## 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

Petitioner (name and address):  Pointe West Investments, LLC (Contact: Jason Alberty)	
N5336 State Road 35, Onalaska, WI 54650	
Owner of side (name and address): Pointe West Investments, LLC (Contact: Jason Alberty) N5336 State Road 35, Onalaska, WI 54650	
Address of subject premises: See Item (a) (vii)	
Tax Pacel No. See Item (a) (vii)	
405 CITY CLERK/LICENSE Legal Description: <u>See Item (a)vii)</u> 7F404367725 001 130211 2708713 4453PH PAID	S 0970 400.00
PDD(ND) General <u>X</u>	
Zoning District Classification: All other parcels listed in Item (a)(vii) = TND-General	
Proposed Zoning Classification: All parcels listed in Item (a)(vii) => /TND-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 🗻 Yo	
Is the Rezoning consistent with Future Land. Use Map of the Comprehensive Plan2 X Yes No	
Is the consistent with the policies of the Comprehensive Plan? _x_YesNo	
Property is Presently Used For:  _Multi-family residential with commercial on corner of 10th Street and State Street.	
	,
Property is Proposed to be Used Fot:Multi-family residential and commercial development.	
Proposed Rezoring is Mecessary Because (Detailed Answer):  To provide approval of final specific development plans.	

Sec. 15.16 of Code of Ordinances, City of La Crosse Rev. 1/10

Proposed Rezoning will not be De Sce response to	Project Namative and Item (a) (viii)
Asting and Dalinias December (Date	Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, alled Answer):  Project Norvature and Ttem (a)(viii) -
The undersigned depose and state said property was purchased by me	that I/we am/are the owner of the property involved in this petition and that 2/us on the 7th day of [26:uson , 20:3].
I hereby certify that I am the owner have read and understand the conte- are true and correct to the best of m	or authorized agent of the owner (include affidavit signed by owner) and that I not of this petition and that the above statements and attachments submitted hereto
s to all parcels except 7-20203-130	Printlesest Throntment, Wh
	(signature)  608-385-4505  (telephone)  1 alberty Olive.com  (email)
STATE OF WISCONSIN	) ) ss.
COUNTY OF LA CROSSE	9 Stylday of February, 2013, the above named individual, to me known
to be the person who executed the	Foregoing instrument and acknowledged the same.  Notary Public My Commission Expires. permanent
the owner or his agent makin Department and Building & In	the petition for approval of the designation of a Planned Development District, ag such petition shall meet with the Planning Department, Engineering inspections Department to discuss the scope and proposed nature of the squant sec. 15.16(E)(1) of the Code of Ordinances of the City of La Crosse.)
	DRE FILING, HAVE PETITION REVIEWED AND INFORMATION ROF PLANNING & DEVELOPMENT.
Review was made on the Signed:	gh day or february, 20 B.  Director of Planning & Development  On behalf of Larry Kirch.

Sec 15.16 of Code of Ordinances, City of La Crosse Rev. 1/10

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
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 818 day of Februay , 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.  As to parce! number 17-20203-13000
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.  (signosure)
608.317.9292 2.8.13 (telephone)
(email)
STATE OF WISCONSIN ) ) ss.
Personally appeared before me this 8th day of February, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.
Notary Public My Commission Expires: 7-19-15
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, <u>BEFORE FILING</u> , HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.
Review was made on the standard february, 2013.
Signed: , Director of Planning & Development  Ou behalf on Lan Kith

Sec. 15.16 of Code of Ordinances, City of La Crosse Rev. 1/10  $\,$ 

#### Pointe West Investments, LLC

N5336 State Road 35 Onalaska, WI 54650 608-519-0133 (office) 608-385-4505 (mobile) jalberty@live.com (email)

February 8, 2013

City of La Crosse Planning and Development Department 400 La Crosse Street La Crosse, WI 54601

Re: Letter of Intent

Rezoning Petition: Traditional Neighborhood District - Specific

Petitioner/Owner: Pointe West Investments, LLC

#### To Whom It May Concern:

On behalf of Pointe West Investments, we are very excited to submit this application for TND – Specific zoning and approval of final development plans. The proposed development is located on the north side of State Street, east of 9<sup>th</sup> Street and west of 10<sup>th</sup> Street. This site is conveniently located between the University of Wisconsin-La Crosse, Western Technical College, and Viterbo University campuses.

The proposed development will be a mixed-use development constructed on a 1.54 acre site which will be the resultant of combining multiple existing residential and commercial lots together. The western two-thirds of the existing site consists of 8 residential houses with garages and concrete/gravel driveways. The eastern one-third of the existing site consists of a restaurant building (Hmong's Golden Egg Rolls) and asphalt parking areas. Multiple street access locations currently exist onto 9<sup>th</sup> Street, 10<sup>th</sup> Street, and State Street from this site.

The proposed development will consist of a 16,887 S.F. multi-story building located on the southwest corner of the site. The site will consist of a 136 stall parking lot located to the north of the building along with bicycle parking. The parking lot will have four access points onto public roadways with two of the access points onto 10<sup>th</sup> Street and two of the access points onto 9<sup>th</sup> street. One of the 9<sup>th</sup> Street access points will be from an existing public alley way. Pedestrian walkways are proposed around all sides of the building as well as pedestrian connections to the public sidewalk. A dumpster enclosure is also proposed northeast of the building with materials to match the building.

Stormwater management biofiltration basins are proposed in the southeast corner of the site. These basins are designed to meet the multi-family housing design standard guidelines. A ground sign will be located in the vicinity of these basins.

The proposed building will consist of 5 stories with the first story housing commercial type uses and the remaining stories above housing residential units. The first floor is programmed to have four to six commercial tenant spaces, each with their own street entry. One commercial unit has already been designated for the Hmong's Golden Egg Roll. The second through the fifth floors each contain ten residential units, for a total of forty units in the building. The units are a mix of two, three, and four bedroom units, with 120 total bedrooms in the building. In addition, there is a 3,000 S.F. outdoor balcony on the second floor level. These residential units will be geared towards university students.

The exterior building materials include burnished CMU veneer, brick veneer, fiber cement panels, and composite lap siding. They have been chosen based on beauty and durability and the colors selected will be neutral and sensitive to the existing neighborhood fabric. The long horizontal façade is broken up with projections and recesses. Material and color changes are used to manifest the base, middle, and top of the building.

As stated above, the residential units will be geared towards university students. Pointe West has extensively researched similarly-situated Midwest college towns and concluded that La Crosse has sub-par housing in comparison. The level of security is lacking and the overall quality of housing is deficient. This development will provide secure, quality, and modern off-campus living options that many students and their parents desire. The proposed development is also located on both MTU bus route stops going east and west and close to the City's designated bicycle friendly routes. This provides students, as well as patrons of the commercial uses, alternate means of transportation to and from this location.

We believe that this development will be a true winner for the City of La Crosse. While meeting the demands of the neighborhood resulting from increasing student enrollments, the development also addresses the immediate concerns of students and their parents. This development also benefits the City by revitalizing State Street and increasing the property tax revenue base.

This project has been many years in the making. We look forward to partnering with the City to develop a jewel on State Street.

Respectfully Submitted,

Jason Alberty, President Point West Investments, LLC

### Specific Comprehensive Development Plan For:

Pointe West Investments, LLC

#### Item (a)(i)

- Total Area to be included in the TND-Specific Zoning: 1.54 Acres
- Area of Open Space: 0.21 Acres (13.7%)
- Proposed Land Use: Retail, Office, Multi-family Residential
- Existing Zoning: Traditional Neighborhood District General
- Residential Units: 40 Units (16-two bedroom, 8-three bedroom, 16-four bedroom)
- · Number of Stories: Five
- Utilities: Public utilities are available to this site.

#### Item (a)(ii)

- Site costs will be approximately \$500,000
- The total construction budget will be roughly \$8,600,000

#### Item (a)(iii)

• Pointe West Investments, LLC is a Wisconsin limited liability company, whose members are Jason Alberty, Andrew Bosshard, and Kenneth and Helen Wixom. The company currently owns and manages 72 student rental apartment units housing 189 tenants in the neighborhood of the proposed development. The company maintains a favorable reputation with students and is consistently designated as a "preferred" landlord by students. Upon construction of the development, the Company intends to continue to own, lease, and manage the new units consistent with past practices.

#### Item (a)(iv)

- Commercial Design Guideline Exception Requests
  - The proposed commercial uses of the redevelopment are required to meet the parking calculations under the commercial design standard guidelines. An exception to these parking guidelines is requested. 136 total off-street parking stalls will be provided. 120 of these stalls will be utilized by the on-site multi-family use. The 16 remaining off street parking stalls will be employee parking for the commercial uses. With the location of this site, the off-street parking count provided will encourage patrons of the commercial uses to use mass transit, walk, bike, or use other alternate means of transportation.
- Multi-Family Housing Design Guideline Exception Requests
  - C.4 Minimum of a 15' landscape buffer between the building and the parking. With the many entrance doors to the many building uses, a continuous sidewalk is proposed around the entire building within 15' of the building including public sidewalk along State Street and 9<sup>th</sup> Street.

This will allow for easy pedestrian access as well as will maximize the amount of off-street parking.

> F.10 Required square foot of outdoor recreational area on ground level. The outdoor balcony is considered the outdoor recreational area. The square footage is met; however, the balcony is not at ground level. The balcony is at the second story level.

#### Item (a)(v)

• The project is scheduled to begin on 6-1-13 and end no later than 6-1-14.

Item (a)(vi)

See the attached site plans.

Item (a)(vii)

See the attached Real Estate Legal Descriptions and Map

ltem (a)(viii)

• See the attached Relation Description

Item (a)(ix)

• There are no areas reserved for public use on site.

Item (a)(x)

• A Phase 1 was previously completed and provided to the City of La Crosse. We do not anticipate any soil issues.

Item (a)(xi)

· See the attached site plans

Item (a)(xii)

See the attached site plans.

Item (c)(i)

See the attached site plans.

Item (c)(ii)

See Item (a)(vii) above.

Item (c)(iii)

See Item (a)(viii) above.

### General Development Plan Page 2

#### \* (PIN: 17-20203-20):

The South 31.55 feet of Lot 1 of Hickisch Subdivision of Lot 2 of Jansen's Block in Overbaugh and Burn's Addition to La Crosse, La Crosse County, Wisconsin.

Together with an easement for alley purposes over the South 12 feet of the North 142 feet of Lot 1 of Hickisch Subdivision of Lot 2 of Jansen's Block in Overbaugh and Burn's Addition to La Crosse, La Crosse County, Wisconsin.

#### 929 State Street (PIN: 17-20202-110):

Part of Lot 7 of the Plat of Jansen's Block in Overbaugh & Burns Addition to the City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the Southwest corner of said Lot 7; thence North along the West line of said Lot 7 115.50 feet; thence North 89 degrees 26 minutes East 91.63 feet to the West line of Tenth Street; thence South 0 degrees 30 minutes 30 seconds East along said West line 115.50 feet to the North line of State Street; thence South 89 degrees 26 minutes West along said North line 92.65 feet to the point of beginning.

#### 211 10th Street N. (PIN: 17-20202-100):

Lot 7 in Jansen's Block in Overbaugh and Burns Addition to the City of La Crosse, La Crosse County, Wisconsin, except the South 115.5 feet thereof.

#### 215 10<sup>th</sup> Street N. (PIN: 17-20202-20):

The South 42 feet of Lot 1 in Jansen's Block in Overbaugh and Burns Addition to the City of La Crosse, La Crosse County, Wisconsin, together with an easement over the adjacent 6 feet lying North of said described parcel.

#### \* (PIN: 17-20203-130) (1 parking stall in alley):

Lots 12 of Hickisch Subdivision of Lot 2 Jansen's Block in Overbaugh and Burns Addition to the City of La Crosse, La Crosse County, Wisconsin.

#### Deeded 6' (Northeast corner of site)

The North 6 feet of the South 48 feet of Lot 1 of Jansen's Block in Overbaugh & Burns Addition to the City of La Crosse, La Crosse County, Wisconsin.

## General Development Plan Item (a)(vii) Pointe West Investments, LLC – Real Estate Legal Descriptions See also attached plat map

#### (PIN: 17-20203-100) (1 parking stall in alley):

Lots 9 of Hickisch Subdivision of Lot 2 Jansen's Block in Overbaugh and Burns Addition to the City of La Crosse, La Crosse County, Wisconsin.

#### 214 9<sup>th</sup> Street N. (PIN: 17-20202-30):

Lot 3 of Jansen's Block in Overbaugh and Burns Addition to the City of La Crosse, La Crosse County, Wisconsin.

#### 216 9th Street N. (PIN: 17-20203-90):

Lot 8 of Hickisch Subdivision of Lot 2 Jansen's Block in Overbaugh and Burn's Addition, City of La Crosse, La Crosse County, Wisconsin.

#### (PIN: 17-20203-110 & 17-20203-120) (2 parking stalls in alley):

Lots 10 and 11 of Hickisch Subdivision of Lot 2 Jansen's Block in Overbaugh and Burn's Addition, City of La Crosse, La Crosse County, Wisconsin.

#### 210 9<sup>th</sup> Street N. (PIN: 17-20202-40):

The North 50 feet, EXCEPT the East 27 feet thereof, of Lot 4 of Jansen's Block in Overbaugh & Burns Addition to the City of La Crosse, La Crosse County, Wisconsin.

#### 901 & 903 State Street (PIN: 17-20202-50):

The West 40.20 feet of the South 76.45 of Lot 4 of Jansen's Block in Overbaugh & Burn's Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

#### 905 & 907 State Street (PIN: 17-20202-60):

Part of Lot 4 of Plat of Jansen's Block of Overbaugh and Burn's Addition to the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Southwest corner of said Lot 4; thence East, along the North line of State Street, 40.20 feet to the point of beginning of this description: Thence continue East, along said North line, 38.00 feet; thence North parallel with the East line of Ninth Street 76.45 feet; thence West parallel with State Street, 38.00 feet; thence South, parallel with the East line of Ninth Street, 76.45 feet to the South line of State Street and the point of beginning.

#### 909 & 911 State Street (PIN: 17-20202-70):

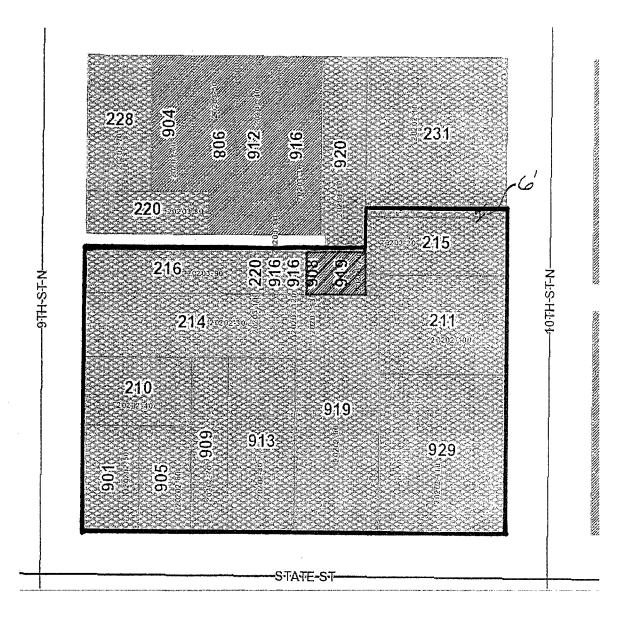
The East 27 feet of Lot 4 of Jansen's Block in Overbaugh & Burn's Addition to the City of La Crosse, La Crosse County, Wisconsin.

#### 913 State Street (PIN: 17-20202-80):

Lot Five (5) of Jansen's Block in Overbaugh & Burns Addn. to La Crosse, La Crosse County, Wisconsin.

#### 919 & 921 State Street (PIN: 17-20202-90):

Lot 6 of Jansen's Block in Overbaugh and Burns Addition to La Crosse, La Crosse County, Wisconsin.



=> PARCELS (PIN: 20203-130, PIN: 20203-20) TO BE REZONED FROM R-S (MULTIPLE DWELLING) TO TNO (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

SPECIFIC (ALL PARCELS DESCRIBED IN ITEM (A)(VII)

## Item (a) (viii) RELATION DESCRIPTION

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and policies because the development incorporates many of the goals outlined in the Comprehensive Plan.

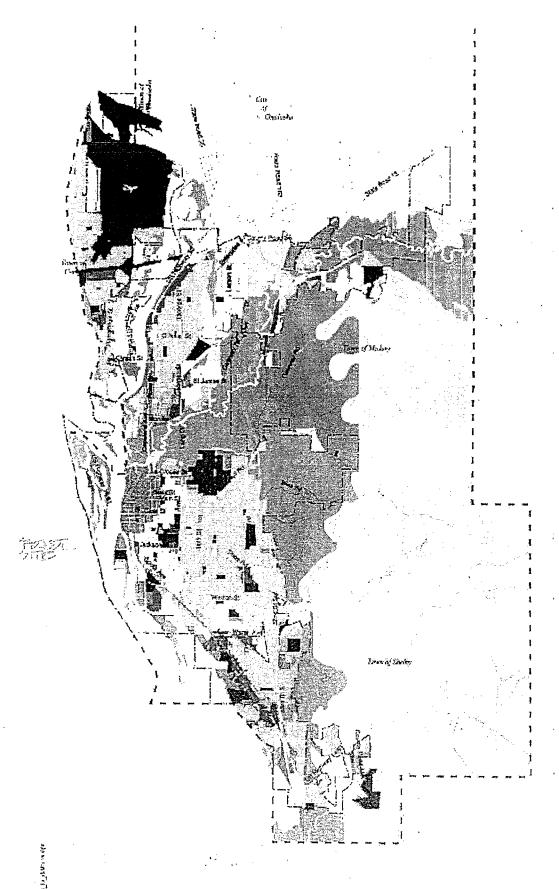
The Comprehensive plan encourages transit-orientated developments that encourage relatively dense housing and mixed-use developments along transits routs.

In accordance with the Land Use and Development Objectives, reinvestment within the City should be given priority over new land development and fringe growth. Development in La Crosse should occur by investing in established areas providing attractive amenities and protecting environmental resources.

The project site is located very close to the downtown land uses and is in the Medium and High intensity Retail, Office or housing future land use. The project site is also located in a revitalization study area. These land uses are encouraged to allow a variety of housing including contemporary designs and encourage innovative site plans that combine various residential densities and neighborhood-oriented office, service and retail land uses. The plan is to allow mixed-use development in areas designated as Medium and High intensity Retail, Office or housing future land use. These developments are to incorporate higher density housing, contain a mix of mutually supportive commercial places and be pedestrian-friendly with flexible parking requirements.

The Medium and High Density Housing land use in the Comprehensive Plan lists multiple-dwellings as a type of development. It also lists mixed uses as a PDD. Some of the Development Criteria state that the building be oriented to the street and that parking to be located behind and to the side of the buildings. It also asks for the development to be close to the public transit facilities.

The plan allows for greater flexibility in the parking requirements stating that minimum parking requirements should reflect typical use patterns, not peak demand situations. The plan also states that the city is to work with businesses to develop flexible and mutually beneficial strategies to address parking issues.



### Figure 4-1

### Future Land Use

Fergy Handerty I hearty

ground forms algors

Low ( Neduct Density (Issuerp

Northwest House Descript House Tractional National sec Dividioscopy

Necket, Moraly Relati Often to House of

Ofen or brain;

Downson

Business Bas

ועדיברו אמן ו

. Carefai telubiyi

FILLE DON SHIP FILLY

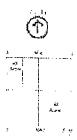
FERN A CONSERVORY

Wooded areas Gloss Slope karreti east ini illi leci ford tak

Watere

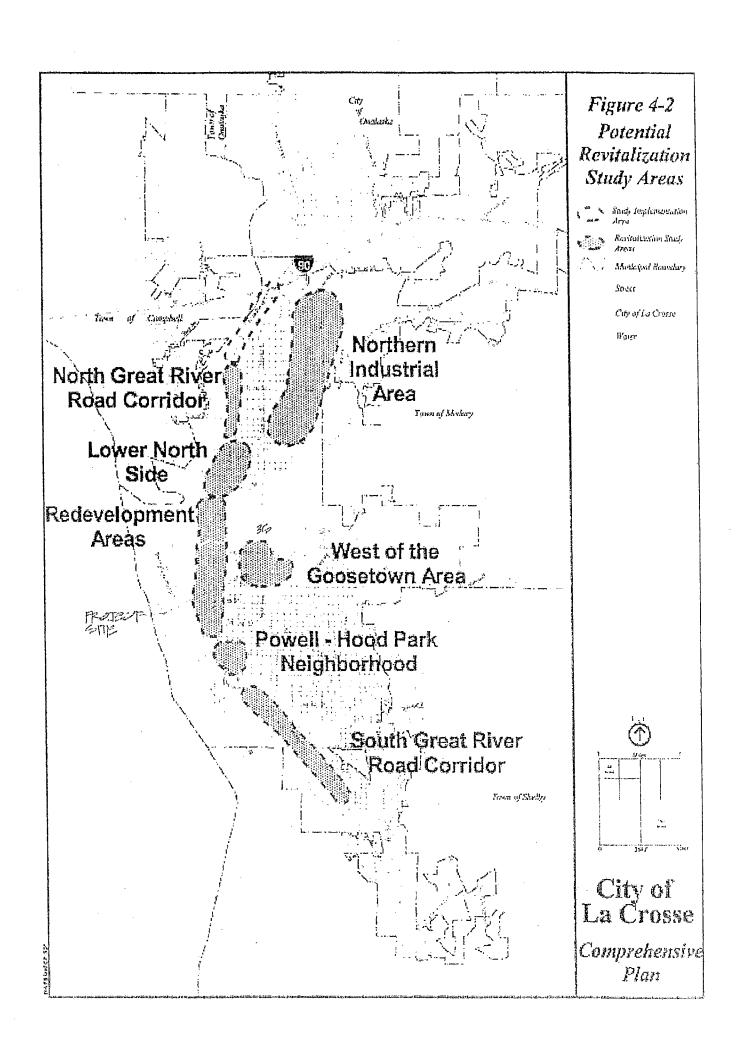
्री । Fordplan

M Karkary Semal Evanjary



City of La Crosse

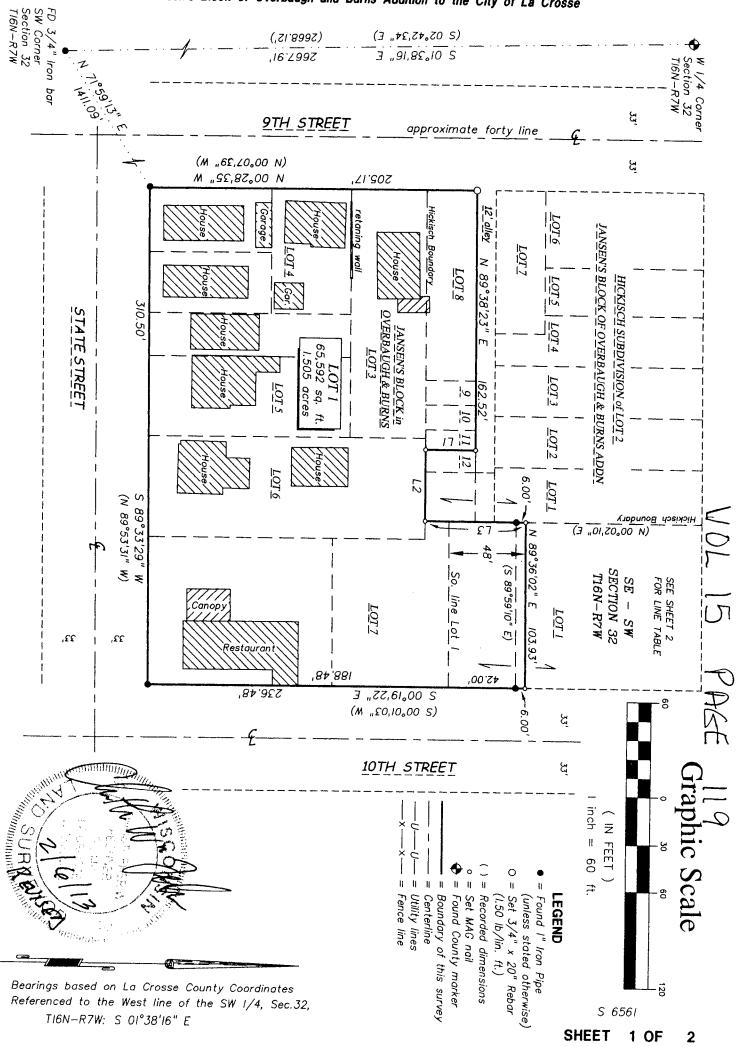
Comprehensive Plan



1615521 LACROSSE COUNTY REGISTER OF DEEDS CHERYL A. MCBRIDE FILED ON 02/07/2013 04:01PM EXEMPT #: PAGES: 2

### CERTIFIED SURVEY MAP

The SE 1/4 - SW 1/4, Section 32, T16N-R7W, City of La Crosse, La Crosse County, WI Also being; All of Lots 3,4,5,6 & 7 and the South 48' of Lot 1, Jansen's Block in Overbaugh and Burns Addition, Also; All of Lots 8,9,10 & 11, Hickisch Subdivision of Lot 2 Jansen's Block of Overbaugh and Burns Addition to the City of La Crosse



## CERTIFIED SURVEY MAP

The SE 1/4 - SW 1/4, Section 32, T16N-R7W, City of La Crosse, La Crosse County, WI Also being; All of Lots 3,4,5,6 & 7 and the South 48' of Lot 1, Jansen's Block in Overbaugh and Burns Addition: Also; All of Lots 8,9,10 & 11, Hickisch Subdivision of Lot 2 Jansen's Block of Overbaugh and Burns Addition to the City of La Crosse

#### SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Registered Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 3, Lot 4, Lot 5, Lot 6, Lot 7 and part of Lot I, Jansen's Block in Overbaugh and Burns Addition; all of Lot 8, Lot 9, Lot 10, Lot II, Hickisch Subdivision of Lot 2, Jansen's Block of Overbaugh and Burns Addition, located in part of the SE 1/4 of the SW 1/4, Section 32, TI6N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows: described as follows:

Commencing at the southwest corner of Section 32, thence N 71°59′13″ E 1411.09 feet to the intersection of the North right-of-way line of State Street and the East right-of-way line of 9th Street and the point of beginning of this description:

thence, along said East right-of-way line, N 00°28'35" W 205.17 feet to the northwest corner of said Lot 8; thence, along the North line of Lots 8, 9, 10 & 11, N 89°38'23" E 162.52

feet to the northeast corner of said Lot II; thence S 00°21'37" E 31.33 feet to the southeast corner of said Lot II; thence N 89°38'II" E 44.57 feet to the southeast corner of Lot I, Hickisch Subdivision of Lot 2 Jansen's Block of Overbaugh and Burns Addition;

thence, along the East line of said Lot I, N 00°19'22" W 63.00 feet; thence N 89°36'02" E 103.93 feet to the West right-of-way line of 10th Street:

thence, along said West right-of-way line, S 00°19'22" E 236.48 feet to the North right-of-way line of State Street; thence, along said North right-of-way line, S 89°33'29" W 310.50 feet to

the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Pointe West Investments, LLC owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

MINISCON CONCUMENTALISMENT OF THE PROPERTY OF

MISCON'S

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the same.

Christopher W. Fechner RLS #2448 Coulee Region Land Surveyors, LLC

917 S. 4th Street La Crosse, WI 54601

Owner: Pointe West Investments, LLC N5336 State Road "35" Onalaska, WI 54650

CHA FER SOA LA CROSE WICCONGIN SURVENIMENTALISMENT OF SURVENIMENT OF SURVENIME LINE TABLE LINE **BEARING** LI S 00°21'37" E 31.33 L2 N 89°38'11" 44.57 N 00°19'22" W L3 63.00

Survey Map is hereby approved by the City of La Crosse.

Building & Inspections Date

S 6561

2

# POINTE WEST INVESTMENTS, LLC PROPOSED MIDTOWN BUILDING FOR: LA CROSSE, **WISCONSIN**

## LECEND

WIH IRONS DIABETER	DOSTING DECEDUOUS TREE	EXISTING MARSH AREA	PROPOSED APRON ENDWALL	SCHOOL COUNTRY		■ EXISTING FLOOD UIGHT	▲ IT INON PIPE FOUND	O 2" IRON PIPE FOUND	O 3/4" REBAR FOUND	□ 1-1/4" REBAR FOUND -	WEGGING 1.50 L9/FT.		II-1/4° REBAR SET	PROPOSED DRAMAGE FLOW		EN PASTING CARLS TV BETSETAL	EXISTING BLECTRIC BOX	D EXISTING ELECTRIC PEDESTAL		THE PARTING THE PROPERTY.	O- EXSTING STREET LIGHT	BUS MAN AND MAN AND MAN BOLL MAN GIVE MUSE	Ø EXISTING UTILITY POLE	PROPOSED CURB INLET	EXISTING CURB INLET	EXISTING SQUARE CATCH BASIN	PROPOSED ROUND CATCH BASIN	DISTING ROUND CATCH BASIN	TO EDISTING TELEPHONE MANHOLE	X EXSTING WATER SERVICE VALVE	EDISTING WATER VALVE IN MANHOLE	PROPOSED WATER VALVE IN BOX	<ul> <li>EXISTING WATER VALVE IN BOX</li> </ul>	FROM OF WALK, BOTTOM OF WALK)	# 1000.00 BC (TOP OF CURB, BOTTOM OF CURB)		000,000 IR   PROPOSED SPOT ELEVATIONS    * 000,000 BR   (TOP OF RETAINING MALL, TOP OF SURFACE GRADE)  AT BOTTOM OF WALL)	2	(FLOW LINE OF CURB UNLESS
800	1 881					     					-	5	9	*	1	ب ا پ	ļ.	<b>6</b>	SI						6	)	7	×	g-	ņ	ю	1	<b>#</b>	•	•	<b>5</b> 2	ACE GRADE A	Φ	**
PROPOSED GROUND CONTOUR	EUSTING GROWNO CONTOUR	Production induced	BAII BOAD TBACKS	The state of the s	BIOLITICAL WAY LIVE	GRADING/SEEONG LIMITS	EXISTING OURS AND OUTTER	PROPOSED CURB AND GUTTER	EXSTING UNDERGROUND GAS LINE	EXISTING UNDERGROUND TELEPHONE CABLE	EOSTING UNDERGROUND ELECTRIC CABLE	EOSTING UNDERGROUND FIRER OPTIC LINE	EXSTING OVERHEAD UTILITY LINE	PROPOSED WATER LINE AND HYDRANT	EXISTING WATER LINE AND HYDRANT	PROPOSED SANITARY SEWER AND MANHOLE	EXCEPTING SANITARY SEWER AND MANHOLE	PROPOSED STORM SEWER AND MANHOLE	EXISTING STORM SEWER AND MANHOLE	EXISTING GUARD RAIL	PROPERTY LINE	EXISTING BARBED WIRE FENCE	EdSTING WOOD FENCE	EXISTING CHANGE FENCE	EXISTING HEDGE	DASTING WOODED AREA		EXISTING GAS VALVE	PROPOSED HANDICAP PARKING STALL	EXISTING HANDICAP PARKING STALL	CENTER LINE	EXISTING SIGN	EXISTING LIGHT POLE	PROPOSED WOLL	ENSTING WELL	SOIL BORING	EXISTING STUMP	EDSTING SHRUB	EUSTING CONFEROUS TREE

PROJECT NOTES ALL DRIVENATS AND CLIRE CLISS TO BE CONSTRUCTED ACCORDING TO LOCAL DROWNINGS. CONTRACTOR TO DOTAIN ALL RECESSAOR PERMITS.
THE CONTRACTOR IS RESPONSIBLE FOR OSTAINNO ALL WORK IN ROW PERMITS. CONSTRUCTION STAND SMALL BE CONSTRUCT BY FOOD SHARPING TO CONSTRUCTION THAT SEARCH THE CONSTRUCTION THAT SHARPING THE CONSTRUCTION HAVE SHARPING THAT SHARPI

CIVIL SHEET INDEX

SHEET TITLE

CRADING AND BROSION CONTROL PLAN

PARTICIPATION OF THE PARTICIPA

2. CATCH BASIN / CURB
INLET GRATES
3. BIOFILTRATION BASIN /
RAIN GARDEN

LONG THE FIRST 2-3 MONTRS OF ESTIMATIONAL THE BUSH WILL REQUIRE, AT A MANUAL, WILTISHO ON A MEDICY BLASS DEPOIDMENT OF MANUAL THE MONTRS OF THE MONTRS OF THE FIRST SHAPE AND A MEDICY BLASS DEPOIDMENT OF THE FIRST SHAPE AND A MEDICAL RECORDER OF THE FIRST SHAPE AND A MEDICAL RECORDER OF THE FIRST SHAPE AND A MEDICAL RECORDER OF MONTRS OF THE FIRST SHAPE AND A MEDICAL RECORDER OF THE FIRST SHAPE AND A MEDIC

LL LIAM ARCE SHLER KITT GLAR OF ANY MUTSIAN, THE GLOCK THE FROM THE RELECTION MOTHER SHALL REACTED FROM THE SHALL REACTED FROM THE MOTHER SHALL REACTED MOTHER REACTED MOTHER SHALL REACTED MOTHER SHALL REACTED MOTHER REACTED MOTHER REACTED MOTHER REACTED MOTHER REACTED MOTHER REACTE

THE CHEATER HAD WHITCHMED PHAY SHALL SEAM CHOST, AND SE AVALAGE FOR NOVECTION WEST REQUESTED BY WHITE WAS RECORDED TO THE OFFICE OF HIS DEFINITION OF THE OFFICE OFFICE OF THE OFFICE OF THE OFFICE OF

1. LAWN AND LANDSCAPED AREAS STORMWATER FACILITY

TYPE OF ACTION

POST CONSTRUCTION OPERATION AND MAINTENANCE PLAN
THE OWERS OF THE PROPERTY AFFECTED SHALL INSPECT AND MAINTAIN THE FOLLOWING
STORMWATER MANAGEMENT SYSTEMS FROGURATIVE, SEPECLALLY AFFER HEAVY RAINFALLS,
BUT AT LEAST ON AN ANNUAL BASS UNLESS OTHERWISE SPECIFIED.

4. RECORD OF MAINTENANCE

PROJECT LOCATION MAP

I 400 SETE LEASING DESENTING.

L'OMNINCTES SHALL DAUGETS, OTTUEL AND COMONCT A PRIVATE UTILITY LOCATE, AS REQUIRED TO ENSURE THAT ALL

THIRTES HAN EIREM COALTID BEFORE STATINGS STE EXECUTION. DESION ENGINEERS SHALL BE MOTIFED OF ANY DESCRIPTIONS.

ENVERE PLAN AND FEEL COORTIONS HERRY OF CONSTITUCTION. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIEV EXISTING SITE USTRUCTION.

13 TRUCTION.

ODE ALL LORG MATERALS AND ECHIPMENT FOR ALL EXCANATION, GRADING, FILL AND BACKFILL WORK AS RECAIRED TO TE THE GENERAL CONSTRUCTION WORK, ALL EXCANATION AND BACKFILL FOR ELECTRICALS AND NECHANICALS ARE THE TRILLY OF THE RESPECTATE CONTRACTOR. NETH MONING LLL, ODERERS DET INS LA MOCHONICE À PRIVATE UTILITÀLIZATE ÀS REQUIRED TO ENSINE THAT ALL MARIE RESTAUCHTUR MENGEL TRATIFIAN EURO PRIVADE RESOL DIAMETE CHALL BE ANTIFED OF ANY DESCRIPANCES PLAN AND FELD COMMITIONE PRIVAT TO CONSTRUCTION.

NUMBERT IT LIMITERA HI APES TO RECORDED ESANORIA, UNITORIA Y MAGTERIOR ESANE SIGNADA A ROM Mª FLOR MACHILL, MESERFORE COMANTORIA SE SCORREGUEZ DE SECRETO DE SECRETO DESANTA INCLUENTA PARA SECRETO DESANT FASTI,

TACE EACHTIL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY PACTION ECUIPAENT, AND NOT MORE THAN 4" IN LOOSE DEPTH 8'OR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS

- VANG OM MERCHARD SEEDING, COMMETT THE SEEDINGS AND FRANKING COMET TO NOT LESS THAN SE SEEDY.
WORRS CITEMON CONCERTS AND AND SHALL YAMENING COMMETTE SEEDING TO NOT LESS THAN SE SEEDY.
WORRS HANDLAND LESS THAN SERGES, AND SHALL YAMENING COMMETTE SEEDING.
WORRS HANDLAND LESS THAN SERGES, COMMETT SEEDINGS AND SHALL WITERS THAN SERGES, WAS EMPECT.

COG SACH TWO-TON - CALLES CHESSACH, AND STREET, CHESSACH TWO OF THE CHESSACH TWO CHESSACH THE CHESSACH TWO CH

AE DIE HENDRICH, WOOD FIE CONTRICTON SI'R ENSCETTION. AEC OF HENDRICH, WOOD PEPCONED FIE ENGENIN AND ENGEZIONE. CERPTONO FINE CONCINCIA OF THE ENGENIN AND ENGEZIONE CONTROLS. CERPTONO FINE ENGEL AND ESTEMENT CONTROL, UNEX-ENGINE AND MAINTENANCE PERCONED.

SILTEDAG SHALL BE PLAGEDON SITEAT LOCATIONS SHOWN ON THE BROSON COVIDAD, PLAN SILTERAGE SHALLALSO BE PROVINGEN AROUND THE PERMETER OF ALL SOL STOCKHES FOLLOW PROCEDURES FOLHOIN WISCONSHONET TECHNOLOGY STANDARD 16%. SHEM CHECKS SIMLL BE PROMOED TO REDUCE THE VELOCITY OF WATER FLOMING IN DITCH BOTTOMS, PLACE AT LOCATIC SHOWN ON THE EROSON CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DIRK TECHNICAL STANDARD 1962.

. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN, ANY DIAMOE TO ENISTING FADUTES HALL BE REPLACED AT CONTRACTORS EXPENSE.

G. COMPACTOR SAUL DRAMER, AUGUSED MOSSEMENT TESTINA AND INSECTIONS AND AUGUST OF CONTROL TO STATE AND INSECTIONS IT IS SUPPORTED THAT THE OFFICE OFFICE AND AUGUST OFFI AUGUST

INJUDNO SITE SHALL DE GOADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS SITE DRAINALLER CONDICT ON THINKE IN OF PROVINCED EACH MOOK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS 42D HA COCCIDANCE, MITH THE COMAINS DE JALL WY THE TESTINA ACREATY TO TEST, MAD MENET IS SUBPOACES AND ELEMENT, OR BLOCKELL LAYER, PROCEEDING MINI-MENT ALERTHORISM CHAY, LETER TEST RESELTS FOR PROPOLACIÓ COMENTET MONOCCOMENT, WITH RECOURSEMENTS, CON ENTEST FOR TESTINA CONTROLLE PETE OF MANAS THE POSTONACIÓ.
IT FOR DESTINA ALBERT DE ON MALL SERVE POSTONACIÓ. NA AGNAY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHEFIED DEGREE OF COMPACTION NO MOSTENOR ABANE, OR REMOVE AND REPLACE SOL TO DEPTH REQUIRED, RECOMPACT AND RETEST PACTON IS DITHARED.

COMPACTOR SMALL KEEP THE HOTICE OF INTERT PERMIT, APPROVED EROSION COMPACI, AND STORMWATER MENT TAMES, AND PAN AMMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES WITH, REQUIT COVERAGE IS VIED.

TRACTOR SHALL MUNTANA, AT THE COMPRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED TRACTOR SHALL MUNTANA, AT THE COMPRUCTION REPORT FORM SUCH ISSUAL BE USED. WEEKLY INSPECTION REPORTS SHALL OF THE FOLLOWING

WAZE THE CONSTRUCTION SITE HAS BEEN FULLY STABILUZED AND TEMPORARY EROSION COMTROL BEST MANAGEMENT. TICES HAVE BEEN REMOYED, THE CONTRACTION SHALL FILE A CONSTRUCTION NOTICE OF TEMPANTON WITH THE MISCON RINERT OF HATURAL RESOURCES.

ALL POST CONTRUCTION STORMWATER IX TE IVAS UNDERGONE FINAL STABILIZATION. VISION 32 EXTERIOR IMPROVEMENTS THE COMPLISHON OF THE PALECT, THE CONTROL SHALLONE SHALLONE THE COMPLISHORTHE EXPOSED HE CONTROL HOW OWN THE COMPLISHORTHE CONTROL HOW ON THE CONT

A MACRECARE BASE A AMPANT A MEMBER MEMOCRES OT D PROVIDE COMPACTED MACRECARE BASE AND HOT MAY ASPIAL TANDERST WHOSE MOCKES ON THE PLAN MEMOCRES PROVIDED HAS COMPACTED MASS ENOUGH SET THE MESCANDAS SET KINGHAS OF THE MESCANDAS STANDARD MEMOCRES PROVIDED HAS MOCKED BEST MASS AND HOTE BEST MASS OF THE MESCANDAS OF THE MESCANDAS STANDARD MASS AND HAS MEMOCRES AND HOTE MASS AND HAS MEMOCRES AND HOTE MASS AND HAS BEST MASS AND HAS MEMOCRES AND HOTE MASS AND HAS BEST MASS AND HAS MEMOCRES AND HOTE MASS AND HAS MEMOCRES AND HAS ME

II. COMPACTION TO COMPACT HE ACCREGANTE USEL, ASPINAL BINGERS COURSE. AND ASPIALT SHEWARZ COURSE TO AM MERICACE DESIGN PER INSCRIONAIS STANDARD SECTION/TONS OF ROMANNA AND ENTERTIES CONSTRUCTION. ALL ASPIALAL MCREMENT AUCK SHALL SE PARE TO MININHA I UTE DESIGNA SUPPLACE GRADES WITH POSTINE DEMANGE, DENNIAL MATHAED ACCREMANCE MITH CESSOR TO ANGE, A MANIMACH OF 'SE SCRIES SALLE BENNIAL BENNIAL PALL ALL SPRING PUBLICATE MASS. ). HOT MIX ASPIVALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHICOLL REPORT OR CONSTRUCTION DOCUMENTS. CONTRACTOR TO PROVING 4" WIDE YELLOW PAINTED STRUTNO FOR PARKING STALLS, TRAFFIC LAIES, AND NO PARKING AREA LLOW PAINT HARRINGS SHALL ALSO BE PROVINCED FOR H.C. ACCESSIBLE STABOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES

ALL AGRECANTE PROVIDED MAIT COMPAY WITH SECTION 456 OF THE WISCOMEN STAMOND SPECIFICATIONS FOR HIGH-TRUCTURE CONSTRUCTION, ALL AGRECANTE PLACED MAIT IN CONFERENCE DO NAY AVERAGE DENSITY PER WISCOMSIN MED SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

<u>HEAVY DUTY CONDERTE TRUBESTER ENCLOSINE</u>: OF OF CONCRETE OVER O' OF JA' CRUSHED AGGREGATE. CONCRETE SMALL BE RESPERIED WITH A 32° MY SYNYZS WW F. CONTRACTION JOHNS SHALL BE SANCUT I.S' IN DEPTH AND BE SAACE A MAXIMUM OF IS ON CENTER.

3. ALL COMORETE FUNT WORK SURFACES AND COMORETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0 85 OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAININGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS. WAIT OR IE MANAU OF ADDREAD AS BOAKS DID KYRIGHO COMPILE MANAU SE DE JAMBES THE CHEST OF ALL BETTER DE L'ESTATE DE

PLAN SPECIFICATIONS BASED ON CSI FORMATI STORAU DEAUNILET PROTECTION SYALL BE PROVIDED FOR ALL NEW AND DOMNSTREAM STORM CATCH BASINS AND CURB NETS. The B or C Protection should be provided and shall be in comportance with miscoshin diri technica STAPOND 1880.

. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THER TRANSPORT BY RUNOFF INTO WATERS OF THE STATE

GAVOD JALVILÄDEN GENETRALISES AVAN GRÄNSES ENTERNE JALVILÄNG SÄVERES SE LOKY TYKKE SERKORPAR Y TORLANDE KORDON TOTTAKE JARGER KORDON SERVON MOLICIALISMOS OF SERVETRA VORKREISKOS SERKORDE SAMMEN SELLE ALK SERVETOR TOTTAKE JARGER KORDON MOLICIALISMOS OF SERVET FOR VORKREISKOS SERKORDE SAMMEN SELLE SELVETRA IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGIN DEF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD (06).

DTERMACIONERITE NA MANCIONETICIONE DI RIMANDED PLA MORE STRANCATI RECURREMOTIS OF THE TECHNACIA REPORT CHE HAS SPECIMICADO CONCETTE AND IN MONCIONETICIDIO IS ASTRUCTURE SERVILLACIONESSET, A OF CHICAGOTTE CORRECT A DEL CRISTICO PAGAGIANTE BASE. CONTRACTION JOINTS SAALL CONOST OF HE WING BY TO SERVICIOLED JUNT WAS RESPONANTED ON THE PLANS.

COCCERTE FROM PREMITURE BRINDA MAD EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY. I FLAVORATION COLOROUS ACCIDENCE TO MAM/FACTURER'S INSTRUCTIONS AFTER 1, BUT BEFORE POWER FLOATING AND TROWIELLING.

HAWING AND DEICING SALTS TO 0 45.

TOPSOIL INSTALLATION
METER ALSO REMOVE:
IOPERTY, SPREAD TOPSO
DILING AND INTURAL SET
ANTING AREAS TO A SMO
MISHED GRADE ELEVATIO IBLIZATION (DEE SHEETS L.1 & L.2) VIDE A MENIUM OF AF OF TORSON, FOR ALL DISTURBED OPEN AREAS, REUSE SURFACE SON LEMENT WITH IMPORTED OR MANUFACTURED TOPSON, FROM OFF SITE SOURCES WHEN SHE STEET OF WHEN MULTI COOSE, UNICORALY FIRE TEXTURE, COUNCE TO MITHING OS TETT OF SHEARCH, THE STEED AND STEED AND

CONTROL MATTING (NORTH AMERICAN GREEN SC 1508H) OR ECLIVALENT ON ALL SLOPES E OF STORMANTER CONNETWACE SYMLES AND STORMANTER MANAGEMENT BASINS. IMATTING (ROSITI-LABERICAN GREEN SC 1508H) OR ECLIVALENT IN ALL STORMANTER SIDE SLOPES AS REQUIRED.

UN YRBEY ALL EXSTING UNDERGROUND UTILITIES ON STE. CONTRACTOR TO VERIEN PIRE (CCLAYOIS). DAT OF PROPOSED CONNICTIONS AND VERIEN PROPOSED UTILITY ROUTES AND CLEAR PIRE DOCUMED NA DINER OBSTRUCTIONS PRORT TO CONSTRUCTON. COSTS INCLIPED FOR FAULURE TO DO SO SMALL BE THE

PPE SMILL BE COM PE FOR PPE DIMITERS OF 4" OR LESS, COM PIC FOR PPE DMITERS OF 8" O FOR PPE DMITERS OF 14" THROUGH 35", 8 MINIMUM COVER SHALL BE PROVIDED OVER ALL MATER SPECIFIES ATER UTILITY PPE INVERTS SHALL BE CONSTRUCTED WITHING 10 OF DESIGN INVERT ELEVATIONS EPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.

 a SIT UNIT CONTRACTOR SHALL BALMANIAN ERROR TO A NOT WOOD AL AMMAND OF FROM THE DISTRICTURE THE THE CONDITIONS HE HUTCH CONTROLLED HAVE MAKED REPORT TO ADOPT WHICH EXPONDED HE THE NUMBER PACE CONTROLLED HAVE THE ADOPT AND ANY WITH REPORT TO ADOPT WHICH EXPONDED HE THE CONDITION SHAPED HAVE THE ADOPT WHICH EXPONDED HAVE THE ADOPT WHICH EXPONDED HAVE THE ADOPT WHICH EXPONDED HAVE THE ADOPT WHICH ADOPT WHICH HAVE THE ADOPT WHICH ADOPT HAVE ADOPT WHICH ADOPT HAVE ADOPT WHICH ADOPT HAVE ADOPT HAVE THE ADOPT HAVE AD PER STATE, LOCAL, AND INDUSTRY STANDADDS. WATER, SANTRAY, AND STODM SEMER PRECHEATION FOR SEMER AND WATER CONSTRUCTION IN MISCONSIN' THE DESIGN SOBTIANING STATE PLIMBING REVIEW APPROVIAL. THE CONTRACTION IS RESPONSBLE F RED TO INSTALL WATER, SANTRAY AND STORM SEWER.

OWNER:

POINTE WEST INVESTMENTS, LLC

N5336 STATE ROAD 35 ONALASKA, WISCONSIN 54650



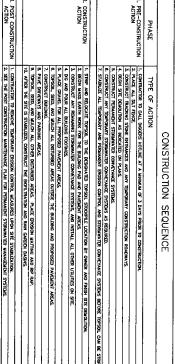


PROJECT:

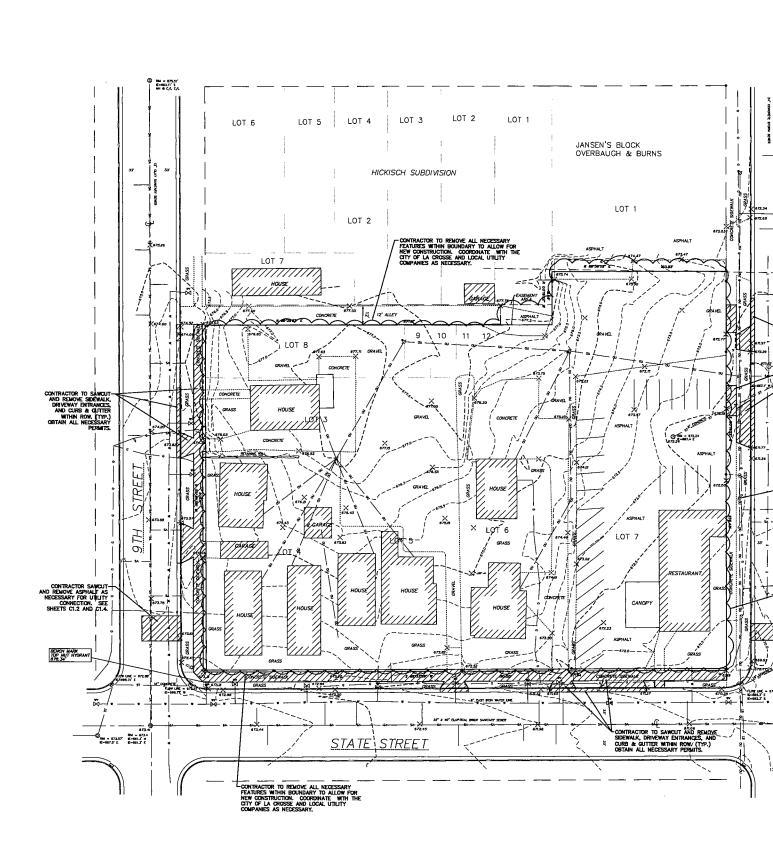
MIDTOWN BUILDING

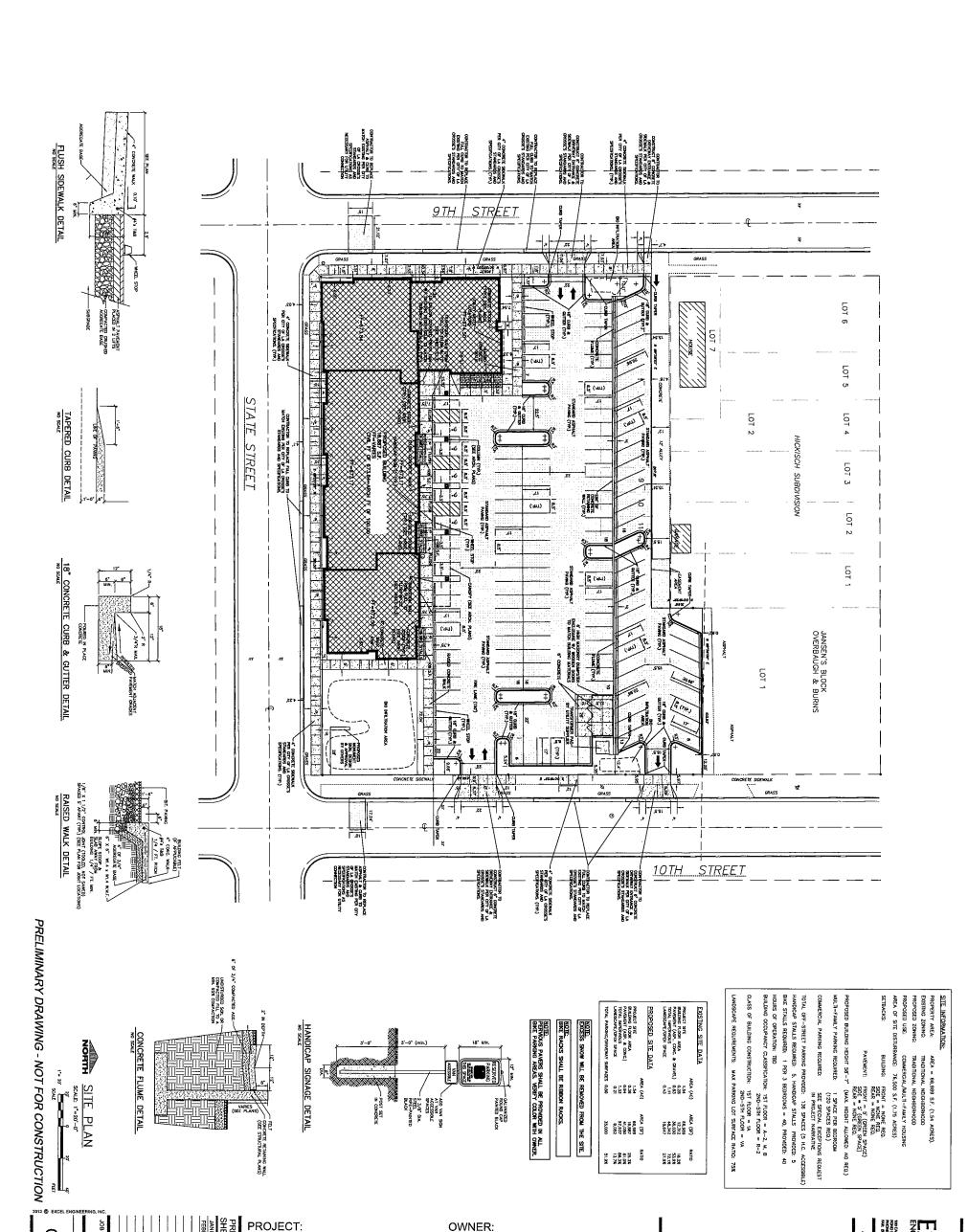
LA CROSSE, WISCONSIN 54602

STATE STREET



$\sim$	
COVER	
SPECIFICATIO	
AND SPECIFICATION	
_	





POINTE WEST INVESTMENTS, LLC N5336 STATE ROAD 35

ONALASKA, WISCONSIN 54650

C1.2

MIDTOWN BUILDING STATE STREET

LA CROSSE, WISCONSIN 54602



GRADING AND EROSION CONTROL SCALE 1 = 20 - 0"

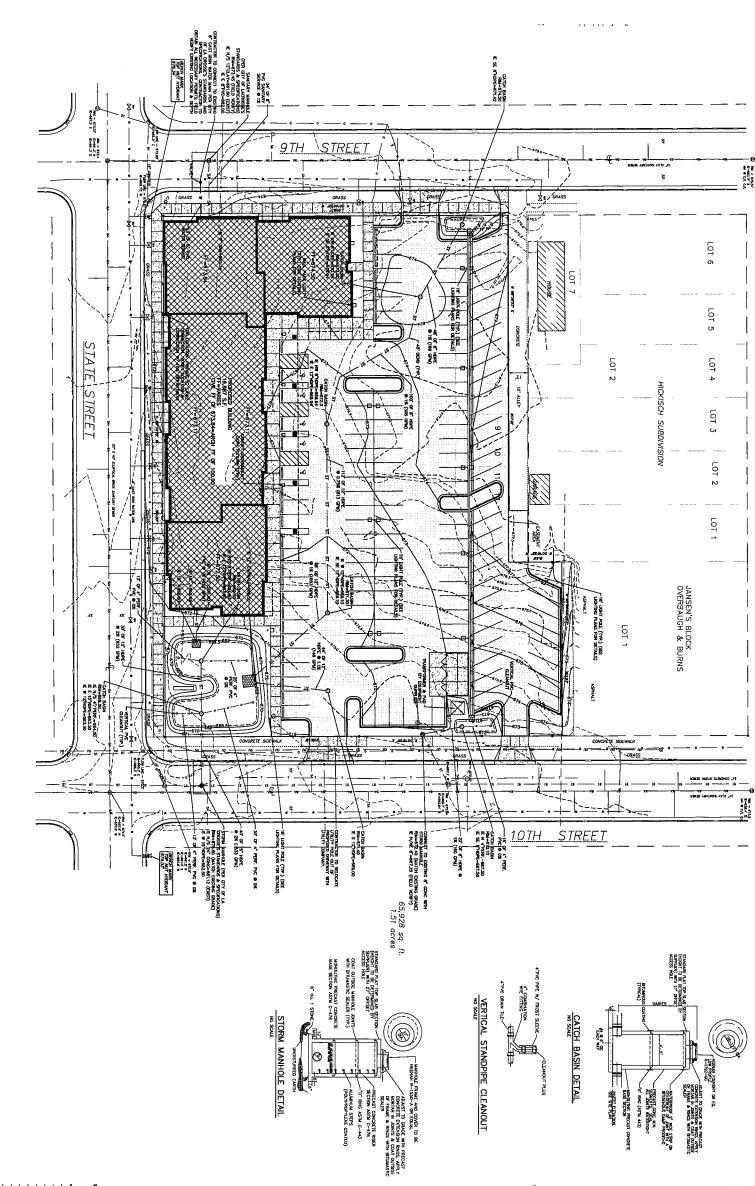
PLAN

PROJECT:

MIDTOWN BUILDING
STATE STREET
LA CROSSE, WISCONSIN 54602

POINTE WEST INVESTMENTS, LLC N5336 STATE ROAD 35 ONALASKA, WISCONSIN 54650





PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

UTILITIES PLAN

JANUARY 30, 2013
FEBRUARY 8, 2013

PROJECT:
MIDTOWN BUILDING
STATE STREET
LA CROSSE, WISCONSIN 54602

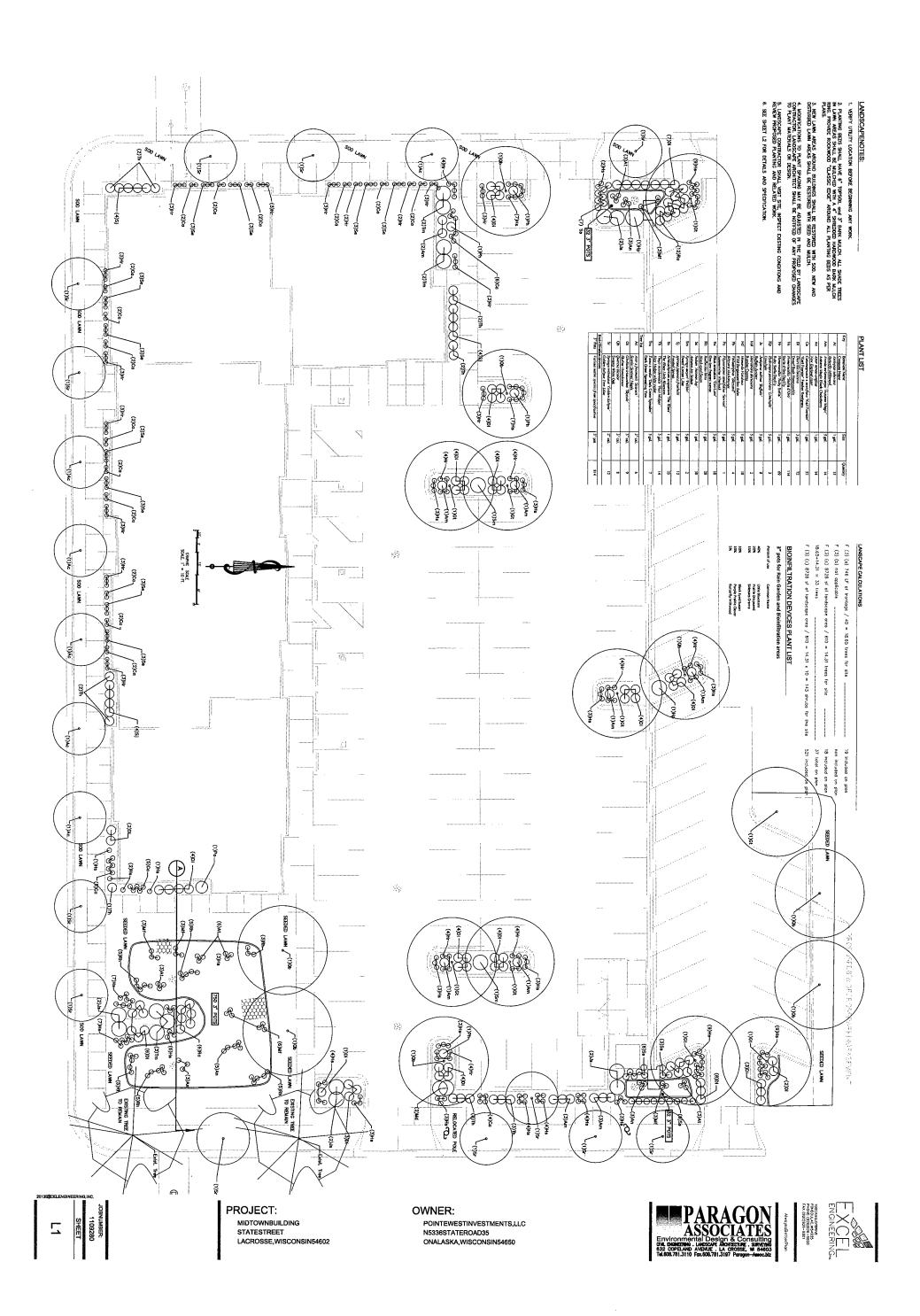
OWNER:

POINTE WEST INVESTMENTS, LLC
N5336 STATE ROAD 35

ONALASKA, WISCONSIN 54650







PART I - GENERAL

- SECTION INCLUDES

  Provide and install trees, plants, and ground covers as indicated on the drawings. Mulch and fertilizer for plantings.

Edging materials for designated landscaping areas.

- nstallation of raingardens, including excavation of basin, edging materials, and providing and lacing engineered soit for bioinfiltration and compost modified soil for rain garden.
- QUALITY ASSURANCE Maintenance of trees, plants and ground cover.
- rowide stock me to boanical name and legibly tagged. No substitutions are permitted without writen approval.
- PRODUCT DELIVERY. STORAGE AND HANDLING Comply with sizing and grading standards of AAN "American Standard for Nursery Stock".
- Deliver trees and shrubs, after preparations for planning have been completed and plant immediately. If planning is delived more then follows after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
- Warrany: include coverage for one continuous growing season after final acceptance; replace lead or unhealthy plants.
- MAINTENANCE SERVICE
- Provide maintenance service for four weeks following substantial completion.
- PART 2 PRODUCTS
- MATERIALS

Provide plants typical of their species or variety, with densely developed and bilanced beauthes with well-developed nor systems. Provide sound, bealthy, plants fore from disfiguring knots, injuries, frost cracks, abrasions of the bark, plant diseases, insect infestations.

- Topsoil: fertile, loam soil, high in organic matter, capable of sustaining vigorous plant growth, free of subsoil, impurities, plants and weeds; minimum pH value of 6.0 and maximum 8.0.
- Fertilizer Type A: Commercial slow-release 18-46-0
- Planting mulch (Type A) shall be streeded codus, hardwood, or cyprus mulch with no more than 5% by volume larger than 6" in length and 1" in width, brown in color, free of foreign material. Bain Garden shall be mulched by installed one layer erosion control matting (SCI 50BN by North American Green or approved equal).
- Water furnished by the Owner, Contractor shall provide hose and other watering equipment.
- Mulch Control net over bark mulch planting areas around bioinfiltration areas and rain garden only, shall be PROFILE straw netting by PROFILE Products, LLC or equal, having the following chancarderiers: Material shall be polypropylene extruded oriented plastic net.

  Mesh opening shall not be smaller than ½" x ½" or larger than 1" x 3".

  Weight of material approximately 2.8 lbs. per 1000 s.f.
- Edging shall be Classic Edge as manufactured by Rockwood Retaining Wall, (888) 288-4045.

### PART 3- EXECUTION FERTILIZING

- Incorporate fertilizer Type A into planting backfill soil at a rate of 1 oz per cubic foot of soil material or in accordance with manufacturer's instructions approved by the A/E.
- INSTALLATION
- A. Tree and shrub planting:

  1. Excavate plant pits in accordance with the detail drawings. Depth of the plant pit shall accommodate the root system to set the root flat at the existing ground surface. Searify the side walls of the plant pit.

  2. Remove buthps, ropes, writes, or container from the root ball.

  3. Set plants in the planting pit so that the root flar it at finish grade and so the plant is in proper alignment. Set plants upright, plumb, and flaced to give the best supperance in relationship to each other and adjacent structures.

  4. Backfill plant pits with excavant ead in, reserve topool for the upper layers of backfill but in no case shall there be less than 6° of topool used to complete the backfill. When plant pits have been backfilled approximately 27. Sill, water throughly before installing the remainder of the soil.

  5. After water has been absorbed, fill plant pit with topool and tamp lightly to grade. Form a water stancer around the edge of each planting pit.

  6. For trees not within a planting both life planting saucer with 4" of mulch Type A.

  7. After mulching, pull mulch back away from tree tranks approximately 3".

- Instition Area. With multch Type A prior to planting to prevent compaction of surface. Install and another netting over the bank multch using eresion counted matting staples. Install 3° ported plants, evenly spaced, in the quantity identified on the plans. ration Area. Multimated Type A prior to planting to prevent compaction of surface. Multih area with multih Type A prior to planting to prevent compaction on inting staples. Install and archor nesting over the butk multih using ension control matting staples. Install 3" ported plants, evenly spaced, in the quantity identified on the plants.
- Edging: Install concrete edging around all planting beds and around bioinfiltration.

Ö

Mulching: mulch plants after installation except where directed to do so in Bioinfiltration construction. Thoroughly water mulched areas. Spread mulch to provide a uniform finished surface.

BUILDING

- PROVIDE LEVEL AREA

- 3" OF SHREDDED BARK MULCH 36" OF ENGINEERED SOIL

— CONCRETE LANDSCAPE EDGING (typ)
— 3" OF SHREDDED BARK MULCH

PROVIDE LEVEL AREA

TY OF SHREDDED BARK MULCH

- ACCEPTANCE
- AJE will perform an observation of the work after initial planting and report any deficiencies in the work that require correction. Observations may not discover all deficiencies and the lack of reporting such shall not relieve the Contractor from full compliance with the Construction Documents.

  AJE or the Owner's representative may perform an additional observation approximately 60 days prior to the end of the warrantee period and report any deficiencies that require repair prior to the end of the warrantee period. The warrance shall extend to a date that is 21 days beyond the completion of repairs made to any deficient work.
- MAINTENANCE
- Maintain plants for six weeks following substantial completion

CROSS SECTION "A"

- Description of the secting plant beds and tree pits.

  Califying indiverseling plant beds and tree pits.

  Applying herbicides for weed control in accordance with manufacturer's instructions. Prunage, Including removing dead or broken branches.

  Watering.

# SECTION 32 92 19 LOW MOW LAWN SEEDING

# PART 1 - GENERAL

- SECTION INCLUDES
- Soil preparation
- Seed and seeding operations
- PART 2 PRODUCTS MATERIALS
- Lawn Seed

  1. No Mow Lawn Mix (#50091) as supplied by Prairie Nursery, Westfield, Wisconsin.

  2. Rate: 5 pounds per 1000 square feet. Seed mix shall allow for oats cover crop.
- Mulch shall be erosion control matting as specified for slopes ( SC150BN by North American Green

# PART 3 - EXECUTION

- 3.1 PREPARATION
- osen topsoil of lawn areas to minimum depth of 4".
- PERFORMANCE

- Seeding

  1. Seed immediately after preparation of bed between April 1 and September 15.
- Mulching install crosion control matting immediately.
- MAINTENANCE Maintain seeded lawn areas, spot weeding, and re-seeding to achieve a uniform stand of grass free from weeds, undestrable grass species, disease, and insects.
- Repair, rework, and resced areas that wash out or erode.

# END OF SECTION 32 92 19

# - FINISH CRADE INISTALL YAPPORNE 21 GRAM TABLETS 67 BLOW GRADE, 1-2 TABLETS FOR 3 GA, 4: 2-3 TABLETS FOR 5 GAL SZE PLANTS - EXIST, SUBSOL LANTING SOL MIX:4 PARTS TOPSOL 1 PART POST MOSS 1 PART ROTTED MANURE TAINERIZED MATERIAL SLASH 4-5, CUTS THE LENGTH OF THE ROOT



### PROJECT:

B TREE PLA

NTING DETAIL - ALL TREES

--BACKFILL SOIL
-- (WOOSTUMBED SUBSOIL
-- REMOVE BURLAP, ROPE AND WRE BASKET
-- FROM THE ENTIFE (ROOT BALL, TO THE EXTENT
-- POSSIBLE WHOLIT DAMACHIC THE ROOT BALL

Party and Street

Soft loans a service as Program

Soft loans a service as Program

Soft loans a service as Program

Soft loans a service as Soft service

Soft loans a service as Soft





A POTTED

PLANTS PLANTING DETAIL

ATM LOGISOT TO STABOOL WITHIN LOGISON. UNT WITH LOGISON!



煄

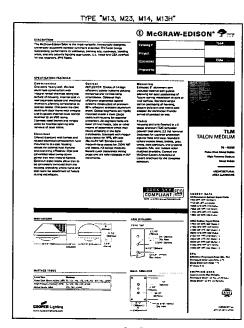


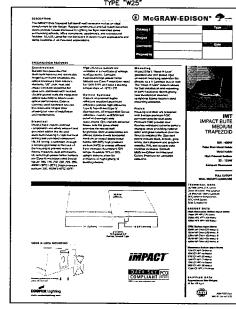
JOBNUMBER: 1109280 SHEET L2

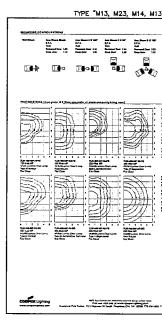
SHEET 916 1109280 ¥/N ¥/N 951 #1.0 лов иџмвек: nMgvA SOITSITATS -94-055-4UT -07-35-70 -07-35-70 ELOS ,0E YAAUNAL PRELIMINARY SHEET DATES: ELM 📋 PROJECT:
MIDTOWN BUILDING
STATE STREET
LA CROSSE, WISCONSIN 54602 Symbol Label City Cabalog LUMINAIRE SCHEDULE SILE PHOTOMETRIC PLAN OWNER: POINTE WEST INVESTMENTS, LLC N5336 STATE ROAD 35 ONALASKA, WISCONSIN 54650 12 74 9TH STREE"T 75

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

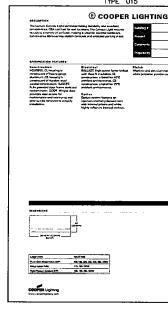
PXP1

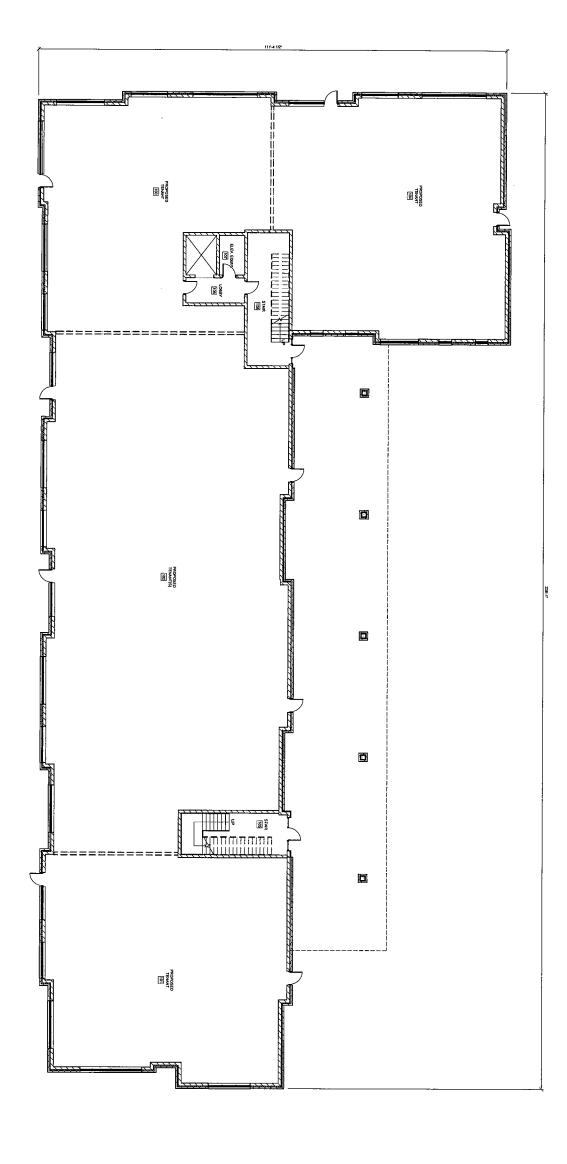










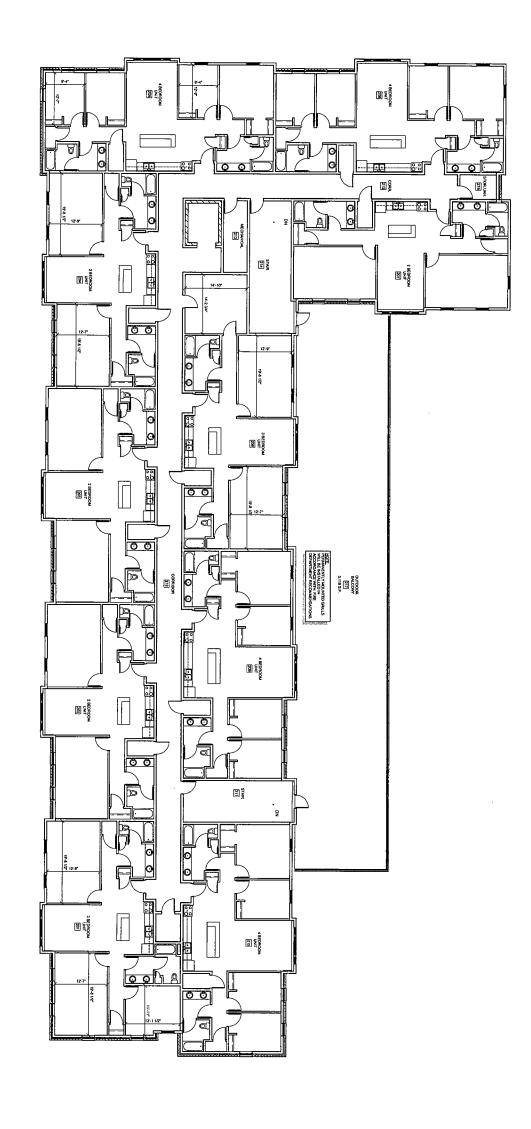


PROJECT:
MIDTOWN BUILDING
STATE STREET
LA CROSSE, WISCONSIN 54602

OWNER:

POINTE WEST INVESTMENTS LLC N5336 STATE ROAD 35 ONALASKA, WISCONSIN 54650





(THIRD THROUGH FITH SIMILAR)

PROJECT:

MIDTOWN BUILDING
STATE STREET
LA CROSSE, WISCONSIN 54602

OWNER:

POINTE WEST INVESTMENTS LLC N5336 STATE ROAD 35 ONALASKA, WISCONSIN 54650



Ш 甲 Ш SOUTH FACADE FENESTRATION CALCULATION
LIAI TOTALS OF FEACH
LIAI TOTALS OF FEACH
LIAI TOTALS OF THE CONTROL OF T H Ш  $oxed{ extbf{H}}$ Ш Ш  $oxed{\mathbb{H}}$ WEST ELEVATION Ħ 岡 Ħ 申 Ħ H H  $\blacksquare$ WEST FACADE FENESTRATION CALCULATION
127 TOTALS OF FACADE
128 TO THE CONTROL OF T Ш Щi Щ Ħ  $\blacksquare$ H H 岡 ഠ Ħ FIBER CEMENT SIMULATED STONE PANELS (TYP.) H 囲  $oxed{\mathbb{H}}$  $oxed{oxed}$ Ш Ħ lacksquarePRELIMINARY DRAWING - NOT FOR CONSTRUCTION OF STREET 回 田 THERWALLY BROKEN ALUMINUM WINDOWIDOOR FRAME W/ INSULA GLAZING (TYP.) H Ш E E oxdot田 METAL PANEL SIDING (TYP.) VIAUT MINDOMS (LUS.) CAST STONE WATER TABLE (TYP.

SOUTH ELEVATION

A2.0

PROJECT:

MIDTOWN BUILDING STATE STREET LA CROSSE, WISCONSIN 54602 OWNER:

POINTE WEST INVESTMENTS LLC N5336 STATE ROAD 35 ONALASKA, WISCONSIN 54650



Ш

e

Œ

Ш

H

H

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

A2.1

EAST FACADE FENESTRATION CALCULATION
AND TOTAL OF PROME
MADE FOR THE PROME WAS ADDRESSED TO THE PROME WAS ADDRESSED.

MIDTOWN BUILDING STATE STREET LA CROSSE, WISCONSIN 54602

田

IB

田

 $\blacksquare$ 

oxtlust

Ш

Ш

H

H

POINTE WEST INVESTMENTS LLC N5336 STATE ROAD 35 ONALASKA, WISCONSIN 54650

Ħ Ħ Ш. Щ 岡 曲 Щ 田 B Щ  $\blacksquare$ Ш 岡 Ħ Ħ Ш Щ 田 H H 

NORTH ELEVATION

OWNER:

