

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 Albery)
N5336 State Road 35, Onalaska, WI 54650

Owner of site (name and address):

Pointe West Investments, LLC (Contact: Jason Albery)
N5336 State Road 35, Onalaska, WI 54650

Address of subject premises:

See Item (a)(vii)

DUPLICATE RECEIPT

Tax Parcel No.: See Item (a)(vii)

405 CITY CLERK/LICENSES

0970

Legal Description: See Item (a)(vii)

TF404367725 001 130211

2/08/13 4:53PM PAID

400.00

PDD(TND)

General Specific General & Specific

Pin: 17-20203-130, Pin: 17-20203-20 = R-5

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 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:

Multi-family residential with commercial on corner of 10th Street and State Street.

Property is Proposed to be Used For:

Multi-family residential and commercial development.

Proposed Rezoning is Necessary Because (Detailed Answer):

To provide approval of final specific development plans.

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

See response to Project Narrative and Item (a)(viii)

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

See response to Project Narrative and Item (a)(viii)

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 7th day of February, 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 all parcels except
17-20203-130

[Signature] PointWest Investments, LLC
(signature)
608-385-4505 2-8-13
(telephone) (date)
jalberty@live.com
(email)

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

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.

[Signature]
Notary Public
My Commission Expires permanent

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 8th day of February, 2013.

Signed: [Signature], Director of Planning & Development
on behalf of Larry Kirch.

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 8th day of February, 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 parcel number 17-20203-130 only.

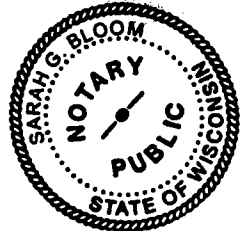
[Signature]
(signature) Application Done
608.317.9292 2.8.13
(telephone) (date)

(email)

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

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.

Sarah Bloom
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, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 8th day of February, 2013.

Signed: [Signature], Director of Planning & Development
on behalf of Larry Kueh

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 9th Street and west of 10th 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 9th Street, 10th 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 10th Street and two of the access points onto 9th street. One of the 9th 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 9th 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

Item (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 10th 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.

* multiple dwelling district

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 9th 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 9th 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):

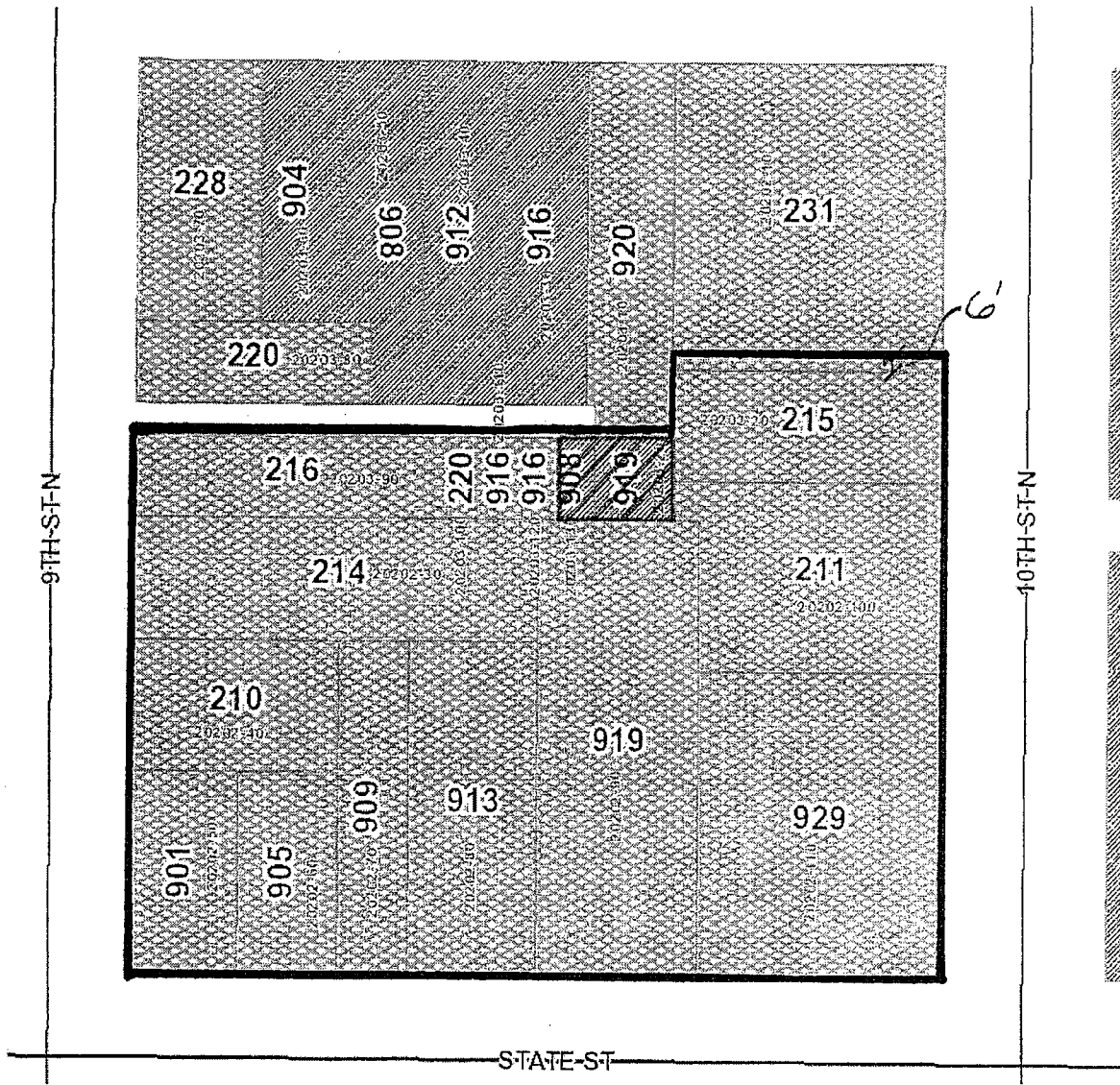
The East 27 feet of Lot 4 of Jansen's Block in Overbaugh & Burn's Addition to the City of La Crosse, La Crosse County, Wisconsin.

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 TND (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.

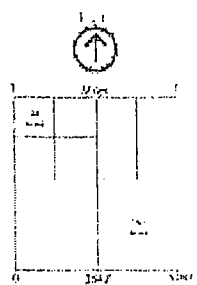
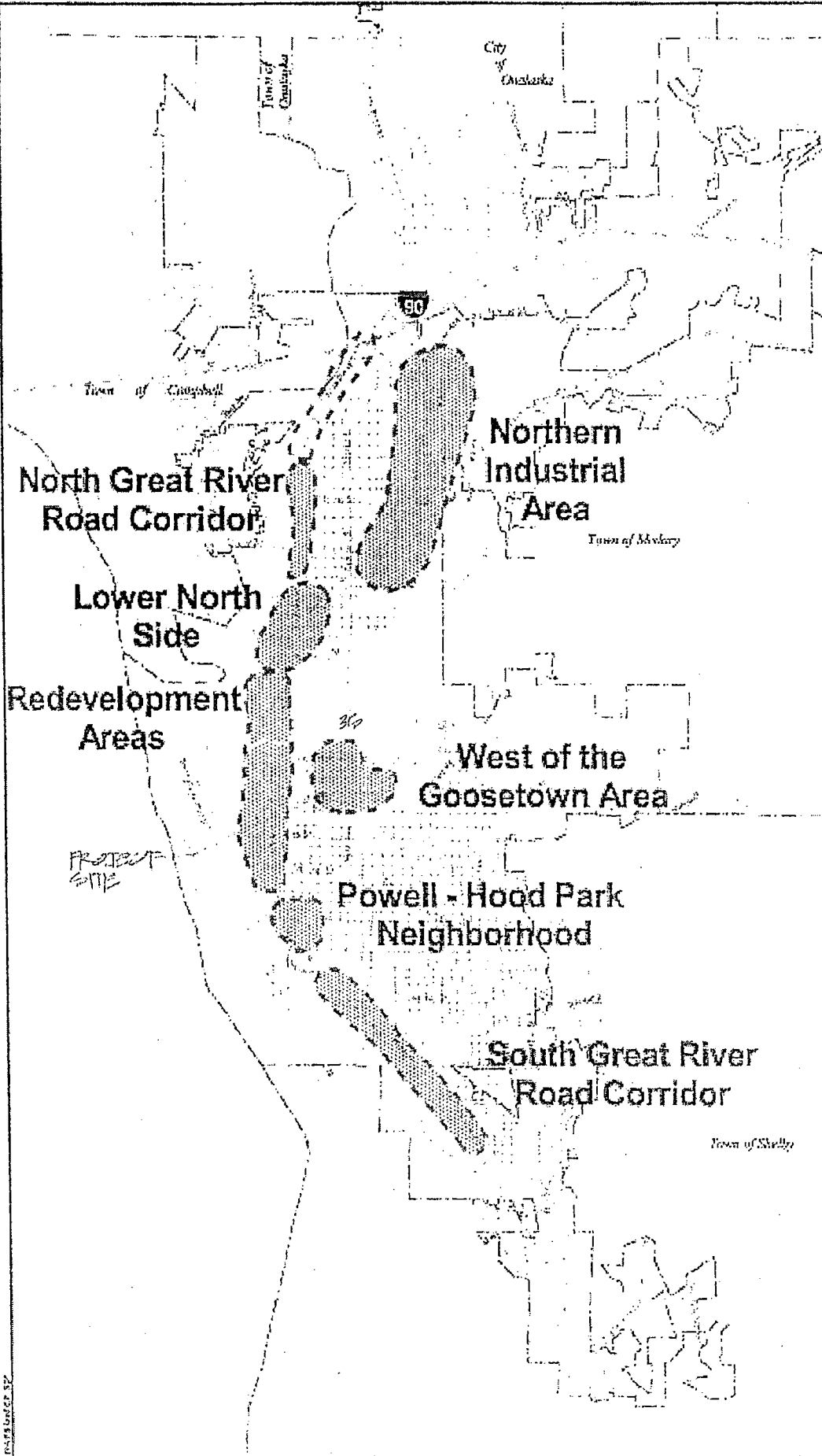
The project site is located very close to the downtown land uses and is in the Medium and High intensity Retail, Office or housing future land use. The project site is also located in a revitalization study area. These land uses are encouraged to allow a variety of housing including contemporary designs 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 4-2
Potential
Revitalization
Study Areas**

-  Study Implementation Area
-  Revitalization Study Area
-  Municipal Boundary
-  Street
-  City of La Crosse
-  Water



**City of
La Crosse
Comprehensive
Plan**

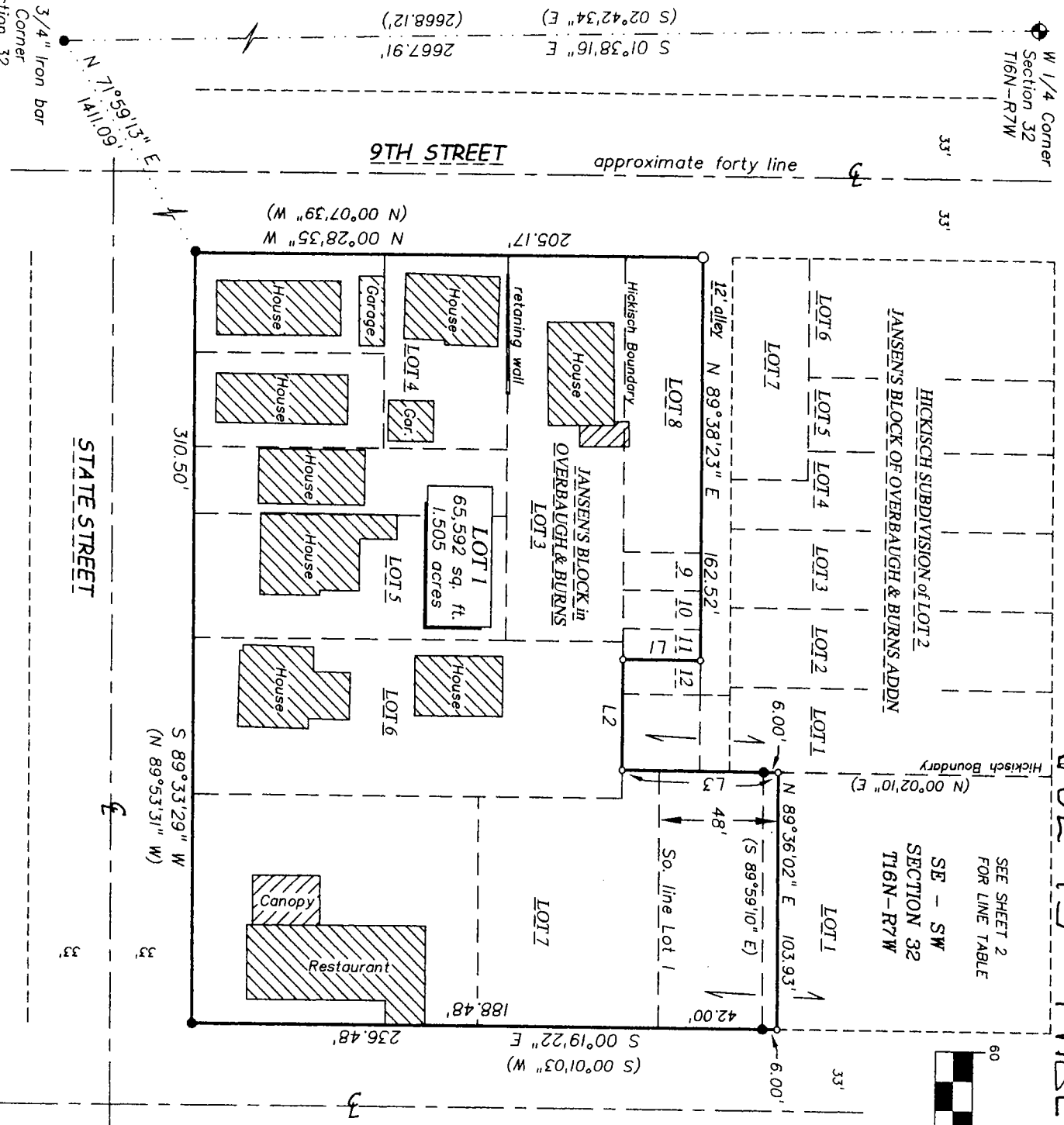
CERTIFIED SURVEY MAP

PART OF

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

FD 3/4" Iron bar
 SW Corner
 Section 32
 T16N-R7W

W 1/4 Corner
 Section 32
 T16N-R7W



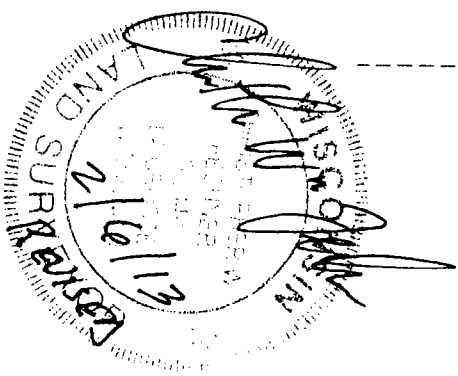
VOL 15 PAGE 119

SEE SHEET 2
 FOR LINE TABLE
 SE - SW
 SECTION 32
 T16N-R7W



S 6561

- LEGEND**
- = Found 1" Iron Pipe (unless stated otherwise)
 - = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
 - () = Recorded dimensions
 - = Set MAG nail
 - ◐ = Found County marker
 - = Boundary of this survey
 - = Centerline
 - U—U— = Utility lines
 - X—X— = Fence line



Bearings based on La Crosse County Coordinates
 Referenced to the West line of the SW 1/4, Sec.32,
 T16N-R7W: S 01°38'16" E

CERTIFIED SURVEY MAP

PART OF

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 1, Jansen's Block in Overbaugh and Burns Addition; all of Lot 8, Lot 9, Lot 10, Lot 11, 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, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin 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 11;
 thence S 00°21'37" E 31.33 feet to the southeast corner of said Lot 11;
 thence N 89°38'11" E 44.57 feet to the southeast corner of Lot 1, Hickisch Subdivision of Lot 2 Jansen's Block of Overbaugh and Burns Addition;
 thence, along the East line of said Lot 1, 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.

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.



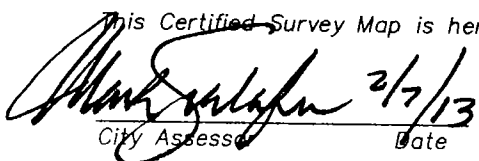
Christopher W. Fechner RLS #2448
 Coulee Region Land Surveyors, LLC
 917 S. 4th Street
 La Crosse, WI 54601

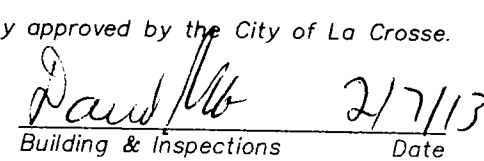
Owner:
 Pointe West Investments, LLC
 N5336 State Road "35"
 Onalaska, WI 54650



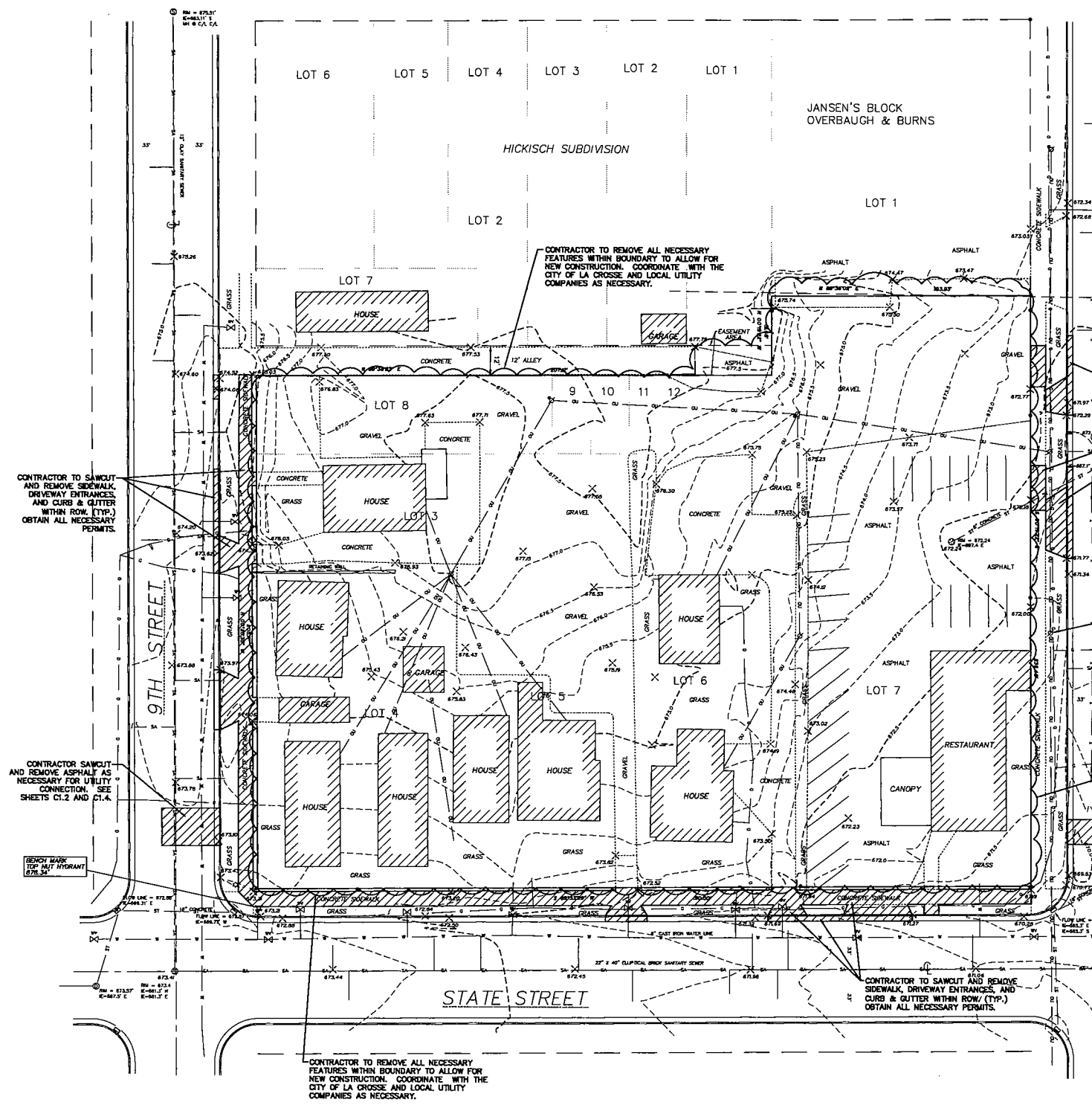
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°21'37" E	31.33'
L2	N 89°38'11" E	44.57'
L3	N 00°19'22" W	63.00'

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


 City Assessor Date


 Building & Inspections Date

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SITE INFORMATION:

PROPERTY AREA:	AREA = 68,989 S.F. (1.54 ACRES)
EXISTING ZONING:	TRADITIONAL NEIGHBORHOOD
PROPOSED ZONING:	TRADITIONAL NEIGHBORHOOD
PROPOSED USE:	COMMERCIAL/MULTI-FAMILY HOUSING
AREA OF SITE DISTURBANCE:	76,500 S.F. (1.75 ACRES)
SETBACKS:	
BUILDING:	FRONT = NONE REQ. SIDE = NONE REQ. REAR = NONE REQ.
PARKING:	FRONT = 5' (GREEN SPACE) SIDE = 5' (GREEN SPACE) REAR = NONE REQ. (N/A)
PROPOSED BUILDING HEIGHT 39'-7" (MAX HEIGHT ALLOWED: NO REQ.)	
MULTI-FAMILY PARKING REQUIRED:	1 SPACE PER BEDROOM (120 SPACES REQ.)
COMMERCIAL PARKING REQUIRED:	SEE SPECIAL EXCEPTIONS REQUEST IN PROJECT NARRATIVE
TOTAL OFF-STREET PARKING PROVIDED:	136 SPACES (5 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED:	5 HANDICAP STALLS PROVIDED: 5
BIKE STALLS REQUIRED:	1 PER 3 BEDROOMS = 40, PROVIDED: 40
HOURS OF OPERATION:	780
BUILDING OCCUPANCY CLASSIFICATION:	1ST FLOOR = A-2, U, B 2ND-5TH FLOOR = R-2
CLASS OF BUILDING CONSTRUCTION:	1ST FLOOR = IA 2ND-5TH FLOOR = VA
LANDSCAPE REQUIREMENTS:	MAX PARKING LOT SURFACE RATIO: 75%

EXISTING SITE DATA

PROJECT SITE	AREA (SQ)	RATIO
BUILDING FLOOR AREA (CONC. & GRASS)	154	0.22%
TOTAL IMPERVIOUS	12,312	17.74%
LANDSCAPE/OPEN SPACE	46,677	67.76%
TOTAL PARKING/DRAWNWAY SURFACES (ASPH)	18,647	27.04%

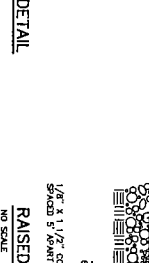
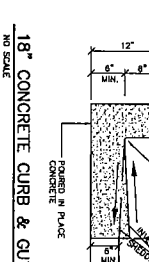
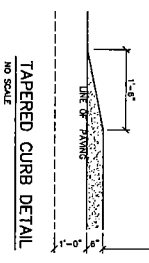
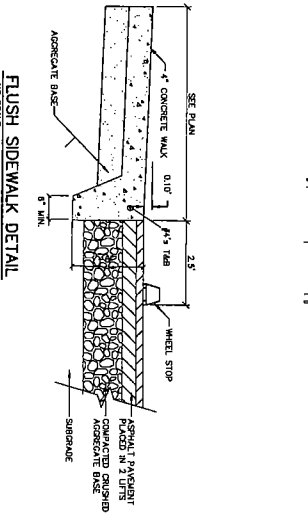
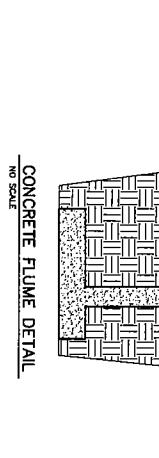
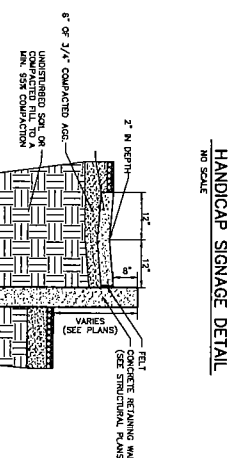
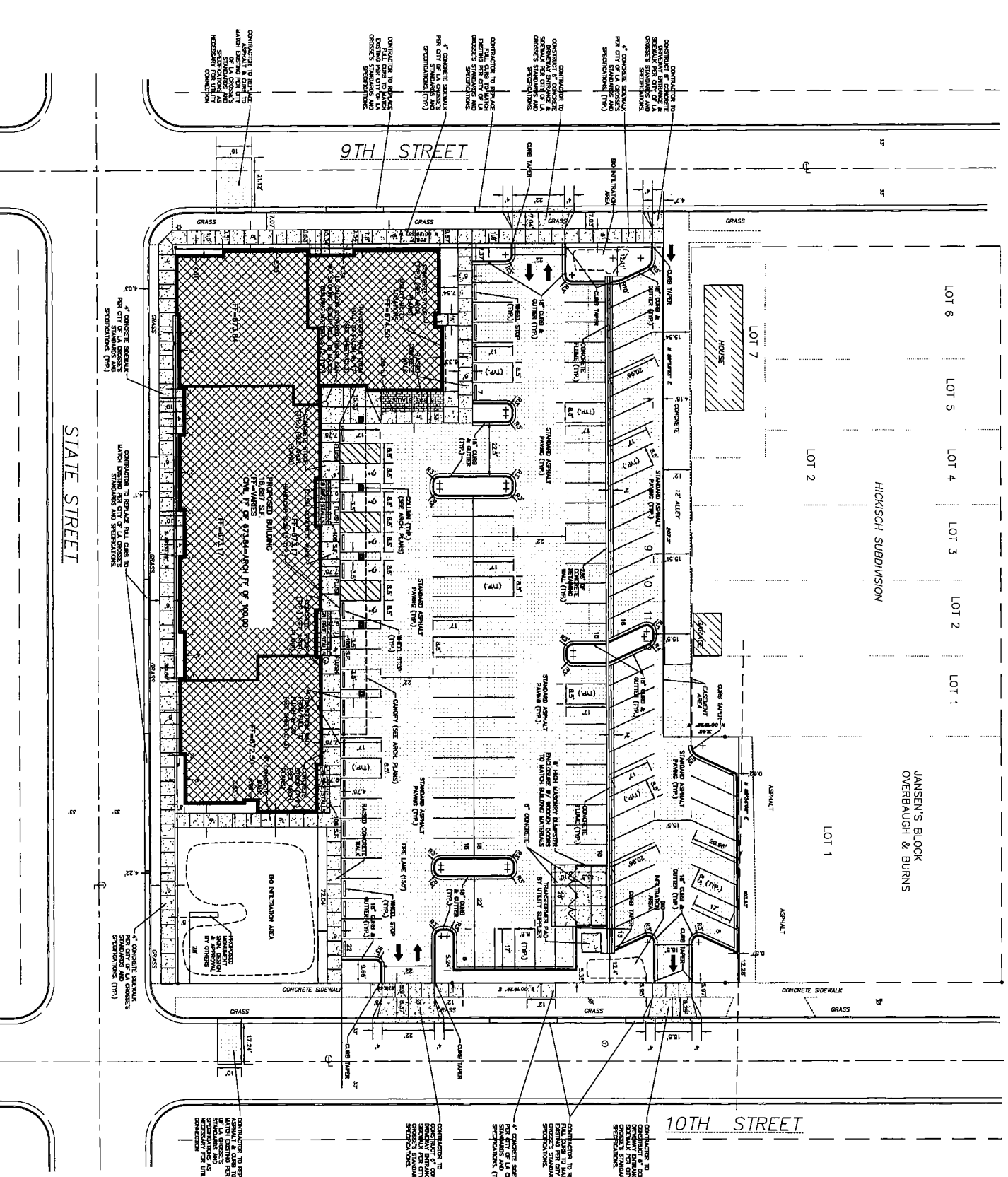
PROPOSED SITE DATA

PROJECT SITE	AREA (SQ)	RATIO
BUILDING FLOOR AREA (CONC.)	154	0.22%
TOTAL IMPERVIOUS	57,020	82.78%
LANDSCAPE/OPEN SPACE	9,022	13.22%
TOTAL PARKING/DRAWNWAY SURFACES (ASPH)	23,000	33.35%

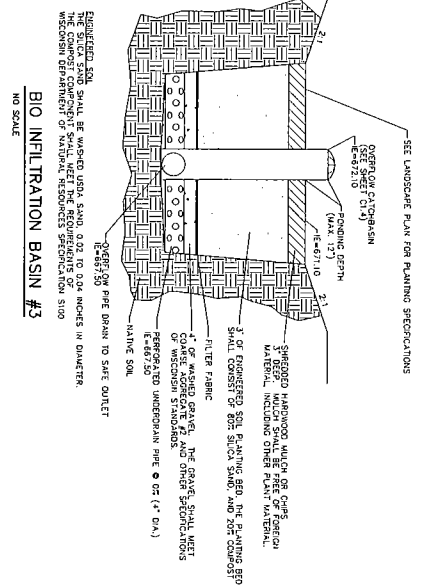
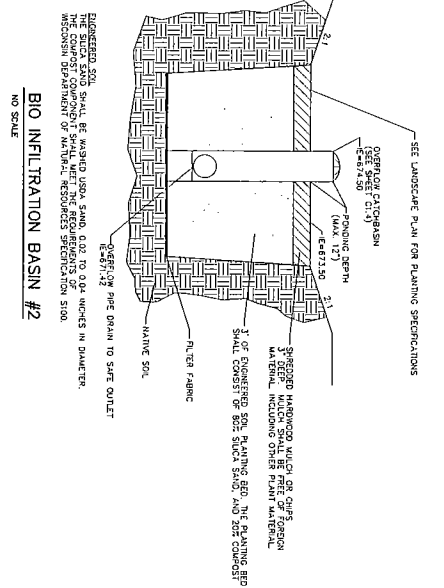
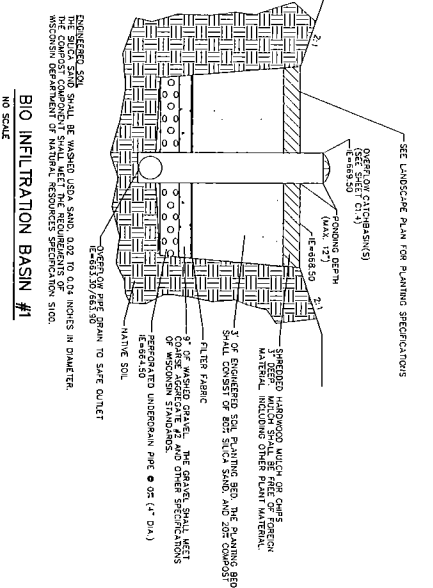
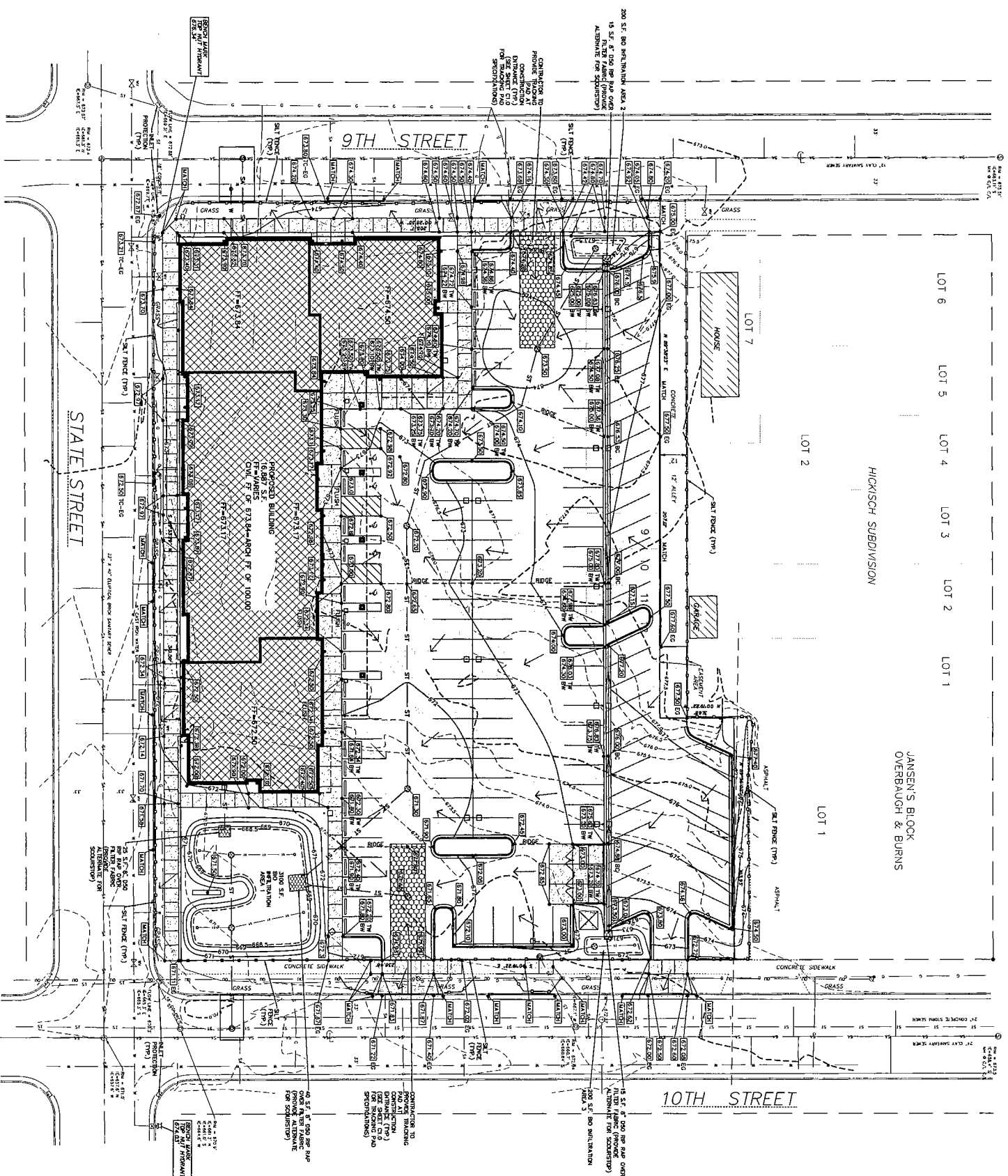
NOTE: EXCESS SNOW WILL BE REMOVED FROM THE SITE.

NOTE: BIKE RACKS SHALL BE RIBBON RACKS.

NOTE: PREVIOUS PAVERS SHALL BE PROVIDED IN ALL BIKE PARKING AREAS. VERIFY COLOR WITH OWNER.



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



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

PROJECT:
 MIDTOWN BUILDING
 STATE STREET
 LA CROSSE, WISCONSIN 54602

PRELIMINARY SHEET DATES:
 JANUARY 30, 2013
 FEBRUARY 8, 2013

GRADING AND EROSION CONTROL PLAN

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

- LANDSCAPE NOTES:**
1. VERIFY UTILITY LOCATION BEFORE BEGINNING ANY WORK.
 2. PLANTING BEDS SHALL HAVE 6" TOPSOIL AND 3" BARK MULCH. ALL SHADE TREES SHALL BE PLANTED WITH 18" WOOD CHIPS. PROVIDE REMOVED CLASSIC EDGE AROUND ALL PLANTING BEDS PER PLANS.
 3. NEW LAWN AREAS AROUND BUILDINGS SHALL BE RESTORED WITH SOO. NEW AND DESTROYED LAWN AREAS SHALL BE RESTORED WITH SEED AND MULCH.
 4. INDICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.
 5. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND RENEW PROPOSED PLANTING AND RELATED WORK.
 6. SEE SHEET 12 FOR DETAILS AND SPECIFICATION.

PLANT LIST

Key	Botanical Name	Size	Quantity
A1	Common Yew	3 gal.	17
A2	Red-Twig Dogwood	3 gal.	14
A3	Amur honeysuckle	3 gal.	14
A4	Asian reed grass	1 gal.	35
A5	Common reed	1 gal.	35
B1	Red-Twig Dogwood	1 gal.	14
B2	Amur honeysuckle	1 gal.	14
B3	Asian reed grass	1 gal.	69
B4	Common reed	1 gal.	69
C1	Red-Twig Dogwood	3 gal.	2
C2	Amur honeysuckle	3 gal.	2
C3	Asian reed grass	3 gal.	8
C4	Common reed	3 gal.	8
D1	Red-Twig Dogwood	1 gal.	11
D2	Amur honeysuckle	1 gal.	11
D3	Asian reed grass	1 gal.	4
D4	Common reed	1 gal.	4
E1	Red-Twig Dogwood	3 gal.	1
E2	Amur honeysuckle	3 gal.	1
E3	Asian reed grass	3 gal.	18
E4	Common reed	3 gal.	18
F1	Red-Twig Dogwood	1 gal.	21
F2	Amur honeysuckle	1 gal.	21
F3	Asian reed grass	1 gal.	50
F4	Common reed	1 gal.	50
G1	Red-Twig Dogwood	3 gal.	2
G2	Amur honeysuckle	3 gal.	2
G3	Asian reed grass	3 gal.	12
G4	Common reed	3 gal.	12
H1	Red-Twig Dogwood	1 gal.	33
H2	Amur honeysuckle	1 gal.	33
H3	Asian reed grass	1 gal.	14
H4	Common reed	1 gal.	14
I1	Red-Twig Dogwood	3 gal.	7
I2	Amur honeysuckle	3 gal.	7
I3	Asian reed grass	3 gal.	6
I4	Common reed	3 gal.	6
J1	Red-Twig Dogwood	3 gal.	9
J2	Amur honeysuckle	3 gal.	9
J3	Asian reed grass	3 gal.	8
J4	Common reed	3 gal.	8
K1	Red-Twig Dogwood	3 gal.	12
K2	Amur honeysuckle	3 gal.	12
K3	Asian reed grass	3 gal.	12
K4	Common reed	3 gal.	12

LANDSCAPE CALCULATIONS

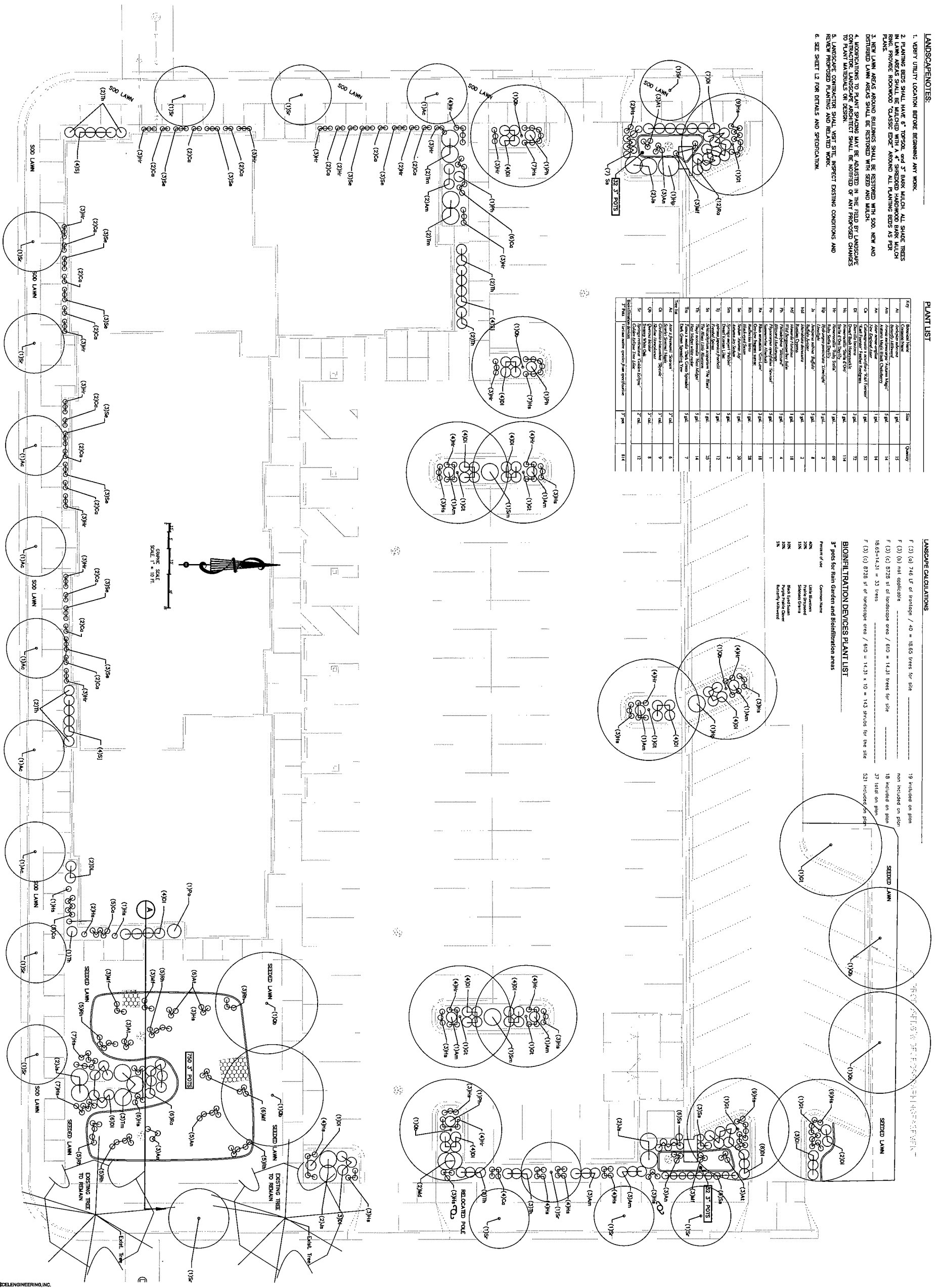
F (3) (a) 748 LF of frontage / 40 = 18.65 trees for site
 F (3) (b) not applicable
 F (3) (c) 8728 sq ft of landscape area / 610 = 14.31 trees for site
 18.65 + 14.31 = 33 trees
 F (3) (c) 8728 sq ft of landscape area / 610 = 14.31 x 10 = 143 shrubs for the site
 221 included on plan

BIOFILTRATION DEVICES PLANT LIST

Common Name	Quantity
Red-Twig Dogwood	198
Amur honeysuckle	198
Asian reed grass	198
Common reed	198

LANDSCAPE CALCULATIONS

19 included on plan
 non included on plan
 18 included on plan
 37 total on plan
 221 included on plan



EXCEL ENGINEERING
 1000 S. GARDEN ST. SUITE 100
 WAUKESHA, WI 53186
 PHONE: (262) 781-8800
 FAX: (262) 781-8801
 A=excelsite@excelsite.com

PARAGON ASSOCIATES
 Environmental Design & Consulting
 076 BROADWAY, SUITE 200
 632 COPELAND AVENUE, LA CROSSE, WI 54603
 Tel: 608.781.3110 Fax: 608.781.3197 Paragon-Associates.com

OWNER:
 POINTWEST INVESTMENTS, LLC
 N5336 STATER ROAD 35
 ONALASKA, WISCONSIN 54650

PROJECT:
 MIDTOWN BUILDING
 STAT STREET
 LACROSSE, WISCONSIN 54602

2013RCE ENGINEERING, INC.
 JOB NUMBER: 1109280
 SHEET: L1

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Provide and install trees, plants, and ground covers as indicated on the drawings.
- B. Mulch and fertilizer for plantings.
- C. Installation of fertilizers, including excavation of basin, edging materials, and providing and placing engineered soil for bioinfiltration and compost modified soil for rain gardens.
- D. Edging materials for designed landscaping areas.
- E. Maintenance of trees, plants and ground cover.

1.2 QUALITY ASSURANCE

- A. Provide root one to botanical name and legibly tagged. No substitutions are permitted without written approval.
- B. Comply with listing and grading standards of AAN American Standard for Nursery Stock.
- 1.3 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver trees and shrubs after preparation for planting have been completed and plant material is ready for installation. If plants are delivered in containers, they shall be shaded in shade, protected from weather and mechanical damage, and kept moist.

1.4 WARRANTY

- A. Warranty: include coverage for one continuous growing season after final acceptance; replace dead or deteriorating plants.

1.5 MAINTENANCE SERVICE

- A. Provide maintenance service for four weeks following substantial completion.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Provide plants typical of their species or variety, with densely developed and balanced branches with well-developed root systems. Provide sound, healthy, plants free from distigging knots, injuries, frost cracks, abrasions of the bark, plant diseases, insect infestations.
- B. 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.

- D. Fertilizer Type A: Commercial slow-release 18-46-0
- E. Planting mulch (Type A) shall be shredded cedar, hardwood, or cypress mulch with no more than 5% by volume larger than 6" in length and 1" in width, brown in color, free of foreign material. Rain Garden shall be mulched by installing one layer erosion control matting (SC150BN by North American Green or approved equal).

- F. Water furnished by the Owner. Contractor shall provide hose and other watering equipment.

- G. Mulch Control net over bark mulch planting areas around bioinfiltration areas and rain garden only, shall be PROFILE straw edging by PROFILE Products, LLC or equal, having the following characteristics:
 1. Material shall be polypropylene extruded oriented plastic net.
 2. Mesh opening shall not be smaller than 3/4" x 3/4" or larger than 1" x 3".
 3. Weight of material approximately 2.8 lbs. per 1000 s.f.

- 1. Edging shall be Classic Edge as manufactured by Rockwood Retaining Wall, (888) 288-4045.

PART 3 - EXECUTION

3.1 FERTILIZING

- A. Incorporate fertilizer Type A into planting backfill soil as a rate of 1 or per cubic foot of soil material or in accordance with manufacturer's instructions approved by the A/E.

3.2 INSTALLATION

- A. Tree and shrub planting:
 1. Excavate plant pit in accordance with the detail drawings. Depth of the plant pit shall accommodate the root system to set the root flare at the existing ground surface. Slightly overfill the pit with soil or mulch.
 2. Remove ball or the plant pit or container from the root flare.
 3. Set plants in the planting pit so that the root flare is at finish grade and so the plant is in proper alignment. Set plants upright, plumb, and faced to give the best appearance in relationship to each other and adjacent structures.
 4. In the case of plants with extensive root systems, remove topsoil for the upper layers of backfill but do not disturb the root system. The soil shall be replaced with the same soil. If the root flare has been backfilled approximately 2/3 full, water thoroughly before installing the remainder of the soil.
 5. After water has been absorbed, fill plant pit with topsoil and tamp lightly to grade. Form a water saucer around the edge of each planting pit.
 6. Fertilize trees and shrubs with 4" of mulch Type A.
 7. After mulching, pull mulch back away from tree trunks approximately 3".

B. Bioinfiltration Area

- 1. Mulch area with mulch Type A prior to planting to prevent compaction of surface.
- 2. Install 3" pointed plants, evenly spaced, in the quantity identified on the plans.
- 3. Install 3" pointed plants, evenly spaced, in the quantity identified on the plans.

D. Edging: Install concrete edging around all planting beds and around bioinfiltration.

- E. 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.

3.3 ACCEPTANCE

- A. A/E 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.
- B. A/E or the Owner's representative may perform an additional observation approximately 60 days end of the warranty period. The warranty shall extend to a date that is 72 days beyond the completion of repairs made to any deficient work.

3.4 MAINTENANCE

- A. Maintain plants for six weeks following substantial completion.
- B. Maintenance includes:
 1. Watering.
 2. Weeding, plant beds and tree pits.
 3. Applying fertilizers for weed control in accordance with manufacturer's instructions.
 4. Pruning, including removing dead or broken branches.
 5. Weeding.

END OF SECTION 32.9200

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Soil preparation
- B. Seed and seeding operations

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Lawn Seed
 1. No Mow Lawn Mix (95099) as supplied by Prairie Nursery, Westfield, Wisconsin.
 2. Rate: 5 pounds per 1000 square feet. Seed mix shall allow for oats cover crop.
- C. Mulch shall be erosion control matting as specified for slopes (SC150BN by North American Green)

PART 3 - EXECUTION

3.1 PREPARATION

- A. Loosen topsoil of lawn areas to minimum depth of 4".

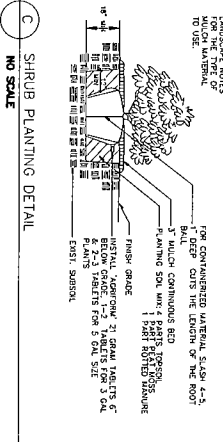
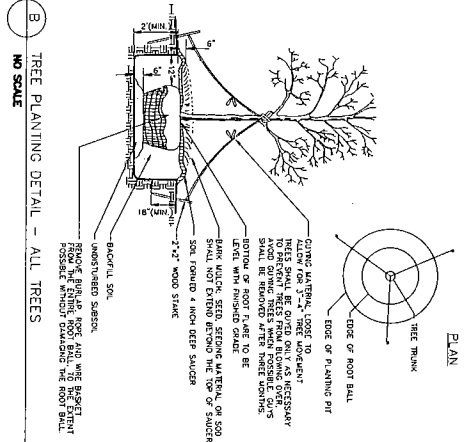
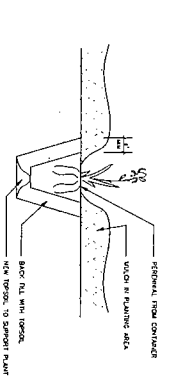
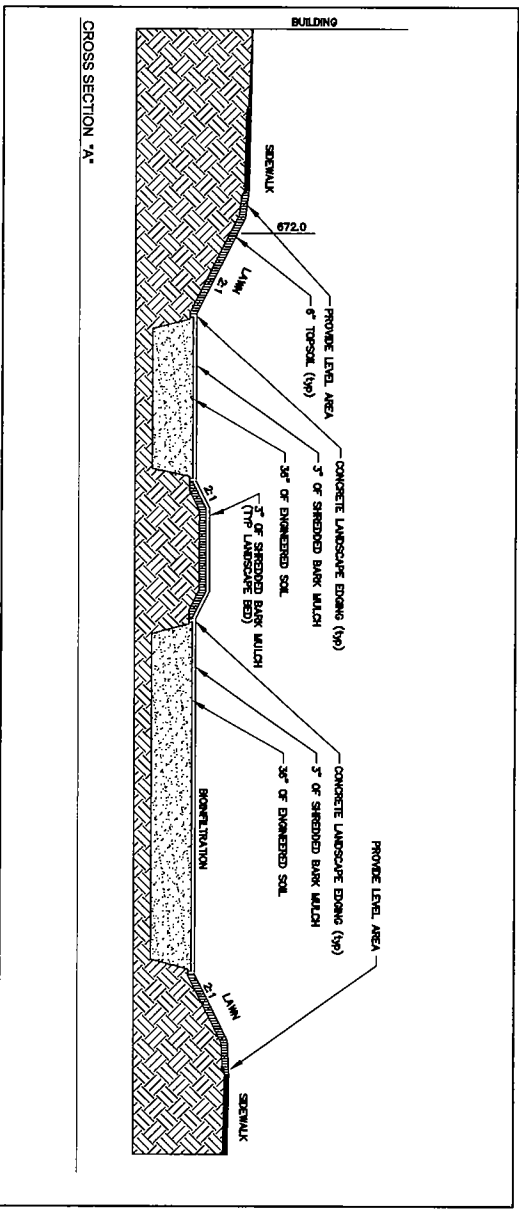
3.3 PERFORMANCE

- A. Seeding
 1. Seed immediately after preparation of bed between April 1 and September 15.
- B. Mulching - install erosion control matting immediately.

3.3 MAINTENANCE

- A. Maintain seeded lawn areas, spot weeding, and re-seeding to achieve a uniform stand of grass free from weeds, undesirable grass species, diseases, and insects.
- B. Repair, rework, and reseed areas that wash out or erode.

END OF SECTION 32.92.19



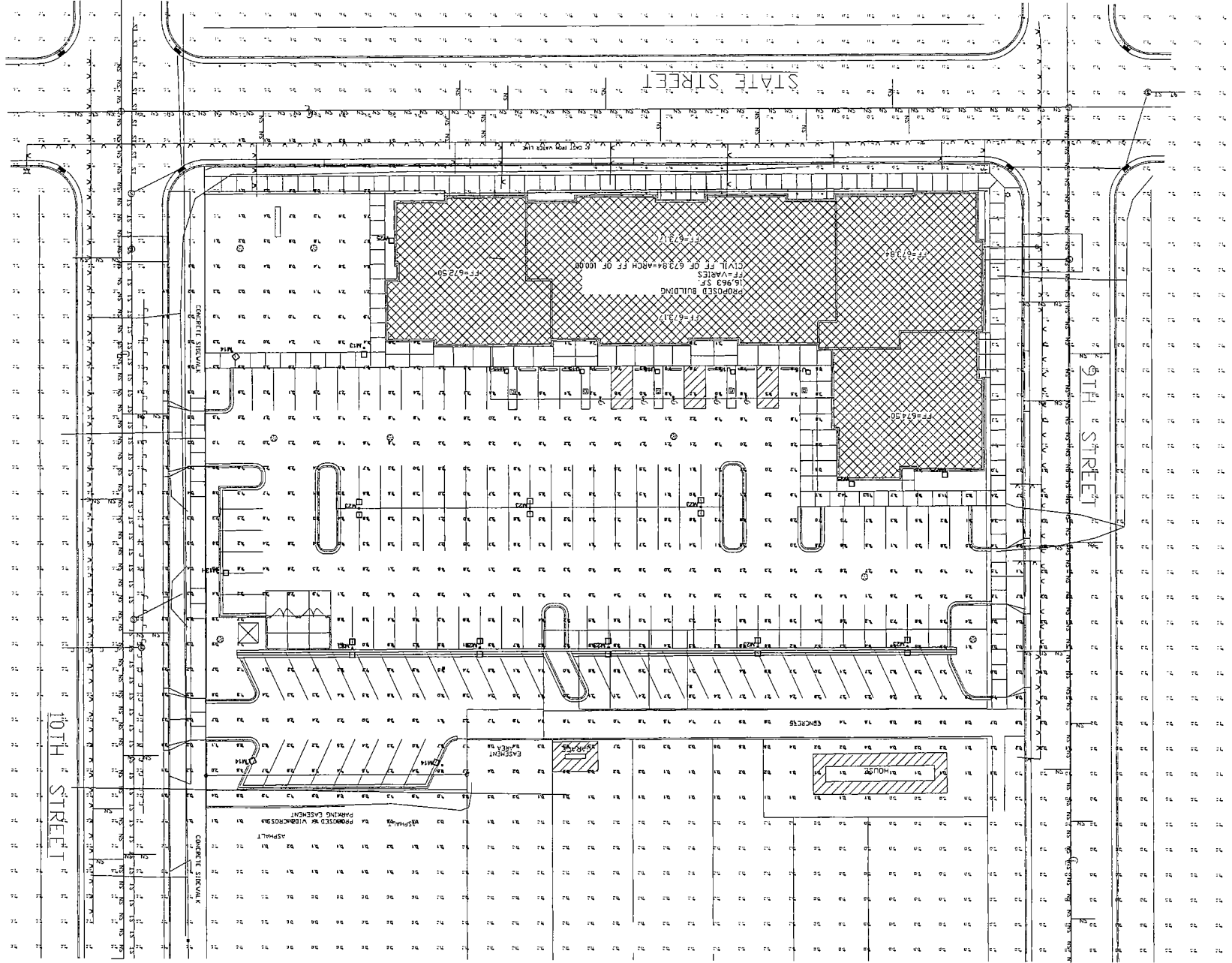
EXCEL ENGINEERING
1000 EAST CLINTON ST.
MILWAUKEE, WI 53212
PHONE: (414) 224-1800
FAX: (414) 224-1801
A/E: 04/28/2019

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL, ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEYING
832 COPELAND AVENUE, LA CROSSE, WI 54603
Tel: 608.781.3110 Fax: 608.781.3187 Paragon-Associates

OWNER:
POINTWEST INVESTMENTS, LLC
N5336 STATEROAD35
ONALASKA, WISCONSIN 54650

PROJECT:
MIDTOWN BUILDING
STATE STREET
LACROSSE, WISCONSIN 54602

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JOB NUMBER: 1109280
SHEET: 12



SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'
NORTH

Item	Symbol	Qty	Watt	Beam	Height	Notes
MAIN PARKING AREA	X	436	94 W	12°	7.51	
SECURITY PARKING	X	288	94 W	14.8°	5.81	
TOTAL		724				

Item	Symbol	Qty	Watt	Beam	Height	Notes
M13	□	1	100	40°	15.0'	ARCHITECTURAL AREA LUMINAIRE - TYPE B CLEAN EDGE DISTRIBUTION HORIZONTAL BEAM TILT: 30.0° MOUNTING HEIGHT: 15.0'
M13	□	8	100	40°	15.0'	ARCHITECTURAL AREA LUMINAIRE - TYPE B CLEAN EDGE DISTRIBUTION HORIZONTAL BEAM TILT: 30.0° MOUNTING HEIGHT: 15.0'
M23	□	1	100	40°	15.0'	ARCHITECTURAL AREA LUMINAIRE - TYPE B CLEAN EDGE DISTRIBUTION HORIZONTAL BEAM TILT: 30.0° MOUNTING HEIGHT: 15.0'
M23	□	8	100	40°	15.0'	ARCHITECTURAL AREA LUMINAIRE - TYPE B CLEAN EDGE DISTRIBUTION HORIZONTAL BEAM TILT: 30.0° MOUNTING HEIGHT: 15.0'
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M23	□	8	100	40°	15.0'	ARCHITECTURAL AREA LUMINAIRE - TYPE B CLEAN EDGE DISTRIBUTION HORIZONTAL BEAM TILT: 30.0° MOUNTING HEIGHT: 15.0'

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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JOB NUMBER: 1109280
SHEET: PXP1

PRELIMINARY SHEET DATES:
JANUARY 30, 2013

PROJECT:
MIDTOWN BUILDING
STATE STREET
LA CROSSE, WISCONSIN 54602

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

Always a Better Plan
100 CADLAC DRIVE
POMONA, CA 92673
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EXCEL ENGINEERING, INC.

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

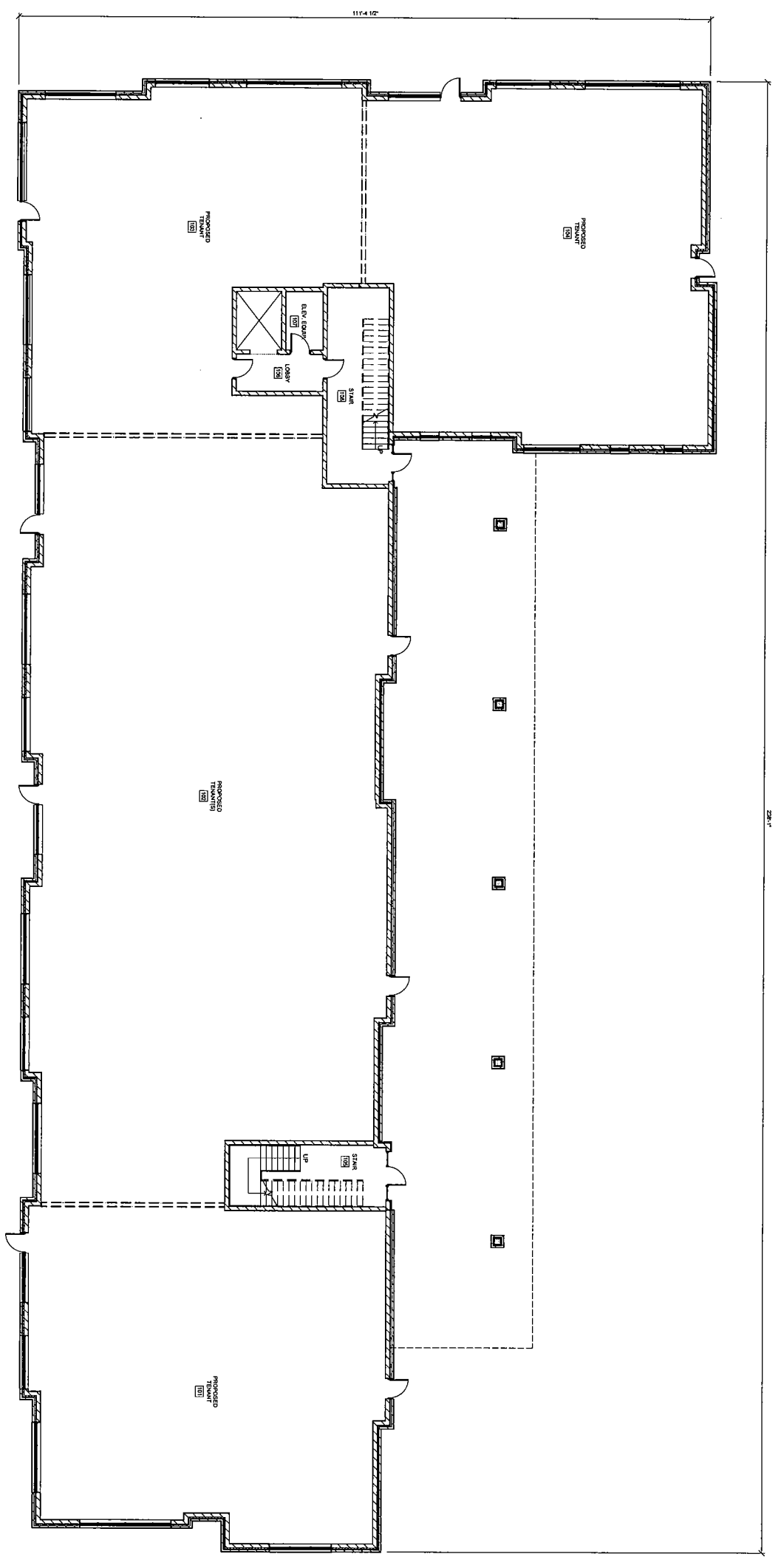
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PRELIMINARY SHEET DATES:
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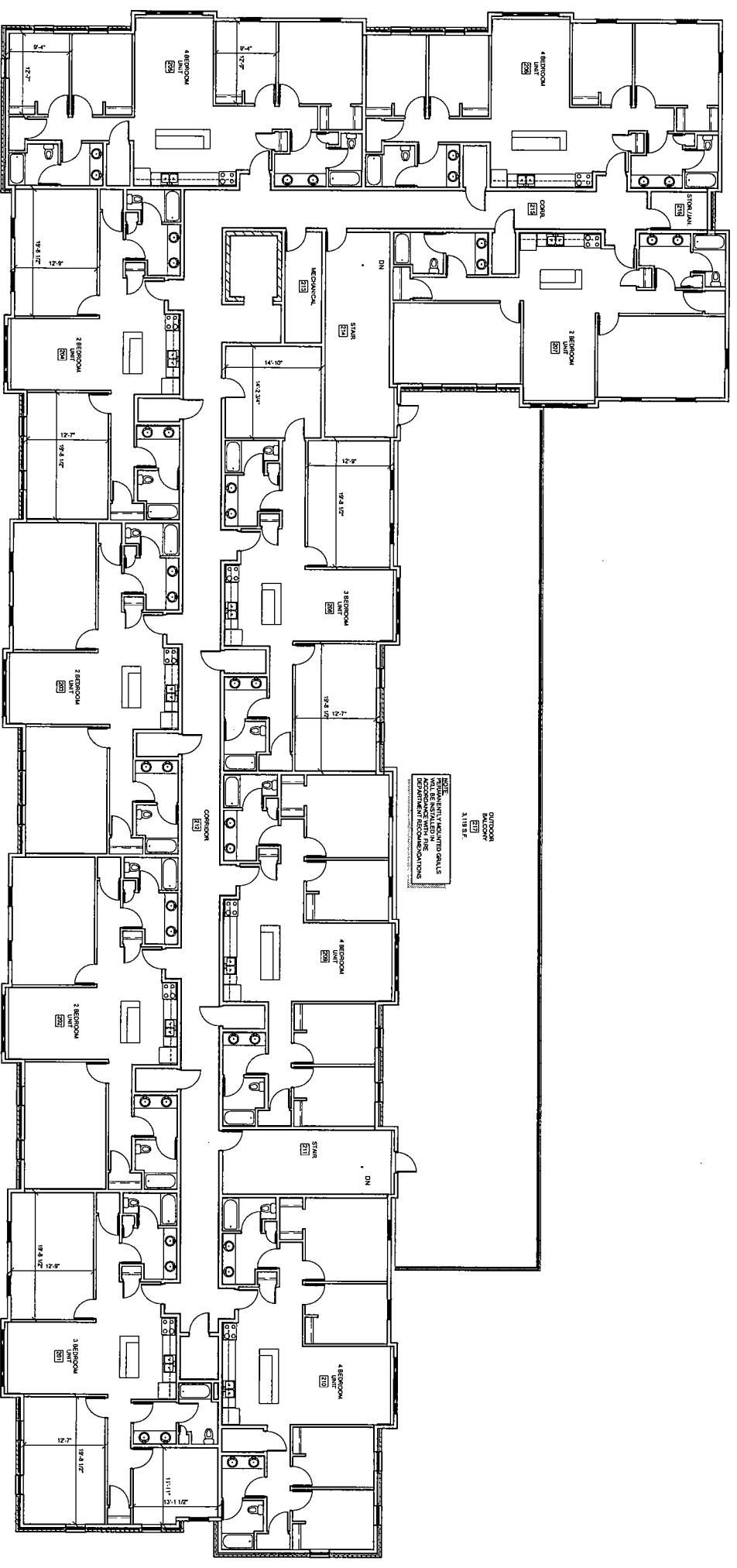
JOB NUMBER:
 1109290
SHEET

A1.1

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



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



SECOND FLOOR PLAN (THIRD THROUGH FIFTH SIMILAR)

OWNER:
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 N5336 STATE ROAD 35
 ONALASKA, WISCONSIN 54650

PROJECT:
 MIDTOWN BUILDING
 STATE STREET
 LA CROSSE, WISCONSIN 54602

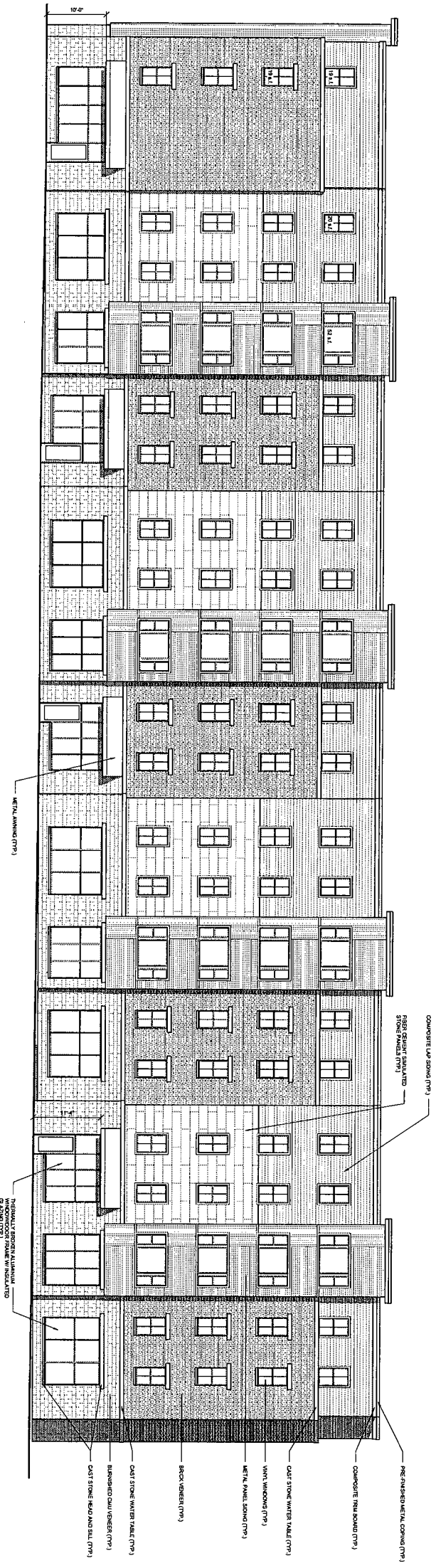
PRELIMINARY SHEET DATES:
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 FEBRUARY 8, 2013

JOB NUMBER:
 1109280

SHEET

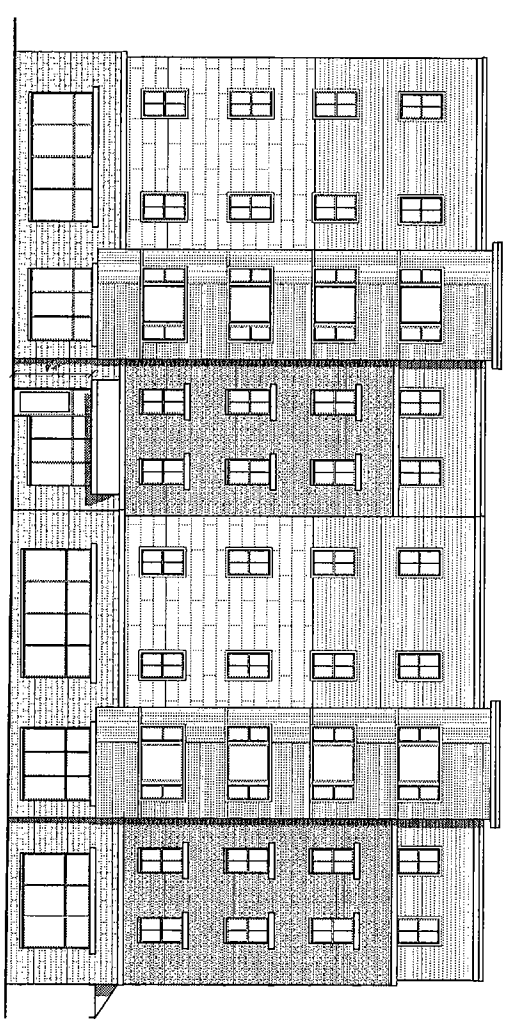
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

A1.2



SOUTH FACADE FENESTRATION CALCULATION
 13,413 TOTAL SF OF FACADE
 2,196 SF OF WHITE WINDOWS AND TRIM
 2,348 SF OF CAST STONE WATER TABLES
 3,048 SF OF METAL PANEL SIDING
 25.7% OF FACADE IS DOOR/WINDOWS AND TRIM

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST FACADE FENESTRATION CALCULATION
 4,770 TOTAL SF OF FACADE
 878 SF OF WHITE WINDOWS AND TRIM
 871 SF OF CAST STONE WATER TABLES
 1,719 SF OF METAL PANEL SIDING
 23.1% OF FACADE IS DOOR/WINDOWS AND TRIM

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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

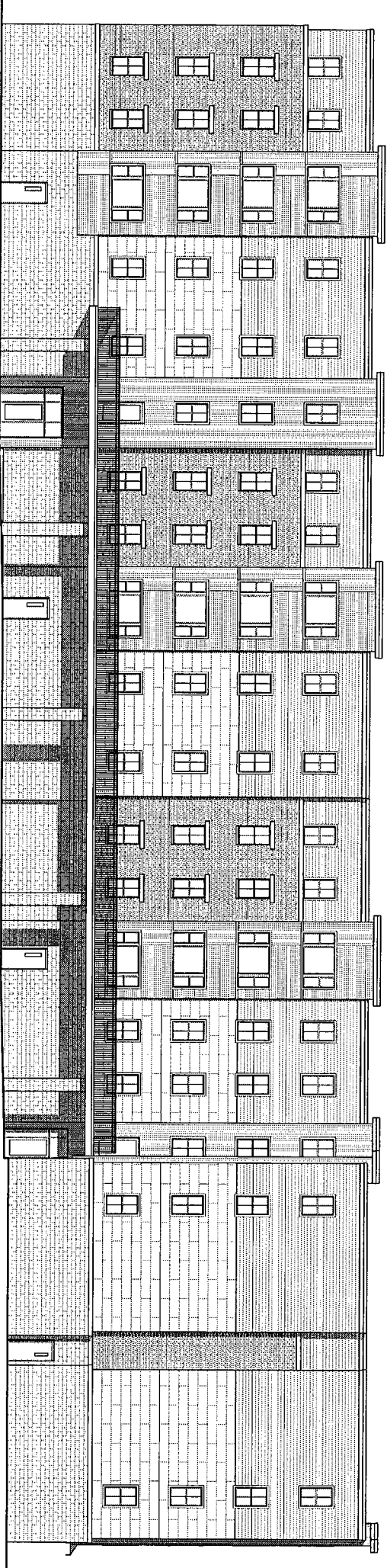
PROJECT:
 MIDTOWN BUILDING
 STATE STREET
 LA CROSSE, WISCONSIN 54602

PRELIMINARY SHEET DATES:
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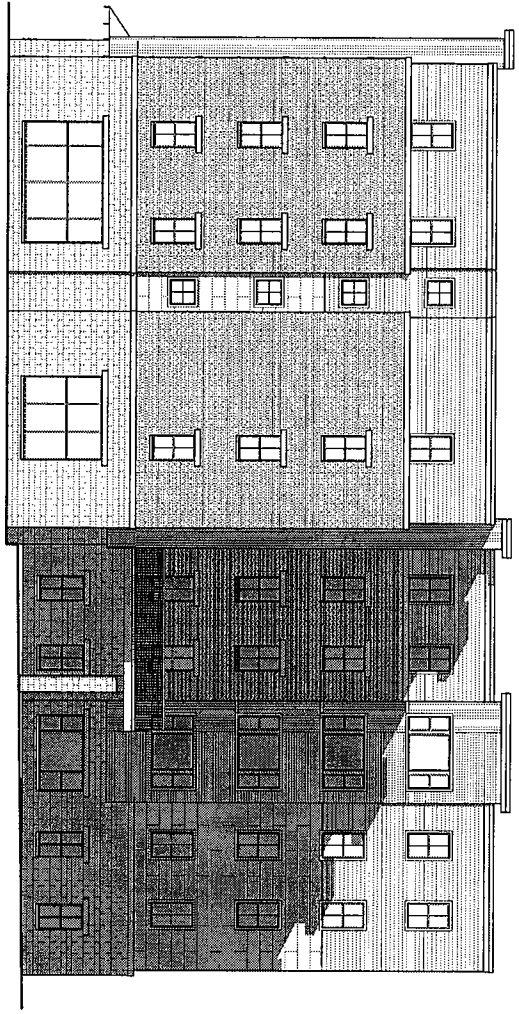
JOB NUMBER:
 1103230
SHEET

A2.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



1 EAST ELEVATION
SCALE 1/8" = 1'-0"

EAST FACADE FENESTRATION CALCULATION
 4,184 TOTAL SF OF FACADE
 980 SF OF VENT, WINDOWS AND DOORS
 420 SF OF ALUMINUM CLADDING AND DOORS
 3,124 SF OF FACADE IS SOLID MASONRY AND TRIM

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

PROJECT:
 MIDTOWN BUILDING
 STATE STREET
 LA CROSSE, WISCONSIN 54602

PRELIMINARY SHEET DATES:
 JANUARY 30, 2013
 FEBRUARY 8, 2013

JOB NUMBER:
 1109290
SHEET

A2.1

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION