMMON ROOMS. FINAL LAYOUT TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- ALL EXISTING DOORS NOT UTILIZED IN THE NEW CONSTRUCTION SHALL BE SALVAGED AND STORED ON SITE FOR THE OWNER'S USE. COORDINATE LOCATION WITH THE OWNER.
- PLASTER REPAIR SHALL CONFORM TO THE NATIONAL PARK SERVICE PRESERVATION ORDER'S "RESPONDING PRIOR WORKS IN HISTORIC PLASTER BUILDINGS" COORDINATE THE FINAL SCOPE OF THIS WORK WITH THE OWNER PRIOR TO PROCEEDING.
- ALL OUTLETS, T.V. JACKS, PHONE JACKS, ETC. MUST BE INSTALLED A MINIMUM OF 8" FROM THE FLOOR TO THE BOTTOM OF THE OUTLET OR JACK IN TYPICAL APARTMENTS AND 8" AFF IN ACCESSIBLE APARTMENTS AND PUBLIC AREAS. ALL SWITCHES ARE TO BE LOCATED AT 48" AFF.
- BATH EXHAUST FANS ARE TO BE PANASONIC Whisper Green TYPE MEETING ASHRAE 62.1 STANDARD.
- ALL FIRE RATED ASSEMBLIES SHOWN IN THESE DOCUMENTS SHALL BE EXAMINED FROM THE TOP OF THE FLOOR ASSEMBLY BELOW TO THE UNDERSIDE OF THE FIRE RATED FLOOR OR ROOF DECK ASSEMBLY ABOVE. PROVIDE FIRESTOPPING MATERIAL AS REQUIRED AT ALL VOCS AND GATES.
- REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL EED INFORMATION.
- ALL MECHANICAL PLUMBING ELECTRICAL AND FIRE PROTECTION PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE INCLUDED AND SHALL BE TESTED TO ASSEMBLIES FOR THE REQUIRED RATING. THIS ALSO INCLUDES ANY FIRE CHIMNEYS OR FIRE-RESISTIVE CURTAINS.

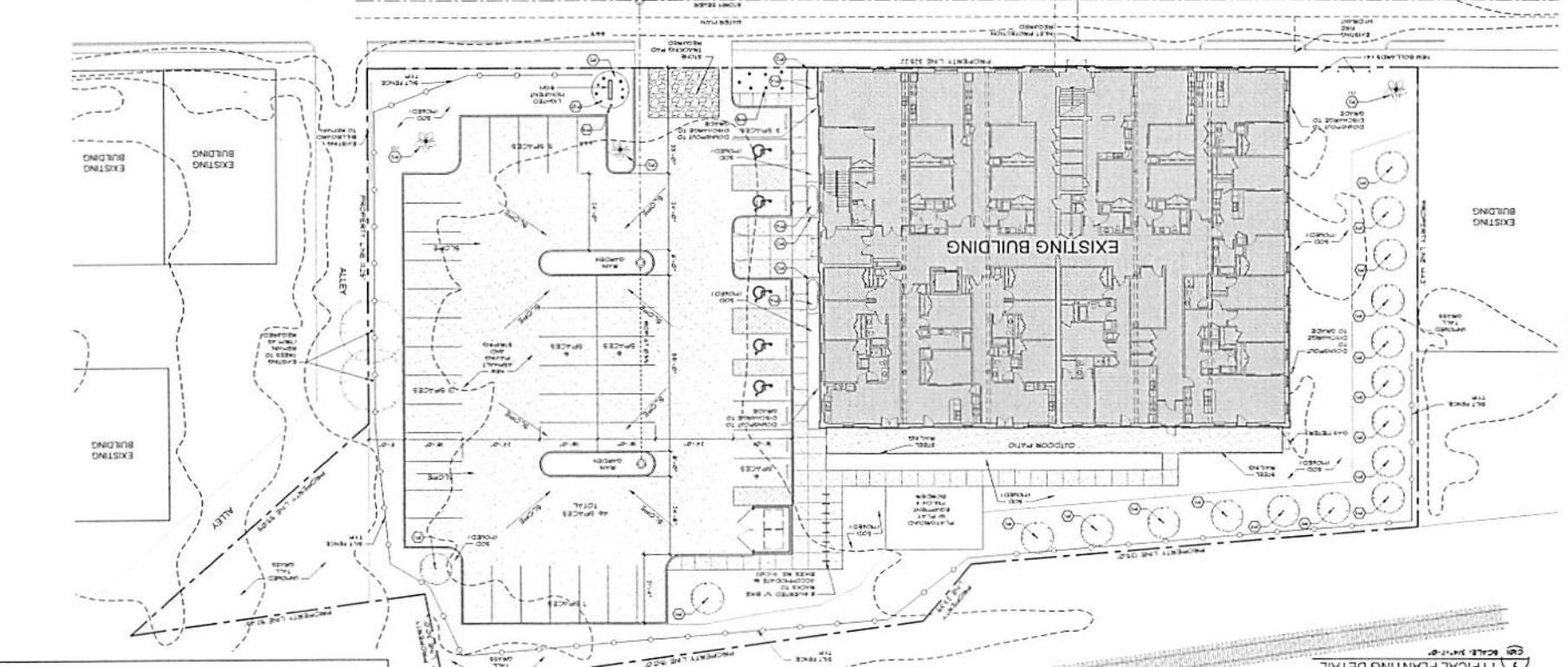
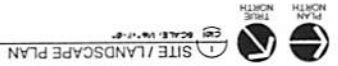
WHEDA TAX CREDIT COMMITMENTS

- CATCH AREA IDENTITIES**
- COMMUNITY ROOM WATCHMENETS
 - TENANT STORAGE LOCKERS
 - COMMON/ACTIVITY AREA
 - FITNESS AREA



2219 Lofts Limited Partnership
2219 Lofts
 2219 South Ave., La Crosse, Wisconsin 54601

NOT FOR CONSTRUCTION
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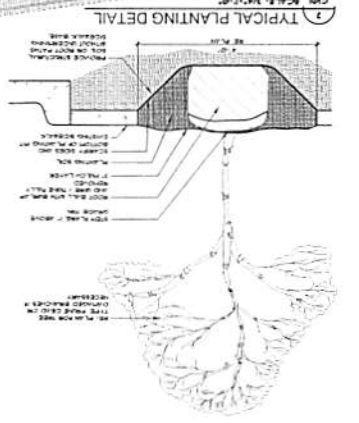


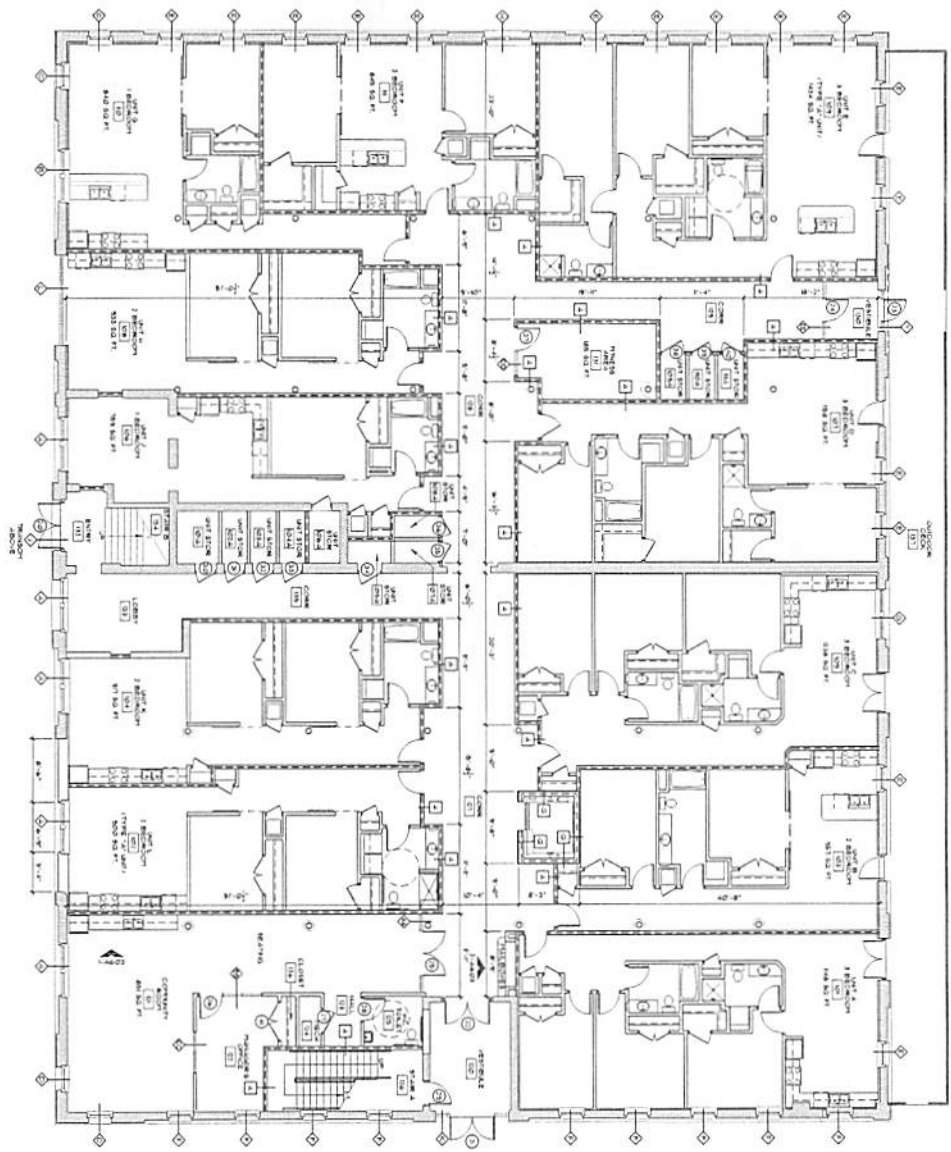
SITE GENERAL NOTES

1. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DESIGN REVIEW FROM THE CITY OF LACROSSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LACROSSE AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LACROSSE AND THE STATE OF WISCONSIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LACROSSE AND THE STATE OF WISCONSIN.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LACROSSE AND THE STATE OF WISCONSIN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LACROSSE AND THE STATE OF WISCONSIN.

PLANTING SCHEDULE

NO.	DESCRIPTION	QUANTITY
1	1" BLACK BIRD PLANT	1
2	1" BLACK BIRD PLANT	1
3	1" BLACK BIRD PLANT	1
4	1" BLACK BIRD PLANT	1
5	1" BLACK BIRD PLANT	1
6	1" BLACK BIRD PLANT	1
7	1" BLACK BIRD PLANT	1
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9	1" BLACK BIRD PLANT	1
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12	1" BLACK BIRD PLANT	1
13	1" BLACK BIRD PLANT	1
14	1" BLACK BIRD PLANT	1
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48	1" BLACK BIRD PLANT	1
49	1" BLACK BIRD PLANT	1
50	1" BLACK BIRD PLANT	1

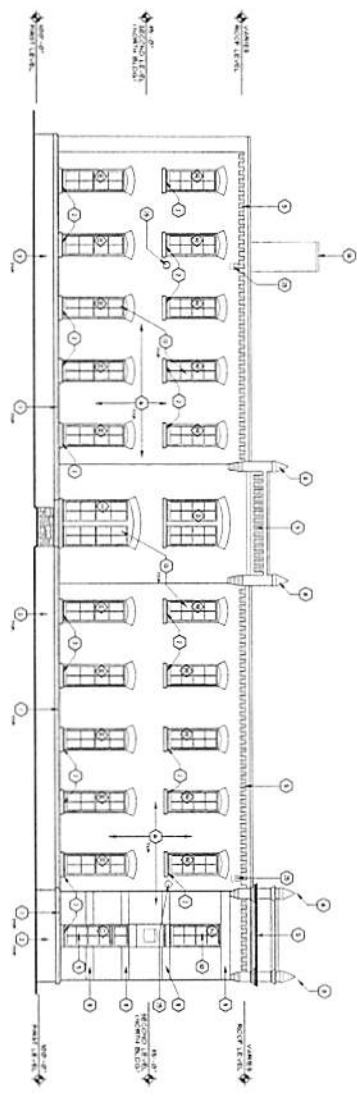




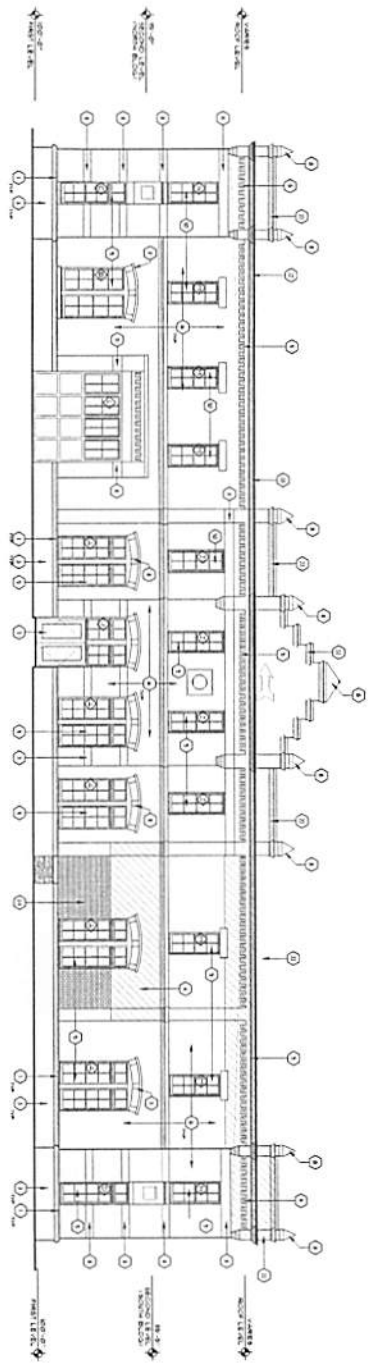
 NORTH
 PLAN NORTH
 SCALE: 1/8"=1'-0"
FIRST LEVEL FLOOR PLAN

KEYNOTE LEGEND		LEGEND	
01	EXISTING STRUCTURE WALL	1	NEW 2" CONCRETE WALL
02	EXISTING PARTITION WALL	2	NEW 1/2" Gypsum Board
03	EXISTING CEILING	3	NEW 5/8" Gypsum Board
04	EXISTING FLOOR	4	NEW 1/2" Gypsum Board
05	EXISTING DOOR	5	NEW 1/2" Gypsum Board
06	EXISTING WINDOW	6	NEW 1/2" Gypsum Board
07	EXISTING STAIR	7	NEW 1/2" Gypsum Board
08	EXISTING ELEVATOR	8	NEW 1/2" Gypsum Board
09	EXISTING MECHANICAL	9	NEW 1/2" Gypsum Board
10	EXISTING ELECTRICAL	10	NEW 1/2" Gypsum Board
11	EXISTING PLUMBING	11	NEW 1/2" Gypsum Board
12	EXISTING ROOF	12	NEW 1/2" Gypsum Board
13	EXISTING EXTERIOR	13	NEW 1/2" Gypsum Board
14	EXISTING LANDSCAPE	14	NEW 1/2" Gypsum Board
15	EXISTING UTILITY	15	NEW 1/2" Gypsum Board
16	EXISTING STORAGE	16	NEW 1/2" Gypsum Board
17	EXISTING MECHANICAL	17	NEW 1/2" Gypsum Board
18	EXISTING ELECTRICAL	18	NEW 1/2" Gypsum Board
19	EXISTING PLUMBING	19	NEW 1/2" Gypsum Board
20	EXISTING ROOF	20	NEW 1/2" Gypsum Board
21	EXISTING EXTERIOR	21	NEW 1/2" Gypsum Board
22	EXISTING LANDSCAPE	22	NEW 1/2" Gypsum Board
23	EXISTING UTILITY	23	NEW 1/2" Gypsum Board
24	EXISTING STORAGE	24	NEW 1/2" Gypsum Board

ELEVATION GENERAL NOTES		ELEVATION KEYNOTE LEGEND	
1. ELEVATION GENERAL NOTES	2. ELEVATION KEYNOTE LEGEND	1. ELEVATION KEYNOTE LEGEND	2. ELEVATION KEYNOTE LEGEND
1. ELEVATION GENERAL NOTES	2. ELEVATION KEYNOTE LEGEND	1. ELEVATION KEYNOTE LEGEND	2. ELEVATION KEYNOTE LEGEND
1. ELEVATION GENERAL NOTES	2. ELEVATION KEYNOTE LEGEND	1. ELEVATION KEYNOTE LEGEND	2. ELEVATION KEYNOTE LEGEND



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



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

A211	Sheet Title Exterior Elevations	Client 2219 Lofts Limited Partnership Project 2219 Lofts 2219 South Ave., La Crosse, Wisconsin 54601		Architect Sikes Abernathie Architects 405 South Boulder Ave. Suite 700 Tulsa, OK 74103 918.599.0541
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