

DAVY ENGINEERING CO.

115 6th Street S.
La Crosse, WI 54601
(608) 782-3130
FAX (608) 784-6611



April 3, 2015

City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Attn: Teri Lehrke, City Clerk

Re: Willow Heights Preliminary Plat

Ladies/Gentlemen:

This letter serves as a letter of application for the submittal of the Preliminary Plat of Willow Heights. Willow Heights is a proposed 24 lot, single family, residential subdivision located on part of the former Irish Hills Golf Course on Knobloch Road. The homes are expected to range from \$300,000 to \$700,000 and the lot prices are expected to range from \$80,000 to \$150,000.

Twelve copies of the following prints are enclosed for your review.

1. Preliminary Plat of Willow Heights
2. Preliminary Plan and Profiles of the proposed streets

Five copies of the following prints are also enclosed for your review along with a copy of the draft Restrictive Covenants and the Geotechnical Report of the soil borings.

1. Preliminary Construction Plans: Preliminary Grading Plan, Preliminary Erosion Control Plan, Street Cross Sections, and Details. The above Preliminary Street Plan and Profiles are part of these plans.
2. Preliminary Storm Water Plan which is called the Storm Water Pollution Prevention Plan

The proposed subdivision will be served by private wells. If a well will serve more than one property, the well will serve a maximum of 6 residential lots and the common water main will be within the 15 foot utility easement along and adjacent to the road right-of-way. Each residential lot will also be served by a private on-site wastewater treatment system. Underground electric, telephone, gas and similar utilities will also be installed within the 15 foot easement along and adjacent to the road right-of-way. Storm water drainage facilities will be installed as shown with surrounding easements for access, maintenance, and repair.

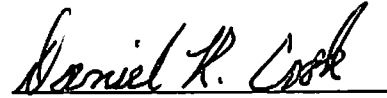
Utility easements have also been included along the side lot lines of Lots 7 and 8 and Lots 11 and 12 for possible future public sanitary sewer connection from the valleys south of this addition.

Pedestrian transportation will be provided by a 4 foot designated and marked lane alongside and adjacent to the paved section of Willow Trail. The driving lanes of Willow Trail will be 11 feet wide bringing the total pavement width to 26 feet. The pavement width of Acorn Court will be 22 feet with 11 foot lanes. Refer to enclosed typical cross section for Willow Trail.

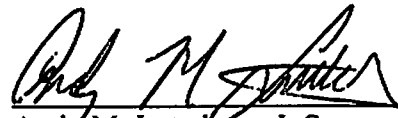
The intent is to begin construction on these proposed improvements in May of this year.

Sincerely,

DAVY ENGINEERING CO.
CONSULTING ENGINEERS



Daniel R. Cook, P.E.



Andy M. Luttelens, L.S.

AML/DRC:jar
9937-002.130 & .022
Enc.

cc: Andy Temte
MFD

CITY OF LA CROSSE, WI
General Billing - 124332 - 2015
001686-0001 Paula G. 04/03/2015 02:15PM
35583 - ALT INVESTMENTS LLC
Payment Amount: 250.00
April 3, 2015



OFFICE OF
CITY ENGINEER
 CITY HALL
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396
 (608) 789-7505

(PRELIMINARY AND FINAL) PLAT SUBMITTAL CHECK LIST
To be completed before filing with the City Clerk

(Note: More than one checklist item may be on a sheet of paper)

1. ✓ SD Preliminary Plat (Face Plat)
2. ✓ SD Survey Plat (Existing Conditions)
3. N/A Site Plan (Tree, Lighting, Parks) *Park Land (Dedication w Plat)*
4. ✓ SD Grading Plan (Proposed Grades)
5. ✓ SD Erosion Control Plan
 - a. Silt fence
 - b. Mats
 - c. Tracking Pads
 - d. 30 % Slopes (If Necessary)
 - e. Rip-Rap
 - f. Grades (Proposed/Existing)
6. ✓ SD Hydrology (Pre/Post), Soils, and Calculations book
 - a. Storm water Narrative
7. ✓ SD Utility Plan
 - a. Sanitary *Private*
 - b. Water *Community wells/private*
 - c. Storm *Retention Basins/Bio Filters/culverts*
8. ✓ SD Plan and Profile
 - a. Street
 - b. Utility
9. ✓ SD Structure Details
 - a. Erosion Protection
 - b. Street
 - c. Utilities (If Necessary)
10. ✓ SD Covenants and Restrictions

To be completed by City Clerk at time of filing:

11. X Twelve (12) sets; five (5) of those full sets (i.e. site plan, grading plan, erosion control, etc.)
12. _____ Public Site Fee (Due at Final Plat Submittal - \$100/lot in lieu of public lands dedication)
13. X Reviewing Fees
 - Preliminary \$250.00
 - Final \$150.00
 - Reapplication \$50.00