

**CURRENT ZONING:**  
R5 - MULTIPLE DWELLING

**PROPOSED USE:**  
18 UNIT APARTMENT  
6-3 BR UNITS  
6-2 BR UNITS  
6-1 BR UNITS

**OWNER:**  
BENSON PROPERTIES LLC  
N1693 BOULDER CT  
LA CROSSE, WI 54601

**CONTRACTOR:**  
TBD

**DESIGNER:**  
MAKEPEACE ENGINEERING LLC  
419 SAND LAKE RD STE C  
ONALASKA, WI 54650  
608.881.6030

**TAX PARCEL ID:**  
17-20160-20, 17-20200-60, 17-20200-70, 17-20200-80,  
17-20200-90

**SIDE SETBACK REQUIRED:**  
EAST 7'  
SOUTH AVERAGE OF NEIGHBORING BUILDINGS  
WEST 7'  
NORTH 26'

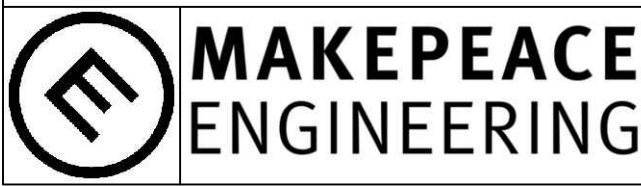
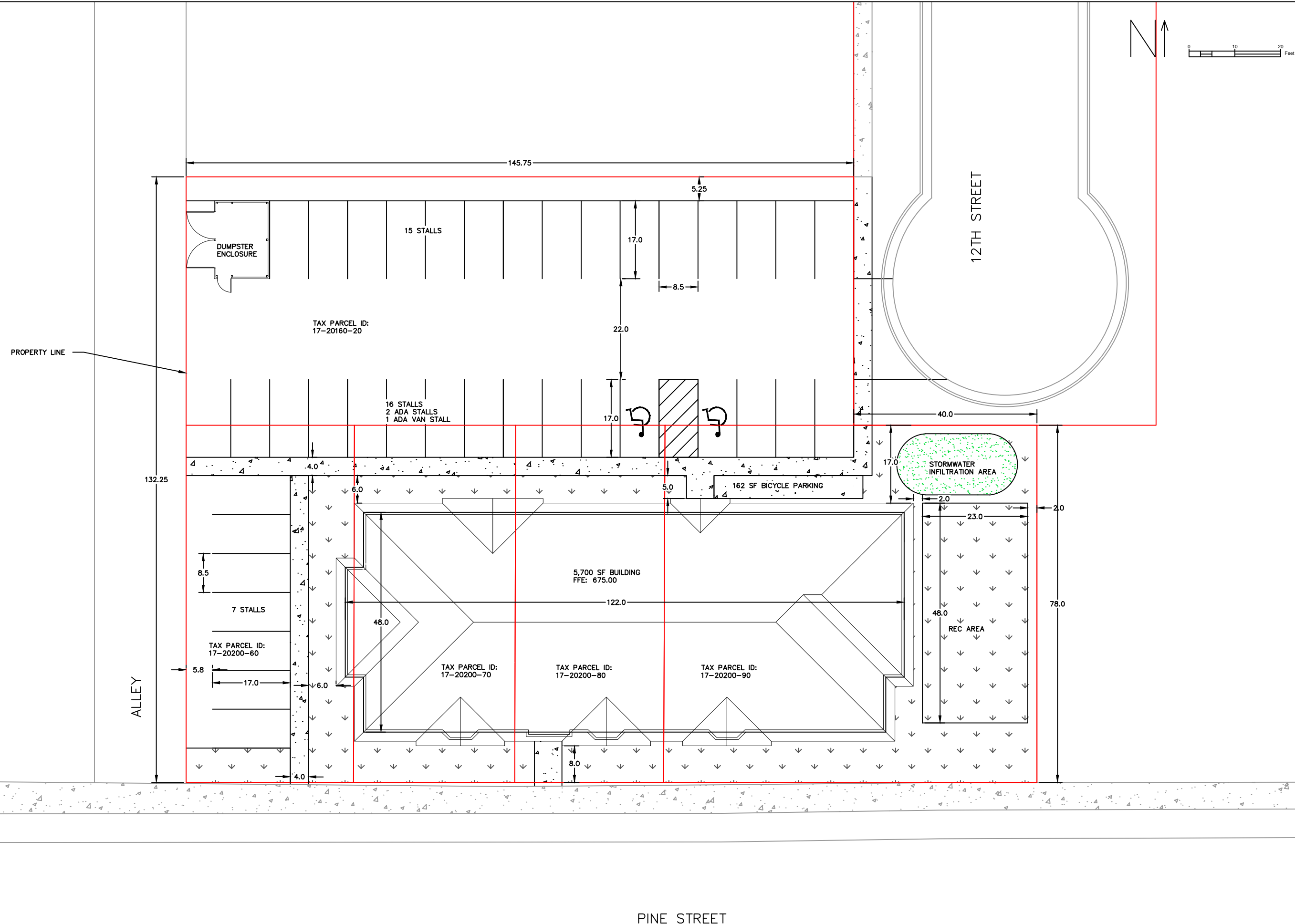
**TOTAL AREA:**  
22,395 SF

**PARKING REQUIRED:**  
36 STALLS  
2 ADA STALL  
1 ADA VAN STALL

**PARKING PROVIDED:**  
37 STALLS  
2 ADA STALLS  
1 ADA VAN STALLS

**RECREATIONAL SPACE REQUIREMENT:**  
1,100 SF

**BICYCLE PARKING REQUIREMENT:**  
162 SF



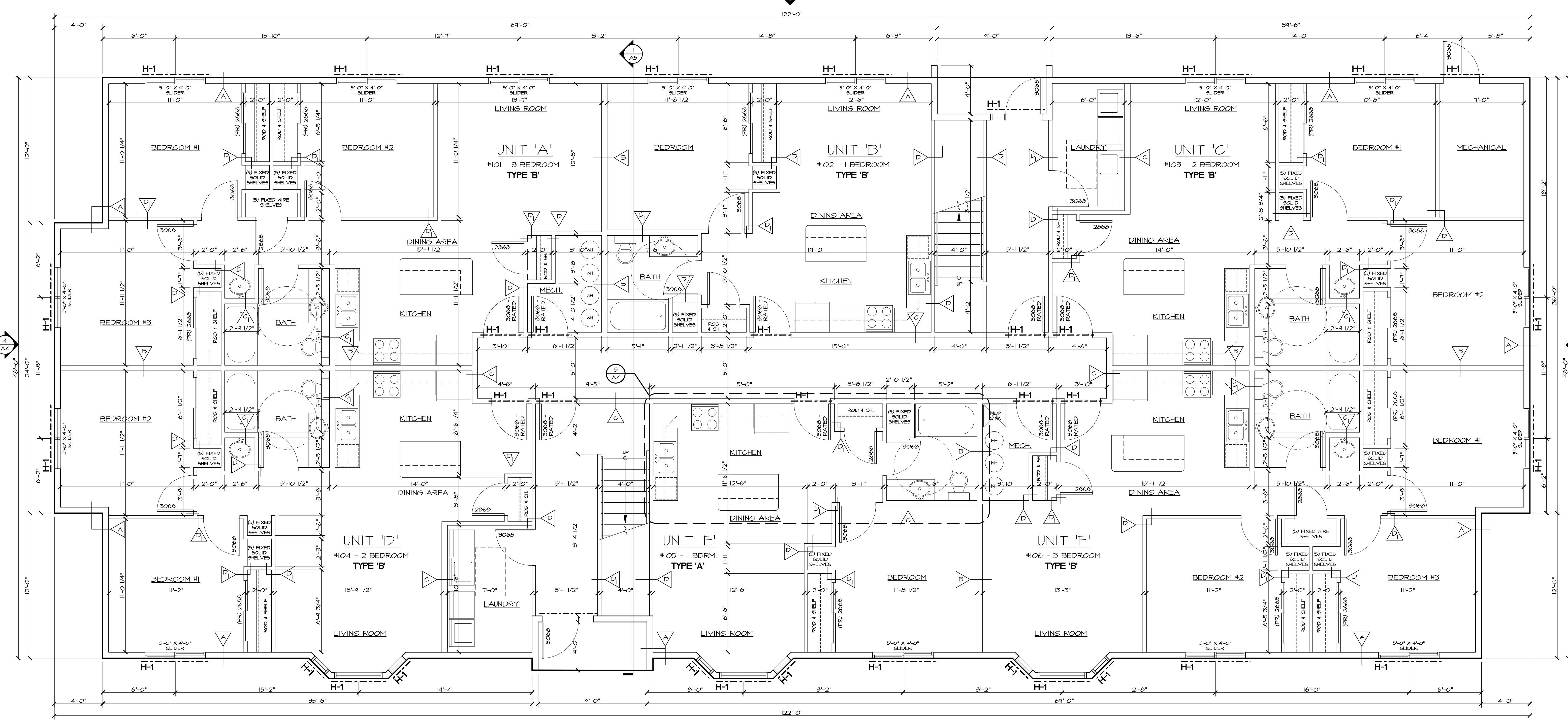
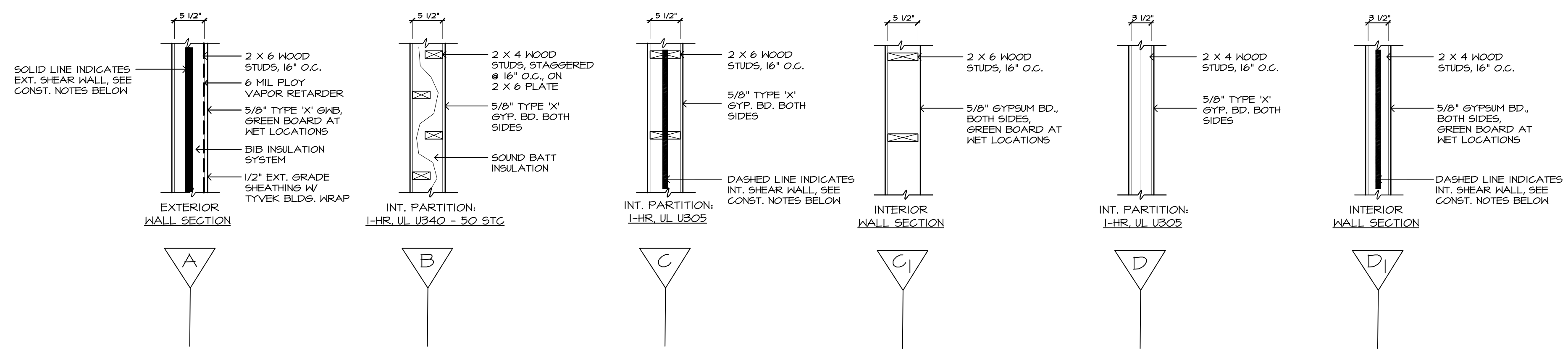
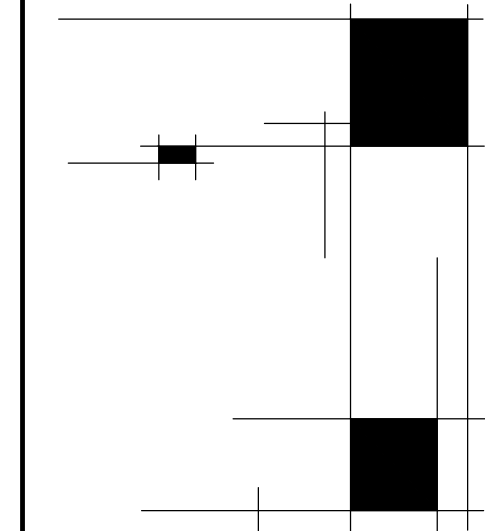
419 SAND LAKE RD, STE C  
ONALASKA, WI 54650  
608.881.6030

BENSON PROPERTIES  
APARTMENT COMPLEX  
1125 PINE STREET  
LA CROSSE, WI 54601

01/25/2024

SITE PLAN

DATE	REVISION	DESCR.

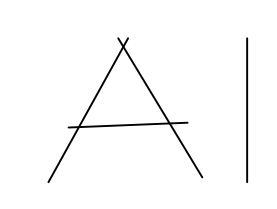


**1** FIRST FLOOR PLAN  
1/4" = 1'-0"

FIRST FLOOR PLAN  
WALL TYPES

Date: 01.14.24  
Drawn by: KKT  
Checked by: EG/MF  
Revisions:

18 UNIT  
APARTMENT  
COMPLEX  
BENSON  
PROPERTIES  
1133 PINE STREET  
LA CROSSE, WI 54601



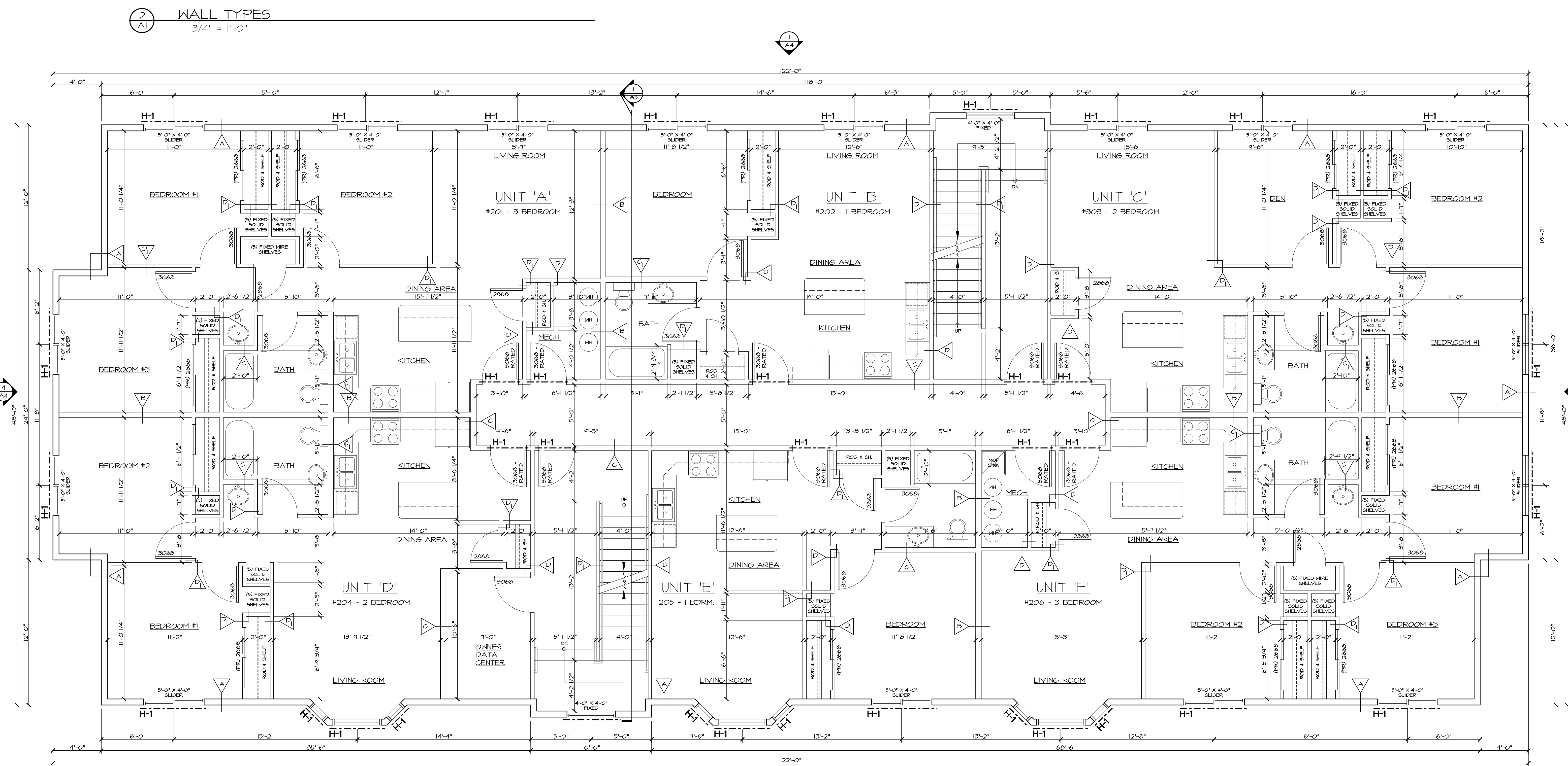
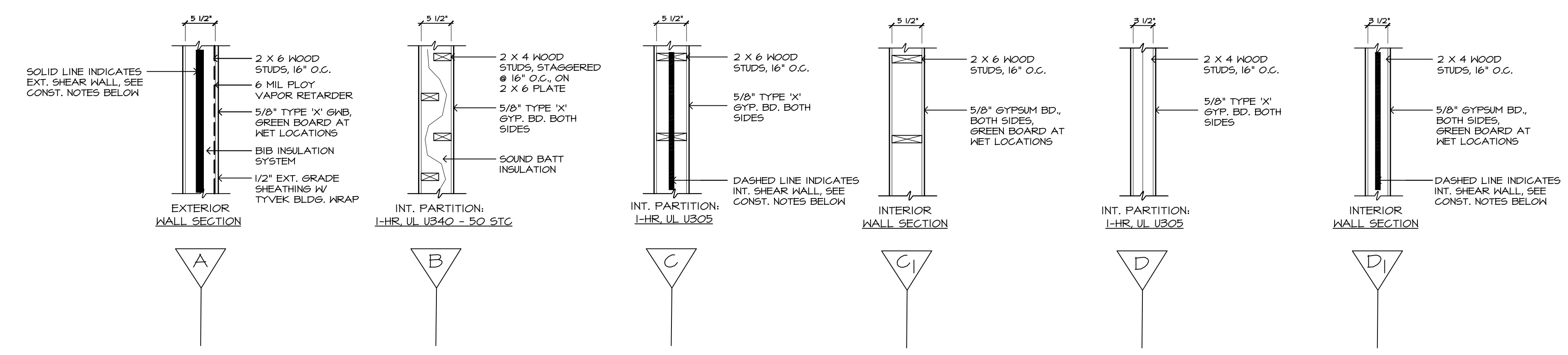
- PRELIMINARY -  
NOT FOR CONSTRUCTION

SECOND FLOOR PLAN  
WALL TYPES

Date: 01.14.24  
Drawn by: KKT  
Checked by: EGMF  
Revisions:

18 UNIT APARTMENT COMPLEX  
BENSON PROPERTIES  
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1 SECOND FLOOR PLAN  
1/4" = 1'-0"



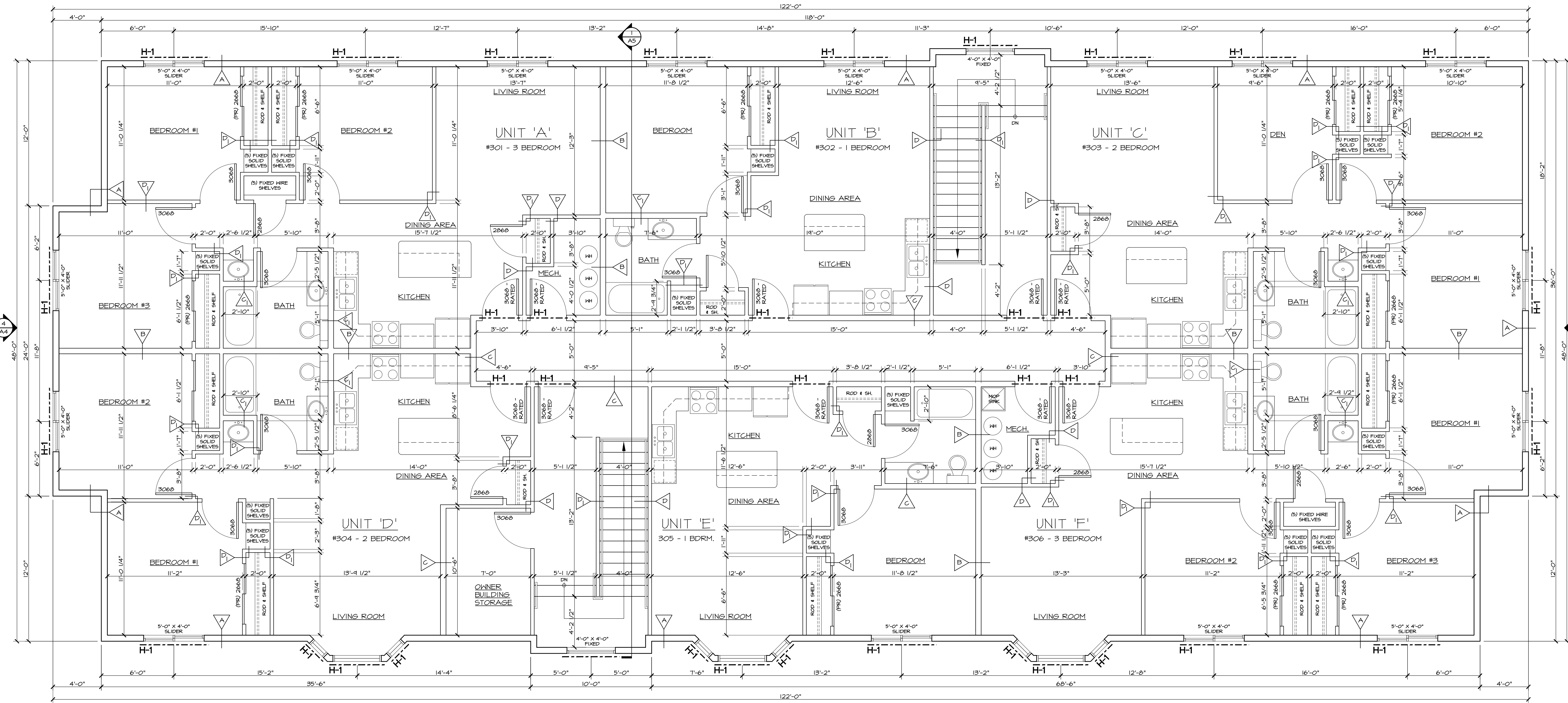
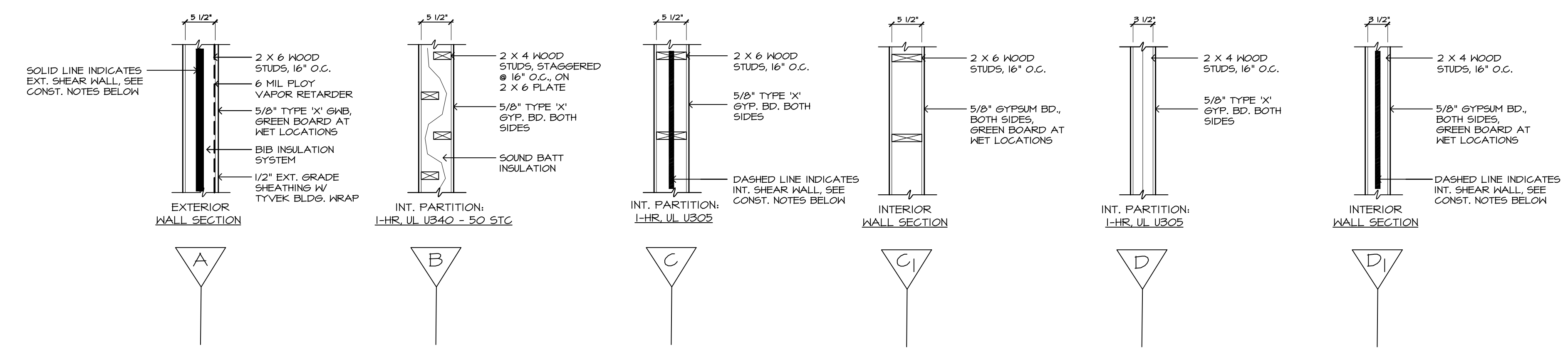
- PRELIMINARY -  
NOT FOR CONSTRUCTION

THIRD FLOOR PLAN  
WALL TYPES

Date: 01.14.24  
Drawn by: KKT  
Checked by: EG/MF  
Revisions:

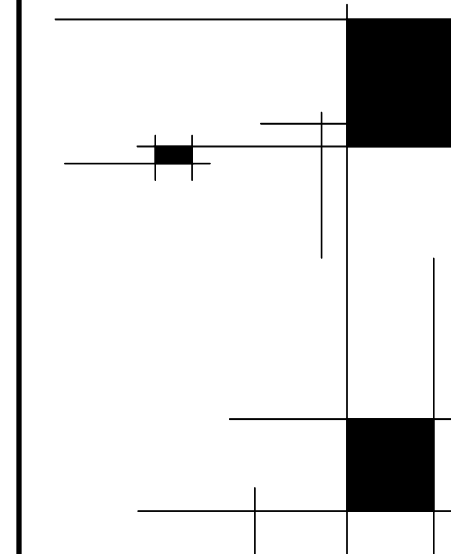
18 UNIT APARTMENT COMPLEX  
BENSON PROPERTIES  
1133 PINE STREET  
LA CROSSE, WI 54601

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THIRD FLOOR PLAN  
1/4" = 1'-0"





# 5<sup>th</sup> Avenue Design

504 5TH AVENUE S.  
LA CROSSE, WI 54601  
TEL 608-780-5075

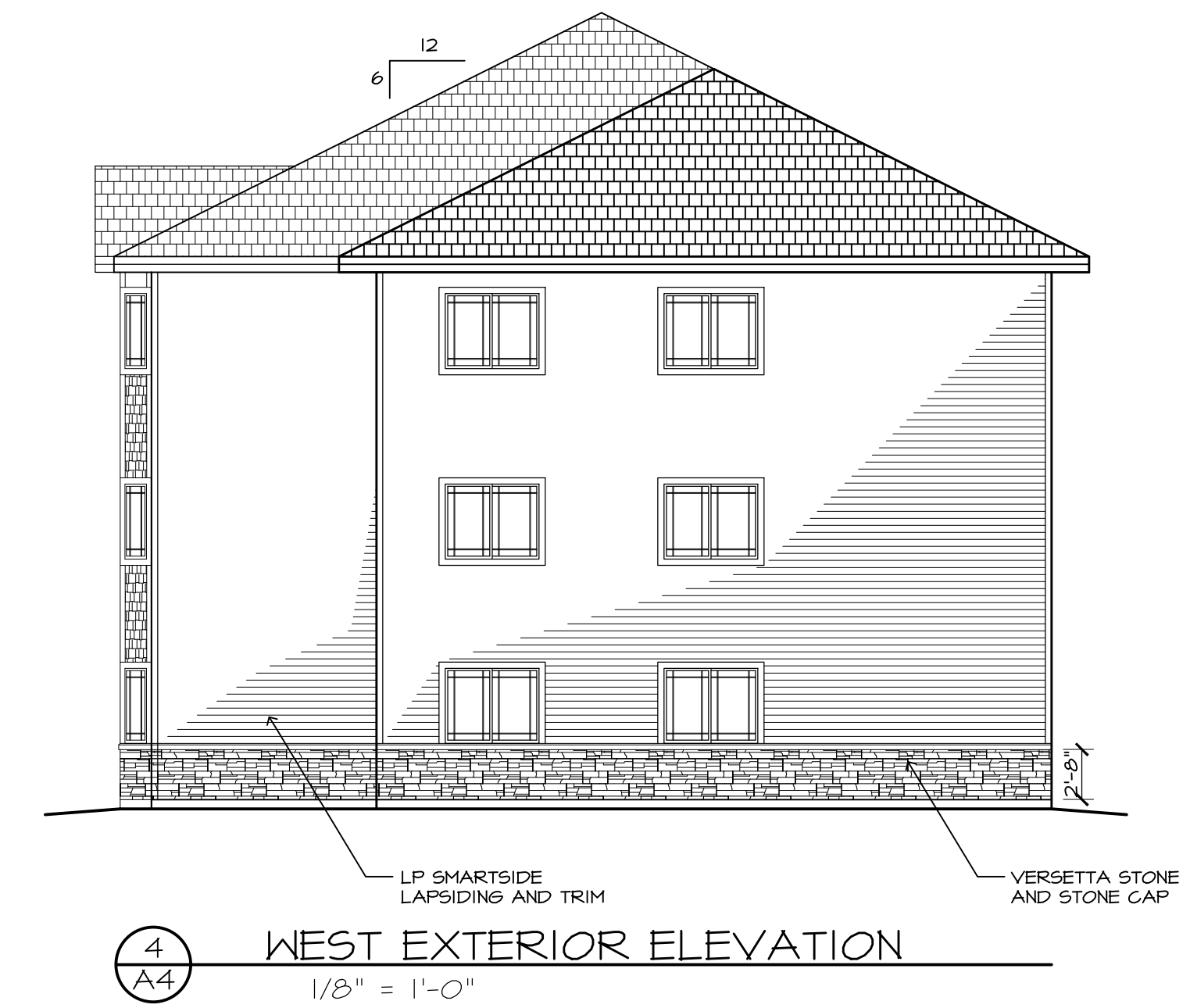
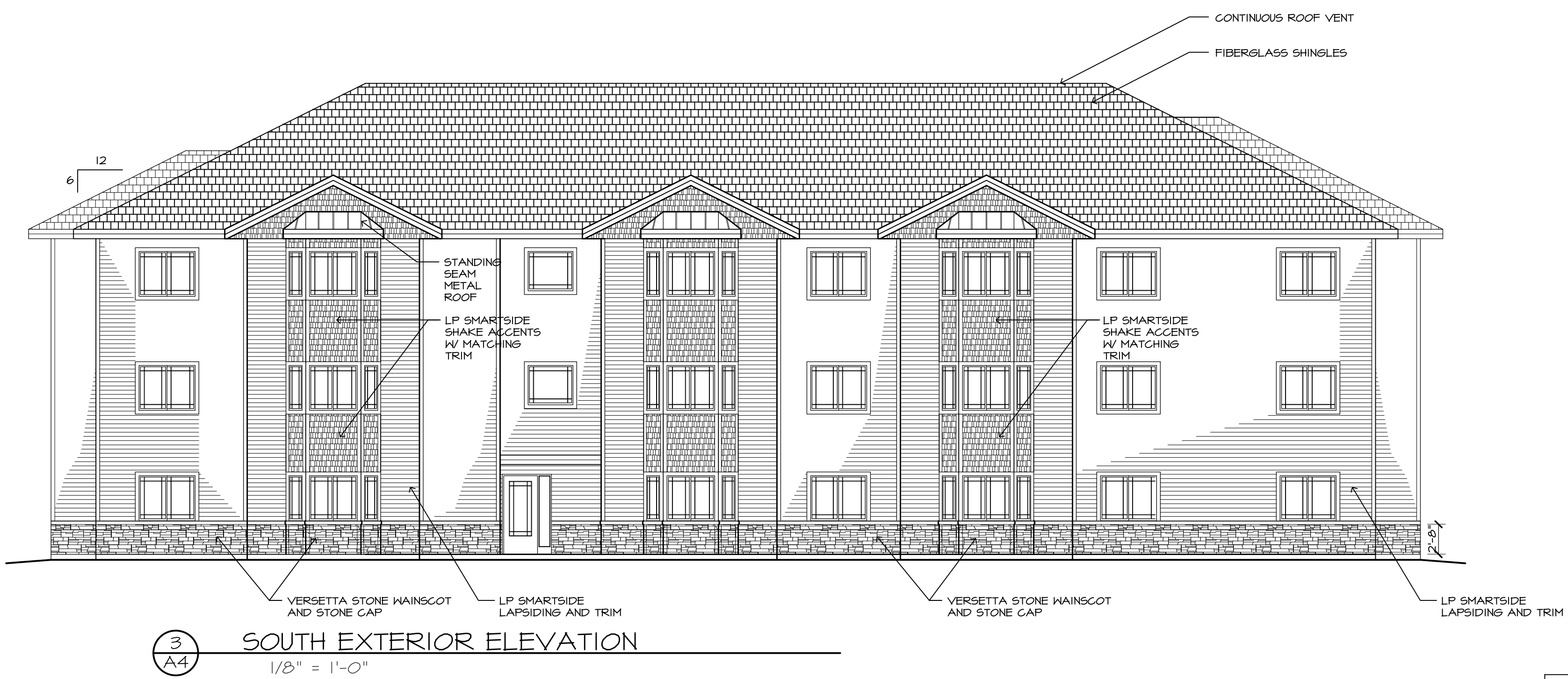
- PRELIMINARY -  
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

Date : 01.14.24  
Drawn by : KKT  
Checked by : EG/MF  
Revisions :

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1133 PINE STREET  
LA CROSSE, WI 54601

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**ELEVATION NOTES**

- ALL ROOF PITCHES TO BE 6:12 UNLESS NOTED OTHERWISE.
- ALL SIDING TO BE DOUBLE 5" VINYL (044) WITH ASSOCIATED VINYL TRIM.
- VINYL SHAKES ACCENTS AS NOTED.
- ALL FASCIAS AND SOFFITS TO BE PREFINISHED ALUMINUM.
- ALL ROOF SHINGLES TO BE 40 YEAR TEXTURED FIBERGLASS.
- PROVIDE CONTINUOUS SOFFIT AND SHINGLE-OVER RIDGE VENTS THROUGHOUT.
- PROVIDE TREATED WOOD BLOCKING AND/OR VINYL TRIM AS NECESSARY AT EXTERIOR LIGHT FIXTURES AND OTHER NECESSARY MECHANICAL, ELECTRICAL OR PLUMBING PENETRATIONS.
- VERSETTA STONE WAINSCOT AND SILL AS SHOWN.

