City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Judiciary & Administration Committee

Tuesday, June 30, 2026 | **6:00 PM** | **Council Chambers, City Hall, First Floor**

This meeting is open for in-person attendance and will also be available through video conferencing via the Zoom link below.
https://us06web.zoom.us/j/83896973662?pwd=NWpxOEFqeUNMZ0haTEdXK2JiU0M3QT09
Passcode: CC2026 | Meeting ID: 838 9697 3662 | Call In (audio only): +13126266799

Public comment is limited to agenda items; statements shall be restricted to the subject matter. If you wish to speak on an agenda item, please register in advance:

- Register online at https://www.cityoflacrosse.org/city-services/meeting-registration
- Contact the City Clerk's Office no later than 4:00p on the day of the meeting, with the following information: name, municipality of residence, if you are representing an organization or a person other than yourself at the meeting, and if you are speaking in favor, opposition or neutral.
- Sign up in person no less than ten (10) minutes before the start of the meeting.

If attending virtual and you wish to speak, contact the City Clerk's Office and we will provide you with the information necessary to join the meeting. Call 608-789-7510 or email cityclerk@cityoflacrosse.org.

Public hearings shall be limited to 30 minutes when there are opposing viewpoints from the public. In the absence of opposing viewpoints, public hearings are limited to 15 minutes. Individual speakers shall speak no more than three (3) minutes unless waived by the Chair or a majority of the committee.

Members of the public who would like to provide written comments on any agenda may do so by emailing cityclerk@cityoflacrosse.org or mailing to City Clerk, 400 La Crosse Street, La Crosse WI 54601.

Call To Order

Roll Call

Agenda Items:

NEW BUSINESS

26-0513 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street.

Public hearing.

26-0519 Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2026-2027 (July).

26-0530 Resolution designating concessionaire for the La Crosse Regional Airport along with authorization to apply for “Class B” Intoxicating Liquor Permit.

Sponsors: Dickinson

26-0619 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District - General, allowing for redevelopment of the property into commercial and residential uses at 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

Public hearing.

26-0650 Resolution approving a twenty-year lease with the Off Airport Land Lease Between the United States of America Department of Transportation Federal Aviation Administration and City of La Crosse, Wisconsin by and through Parks and Recreation Department.

Sponsors: Sleznikow

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY
Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Judiciary & Administration Committee Members:
Tamra Dickinson, Olivia Stine, Gary Padesky, Mackenzie Mindel, Jennifer Trost, Crystal Bedford, Lisa Weston

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0513

Agenda Date: 6/30/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District – General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Planned Development District - General to the Planned Development District – General & Specific on the Master Zoning Map, to-wit:

Tax Parcel 17-10289-040; 1325 St. Andrew Street

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Borton Development, LLC. 2 Copeland Ave # 201, La Crosse, WI 54603

Owner of site (name and address):

Borton Development, LLC. 2 Copeland Ave # 201, La Crosse, WI 54603

Address of subject premises:

1325 St Andrew St, La Crosse, WI 54603

Tax Parcel No.: 17-10289-040

Legal Description (must be a recordable legal description; see Requirements):

See Certified Survey Map Draft

PDD/TND: ☐ General ☐ Specific ☑ General & Specific

Zoning District Classification: Planned Development District

Proposed Zoning Classification: Planned Development District

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:

Vacant Land

Property is Proposed to be Used For:

Borton Construction Office and Warehouse

Proposed Rezoning is Necessary Because (Detailed Answer):

The proposed rezoning is necessary to allow for Borton Construction's office and shop, which is not permitted under current zoning. The Planned Development District (PDD) requires higher design and review standards, ensuring the project is well-planned and compatible with surrounding properties.

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

Borton Construction's office and shop will operate as a professional business with limited traffic, controlled operations, and minimal disruption. The project will meet City of La Crosse design standards for storm water, parking, and site development, ensuring compatibility with surrounding properties while improving the site's appearance, supporting local employment, and contributing positively to the community.

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

The proposed rezoning supports the City's long-range comprehensive plan by promoting responsible commercial growth and expanding local union construction jobs. Borton Construction's office and shop will provide compatible development while supporting sustainable growth and long-term community investment.

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 _____ day of

Sale pending between Stitzo Development LLC. and Borton Development LLC. upon approval of PDD and Developers Agreement.

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.

Paul Borsheim
(signature)

608-792-8865 6-5-26
(telephone) (date)

PaulBorsheim@BortonConstruction.com
(email)

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 Safety to discuss the scope and proposed nature of the contemplated development. ***(Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)***

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

Review was made on the 12th day of June, 2026

Signed: _____
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Paul Borsheim, being duly sworn states:

1. That the undersigned is an adult resident of the City of Neillsville, State of WI.

2. That the undersigned is (one of the) legal owner(s) of the property located at 1325 St. Andrew St.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Paul Borsh
Property Owner

Subscribed and sworn to before me this 5th day of June, 2016.

Gretchen Clements
Notary Public
My Commission expires 2-19-27

GRETCHEN CLEMENTS NOTARY PUBLIC STATE OF WISCONSIN

BORTON CONSTRUCTION, INC.

June 5th, 2026

ATTN: City of La Crosse Planning & Development Department

RE: General and Specific Development Plan Narrative – Borton Construction Office & Shop Planned Development District Petition

To Whom It May Concern,

On behalf of Borton Development, LLC, we are pleased to submit this General and Specific Development Plan narrative in support of our Planned Development District petition for the proposed Borton Construction office and shop facility located at 1325 St. Andrew Street, La Crosse, Wisconsin. This development is intended to consolidate Borton Construction's office, warehouse, and operational facilities into a single professional location while contributing positively to the surrounding neighborhood and broader community.

The total site area included in the Planned Development District is approximately 56,518 square feet, with 14,189 square feet (25.10%) designated as open space. The proposed 10,528-square-foot building is comprised of approximately 6,280 square feet of warehouse space, and 4,257 square feet of professional office space. The property is proposed for office and shop use consistent with Borton Construction's operations and is aligned with surrounding zoning patterns that include commercial, planned development, heavy industrial, and light industrial uses. Because no residential development is proposed, residential density, dwelling unit counts, and population impacts are not applicable. Municipal services and utilities are available as indicated on the submitted civil drawings.

The estimated total value of the proposed structures and site improvements, including landscaping and special features, is approximately $1,700,000. Ownership of the property will be held by Borton Development, LLC, whose ownership includes Paul Borsheim, Dan Miller, and Jim Fink. The site will serve as the consolidated office and warehouse for Borton Construction, a local union contractor with longstanding ties to the La Crosse community.

This development is designed to meet or exceed applicable City standards, with significant investment in site aesthetics, stormwater management, and geotechnical preparation. The submitted landscaping plan incorporates a professionally designed mix of native and ornamental trees, shrubs, grasses, and perennial plantings that enhance the site's visual appeal while promoting environmental sustainability. The plan includes a diverse planting palette, dedicated stormwater rain garden areas, and carefully designed buffering that improves compatibility with adjacent multifamily, commercial, and industrial properties. The proposed landscaping approach provides a thoughtful balance between light industrial and industrial landscaping standards, creating a development that is both practical for Borton Construction's operations and appropriately aligned with the character of the surrounding community.

The proposed development also includes a requested variance related to site layout. Due to existing floodplain limitations along the southern portion of the property adjacent to St. Andrew Street, the building cannot be relocated farther south without encroaching into the floodplain. As a result, the parking area is located closer to St. Andrew Street than the building itself. To mitigate the visual impact of this arrangement, the building has been positioned near the future Wood Street extension, helping establish a stronger streetscape presence while maintaining compliance with site constraints. This approach represents a practical compromise that balances floodplain limitations, site functionality, and the City's development objectives.

A geotechnical investigation was completed by Chosen Valley Testing on April 9, 2026, including five soil borings across the site. The results provide the information necessary for foundation design, stormwater management, and site development planning.

Physical development is anticipated to commence on or around September 1st, 2026. Detailed lot layout, utilities, topography, soil conditions, and legal descriptions are included within the accompanying civil plans, certified survey map draft, geotechnical reports, and landscape drawings.

The proposed Borton Construction office and shop has been carefully planned to complement the surrounding area, which includes multifamily housing, commercial businesses, and industrial properties. The office portion of the building will feature a brick façade along the west elevation, complemented by "Central States" concealed-fastener architectural board-and-batten metal siding, commercial-grade aluminum windows and doors, and a shingled roof. The west office elevation consists of approximately 51.5% brick and stone sills (418 SF), 30.5% architectural metal siding and trim (248 SF), and 18.0% glazing (144 SF), creating a balanced and durable architectural appearance. The warehouse portion of the building will incorporate a 3-foot brick wainscot along the North and South elevations. These materials have been selected to provide a professional appearance, long-term durability, and compatibility with the surrounding development. A sample of the selected "Central States" board-and-batten metal panel is shown below.



BORTON CONSTRUCTION, INC.

These materials will provide a professional appearance while ensuring long-term durability and fitting seamlessly with the surrounding development. Through thoughtful architectural design, comprehensive site engineering, and well-managed daily operations, the development will provide a cohesive and compatible addition to the neighborhood. This project will enhance the site's overall appearance while supporting continued economic growth in the area. It will also create and sustain local employment opportunities, encourage long-term private investment, and remain consistent with the established development.

Nearby public and recreational amenities include Logan School approximately 1.1 miles north, Red Cloud Park approximately 0.5 miles east, Goose Green Park approximately 0.3 miles east, and the Lueth Bicycle and Skate Park approximately 1.3 miles south. These surrounding community resources further demonstrate the site's integration within the broader neighborhood fabric. No institutional or recreational facilities are proposed on-site beyond designated open space and stormwater features.

We appreciate the opportunity to present this development plan for review and look forward to working with the City throughout the approval process. Please do not hesitate to reach out with any questions or requests for additional information.

Sincerely,

Paul Borsheim, President

Borton Development, LLC.

BORTON CONSTRUCTION, INC.

General Development Plan Requirements Response

1. Total area to be included in the Planned Development District, area of open space, uses, density, population, utilities

The total site area included in the Planned Development District is approximately 56,518 square feet, with 14,189 square feet (25.10%) designated as open space. The proposed 10,528-square-foot building is comprised of approximately 6,280 square feet of warehouse space, and 4,257 square feet of professional office space.

2. Estimated value of structures and site improvements

The estimated value of the proposed development, including site improvements and landscaping, is approximately $1.7 million.

3. Property owners association / restrictive covenants

Ownership of the property will be held by Borton Development, LLC, whose ownership includes Paul Borsheim, Dan Miller, and Jim Fink. The site will serve as the consolidated office and warehouse for Borton Construction, a local union contractor with longstanding ties to the La Crosse community.

4. Proposed departures and requested waivers

Addressed within the General and Specific Development Plan Narrative. The petition includes a requested departure where the building is located to the north side of the site due to floodplain limitations on the southern portion of the property. The narrative explains the rationale for the parking lot location and building placement.

5. Development schedule and staging

Addressed within the General and Specific Development Plan Narrative. Physical development is anticipated to commence on or around September 1, 2026. No phased development is proposed; construction is anticipated to proceed as a single phase.

6. Sketch plan depicting lot layout, streets, utilities, and open space

Addressed by the submitted civil engineering plans, site plans, architectural drawings, and landscape plans.

7. Legal description

Addressed by the submitted Certified Survey Map and accompanying legal description.

8. Relationship to surrounding properties

Addressed within the General and Specific Development Plan Narrative. The narrative discusses compatibility with surrounding multifamily, commercial, industrial, and planned development properties, as well as buffering and architectural treatments intended to integrate the development into the surrounding area. This is a continued redevelopment by the same development team creating a mixed-use redevelopment of the Plant 6 Site.

9. Institutional, recreational, open space, and public areas

Addressed within the General and Specific Development Plan Narrative and supporting plans. The narrative identifies nearby schools and parks and notes that no institutional or recreational facilities are proposed on-site beyond designated open space and stormwater features.

10. Soil characteristics

Addressed within the General and Specific Development Plan Narrative and the submitted geotechnical report prepared by Chosen Valley Testing.

11. Existing topography

Addressed by the submitted civil engineering plans, which include existing topographic information and grading plans.

12. General landscaping treatment

Addressed within the General and Specific Development Plan Narrative and the submitted landscape plan. The landscape design includes native and ornamental plantings, rain garden areas, buffering, and other site enhancements. The submitted landscape plan accurately reflects existing and proposed site conditions.

BORTON CONSTRUCTION, INC.

PDD Specific Comprehensive Development Plan Requirements Response

i. Detailed Site Plan / Plat Plan

Addressed by the submitted Certified Survey Map, civil engineering plans, architectural site plans, landscape plans, and supporting development drawings showing building locations, parking, utilities, easements, and open space areas.

ii. Legal Description

Addressed by the submitted Certified Survey Map and accompanying legal description.

iii. Relationship to Surrounding Properties

Addressed within the development narrative and supporting plans. The development has been designed to be compatible with adjacent multifamily, commercial, industrial, and planned development properties.

iv. Public and Private Roads, Driveways, and Parking Facilities

Addressed by the submitted civil engineering site plans and Certified Survey Map showing all proposed access drives, parking areas, and circulation routes. As a part of the Borton Development project, there will be a public expansion of Wood Street connecting to the North at Hagar Street.

v. Building Sites and Building Groups

Addressed by the submitted site and architectural plans showing the size, arrangement, and location of the proposed office and warehouse facility.

vi. Institutional, Recreational, Open Space, and Public Use Areas

Addressed within the development narrative and supporting plans. The project includes designated open space and stormwater facilities. Nearby schools, parks, and recreational facilities are identified in the narrative.

vii. Signage and Entrance Features

Signage will be placed on the building to match city standards.

viii. Detailed Landscaping Plans

Addressed by the submitted landscape plans, including plant schedules, landscaping details, buffering, rain gardens, and planting specifications.

ix. Final Architectural Plans and Elevations

Addressed by the submitted architectural plans, elevations, renderings, and material selections.

x. Public Sanitary Sewer, Water, and Stormwater Facilities

Addressed by the submitted civil engineering plans showing existing and proposed utility infrastructure.

xi. Private Utilities and Easements

Addressed by the submitted civil engineering plans and Certified Survey Map.

xii. Soil Characteristics

Addressed by the geotechnical investigation prepared by Chosen Valley Testing and supporting engineering documents.

xiii. Existing Topography

Addressed by the submitted civil engineering plans containing existing topographic information and grading plans.

xiv. Compatibility with Adjoining Lands

Addressed by the site design, landscaping, drainage planning, utility layout, and architectural treatment of the proposed development.

xv. Development Staging Plan

No phased development is proposed. Construction is anticipated to proceed as a single phase.

xvi. Restrictive Covenants

No restrictive covenants are proposed as part of this development.

xvii. Erosion Control and Final Grading Plan

Addressed by the submitted civil engineering plans, erosion control plans, and grading plans.

xviii. Additional Agreed-Upon Conditions

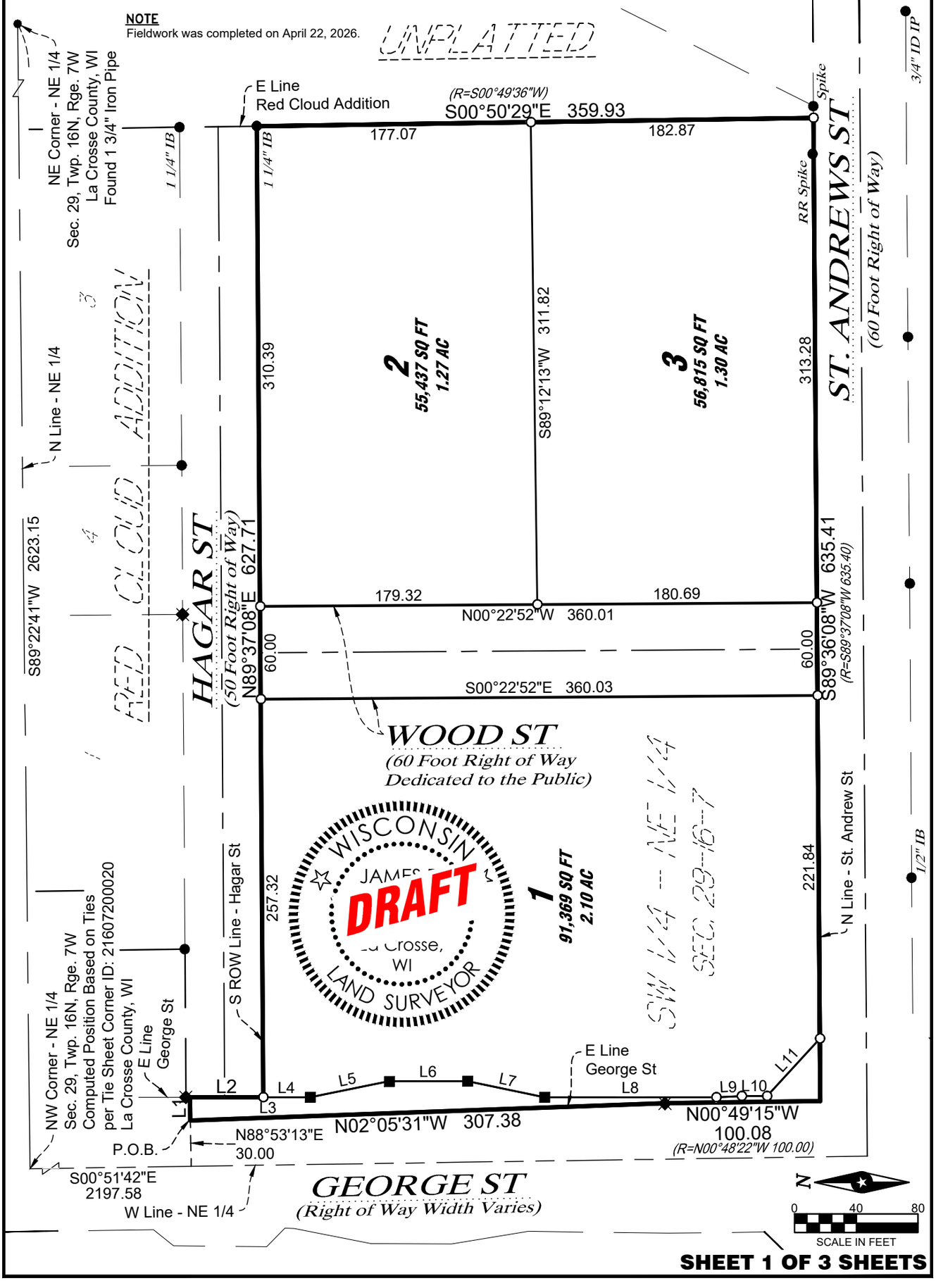
Any conditions imposed or agreed to during the review and approval process will be incorporated into the final development plan.

CERTIFIED SURVEY MAP

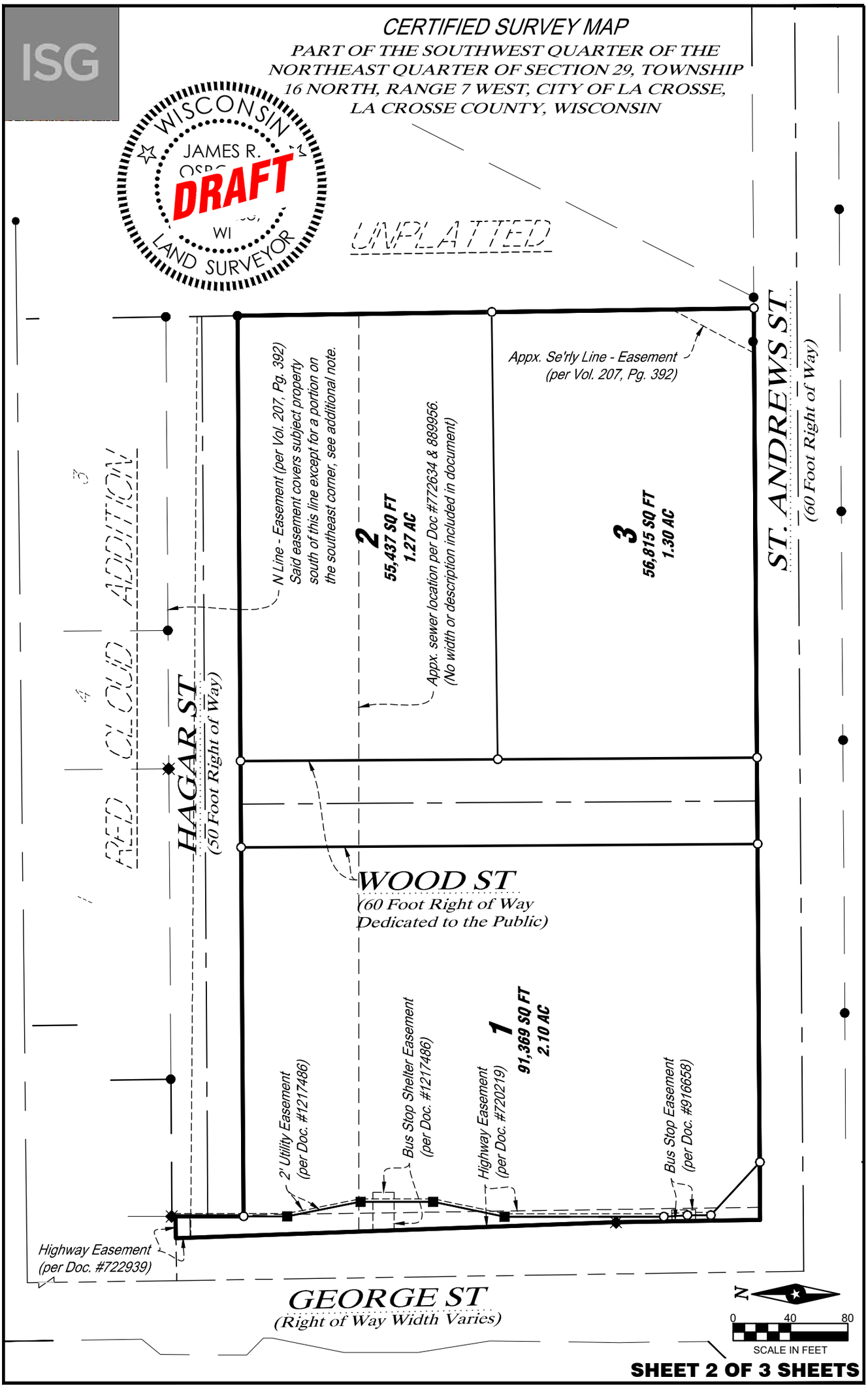
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

BEARING BASIS
The orientation of this bearing system is based upon the west line of the Northeast Quarter of Sec. 29, Twp. 16N, Rge. 7W. Said line bears North 89 degrees 37 minutes 08 seconds East.

NOTE
Fieldwork was completed on April 22, 2026.



SHEET 1 OF 3 SHEETS


CERTIFIED SURVEY MAP
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN
ISG
WISCONSIN
JAMES R.
DRAFT
WI
LAND SURVEYOR
UNPLATTED
ST. ANDREWS ST
(60 Foot Right of Way)
Appx. Se'rly Line - Easement
(per Vol. 207, Pg. 392)
N Line - Easement (per Vol. 207, Pg. 392)
Said easement covers subject property
south of this line except for a portion on
the southeast corner, see additional note.
2
55,437 SQ FT
1.27 AC
Appx. sewer location per Doc #772634 & 889956.
(No width or description included in document)
3
56,815 SQ FT
1.30 AC
HAGAR ST
(50 Foot Right of Way)
WOOD ST
(60 Foot Right of Way
Dedicated to the Public)
1
91,369 SQ FT
2.10 AC
2' Utility Easement
(per Doc. #1217486)
Bus Stop Shelter Easement
(per Doc. #1217486)
Highway Easement
(per Doc. #720219)
Bus Stop Easement
(per Doc. #916658)
Highway Easement
(per Doc. #722939)
GEORGE ST
(Right of Way Width Varies)
N
0
40
80
SCALE IN FEET
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

LAND DESCRIPTION:

That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence South 00 degrees 51 minutes 42 seconds East, assumed bearing, on the west line of said Northeast Quarter, 2197.58 feet; thence North 88 degrees 53 minutes 13 seconds East, 30.00 feet to the point of beginning; thence continue North 88 degrees 53 minutes 13 seconds East, 15.10 feet to the east right of way line of George Street; thence South 00 degrees 01 minutes 46 seconds West on said east right of way line, 47.41 feet to the south right of way line of Hagar Street; thence North 89 degrees 37 minutes 08 seconds East on said south right of way line, 627.71 feet to the east line of Red Cloud Addition, City of La Crosse, La Crosse County, Wisconsin; thence South 00 degrees 50 minutes 29 seconds East, 359.93 feet to the north right of way line of St. Andrews Street; thence South 89 degrees 36 minutes 08 seconds West on said north right of way line, 635.41 feet; thence North 00 degrees 49 minutes 15 seconds West, 100.08 feet; thence North 02 degrees 05 minutes 31 seconds West, 307.38 feet to the point of beginning.

CERTIFICATION:

I, James R. Osborne, Professional Land Surveyor, hereby certify that I have surveyed and mapped the lands described hereon, and that this map is a representation thereof, to the best of my knowledge and that I have complied with the City of La Crosse Chapter 113 and Chapter 236.34 of the Wisconsin State Statutes as per agreement with Stizo who has requested such survey.



CITY OF LA CROSSE APPROVAL CERTIFICATE

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

Dated this_____day of _____, 20__.

_____
City Clerk

OWNERS CERTIFICATE

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval, the City of La Crosse.

Dated this_____day of _____, 20__.

_____
Name Title

State of Wisconsin)
County of _____) SS
Personally came before me this _____ day of _____, 20__, the above named Owner to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)_____ Notary Public, _____ County, Wisconsin
My commission expires:_____

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°53'13"E	15.10
L2	S0°01'46"W	47.41
L3	S0°01'46"W	30.26
L4	N0°01'46"E	30.26
L5	N11°26'53"W	51.99
L6	N0°01'42"E	50.90
L7	N11°44'07"E	50.93
L8	N0°01'46"E	110.90
L9	N3°24'15"W	16.43
L10	N0°01'47"E	16.41
L11	N47°18'46"W	50.38

LAND SURVEYOR:

James R Osborne PLS 3068
ISG
201 Main St. Ste. 1022
La Crosse, WI 54601

OWNER:

Stizo Development
1243 Badger St
La Crosse, WI 54601

SHEET 3 OF 3 SHEETS

BORTON CONSTRUCTION

ST. ANDREW STREET
LACROSSE, WI 54601
New 9,918 S.F. SINGLE STORY BUILDING W/1200 S.F. MEZZANINE & 662 S.F. OUTSIDE COVERED STORAGE 10,540 S.F. TOTAL

Graphic Symbols

TOILET RM / 101 — Room Name / Room Number

2 / A6 — Section Number / Sheet Number

2 / A6 — Elevation Number / Sheet Number

2 / A6 — Detail Number / Sheet Number

100 — Door Number

W-1 — Window Type

2 — Key Note

D — Wall Type

TOP OF... 100'-0" — Vertical Working Point Elevation

Material Symbols

(Section View)

- Existing
- Earth
- Concrete
- Concrete Block
- Face Brick
- Stone
- Structural Steel
- Batt Insulation
- Rigid Insulation
- Rough Lumber
- Finish Wood
- Plywood
- Ceramic Tile
- Gyp. Board
- Plaster or Stucco

Typical Abbreviations List

A.F.F.	ABOVE FINISHED FLOOR
A.T.	ACOUSTICAL TILE
ADJ.	ADJUSTABLE
ACP	ACOUSTIC CEILING PANEL
AT	ACOUSTIC CEILING TILE
AWP	ACOUSTIC WALL PANEL
ALT.	ALTERNATE
ALUM.	ALUMINUM
@	AT
BRG.	BEARING
BIT.	BITUMINOUS
BLK'G.	BLOCKING
BR.	BRICK
BLDG.	BUILDING
CAB.	CABINET
CPT.	CARPET
CLG.	CEILING
CT.	CERAMIC TILE
COL.	COLUMN
CONC.	CONCRETE
C.B.	CONCRETE BLOCK
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS - CONTINUED
CONTR.	CONTRACTOR
C.J.	CONTROL JOINT
COORD.	COORDINATE
DIA.	DIAMETER
DRS.	DOORS
D.S.	DOWN SPOUT
E.W.C.	ELECTRIC WATER CHILLIER
ELECT.	ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
E.P.	EPOXY PAINT
EQUIP.	EQUIPMENT
EXIST.	EXISTING
E.P.S.	EXPANDED POLYSTYRENE
EXP.	EXPOSED
EXT.	EXTERIOR
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
F.V.	FIELD VERIFY
FIN.	FINISH
F.E.	FIRE EXTINGUISHER
FL.	FLOOR
F.D.	FLOOR DRAIN
FTG.	FOOTING
FDN.	FOUNDATION
GEN.	GENERAL
G.C.	GENERAL CONTRACTOR
GL.	GLASS OR GLAZING
GL.CMU.	GLAZED CMU
G.F.CMU.	GROUND FACE CMU
GYP. BD.	GYPSUM BOARD
H&V	HEATING & VENTILATION
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.O.	HOLD OPEN ARM
HORIZ.	HORIZONTAL
HR.	HOURS
HYD.	HYDRANT
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
JST.	JOIST
MBD	MARKER BOARD
MAS.	MASONRY
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
P.	PAINT
PLAS.	PLASTER
P. LAM.	PLASTIC LAMINATE
PL.	PLATE
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PCT.	PORCELAIN CERAMIC TILE
P/C	PRECAST
P/C TERR.	PRECAST TERRAZZO
PREFAB.	PREFABRICATED
PREFIN.	PREFINISHED
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REINF.	REINFORCING OR REINFORCEMENT
REQ'D.	REQUIRED
R.	RISERS
R.D.	ROOF DRAIN
RFG.	ROOFING
RM.	ROOM
SCHED.	SCHEDULE
S.	SEALED
SIM.	SIMILAR
SV	SHEET VINYL
S.C.	SOLID CORE
S.SURF.	SOLID SURFACE
SPEC.	SPECIFICATION
SPORT	SPORT
SURF.	SURFACES
ST.	STAIN
S.S.	STAINLESS STEEL
STRUCT.	STRUCTURE OR STRUCTURAL
T.BD.	TACKBOARD
T.S.	TACK SURFACE
TEMP.	TEMPERED
TERR.T.	TERRAZZO TILE
T&G	TONGUE & GROOVE
T/	TOP OF
T.P.	TOILET PARTITION
TR.	TREADS
TYP.	TYPICAL
UNFIN.	UNFINISHED
V.B.	VAPOR BARRIER
VERT.	VERTICALLY
V.C.T.	VINYL COMPOSITION TILE
V.W.C.	VINYL WALL COVERING
VB	VINYL BASE
W.W.F.	WELDED WIRE FABRIC
WDW.	WINDOW
W/	WITH
WD.	WOOD

CODE CRITERIA

GOVERNING CODES – STATE OF WISCONSIN
CITY OF LACROSSE – LACROSSE COUNTY

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING ADOPTED CODES:

2021 IBC WITH WISCONSIN AMENDMENTS (SPS 362)
2021 IMC WITH WISCONSIN AMENDMENTS (SPS 364)
WISCONSIN ELECTRIC CODE (SPS 316)
WISCONSIN PLUMBING CODE (SPS 381-387)
2021 IECC WITH WISCONSIN AMENDMENTS (SPS 362)
2021 NFPA 101 LIFE SAFETY CODE
2021 INTERNATIONAL FIRE CODE
ACCESSIBILITY: 2017 ICC ANSI A117.1 & (2021 IBC CHP 11)

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW 10,528 SQ. FT. SINGLE STORY WOOD FRAMED BUILDING WITH A 1200 SQ. FT. MEZZANINE AND A 662 SQ. FT. EXTERIOR COVERED STORAGE. THIS BUILDING WILL BE OCCUPIED AS A CONSTRUCTION BUSINESS OFFICE AND ASSOCIATED WAREHOUSE.

THE CONSTRUCTION CONSISTS OF A SLAB ON GRADE FLOOR THROUGHOUT WITH A REINFORCED CONCRETE INSULATED FROST WALL FOUNDATION AND FOOTING SYSTEM. HYDRONIC IN FLOOR RADIANT HEAT IS PROVIDED AT THE BUILDING PERIMETER IN 8'-0"

THE MAIN FRAME STRUCTURE AT THE THE BUSINESS OFFICE IS A STANDARD 2X WOOD FRAMED WALL STUD SYSTEM 16" O.C. WITH ENGINEERED WOOD ROOF TRUSSES SET @ 2'-0" O.C.

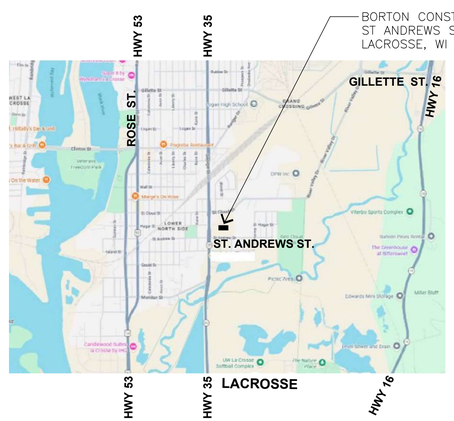
THE MAIN FRAME STRUCTURE AT THE WAREHOUSE IS A MULTI-PLY 2x LADDER FRAMED POST WALL SYSTEM 4'-0" O.C. WITH 2'-0" O.C. HORIZONTAL GIRTS AND A ENGINEERED WOOD ROOF TRUSSES SET @ 2'-0" O.C.

PROJECT SITE:
BORTON CONSTRUCTION
ST ANDREWS STREET
LACROSSE, WI 54601



NORTH — Site Location Map
N.T.S.

BORTON CONSTRUCTION
ST ANDREWS STREET
LACROSSE, WI 54601



NORTH — Site Vicinity Map
N.T.S.

PROJECT CODE DATA

I. BUILDING INFORMATION:

A. BUILDING DESIGNATION:
BORTON CONSTRUCTION OFFICE BUILDING
BUSINESS / MODERATE HAZARD STORAGE

B. BUILDING LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

II. BUILDING CLASSIFICATIONS:

A. OCCUPANCY GROUP:
–SEC. 304.1 – BUSINESS GROUP B
–SEC. 311.2 – MODERATE HAZARD STORAGE GROUP S-1

–TABLE 508.3 – NONSEPARATED OCCUPANCIES

THIS BUILDING IS DESIGNED WITH NONSEPARATED OCCUPANCIES AND ARE INDIVIDUALLY CLASSIFIED. THE CODE REQUIREMENTS FOR EACH PORTION OF THE BUILDING IS BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE.

FOR DESIGN PURPOSES THE TOTAL NONSEPARATED OCCUPANCY AREA OF THIS BUILDING HAS BEEN DESIGNED FOR THE MOST RESTRICTIVE CODE OF THE 2 OCCUPANCIES INCLUDING THE PROVISIONS CHAPTER 9.

B. BUILDING AREA:
TOTAL SQ. FT. = 10,540 SQ. FT.
BUSINESS OFFICE 3,365 SQ. FT.
WAREHOUSE 6,553 SQ. FT.
COVERED STORAGE 622 SQ. FT.

TAB. 506.2 ALLOWABLE AREA
BUSINESS B, CONSTR. TYPE V-B, NO SPRINKLER = 9,000 S.F.
STORAGE S1, CONSTR. TYPE V-B, NO SPRINKLER = 9,000 S.F.

SEC. 506.3 FRONTAGE INCREASE:
TAB. 506.3.3 – FRONTAGE INCREASE
THIS PROJECT PROVIDES A 30' MINIMUM CLEAR FRONTAGE AT THE COMPLETE BUILDING PERIMETER
10,540/10,540 = 1 – 0.25 = 0.75 (30/30= 1) = 0.75
9,000 x 1.75 = 15,750 S.F. ALLOWABLE

C. CONSTRUCTION TYPE:
–SECTION 602.5 – TYPE V-B UNPROTECTED
(WOOD CONSTRUCTION)

D. SPRINKLER SYSTEMS
–SECTION 903.2.9 – STORAGE GROUP S-1
FIRE AREA: 11,740 S.F.
(WITH 1200 S.F. MEZZANINE)
LESS THAN 12,000 SQ. FT. – NO SPRINKLER SYSTEM REQUIRED

E. OCCUPANCY LOAD: MAX. FLOOR ARE PER OCCUPANT
NUMBERS BASED ON TABLE 1004.5 –
BUSINESS AREA = 150 S.F. PER OCCUPANT GROSS
3,365 / 150 = 23 OCCUPANTS
WAREHOUSE = 150 S.F. PER OCCUPANT GROSS
6,553 / 500 = 14 OCCUPANTS
MEZZANINE = 1200 / 500 3 OCCUPANTS
TOTAL OCCUPANTS 40 OCCUPANTS

F. EXITING:
–TABLE 1006.3.3 – MINIMUM NUMBER OF EXITS
OCCUPANTS 1 -500 = 2 EXITS REQUIRED
3 EXITS ARE PROVIDED FROM EACH BUSINESS TENANT SPACE

–TABLE 1017.2 – EXIT TRAVEL DISTANCE
MAXIMUM TRAVEL DISTANCE 200'
MAXIMUM TRAVEL IN THIS BUILDING DOES NOT EXCEED 150'

–TABLE 1020.2 – CORRIDOR FIRE-RESISTIVE RATING
GROUP B – LESS THAN 30 OCCUPANTS SERVED
NO RATING REQUIRED

G. RESTROOM FACILITIES:
–TABLE 2902.1 – MINIMUM PLUMBING FIXTURES MEN/WOMEN
BUSINESS B
WATER CLOSETS = 1 PER 25
LAVATORIES = 1 PER 40
MEN'S AND WOMEN'S RESTROOMS PROVIDED WITH (1) WATER CLOSETS & (1) LAV. EACH
(1) UNISEX RESTROOM PROVIDED IN WAREHOUSE SPACE

SHEET INDEX

GENERAL
T1.0 Title Sheet / Code Data / Plan Index
C1.0 Architectural Site Plan

ARCHITECTURAL
A1.0 Floor Plan / Wall Types
A1.1 Mezzanine Plan / Framing Plan
A1.2 Enlarged Restroom & Details
A1.3 Door & Window Schedules
A1.4 Reflected Ceiling Plan
A1.5 Finish Plan & Schedule
A2.0 Exterior Elevations
A3.0 Building Sections
A3.1 Building Section & Details
A3.2 Wall Sections
A3.3 Wall Sections
A3.4 Building & Wall Sections
A3.5 Wall Framing Elevations

STRUCTURAL
S.01 Structural Specifications
S1.0 Foundation Plan
S1.1 Foundation Details
S2.0 Roof Framing Plan
S2.1 Framing Details
S2.2 Shear Wall Plan / Roof Plan

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of WISCONSIN Number A-10647 Date 07/31/2026
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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave. Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/04/26 DESIGN

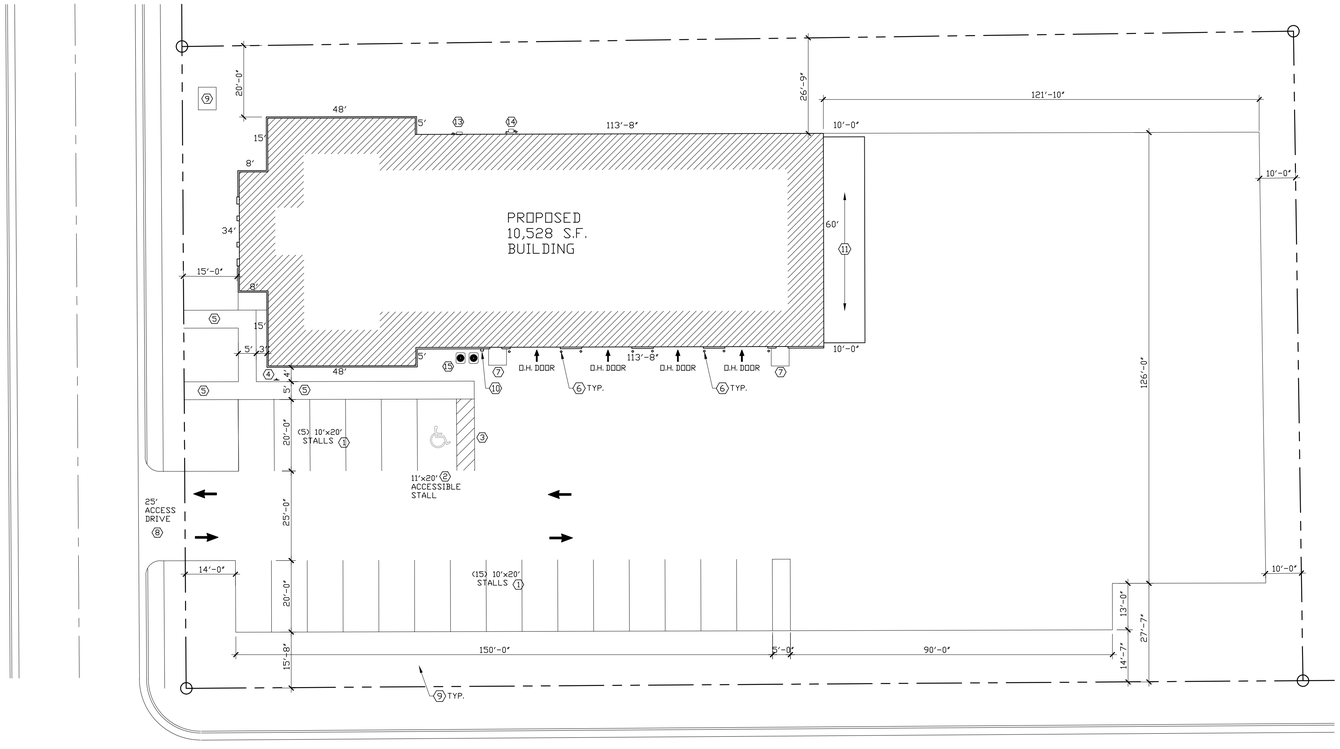
DRAWN BY:

REVISIONS

NO.	DATE

SHEET TITLE
TITLE SHEET
PROJECT INFO
CODE DATA

SHEET NO.
T1.0



ST. ANDREWS STREET

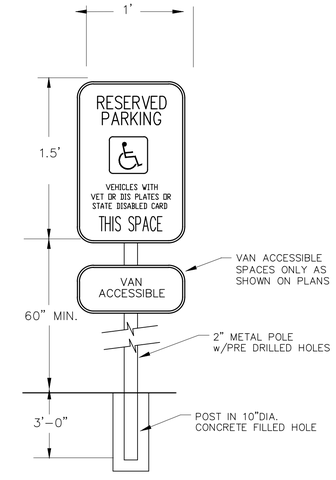
1 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

SITE PLAN GENERAL NOTES

1. OBSERVE ALL STATE AND LOCAL CODES AND ORDINANCES
2. VERIFY ALL EXISTING SITE CONDITIONS. ALL INFORMATION AND DIMENSIONS SHOWN ARE TO BE VERIFIED BY A CERTIFIED SURVEY.
3. PROVIDE POSITIVE STORM WATER DRAINAGE AWAY FROM BUILDING TO DESIGNATED AREA, REFER TO CIVIL DESIGN PLANS
4. PROVIDE EROSION CONTROL FENCING AROUND LOT PERIMETERS. DO NOT REMOVE UNTIL FINAL GRADING IS COMPLETED, REFER TO CIVIL PLANS

KEYNOTES

1. (20) STANDARD 10'x20' PARKING SPACES
2. (1) 11' x 20' PARKING SPACE DESIGNATED ACCESSIBLE
3. 5' WIDE ACCESSIBLE ACCESS AISLE
4. ACCESSIBLE SIGNAGE, REFER TO DETAIL 2/C1.0
5. 5'-0" WIDE CONCRETE WALK.
6. 6" DIA CONCRETE FILLED STEEL BOLLARDS (SAFETY YELLOW)
7. SERVICE DOOR – CONCRETE STOOP
8. VERIFY ACCESS DRIVE LOCATION AND WIDTH, COORDINATE WITH ROAD R.O.W. AND EXISTING CONDITIONS.
9. 5'-0" x6'-4" CONCRETE TRANSFORMER PAD, COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
10. KNOX BOX RAPID ACCESS SYSTEM FIRE DEPARTMENT ACCESS, INSTALL WITHIN 3 FEET HORIZONTALLY OF THE ACCESS DOORS
11. OUTSIDE COVERED AREA AREA
12. REFUSE/ RECYCLE AREA
13. ELECTRICAL SERVICE AND PANEL LOCATIONS, COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
14. GAS SERVICE AND METER LOCATION, COORDINATE WITH CONTRACTOR/DESIGNER
15. HVAC CONDENSER UNITS, COORDINATE WITH HVAC CONTRACTOR/DESIGNER



2 **ACCESSIBLE SIGN DETAIL**
N.T.S.

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

I, Henry, verify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Wisconsin. Wis. Stat. 443.03 (1) (2005) Information contained in these drawings was prepared for the specific site/project listed. Use of these drawings for any other location or project without the written consent of the architect is prohibited. ©2026

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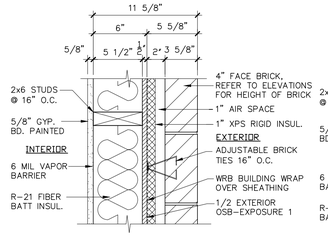
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REVISIONS

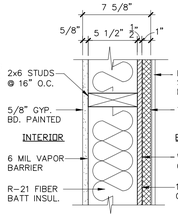
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SHEET TITLE
ARCHITECTURAL SITE PLAN

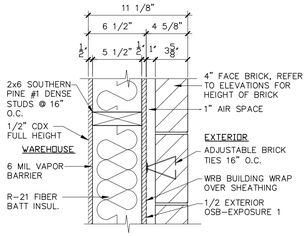
SHEET NO.
C1.0



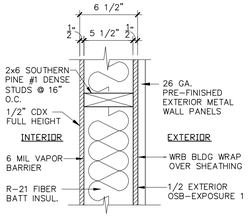
A1 TYPE "A1"
EXTERIOR WALL
LOW @ BRICK



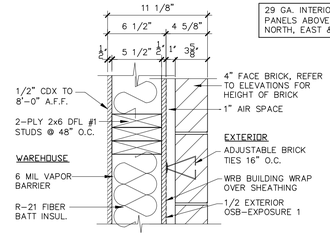
A2 TYPE "A2"
EXTERIOR WALL
HIGH @ PANEL



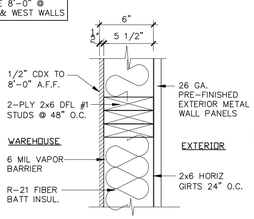
B1 TYPE "B1"
EXTERIOR WALL
LOW BRICK @
WAREHOUSE SOUTH WALL



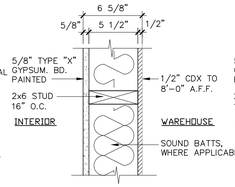
B2 TYPE "B2"
EXTERIOR WALL
HIGH PANEL @
WAREHOUSE SOUTH WALL



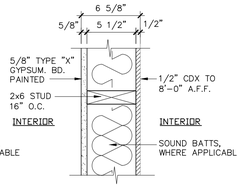
C TYPE "C"
EXTERIOR WALL
LOW @ BRICK
@ WAREHOUSE NORTH WALL



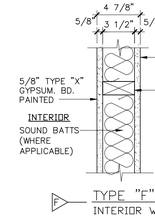
C2 TYPE "C"
EXTERIOR WALL
@ WAREHOUSE
HIGH @ PANEL



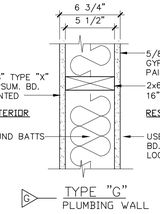
D TYPE "D"
INTERIOR
BRG WALL



E TYPE "E"
INTERIOR
BRG WALL



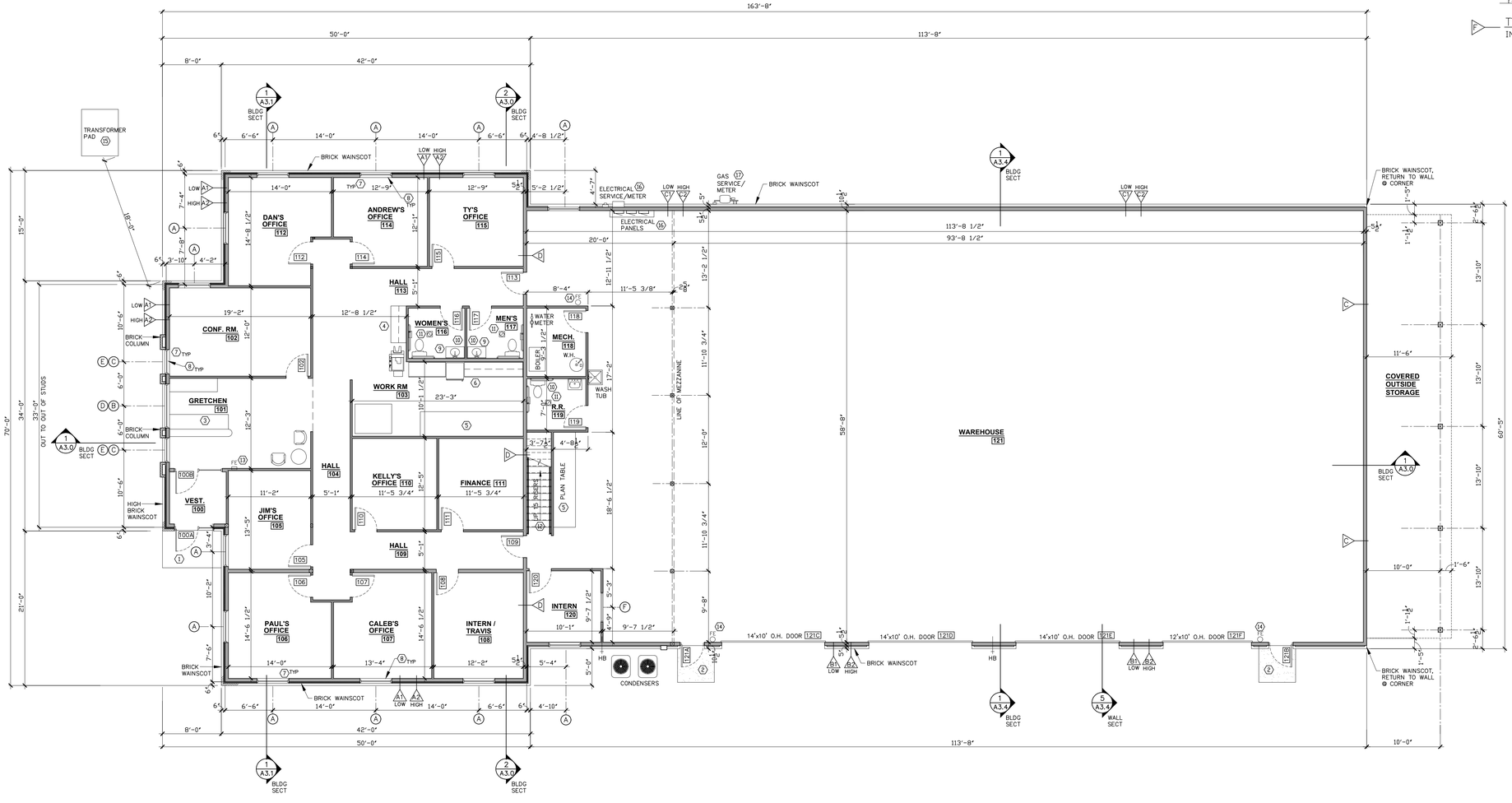
F TYPE "F"
INTERIOR WALL



G TYPE "G"
PLUMBING WALL

2 WALL TYPES
NTS PLAN VIEW

PROVIDE TREATED BOTTOM PLATES @ SLAB



1 FLOOR PLAN
1/8"=1'-0"

GENERAL NOTES

1. OBSERVE ALL STATE, LOCAL CODES AND O.S.H.A. SAFETY STANDARDS. HARD HATS AND EYE PROTECTION TO BE WORN AT ALL TIMES WHILE WORKING ON THIS PROJECT.
2. STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2308 –CONVENTIONAL LIGHT–FRAME CONSTRUCTION.
3. ALL NEW FRAMING TO BE WOOD STUDS PER PLAN. WOOD PLATES SET AGAINST CONCRETE OR CMU TO BE TREATED.
4. ALL GYPSUM BOARD AT WALLS TO BE 5/8" TYPE X. U.N.O.
5. ALL GYPSUM BOARD AT WET WALLS TO BE M.R. GYPSUM BOARD. ALL BACKER BEHIND TILE TO BE CEMENT BOARD "DUROCK" OR EQUAL.
6. DOOR HARDWARE TO MEET ICC/ANSI A117.1, 404.2.6 FOR OPERABILITY.
7. (A) DENOTES WINDOW TYPE. SEE WINDOW SCHEDULE
8. [100] DENOTES DOOR TYPE. SEE DOOR SCHEDULE
9. PROVIDE BLOCKING IN WALLS FOR GRAB BARS, SHELVING AND WALL MOUNTED ITEMS. VERIFY OTHER BLOCKING LOCATIONS WITH OWNER.
10. PREP ALL WALLS AND FLOORS TO RECEIVE FINISHES AS REQ'D PER FINISH MATERIAL MANUFACTURERS SPECIFICATIONS.
11. ALL FINAL SELECTIONS OF COLORS/MATERIALS/FINISHES TO BE APPROVED BY OWNER.
12. ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS FOR ALL ITEMS/ EQUIPMENT BEING INSTALLED ON THIS PROJECT. COORDINATE WITH OWNER ON FINAL KITCHEN EQUIPMENT. PROVIDE GFI'S WHERE REQD.
13. ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY ALL LIGHTING FIXTURES BEING INSTALLED ON THIS PROJECT.
14. ELECTRICAL DESIGNER/CONTRACTOR TO PROVIDE DESIGN LAYOUT DRAWINGS AND SPECIFICATIONS THAT MEET CURRENT CODES AND HAVE READILY AVAILABLE ON SITE FOR INSPECTORS REVIEW.
15. PLUMBING DESIGNER/CONTRACTOR TO VERIFY ALL PLUMBING REQUIREMENTS FOR ALL EQUIPMENT BEING INSTALLED ON THIS PROJECT. VERIFY PLUMBING TIE IN LOCATIONS AND COORDINATE WITH NEW FIXTURE LAYOUT. PROVIDE AIR GAPS, BACK FLOW PREVENTERS AND CLEAN OUTS WHERE REQD. PROVIDE ENGINEERED DESIGNED DRAWINGS TO THE STATE OF WISCONSIN FOR REVIEW/APPROVAL WHEN REQUIRED.
16. HVAC DESIGNER/CONTRACTOR TO VERIFY EXISTING SYSTEM. REWORK DUCTWORK, DIFFUSERS AND RETURN GRILLES AS NEEDED. VERIFY TIE IN LOCATIONS AND COORDINATE WITH LAYOUT. PROVIDE ENGINEERED DESIGNED DRAWINGS TO THE STATE OF WISCONSIN FOR REVIEW/APPROVAL.
17. MEP CONTRACTORS ARE RESPONSIBLE FOR ANY CUTTING AND PATCHING AS NEEDED FOR THE INSTALL OF THEIR WORK. GENERAL CONTRACTOR TO COORDINATE WITH MEP DESIGNERS/CONTRACTORS.
"DO NOT CUT STRUCTURAL MEMBERS".
18. FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECTION 906 AND MAINTAINED PER NFPA 10. LOCATION PER LOCAL FIRE MARSHALL. (75' MAX. SEPARATION)
19. SMOKE DETECTORS, FIRE ALARM, EMERGENCY EXIT LIGHTING, EXIT LIGHTS AND ANY OTHER SERVICES REQUIRED BY THE LOCAL BUILDING CODE OR ANY OTHER APPLICABLE CODES AND BYLAWS SET FORTH BY LOCAL AUTHORITIES MUST BE INSTALLED

WOOD BLOCKING REQUIRED FOR ALL WALL MOUNTED ACCESSORIES, EQUIPMENT & SHELVING. COORDINATE WITH OWNER FOR ADDITIONAL BLOCKING REQUIREMENTS

KEYED NOTES

1. EXTERIOR ACCESSIBLE ENTRY. CONCRETE ENTRY PORCH FLUSH TO FLOOR LEVEL. SLOPE AWAY FROM BUILDING AT 1/4" PER FT MAX. REFER TO SITE PLAN T1.0
2. EXTERIOR CONCRETE STOOP FLUSH TO FLOOR LEVEL, SLOPE AWAY FROM BUILDING AT 1/4" PER FT MAX.
3. RECEPTION CASEWORK, PROVIDE MIN. 36" WIDE SERVICE COUNTER AREA THAT IS 3'–0" MAX. ABOVE FLOOR. COORDINATE LAYOUT AND FINISHES WITH OWNER.
4. COPY AREA CASEWORK, COORDINATE WITH OWNER.
5. PLAN LAYOUT TABLE, COORDINATE WITH OWNER.
6. BREAK AREA CASEWORK, COORDINATE WITH OWNER.
7. GYPSUM BOARD RETURNS AT WINDOW JAMBS AND HEADS. PROVIDE EDGE TRIM TO ALUM. STOREFRONT WINDOW FRAME
8. SOLID SURFACE WINDOW STOOLS, STYLE AND COLOR BY OWNER – TYPICAL ALL WINDOWS
9. LAMINATE COUNTER TOP WITH DROP IN SINKS. PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL. SET TOP OF LAVS @ 34" A.F.F.
10. PROVIDE MOISTURE RESISTANCE GYPSUM BOARD (PURPLE BOARD) AT WET WALL LOCATIONS. RESTROOMS & BREAK ROOM
11. PROVIDE EXHAUST FANS – DUCT TO EXTERIOR
12. STAIRS, PROVIDE HANDRAILS @ EACH SIDE OF STAIR WITH EXTENSION @ TOP & BOTTOM. REFER TO DETAILS SHEET A1.1
13. PROVIDE 10–LB ABC DRY–CHEMICAL FIRE EXTINGUISHER W/SEMI–RECESSED PROTECTIVE WHITE CABINET.
14. FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECTION 906 AND MAINTAINED PER NFPA 10. LOCATIONS PER LOCAL FIRE MARSHALL.
15. 5'–0" x6'–4" CONCRETE TRANSFORMER PAD, COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
16. ELECTRICAL SERVICE AND PANEL LOCATIONS, COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
17. GAS SERVICE AND METER LOCATION, COORDINATE WITH CONTRACTOR/DESIGNER

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of WISCONSIN Number A–10047 Date: 07/31/2026
Information contained in these drawings was prepared for the specific site and client listed and is not to be used in whole or in part for any other project. It is strictly prohibited without the prior written consent of the architects. ©2026

GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE. WI 54601

DATE	SET - TYPE
06/04/26	DESIGN

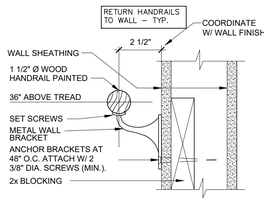
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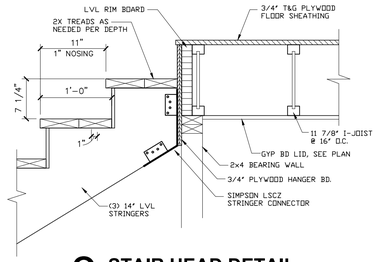
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SHEET TITLE
OVERALL FLOOR PLAN

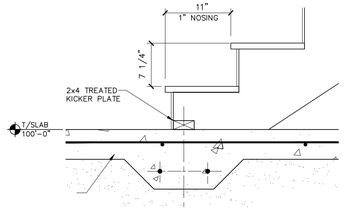
SHEET NO.
A1.0



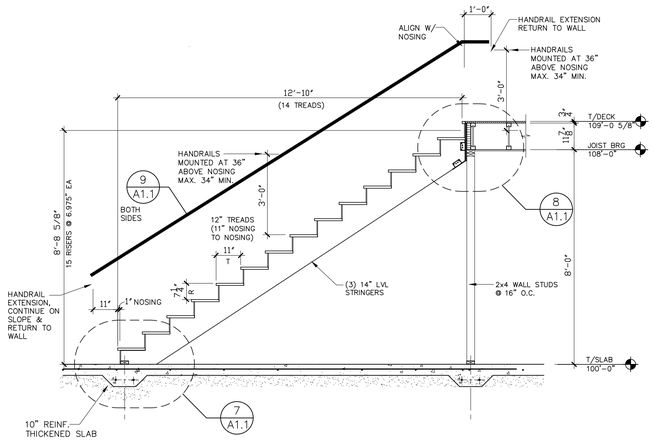
9 HAND RAIL DETAIL
N.T.S. @ BOTH SIDES



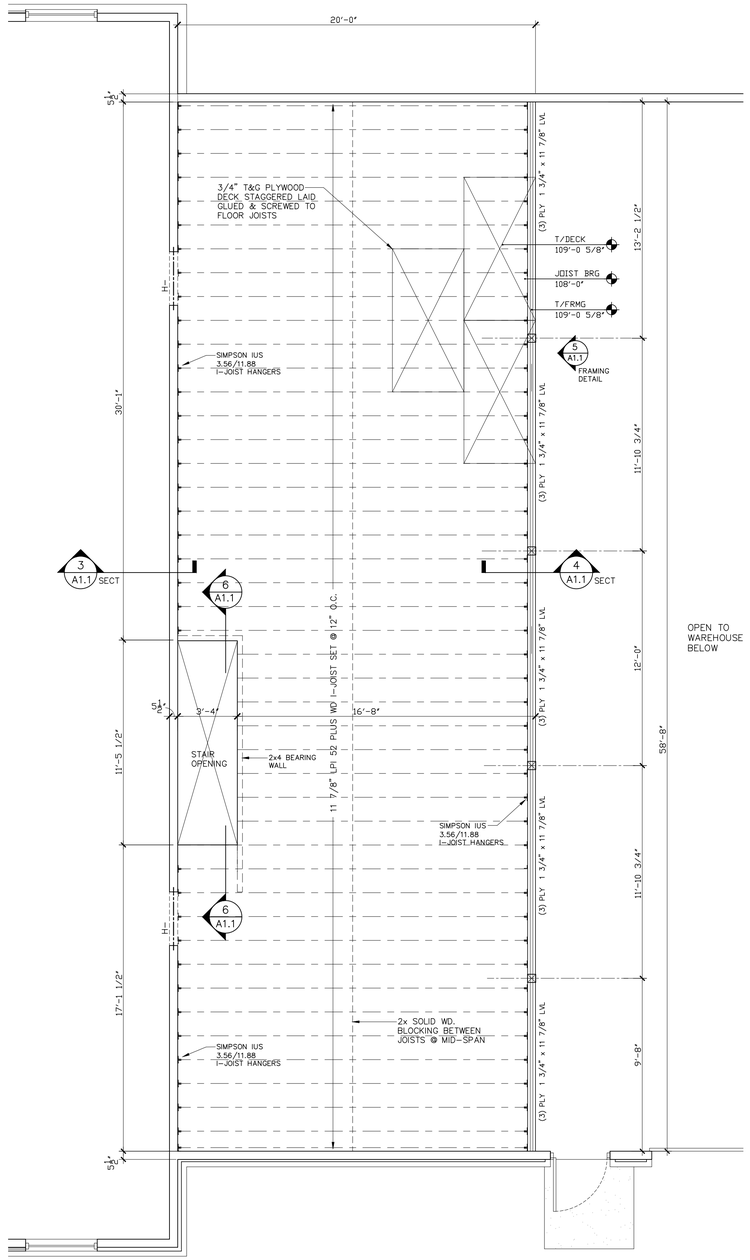
8 STAIR HEAD DETAIL
1 " =1-0"



7 STAIR BASE DETAIL
1 =1-0"



6 STAIR SECTION
3/8"=1'-0"

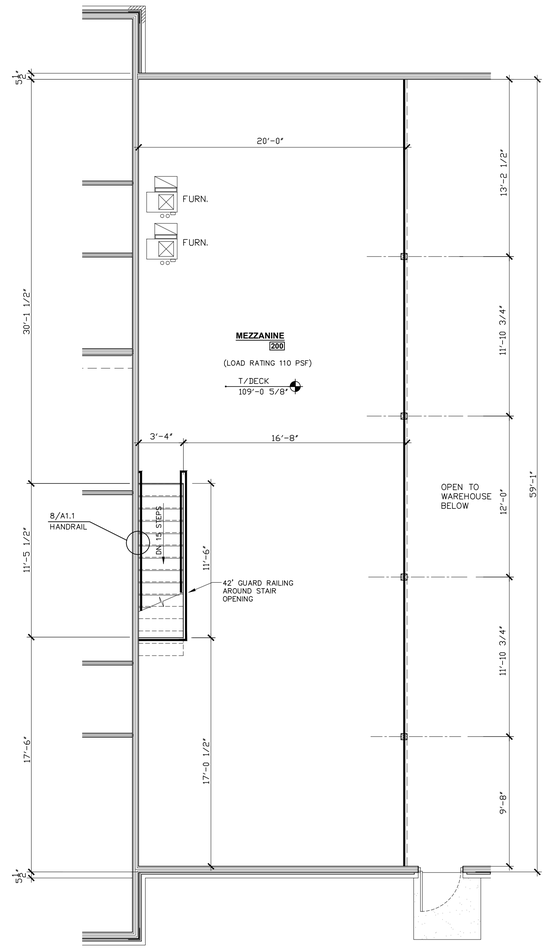


1 MEZZANINE FRAMING PLAN
1/4"=1'-0"

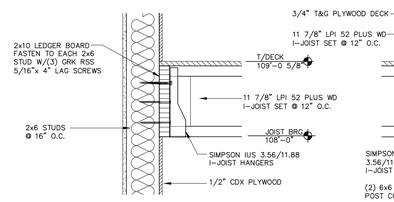
DESIGN LOADS FOR MEZZANINE FRAMING:

LPI 52 PLUS WOOD I-JOISTS @ 12" O.C. = 135 PSF

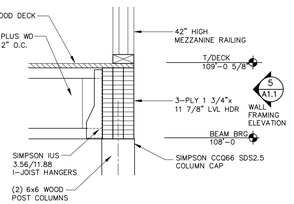
LPI 52 PLUS WOOD I-JOISTS @ 16" O.C. = 100 PSF



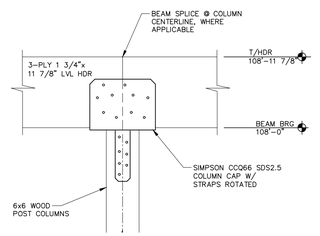
2 MEZZANINE PLAN
3/16"=1'-0"



3 FRAMING DETAIL
1"=1'-0"



4 FRAMING DETAIL
1"=1'-0"



5 FRAMING DETAIL
1"=1'-0"

- Commercial
- Industrial
- Residential

Eskay Architecture
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE	SET - TYPE
06/04/26	DESIGN

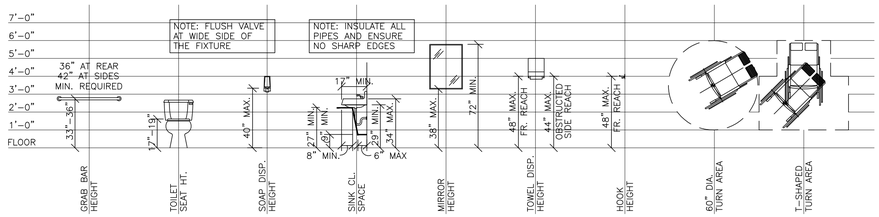
DRAWN BY:

REVISIONS

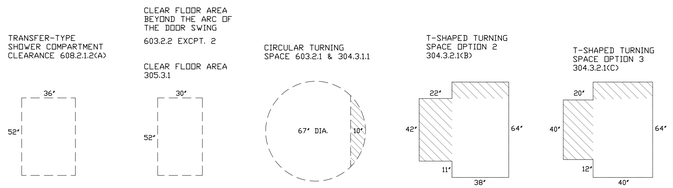
NO.	DATE

SHEET TITLE
MEZZANINE PLAN / FRAMING PLAN

SHEET NO.
A1.1



10 MOUNTING HEIGHTS
N.T.S.



9 CLEAR AREA DIAGRAMS
N.T.S.

PLUMBING FIXTURE SCHEDULE		
MARK	FIXTURE	MOUNTING HEIGHTS
WATER CLOSETS		
WC-1	TOILET (18" H) ✳	SEAT 18 INCHES A.F.F. – ELONGATED BOWL
LAVATORIES		
LAV-1	30" S.S W. INTEGRAL BOWL	34" MAX HEIGHT, W/KNEE CLEARANCE PANEL
LAV-2	WALL HUNG SINK ✳	34" MAX HEIGHT, INSULATED P-TRAP
ACCESSORIES		
GB-1	36" LONG GRAB BAR	34 INCHES A.F.F. TO CENTERLINE
GB-2	42" LONG GRAB BAR	34 INCHES A.F.F. TO CENTERLINE
GB-3	18" VERTICAL GRAB BAR	49 INCHES A.F.F. TO CENTERLINE
TP-1	TOILET PAPER DISPENSER	14–19 INCHES A.F.F.
PT-1	PAPER TOWEL DISPENSER	MOUNT @ 44 INCHES A.F.F. TO DISPENSER – FURNISHED BY OWNER
SD-1	SOAP DISPENSER	44 INCHES MAX
MIR-1	MIRROR	40" MIN. TO BOTTOM

✳ REFER TO PLUMBING DESIGN PLANS FOR FIXTURES

GENERAL TOILET ROOM REQUIREMENTS

A. ALL CLEARANCES, HEIGHTS, GRAB BARS AND ACCESSIBLE ITEM TO MEET THE REQUIREMENTS OF THE ICC A117.1–2017 STANDARDS

B. HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER PUBLIC LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

C. CONTROLS FOR URINAL AND WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE CLEARANCE SIDE OF THE FIXTURE. THE FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE NO MORE THAN 44 INCHES ABOVE THE FLOOR.

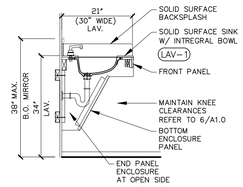
D. THE FORCE REQUIRED TO ACTIVATE FLUSH CONTROL VALVES, FAUCETS, AND OTHER OPERATING MECHANISM CONTROLS SHALL BE NO GREATER THEN 5 FOOT POUNDS.

E. WHERE TOWEL, SANITARY NAPKIN, WASTE RECEPTACLE, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, 40 INCHES OR LESS ABOVE THE FINISHED FLOOR.

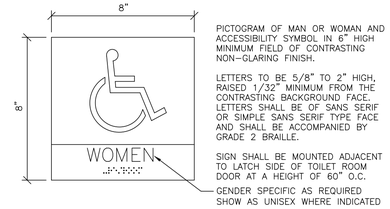
F. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19 INCHES FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

G. THE DIAMETER OR WIDTH OF GRIPPING SURFACES OF A GRAB BAR SHALL BE 1.25 TO 1.5 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1.5 INCHES MINIMUM.

H. THE DIAMETER OR WIDTH OF GRIPPING SURFACES OF A GRAB BAR SHALL BE 1.25 TO 1.5 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1.5 INCHES MINIMUM. THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.125 INCH.



8 LAVATORY 1
1/2" = 1'-0" SIDE VIEW



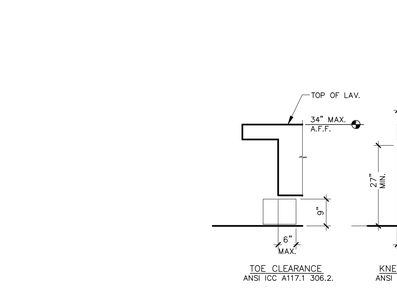
PICTOGRAM OF MAN OR WOMAN AND ACCESSIBILITY SYMBOL IN 6" HIGH MINIMUM FIELD OF CONTRASTING NON-GLARING FINISH.

LETTERS TO BE 5/8" TO 2" HIGH, RAISED 1/32" MINIMUM FROM THE CONTRASTING BACKGROUND FACE. LETTERS SHALL BE OF SANS SERIF OR SIMPLE SANS SERIF TYPE FACE AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.

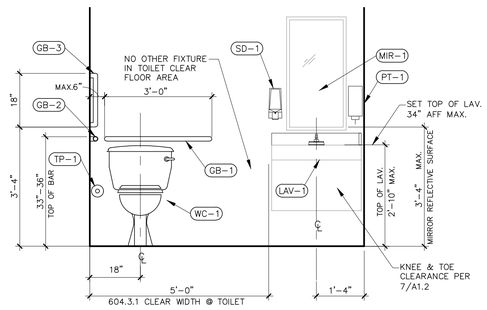
SIGN SHALL BE MOUNTED ADJACENT TO LATCH SIDE OF TOILET ROOM DOOR AT A HEIGHT OF 60" O.C.

GENDER SPECIFIC AS REQUIRED SHOW AS UNISEX WHERE INDICATED

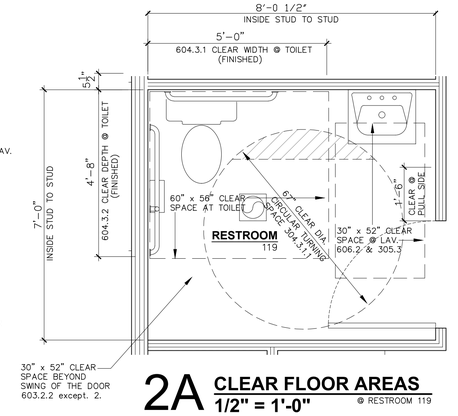
7 TYPICAL RESTROOM SIGNAGE
N.T.S.



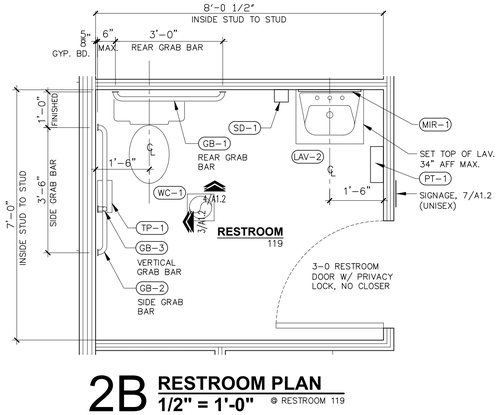
6 LAV. TOE & KNEE CLEARANCE
N.T.S.



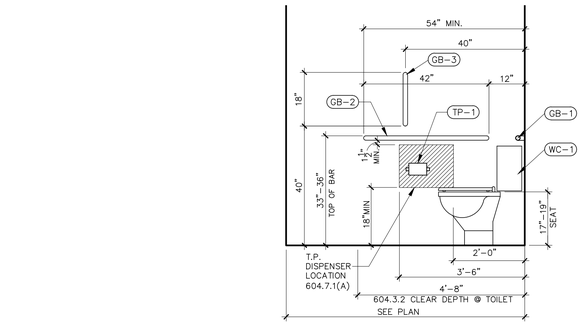
5 RESTROOM ELEVATION
1/2" = 1'-0" @ RESTROOM 116 & 117



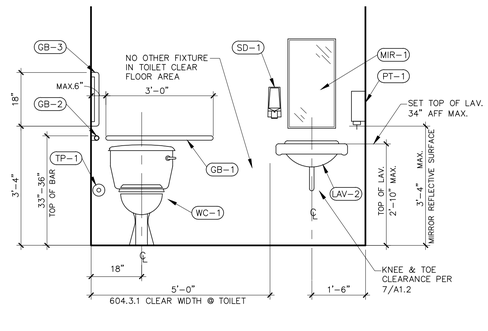
2A CLEAR FLOOR AREAS
1/2" = 1'-0" @ RESTROOM 119



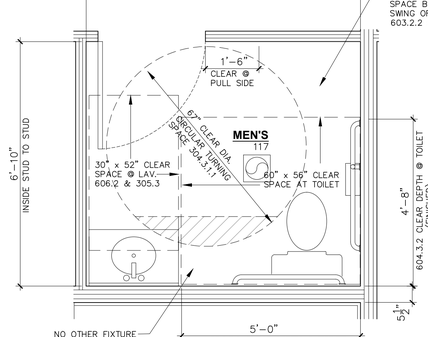
2B RESTROOM PLAN
1/2" = 1'-0" @ RESTROOM 119



3 RESTROOM ELEVATION
1/2" = 1'-0" @ RESTROOMS 116, 117 & 119



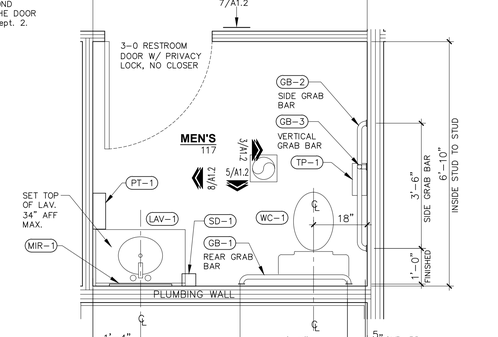
4 RESTROOM ELEVATION
1/2" = 1'-0" @ RESTROOM 119



1A CLEAR FLOOR AREAS
1/2" = 1'-0" @ RESTROOM 117 OPP. @ WOMEN'S R.R. 116

PROVIDE BLOCKING IN WALLS AS NEEDED FOR WALL MOUNTED ITEMS

ITEMS, INFORMATION AND CLEARANCES SHOWN ARE TYPICAL AT RESTROOMS 116 & 117 – (OPPOSITE)



1B RESTROOM PLAN
1/2" = 1'-0" @ RESTROOM 117 OPP. @ WOMEN'S R.R. 116

- Commercial
- Industrial
- Residential

Eskay Architecture
Onalaska, WI 54650 Ph: 608-317-1565
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I, hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of WISCONSIN. I am a duly 10547 07/31/2026
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GENERAL CONTRACTOR:

Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE

06/03/26 DESIGN

DRAWN BY:

REVISIONS

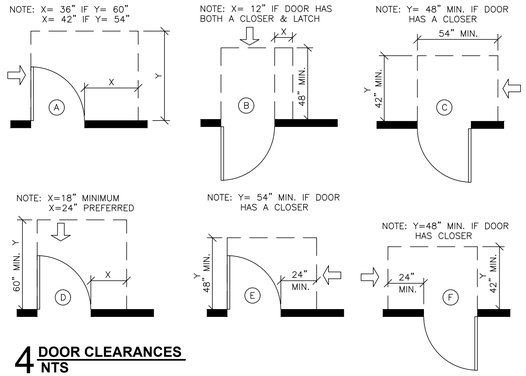
NO.	DATE

SHEET TITLE

RESTROOM PLANS & DETAILS

SHEET NO.

A1.2



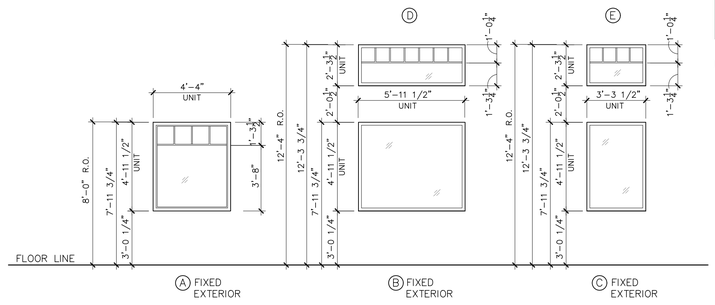
4 DOOR CLEARANCES
NTS

WINDOW SCHEDULE

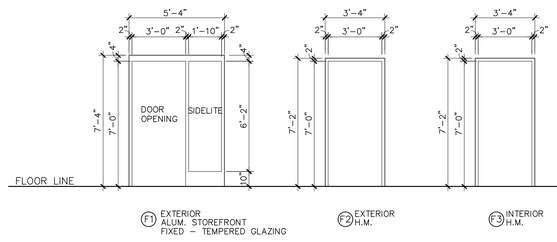
FINISH SCHEDULE NOTES

MARK	QNTY.	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	U-VALUE	MANUF.	NOTES:
(A)	12	4'-4	4'-11 1/2"	4'-4 1/2"	5'-0"	0.28	T.B.D.	EXTERIOR – FIXED
(B)	1	5'-11"	4'-11"	6'-0"	5'-0"	0.28	T.B.D.	EXTERIOR – FIXED
(C)	2	3'-3 1/2"	4'-11"	3'-4"	2'-9"	0.28	T.B.D.	EXTERIOR – FIXED
(D)	1	5'-11"	2'-3"	6'-0"	2'-4"	0.28	T.B.D.	EXTERIOR – FIXED
(E)	2	3'-3 1/2"	2'-3"	3'-4"	2'-4"	0.28	T.B.D.	EXTERIOR – FIXED

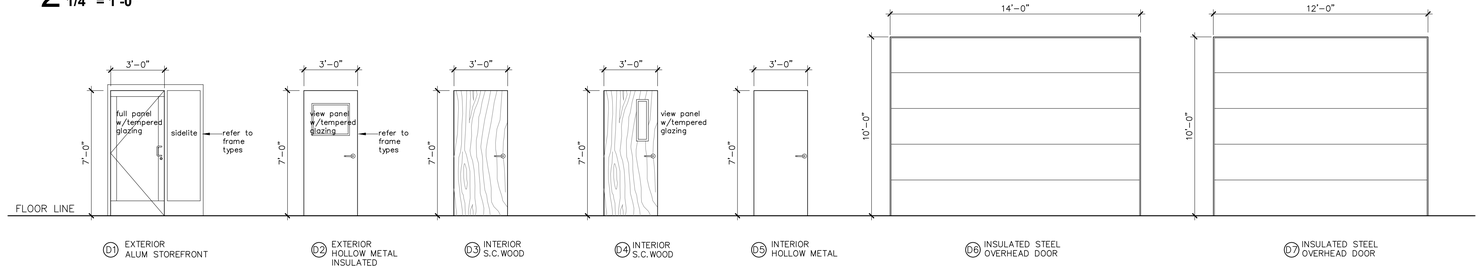
1. VERIFY R.O. WITH WINDOW MANUFACTURER SELECTED
2. MAINTAIN M.O. MODULAR OPENING AND ADJUST WINDOW SIZE AS REQUIRED



3 WINDOW ELEVATIONS
1/4" = 1'-0"



2 FRAME ELEVATIONS
1/4" = 1'-0"



1 DOOR ELEVATIONS
1/4" = 1'-0"

DOOR AND HARDWARE SCHEDULE

DOOR #	DOOR SWING	LOCATION	SIZE	MATERIAL	DOOR TYPE	FRAME TYPE	HARDWARE GROUP	REMARKS
TENANT SPACE 1								
100A	L.H.R.	VESTIBULE	3'–0" x 7'–0"	ALUM STOREFRONT	D1	F1	A	ALUM STOREFRONT WITH (1) SIDELITE – EXTERIOR
100B	L.H.R.	VESTIBULE	3'–0" x 7'–0"	ALUM STOREFRONT	D1	F1	A	ALUM STOREFRONT WITH (1) SIDELITE – INTERIOR
102	R.H.	CONFERENCE ROOM	3'–0" x 7'–0"	S.C. WOOD	D4	F3	E	
105	L.H.	JIM'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
106	R.H.	PAUL'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
107	L.H.	CALEB'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
108	R.H.	INTERN/TRAVIS	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
109	L.H.	HALL	3'–0" x 7'–0"	S.C. WOOD	D4	F3	E	
110	L.H.	KELLY'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
111	L.H.	FINANCE OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
112	L.H.	DAN'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
113	R.H.	HALL	3'–0" x 7'–0"	S.C. WOOD	D4	F3	E	
114	R.H.	ANDREW'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
115	L.H.	TY'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
116	L.H.	WOMEN'S R.R.	3'–0" x 7'–0"	S.C. WOOD	D3	F3	D	
117	R.H.	MEN'S R.R.	3'–0" x 7'–0"	S.C. WOOD	D3	F3	D	
118	R.H.	MECHANICAL RM	3'–0" x 7'–0"	S.C. WOOD	D5	F3	F	
119	L.H.	RESTROOM	3'–0" x 7'–0"	S.C. WOOD	D5	F3	D	
120	R.H.	INTERN'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D5	F3	C	
121A	L.H.R.	WAREHOUSE	3'–0" x 7'–0"	INSUL. H.M.	D2	F2	B	EXTERIOR EXIT DOOR
121B	R.H.R.	WAREHOUSE	3'–0" x 7'–0"	INSUL. H.M.	D2	F2	B	
121C	O.H.	WAREHOUSE	14'–0" x 10–0"	INSUL. STEEL	D6	N/A	N/A	OVERHEAD DOOR WITH HARDWARE
121D	O.H.	WAREHOUSE	14'–0" x 10–0"	INSUL. STEEL	D6	N/A	N/A	OVERHEAD DOOR WITH HARDWARE
121E	O.H.	WAREHOUSE	14'–0" x 10–0"	INSUL. STEEL	D6	N/A	N/A	OVERHEAD DOOR WITH HARDWARE
121F	O.H.	WAREHOUSE	12'–0" x 10–0"	INSUL. STEEL	D7	N/A	N/A	OVERHEAD DOOR WITH HARDWARE

HARDWARE GROUPS

A. ENTRY/EXIT
- 1 1/2 PAIR HINGES
- PUSH/PULL
- DEAD BOLT
- CLOSER
- DOOR SILENCERS
- WEATHER STRIPPING
- SWEEP
- THRESHOLD

B. ENTRY /EXIT
- 1 1/2 PAIR HINGES
- ENTRY LOCKSET (ANSI F89)
- CLOSER
- DOOR SILENCERS
- WEATHER STRIPPING
- SWEEP
- THRESHOLD

C. OFFICE
- 1 1/2 PAIR HINGES
- LEVER HANDLE
- OFFICE LOCKSET (ANSI F82)
- DOOR SILENCERS
- DOOR STOP (WALL)

D. PRIVACY
- 1 1/2 PAIR HINGES
- LEVER HANDLE
- PRIVACY LOCKSET (ANSI 82)
- DOOR SILENCERS
- DOOR STOP (WALL)

E. PASSAGE
- 1 1/2 PAIR HINGES
- LEVER HANDLE
- PASSAGE LOCKSET (ANSI F75)
- DOOR SILENCERS
- CLOSER

F. STOREROOM
- 1 1/2 PAIR HINGES
- LEVER HANDLE
- STOREROOM LOCKSET (ANSI F86)
- CLOSER
- DOOR SILENCERS
- DOOR STOP (WALL)

DOOR - HARDWARE NOTES

1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. THRESHOLDS SHALL NOT EXCEED 1/2" HGT. AND SHALL HAVE BEVELED SIDES THAT SLOPE 1:2 MAXIMUM.
3. PROVIDE KEYED LEVER HANDLES, VERIFY KEYING REQUIREMENTS WITH OWNER.
4. VERIFY FRAME WIDTH WITH WALL TYPE
5. PROVIDE COMMERCIAL GRADE HEAVY DUTY HARDWARE.
6. PROVIDE ALL REQUIRED WEATHER STRIPPING & SEALS @ EXTERIOR DOORS.
7. ALL HARDWARE, STYLE, COLOR AND FINISHES TO BE SELECTED/APPROVED BY OWNER.

NOTE: ALL GLAZING WITHIN DOORS SHALL BE TEMPERED. REFER TO DOOR SCHEDULE FOR ADDITIONAL GLAZING REQUIREMENTS.

- Commercial
- Industrial
- Residential

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Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE	SET - TYPE
06/03/26	DESIGN

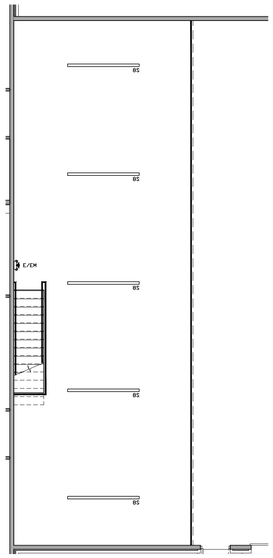
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REVISIONS

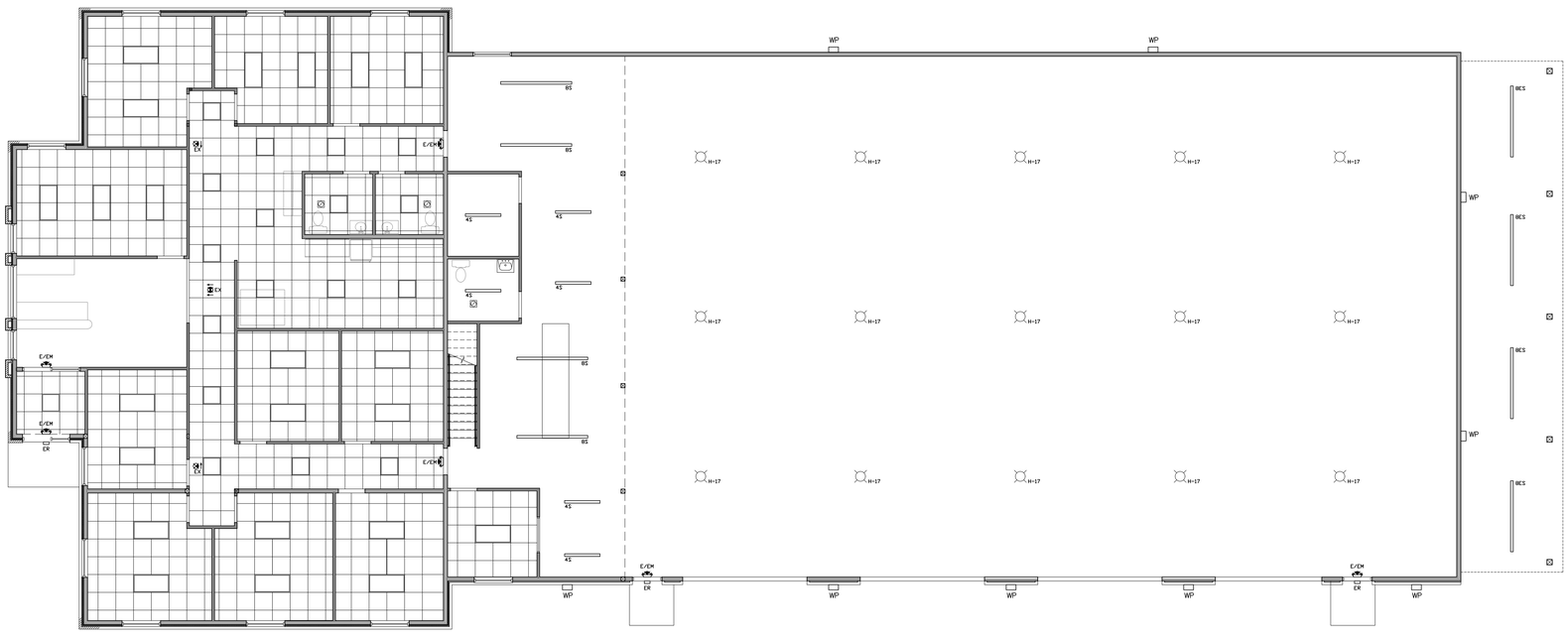
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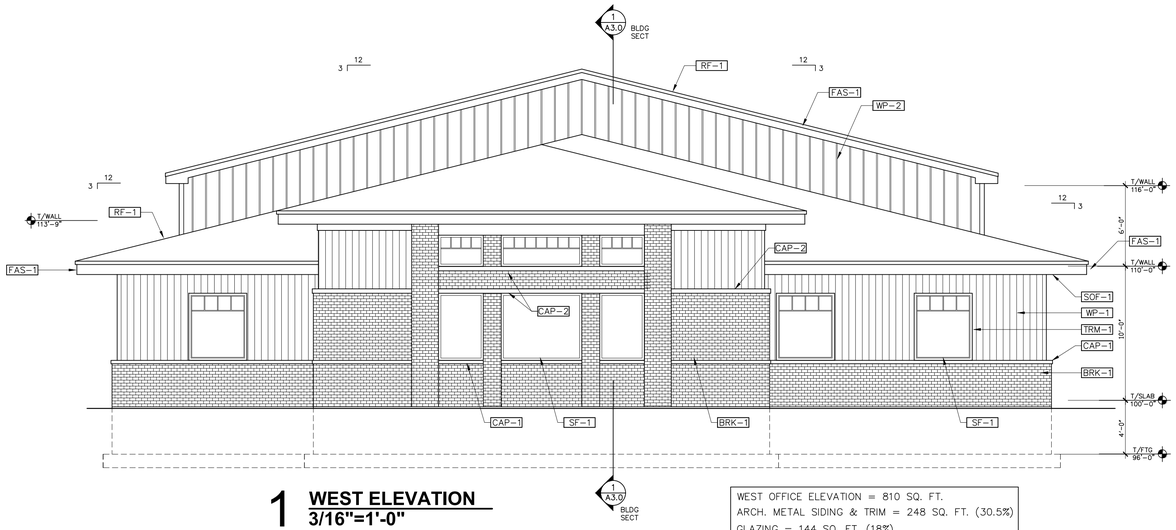
SHEET TITLE
DOOR & WINDOW SCHEDULES

SHEET NO.
A1.3



2 **REFLECTED CEILING PLAN**
1/8"=1'-0"
@ MEZZANINE


WP
WP
8S
4S
E/EM
EX
H-17
WP
8CS
WP
WP
WP

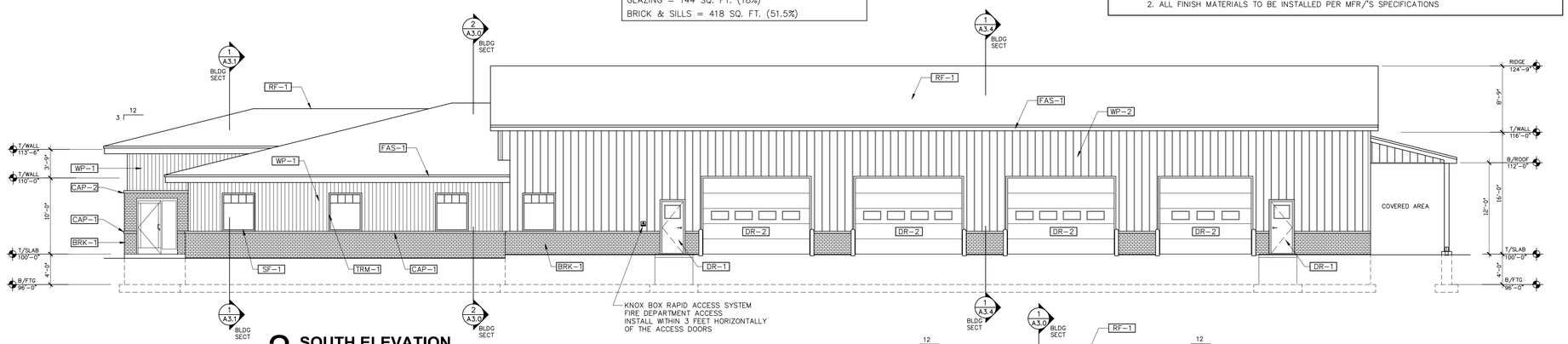


1 WEST ELEVATION
3/16"=1'-0"

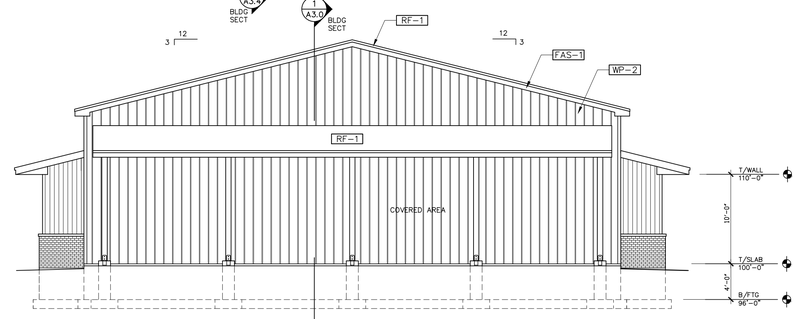
WEST OFFICE ELEVATION = 810 SQ. FT.
ARCH. METAL SIDING & TRIM = 248 SQ. FT. (30.5%)
GLAZING = 144 SQ. FT. (18%)
BRICK & SILLS = 418 SQ. FT. (51.5%)

EXTERIOR FINISH LEGEND			
MARK	DESCRIPTION	GENERAL LOCATION	NOTES
WP-1	MCELROY ARCHITECTURAL METAL SIDING BOARD & BATTEN STYLE – BLACK	WALL PANEL 1 – EXTERIOR WALLS SIDE WALLS & LOWER END WALLS	
WP-2	MCELROY ARCHITECTURAL METAL SIDING 26 GA. VERTICAL WALL PANELS – GRAY	END WALL GABLES	
BRK-1	4" BRICK VENEER	EXTERIOR WAINSCOT & WEST WALL	
CAP-1	WAINSCOT CAP – CAST CONC. CAP	WAINSCOT CAP / WINDOW SILLS	
CAP-2	CAST CONCRETE BANDING	WEST WALL BRICK WORK	
SOF-1	EDCO SOFFIT PANEL W/VENTING PERFORATIONS "BLACK"	SIDE WALL SOFFITS NON-VENTED PANELS AT RAKES	
FAS-1	FASCIA – EDCO "BLACK"	BUILDING PERIMETER FASCIA	
TRM-1	MCELROY PRE-FINISHED METAL TRIM FOR BOARD & BATTEN SIDING – BLACK	DOOR, WINDOW AND CORNER TRIM AT OFFICE	
TRM-2	MCELROY PRE-FINISHED METAL TRIM FOR VERTICAL 26 GA. SIDING –GRAY	DOOR, WINDOW AND CORNER TRIM AT WAREHOUSE	
RF-1	ARCHITECTURAL ASPHALT SHINGLES	OFFICE AND WAREHOUSE BUILDING ROOF	
SF-1	STOREFRONT – EXTRUDED PRE-FINISHED ALUMINUM FRAMES – BLACK	WAREHOUSE BUILDING	
DR-1	EXTERIOR METAL SERVICE DOOR INSULATED – WHITE OR GRAY	WAREHOUSE BUILDING	
DR-2	EXTERIOR OVERHEAD DOOR INSULATED – WHITE OR GRAY	WAREHOUSE BUILDING	

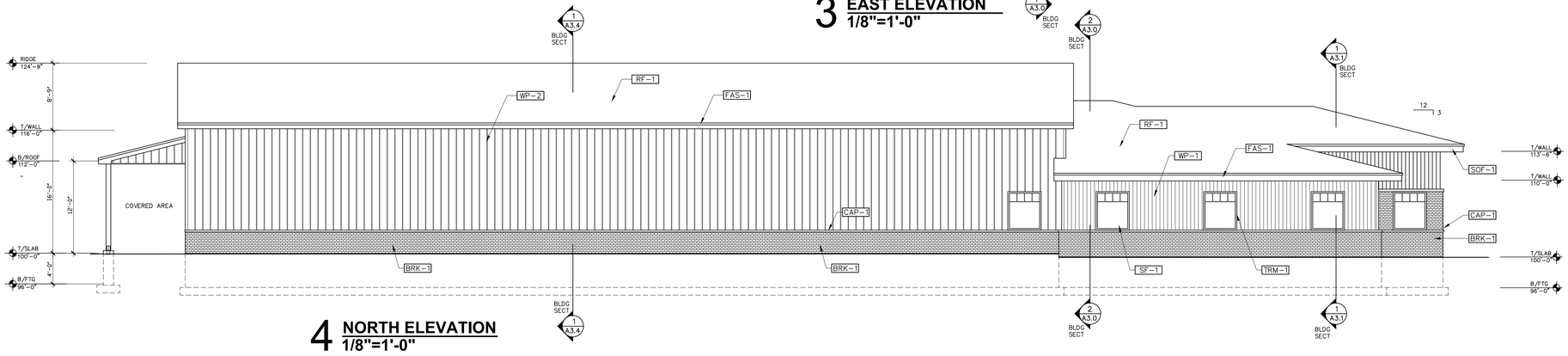
NOTES 1. ALL FINISH MATERIALS, MANUFACTURER'S, STYLES, PATTERNS, AND COLORS TO BE SELECTED / APPROVED BY THE OWNER
2. ALL FINISH MATERIALS TO BE INSTALLED PER MFR'S SPECIFICATIONS



2 SOUTH ELEVATION
1/8"=1'-0"



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



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

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE	/	SET - TYPE
06/03/26		DESIGN

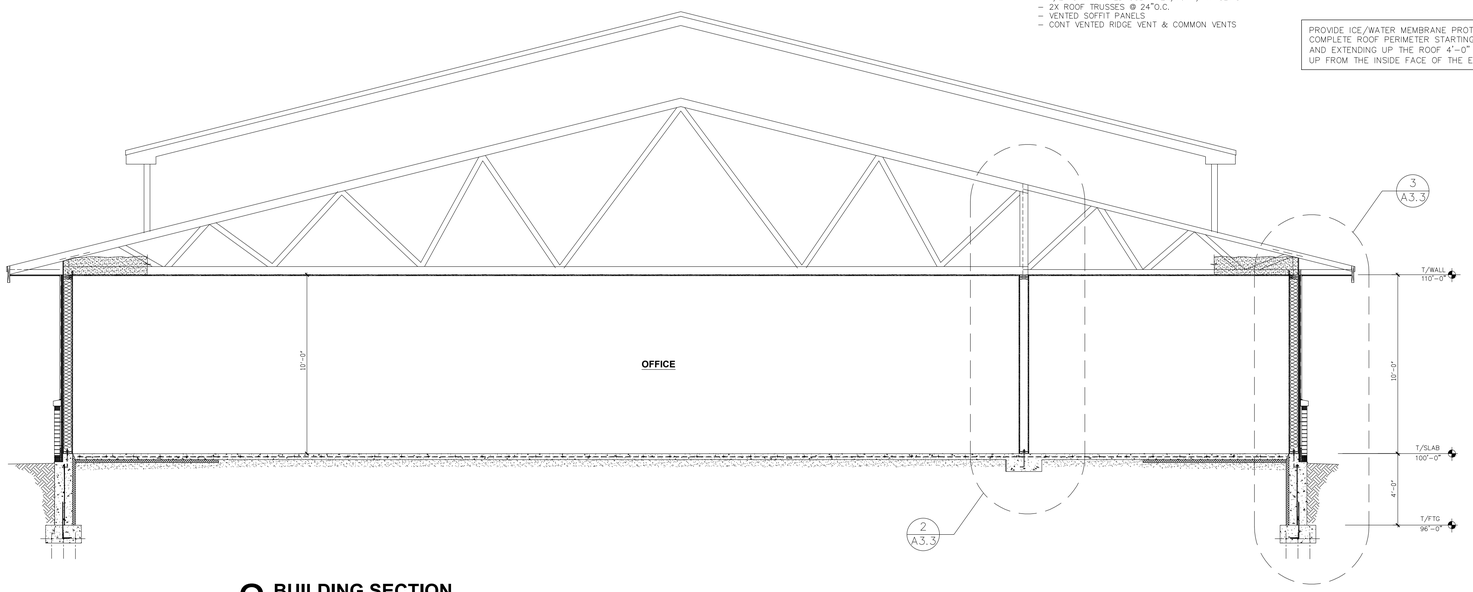
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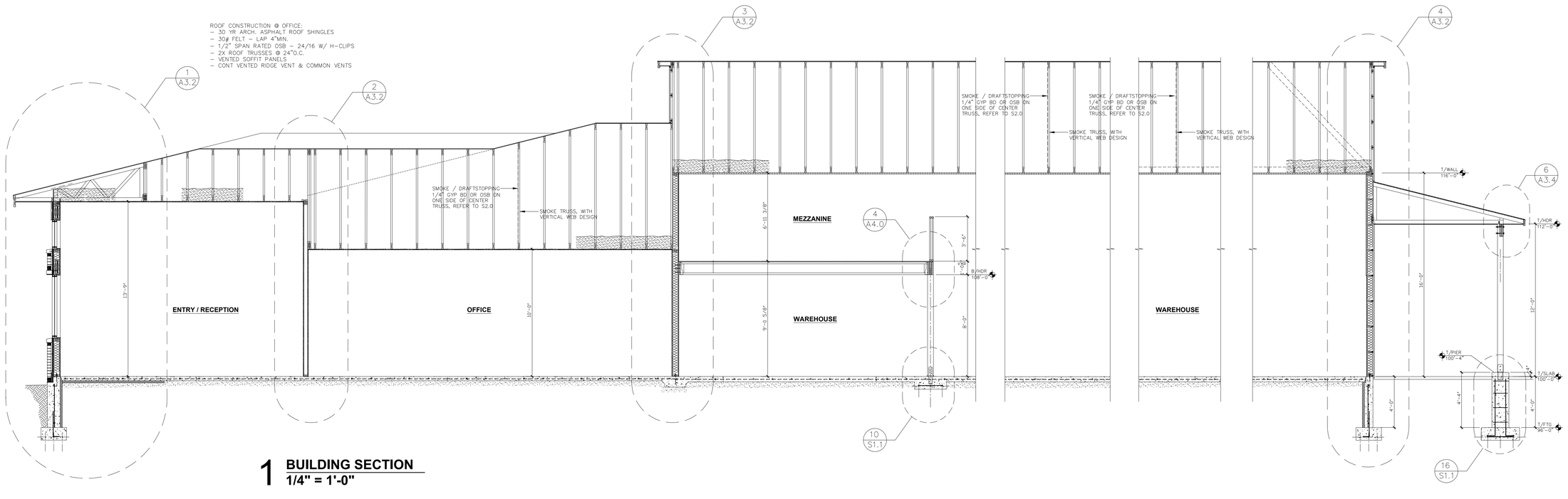
NO.	DATE

SHEET TITLE
ELEVATIONS

SHEET NO.
A2.0



2 BUILDING SECTION
1/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

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PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE

06/03/26 DESIGN

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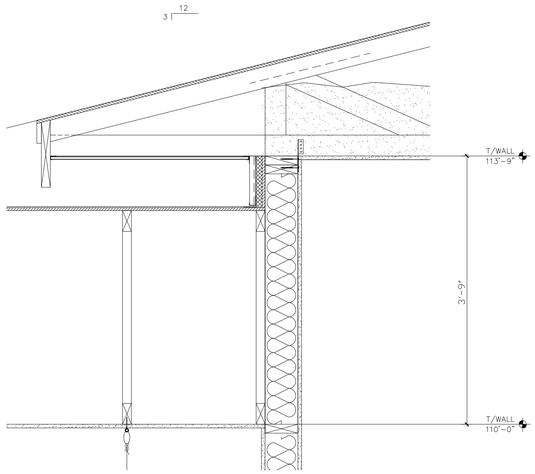
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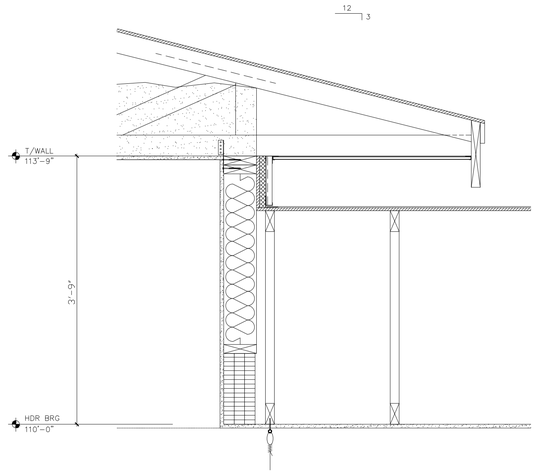
BUILDING SECTIONS

SHEET NO.

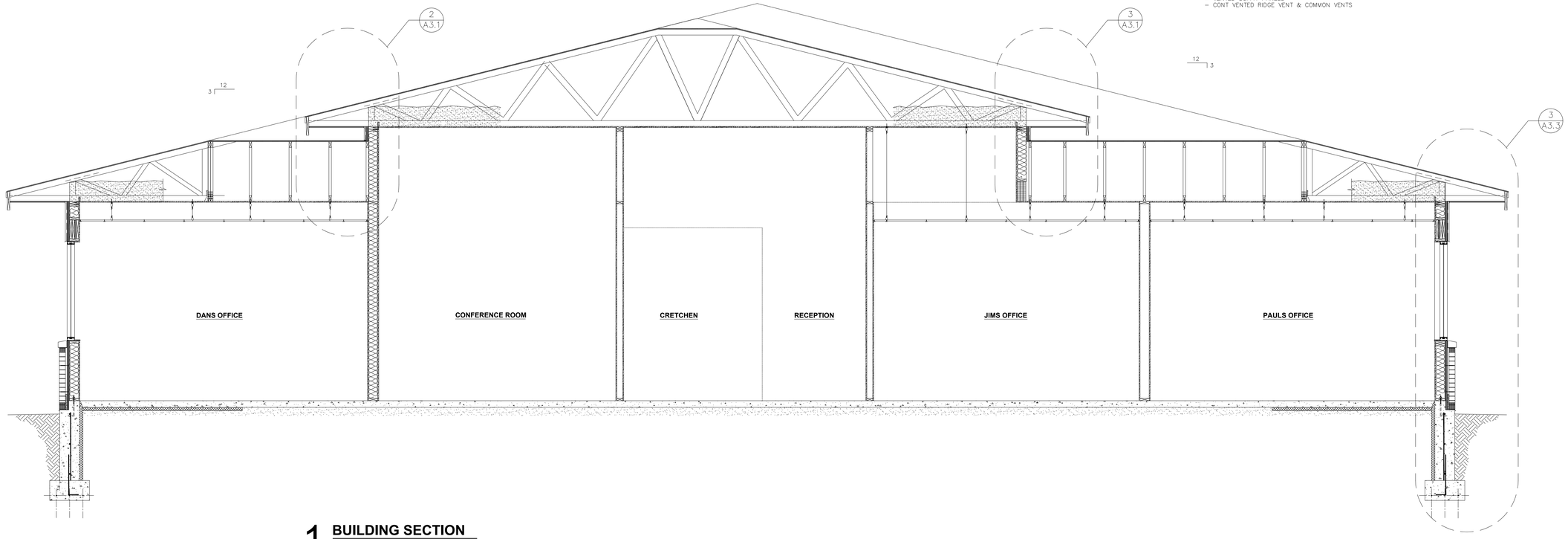
A3.0



2 **WALL SECTION**
1" = 1'-0"



3 **WALL SECTION**
1" = 1'-0"



1 **BUILDING SECTION**
1/4" = 1'-0"

Askay Architecture - Commercia
- Industrial
- Residential
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DATE	/	SET - TYPE
06/03/26		DESIGN

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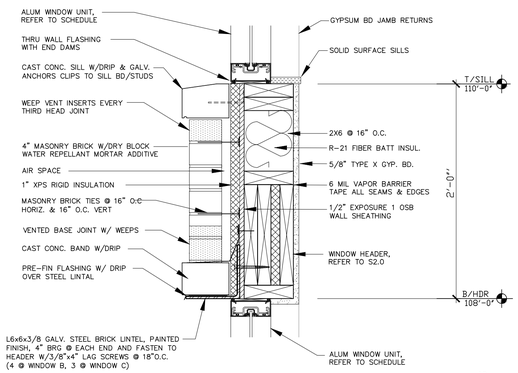
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BUILDING SECTIONS

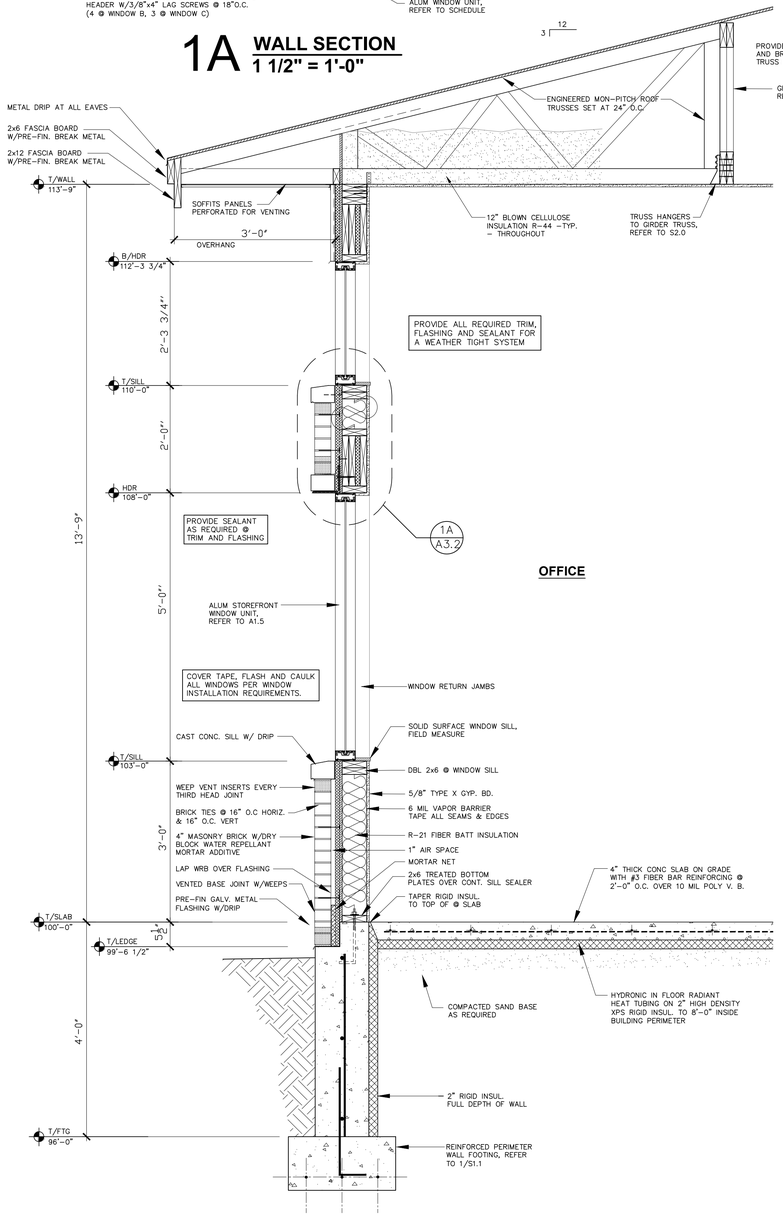
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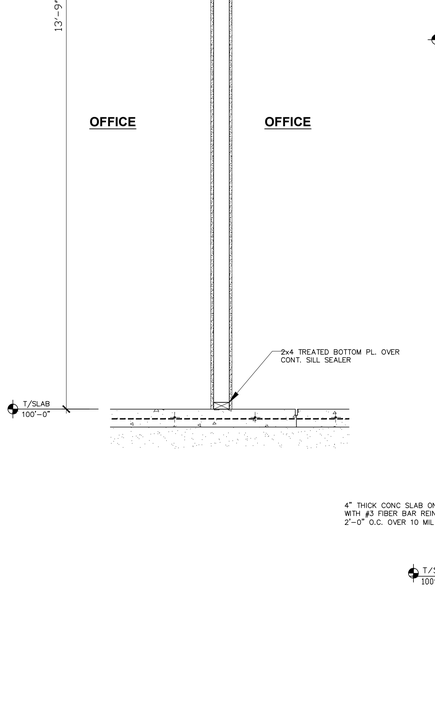


1A WALL SECTION
1 1/2" = 1'-0"

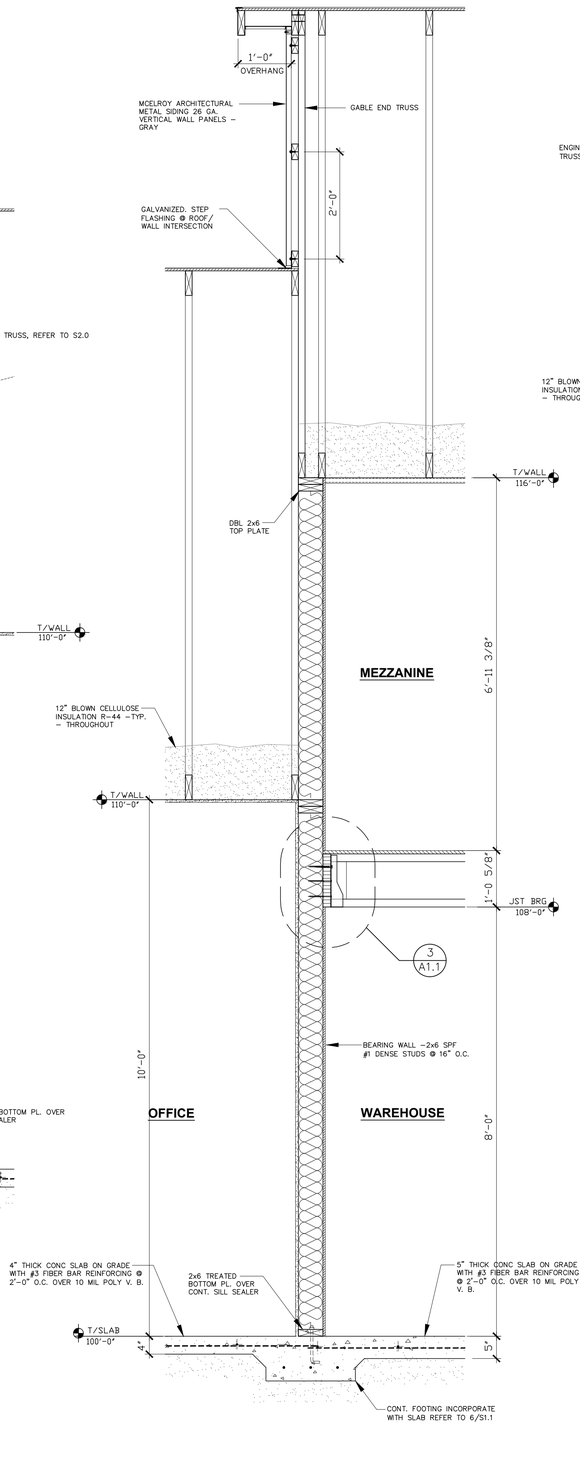
ROOF CONSTRUCTION @ OFFICE:
- 30 YR ARCH. ASPHALT ROOF SHINGLES
- 30# FELT – LAP 4"MIN.
- 1/2" SPAN RATED OSB – 24/16 W/ H-CLIPS
- 2X ROOF TRUSSES @ 24"O.C.
- VENTED SOFFIT PANELS
- CONT VENTED RIDGE VENT & COMMON VENTS



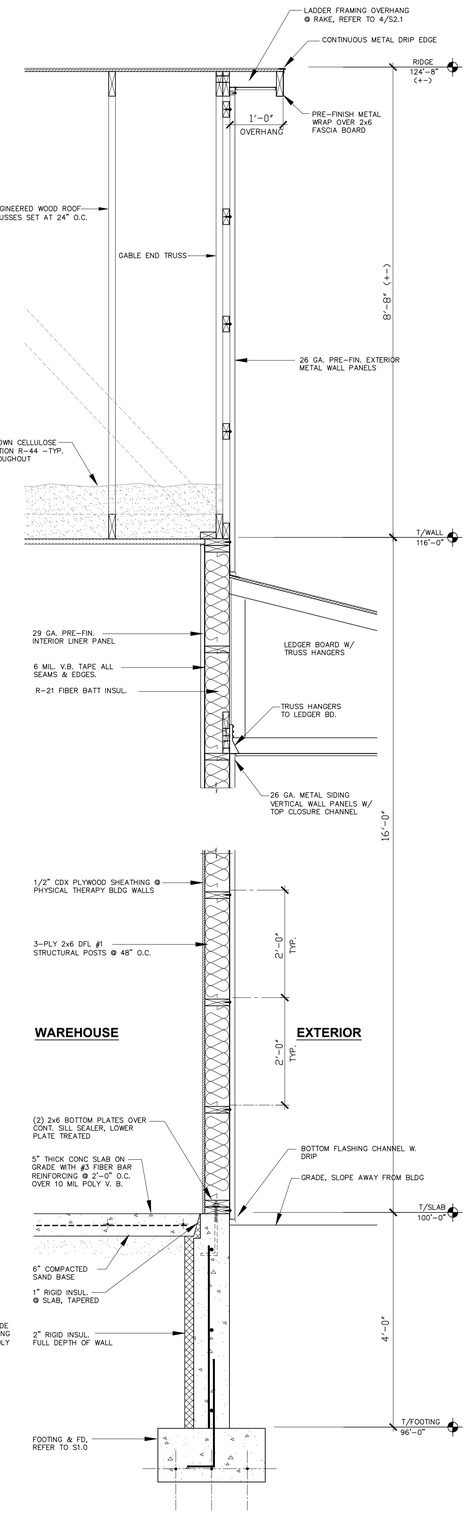
1 WALL SECTION
3/4" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"



4 WALL SECTION
3/4" = 1'-0"

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Email: eskayarchitect@gmail.com

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DATE / SET - TYPE
06/04/26 DESIGN

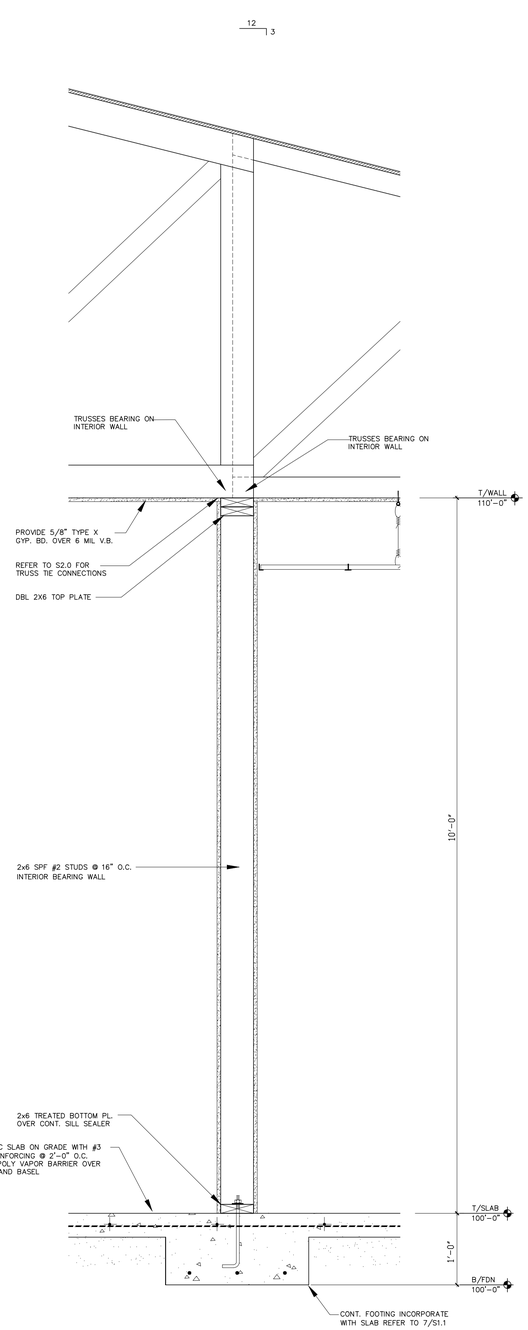
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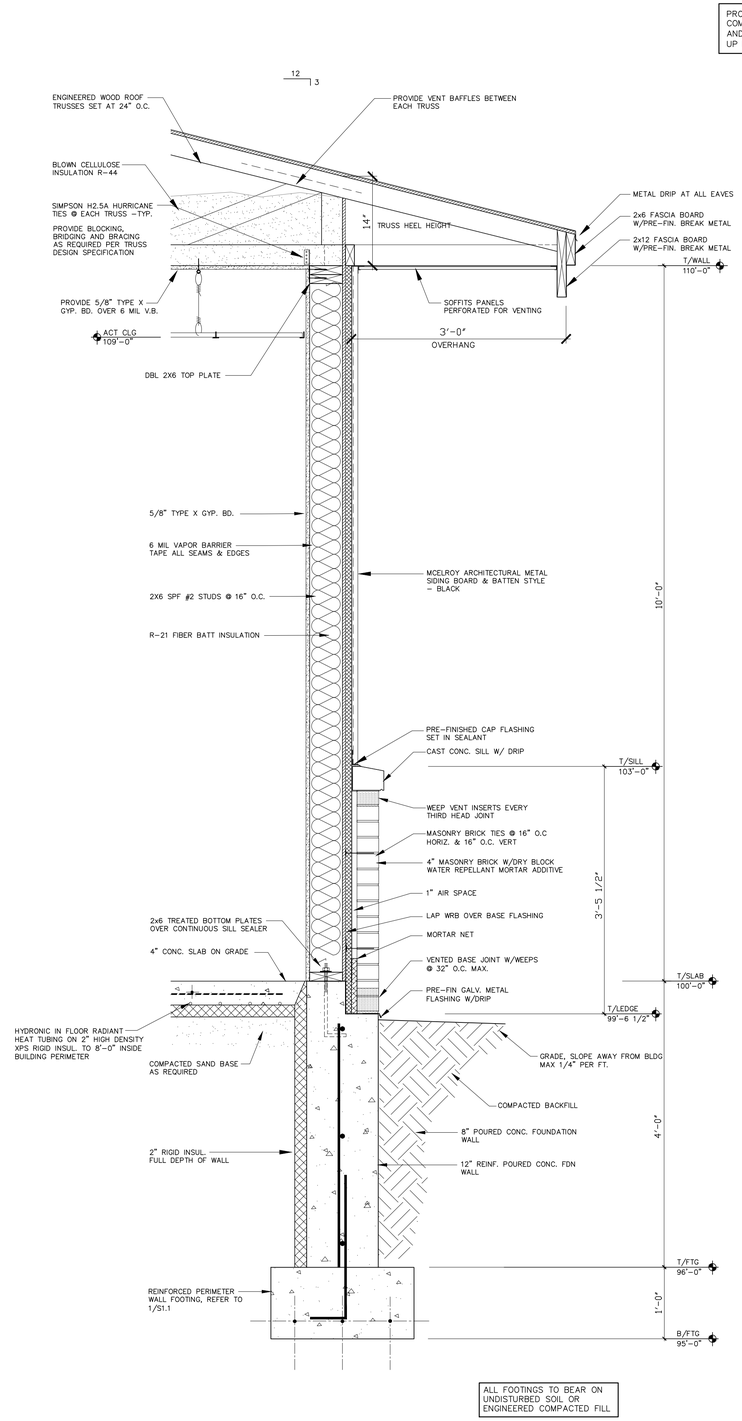
NO.	DATE

SHEET TITLE
WALL SECTIONS

SHEET NO.
A3.2

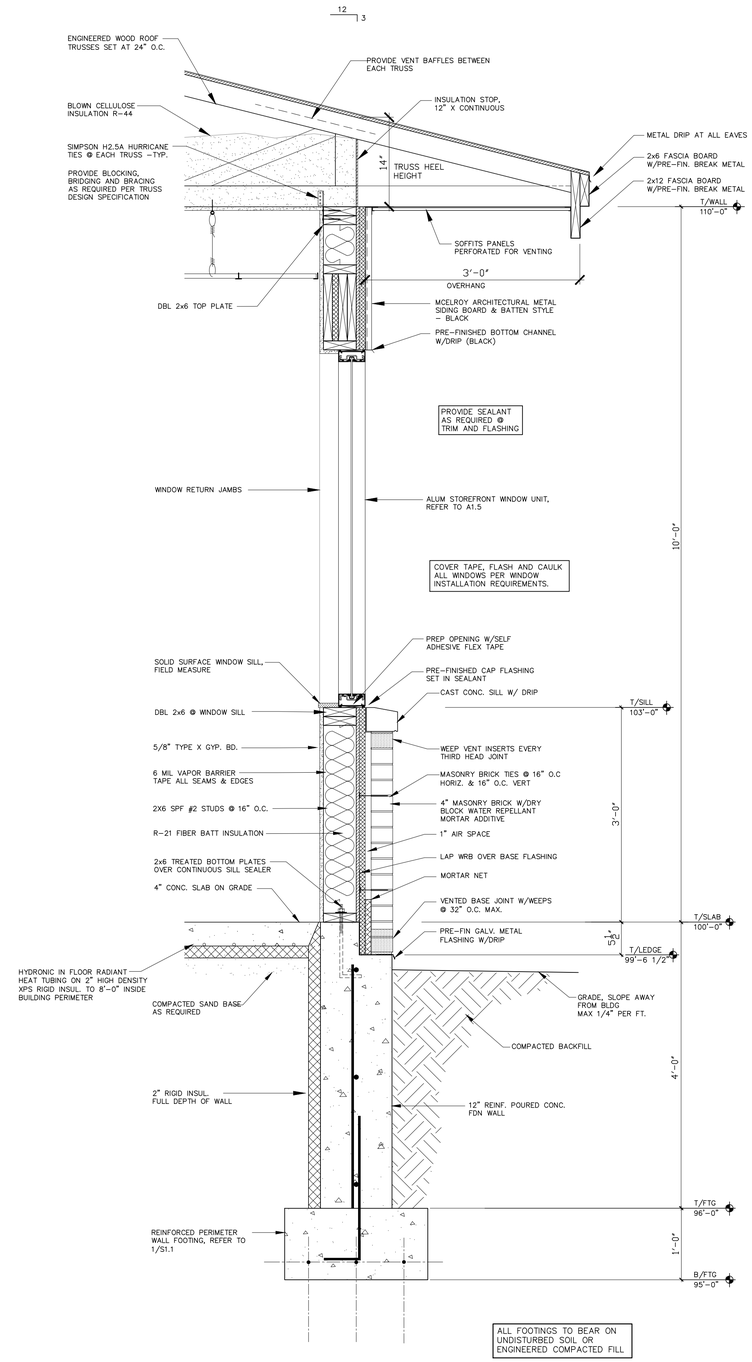


1 **WALL SECTION**
1" = 1'-0" @ INTERIOR BRG WALL



2 **WALL SECTION**
1" = 1'-0" @ OFFICE

PROVIDE ICE/WATER MEMBRANE PROTECTION AT COMPLETE ROOF PERIMETER STARTING AT THE FASCIA AND EXTENDING UP THE ROOF 4'-0" (MIN OF 2'-0" UP FROM THE INSIDE FACE OF THE EXTERIOR WALL)



3 **WALL SECTION**
1" = 1'-0" @ OFFICE

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Email: eskayarchitect@gmail.com

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PROJECT LOCATION:
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LACROSSE. WI 54601

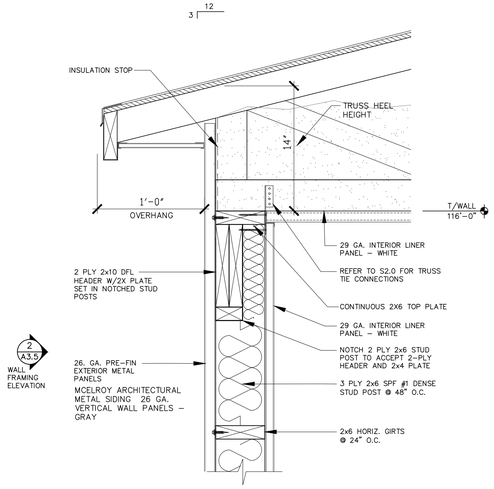
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06/04/26 DESIGN

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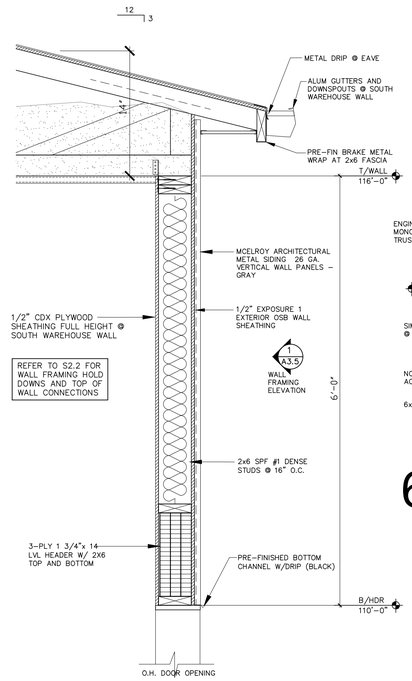
REVISIONS
NO. | DATE

SHEET TITLE
WALL SECTIONS

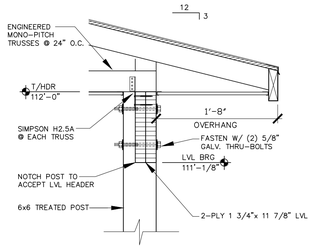
SHEET NO.
A3.3



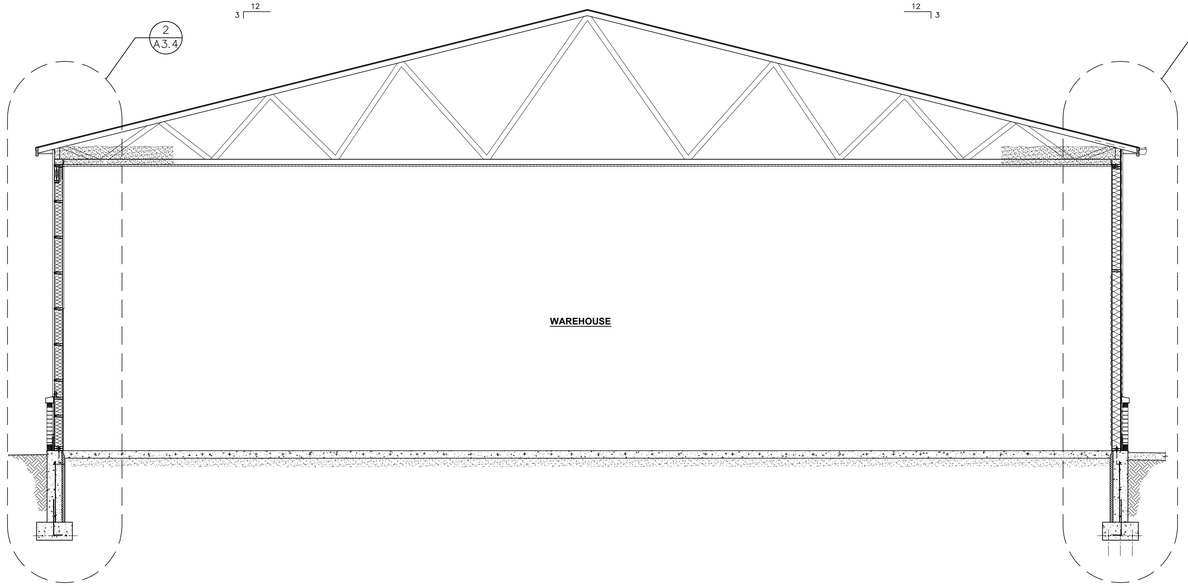
4 WALL FRAMING DETAIL
1 1/2" = 1'-0" @ WAREHOUSE NORTH WALL



5 WALL FRAMING DETAIL
1" = 1'-0" @ WAREHOUSE O.H. DOOR

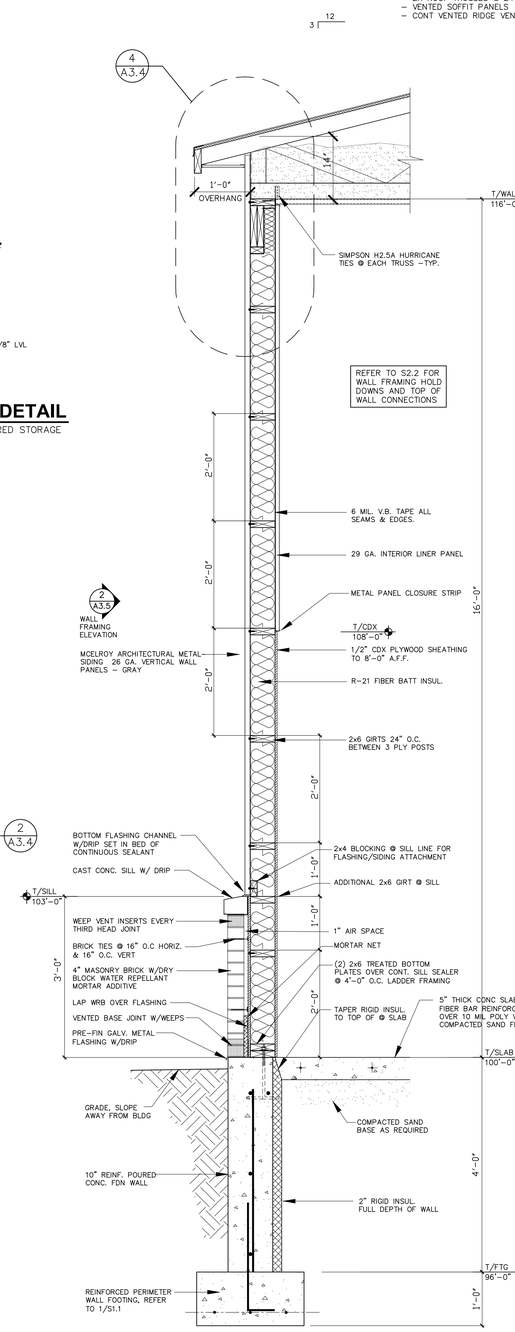


6 POST & BEAM FRAMING DETAIL
1 " = 1'-0" @ EAST COVERED STORAGE

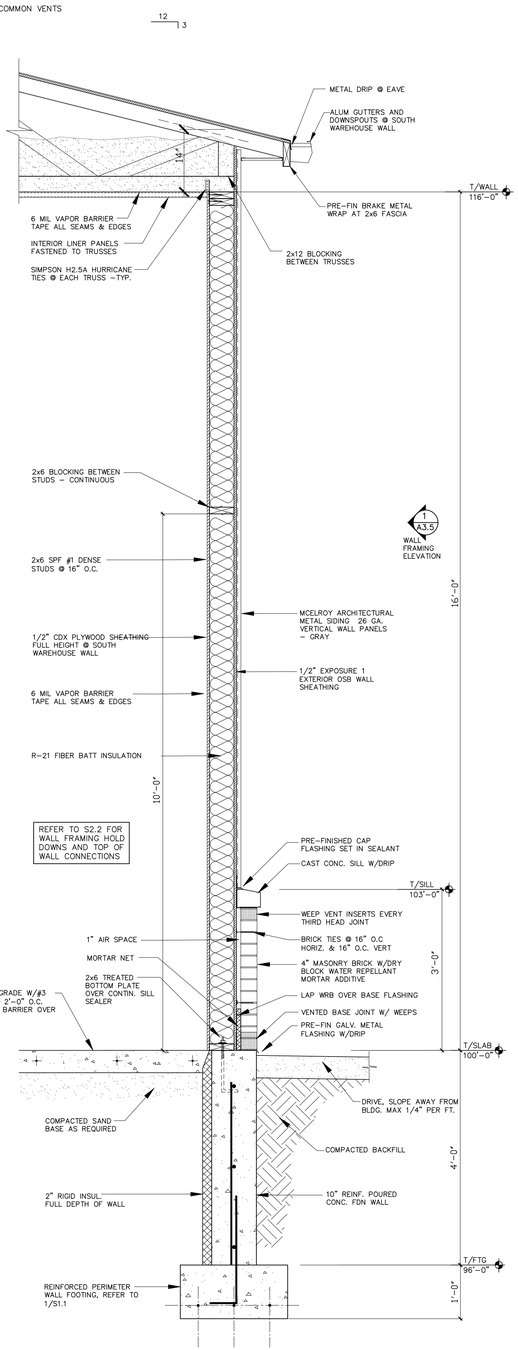


1 BUILDING SECTION
1/4" = 1'-0" @ WAREHOUSE

ROOF CONSTRUCTION @ OFFICE:
- 30 YR ARCH. ASPHALT ROOF SHINGLES
- 30# FELT – LAP 4"MIN.
- 1/2" SPAN RATED OSB – 24/16 W/ H–CLIPS
- 2X ROOF TRUSSES @ 24"O.C.
- VENTED SOFFIT PANELS
- CONT VENTED RIDGE VENT & COMMON VENTS



2 WALL SECTION
3/4" = 1'-0" @ WAREHOUSE NORTH WALL



3 WALL SECTION
3/4" = 1'-0" @ WAREHOUSE SOUTH WALL

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PROJECT TITLE:
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PROJECT LOCATION:
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DATE	SET - TYPE
06/03/26	DESIGN

DRAWN BY:

REVISIONS

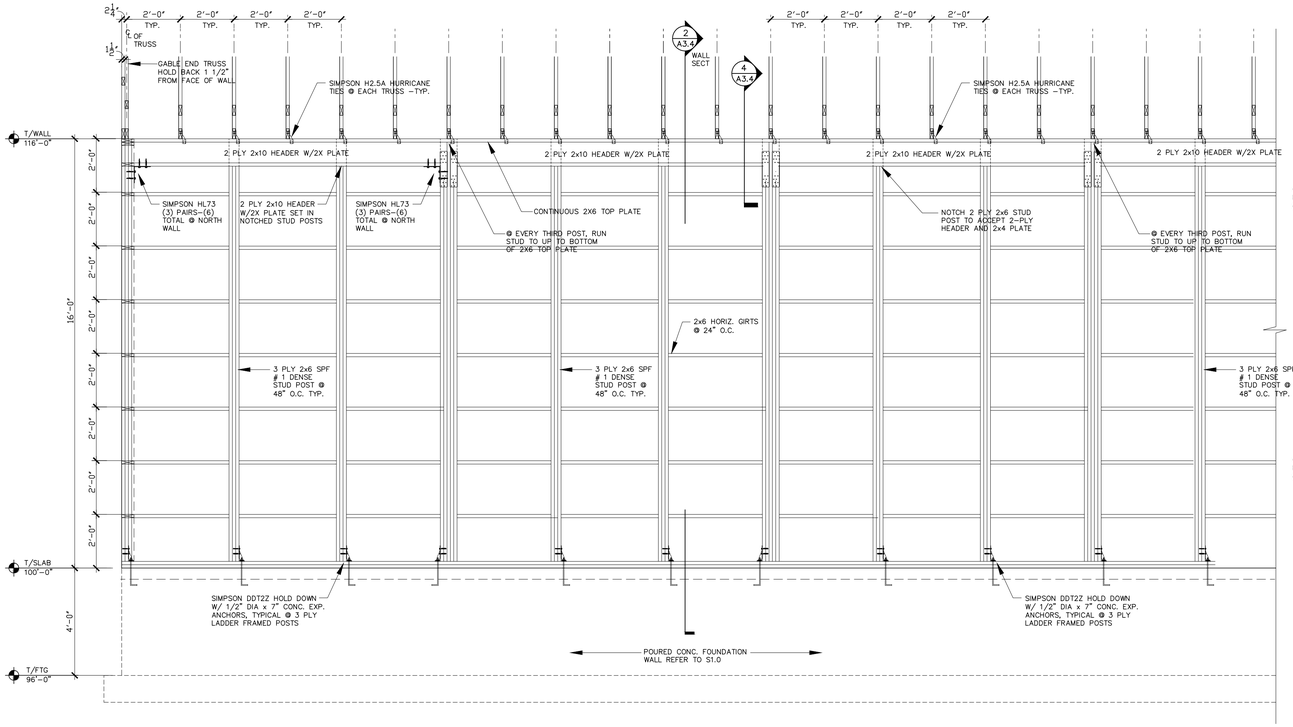
NO.	DATE

SHEET TITLE

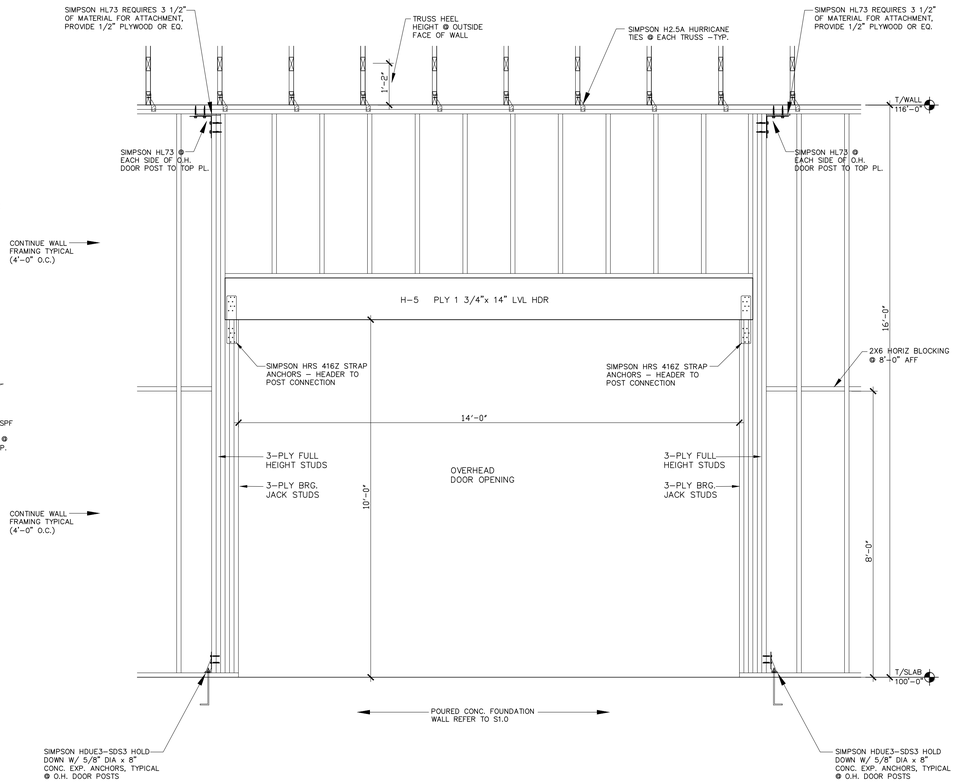
WALL SECTIONS

SHEET NO.

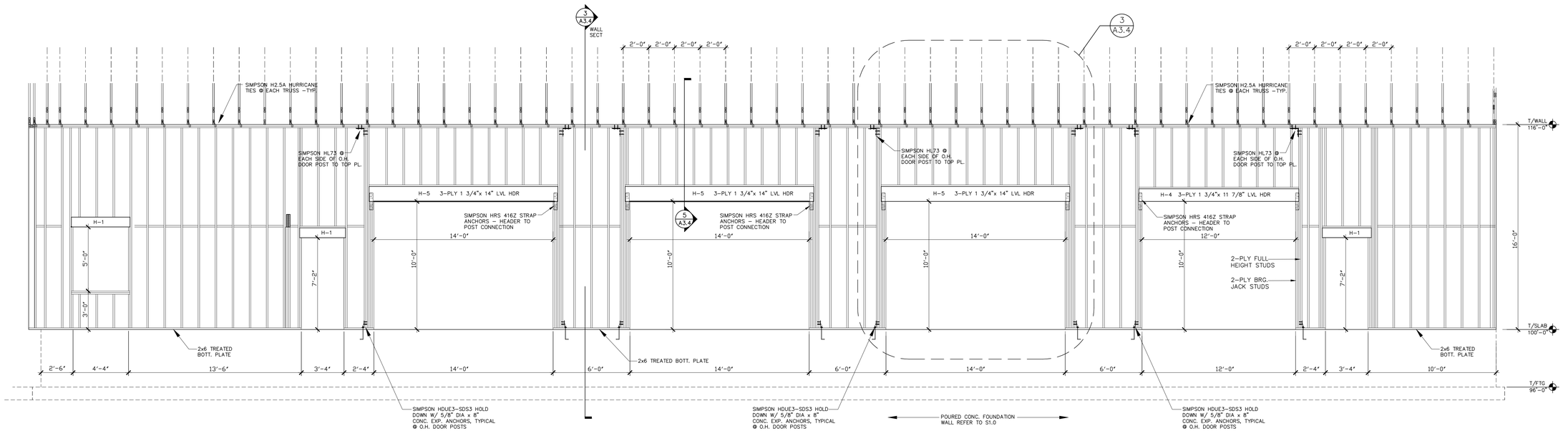
A3.4



2 NORTH WALL FRAMING ELEVATION
3/8"=1'-0" @ WAREHOUSE



3 O.H. DOOR FRAMING ELEVATION
1/2"=1'-0" @ WAREHOUSE



1 SOUTH WALL FRAMING ELEVATION
1/4"=1'-0" @ WAREHOUSE

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LACROSSE. WI 54601

DATE	/	SET - TYPE
06/03/26		DESIGN

DRAWN BY:

REVISIONS

NO.	DATE

SHEET TITLE
WALL FRAMING ELEVATIONS

SHEET NO.
A3.5

STRUCTURAL SPECIFICATIONS

DESIGN:

APPLICABLE CODES/STANDARDS:

-2021 INTERNATIONAL BUILDING CODE WITH WISCONSIN MODIFICATIONS
-ASCE 7-2016 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE/SEI 2016

STRUCTURAL DESIGN STANDARDS:

-ACI 318-2019 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
-ACI 530/530.1-19 BUILDING CODE REQUIREMENTS
-AISC-ASD/LRFD (ASD ONLY) STEEL CONSTRUCTION MANUAL, 13TH EDITION
-AISC-360-2016 STRUCTURAL STEEL
-AISC SEISMIC DESIGN MANUAL
-WS D1.1/D1.1M STRUCTURAL WELDING CODE-SEEL, 2006 EDITION
-NDS-2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ASD/LRFD (ASD ONLY), 2005 EDITION
-NDS-NATIONAL DESIGN SPECIFICATION SUPPLEMENT, DESIGN VALUES FOR WOOD CONSTRUCTION

BUILDING CLASSIFICATION CATEGORY: II

BUILDING DESIGN LIVE LOADS/CRITERIA:
- FLOOR LIVE LOAD - FIRST FLOOR LIVE LOAD: 100 PSF
- SECOND FLOOR (PLATFORMS) LIVE LOAD: 110 PSF

- ROOF SNOW LOADS & DESIGN DATA:
  - DESIGN ROOF SNOW LOAD: 30.8 PSF
  - FLAT ROOF SNOW LOAD (Pf)=(0.7*Ce*Ct*Is*Pg): 30.8 PSF
  - SNOW EXPOSURE FACTOR (Ce): 1.0
  - SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
  - ROOF THERMAL FACTOR (Ct): 1.1
  - GROUND SNOW (Pg): 40.0 PSF
  - RAIN ON SNOW SURCHARGE: 0
  - SLOPED ROOF FACTOR (Cs): 1.0
  - UNBALANCED SNOW LOAD: REFER TO DIAGRAMS S3.0

WIND DESIGN DATA: ASCE 7-10
- WIND IMPORTANCE FACTOR (Iw): 1.0
- BASIC WIND SPEED (3-SECOND GUST): 115 mph
- MEAN ROOF HEIGHT: 21.0 FT
- WIND EXPOSURE CATEGORY: B
- WIND EXPOSURE CLASSIFICATION: ENCLOSED
- BUILDING LENGTH (L): 163.67'
- LEAST WIDTH (B): 70.0'
- TOPOGRAPHIC FACTOR Kzt: 1.0
- EDGE STRIP (a): VARIES
- DESIGN PROCEDURE: METHOD 1 (SIMPLIFIED PROCEDURE)

COMPONANT AND CLADDING DESIGN PRESSURES

PER ASCE 7-2016 FIGURE 30-4-2B & TABLE 30.7.2

SEISMIC DESIGN INFORMATION

SEISMIC SITE CLASS "D" (assumed)

SEISMIC USE GROUP 1

SEISMIC DESIGN CATAGORY "A"

SMS = 0.07%
SM1 = 0.03%
SDS = 0.001
SD1 = 0.001

GENERAL:

1. ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS 2015 IBC W/ 2018 WISCONSIN AMENDMENTS - OSHA REGULATIONS
2. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (ARCHITECTURAL, CIVIL, ELECTRICAL, PLUMBING, STRUCTURAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
3. THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS REQUIRED TO CONSTRUCT THIS PROJECT.
4. DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
5. DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS.
6. DO NOT SCALE PLANS.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
8. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO INSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
9. CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
10. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECTS ATTENTION IN WRITING IMMEDIATELY OR SHALL BID THE MOST EXPENSIVE INSTALLATION SPECIFIED.

DEFLECTION LIMITS:

	LIVE	SNOW OR WIND	DEAD + LIVE/SNOW
ROOF MEMBERS			
SUPPORTING GYPSUM BOARD CEILINGS	L/360	L/360	
SUPPORTING FLEXIBLE CEILINGS	L/240	L/240	
NOT SUPPORTING CEILING	L/240	L/240	
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600 OR 0.3 in	L/600 OR 0.3 in	L/600 OR 0.3 in
LINTEL/HEADER/BEAM MEMBERS			
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600 OR 0.3 in	L/600 OR 0.3 in	L/600 OR 0.3 in
SUPPORTING FLEXIBLE MATERIALS (EIFS, SIDING, ETC.)	L/360	L/360	

EXTERIOR WALLS

WITH RIGID FINISHES (BRICK, MASONRY, ETC.)	L/600 OR 0.3 in
WITH FLEXIBLE FINISHES (EIFS, SIDING, ETC.)	L/360

MATERIAL STRENGTHS:

CAST-IN-PLACE CONCRETE:
- FOOTINGS
  - MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: f'c = 3000 PSI
  - MAXIMUM WATER-CEMENTITIOUS RATIO: 0.55
  - MAXIMUM AGGREGATE SIZE: 1 1/2"
  - SLUMP LIMIT: 5" +/- 1"
  - AIR CONTENT: NO
- FOUNDATION WALLS
  - MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: f'c = 4000 PSI
  - MAXIMUM WATER-CEMENTITIOUS RATIO: 0.50
  - MAXIMUM AGGREGATE SIZE: 3/4"
  - SLUMP LIMIT: 4" +/- 1"
  - AIR CONTENT: NO
- INTERIOR SLABS ON GRADE
  - MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: f'c = 4000 PSI
  - MAXIMUM WATER-CEMENTITIOUS RATIO: 0.47
  - MAXIMUM AGGREGATE SIZE: 3/4"
  - SLUMP LIMIT: 4" +/- 1"
  - AIR CONTENT: NO
- EXTERIOR SLABS ON GRADE
  - MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: f'c = 4500 PSI
  - MAXIMUM WATER-CEMENTITIOUS RATIO: 0.42
  - MAXIMUM AGGREGATE SIZE: 3/4"
  - SLUMP LIMIT: 3" +/- 1"
  - AIR CONTENT: YES 6 +/- 1 1/2 %
- PIERS
  - MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: f'c = 4000 PSI
  - MAXIMUM WATER-CEMENTITIOUS RATIO: 0.47
  - MAXIMUM AGGREGATE SIZE: 3/4"
  - SLUMP LIMIT: 4" +/- 1"
  - AIR CONTENT: NO

REINFORCING STEEL:
- ALL-ASTM A 615, GRADE 60, DEFORMED: Fy = 60,000 PSI
- STEEL WELDED WIRE REINFORCEMENT, FLAT SHEETS: Fy = 60,000 PSI

STRUCTURAL STEEL:
- ROLLED WIDE FLANGE SHAPES, ASTM A 992 GRADE 50: Fy = 50,000 PSI
- CHANNELS, ANGLES, & S SHAPES, ASTM A 36 GRADE 50: Fy = 36,000 PSI
- PLATE & BAR, ASTM A 36 GRADE 50: Fy = 36,000 PSI
- TUBE SHAPES, ASTM A 500 GRADE B: Fy = 46,000 PSI
- PIPE, ASTM A 53, TYPE E OR S, GRADE B: Fy = 46,000 PSI
- ALL OTHER ROLLED SHAPES, ASTM A 36 GRADE 50: Fy = 36,000 PSI

STRUCTURAL BOLTS:
- HIGH STRENGTH BOLTS, NUTS, & WASHERS, ASTM A 325
- ZINC-COATED HIGH STRENGTH BOLTS, NUTS, & WASHERS, ASTM A 325
- STAINLESS STEEL BOLTS, NUTS, & WASHERS, ASTM F 593
- SHEAR CONNECTORS, ASTM A 108 GRADES 1015 THRU 1020
- THREADED RODS, ASTM A 36 GRADE 50
- CLEVISES & TURNBUCKLES, ASTM A 108, GRADE 1035
- EYE BOLTS & NUTS, ASTM A 108, GRADE 1030
- ANCHOR BOLTS, ASTM A 301

WELDED CONNECTIONS:
- WELDING ELECTRODES: E70XX

MASONRY: f'm = 2000 PSI

MASONRY MORTAR:
- TYPE "M" MORTAR BELOW GRADE
- TYPE "M" OR "S" ABOVE GRADE

GROUT BELOW BASE PLATES & BEARING PLATES:
- NONMETALLIC, SHRINKAGE-RESISTANT ASTM C 1107 - MIN GROUT COMPRESSIVE STRENGTH: 5000 PSI

WOOD FRAMING:
- 2x6 & SMALLER: SPF #2
- 2x8 & LARGER: DFL #1
- LAMINATED VENEER LUMBER (LVL): E = 2.0 x 10^6 PSI

ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF ASSUMED

FOUNDATION & EARTHWORK:

1. ALL EXTERIOR FOOTINGS MUST BEAR AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
2. DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
3. BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
4. REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE.
5. CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES UNLESS SPECIFICALLY NOTED OTHERWISE.
6. TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND BEST JUDGMENT OF A SUITABLE BEARING STRATUM. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING STRATUM MUST BE VERIFIED BY THE CONTRACTOR AND A SOILS ENGINEER AT THE TIME OF EXCAVATION.
7. FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICHAL REPORT FOR THIS PROJECT. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS STATED ON CONSTRUCTION DOCUMENTS, EXCAVATIONS SHALL BE EXTENDED UNTIL SOIL WITH STATED BEARING CAPACITY IS REACHED. PLACE COMPACTED FILL BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEERS RECOMMENDATIONS.

CAST-IN-PLACE REINFORCED CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO THE CURRENT EDITION OF ACI 318 (BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE) AND ACI 302 (GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION).
2. CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
3. CONCRETE EXPOSED TO EXTERIOR CONDITIONS SHALL BE AIR-ENTRAINED 6% ± 1.5%.
4. GROUT BELOW BASE PLATES AND BEARING PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT 3/4" THICK MINIMUM.
5. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
6. CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
7. PROVIDE (2)-#5 BARS AROUND ALL OPENINGS AND (2)-#5 BARS DIAGONALLY AT ALL OPENING CORNERS. EXTEND BARS 2'-6" PAST OPENING.
8. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
9. PROVIDE A 1" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
10. DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.
11. SLEEVES, CONDUITS, OR PIPING PASSING THROUGH CONCRETE SLABS AND WALLS SHALL BE PLACED SO THAT THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER AND SO THAT THEY DO NOT DISPLACE REINFORCING.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
13. ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CONCRETE CYLINDERS. ALL TESTING SHALL BE IN ACCORDANCE WITH ACI 318.83 SECTION 4.7. RESULTS OF CYLINDER TESTS SHALL BE SUBMITTED TO THE ARCHITECT. CONCRETE TEST REPORTS SHALL STATE THE FOLLOWING INFORMATION:

    LOCATION ON PROJECT WHERE THE CONCRETE IS USED
    7 DAY COMPRESSIVE STRENGTH
    28 DAY COMPRESSIVE STRENGTH
    AIR CONTENT
    SLUMP
    AMOUNT OF WATER ADDED ON JOB SITE
    MIX USED

15. CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
16. CLASS C FLY ASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT ON A POUND TO POUND BASIS UP TO 25% OF THE TOTAL CEMENTITIOUS CONTENT.
17. ALL CONCRETE SLABS SHALL BE WET CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS.
18. CALCIUM CHLORIDE/ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
19. PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE:

    FOOTINGS - BOTTOM & SIDES: 3"
    FOOTINGS - TOP: 2"
    SLABS - BOTTOM & SIDES: 1"
    SLABS - TOP: 1"
    WALLS - FACE: 3/4"

STRUCTURAL STEEL:

1. DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE CURRENT EDITION OF AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) "MANUAL OF STEEL CONSTRUCTION".
2. STEEL DETAILING AND CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN".
3. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS HOLDING CURRENT AWS CERTIFICATES IN THE TYPES OF WELDING SPECIFIED ON THESE CONSTRUCTION DOCUMENTS.
4. CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
5. CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY BRACING OR GUYS REQUIRED TO ERECT STEEL MEMBERS. TEMPORARY BRACING SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURE IS IN PLACE AND SECURE.
6. PROVIDE 3/16" CAP PLATE AT THE ENDS OF ALL EXPOSED TUBE AND PIPE MEMBERS.
7. STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED BY THE STEEL SUPPLIER.
8. ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN MILL TOLERANCE).
9. CAPACITY OF BOLTED OR WELDED CONNECTIONS SHALL BE EQUAL TO OR EXCEED 120% OF BEAM REACTION PRODUCED BY MAXIMUM ALLOWABLE UNIFORM LOAD ON THE GIVEN MEMBER SPAN.
10. UNLESS OTHERWISE NOTED ON CONSTRUCTION DOCUMENTS, ALL BEAM CONNECTIONS SHALL BE DOUBLE ANGLE CONNECTIONS WITH A325N BOLTS. AT BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS, PROVIDE AS MANY BOLTS AS POSSIBLE IN BEAM FLANGE. DOUBLE ANGLE WELDED CONNECTIONS MAY BE USED TO DEVELOP THE SAME CAPACITY AS A BOLTED CONNECTION.
11. ALTERNATE CONNECTIONS FROM WHAT IS SPECIFIED ON THE CONSTRUCTION DOCUMENTS WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
12. USE STANDARD AISC DOUBLE ANGLE CONNECTIONS WHERE POSSIBLE. ALL STANDARD DOUBLE ANGLE CONNECTIONS SHALL BE IN ACCORDANCE WITH ASD NINTH EDITION AND SHALL BE TYPE 2 FRAMING CONNECTIONS UNLESS NOTED OTHERWISE.
13. WHERE WOOD MEMBERS FRAME INTO STEEL MEMBERS, PROVIDE A SADDLE CONNECTION.
14. PROVIDE STIFFENER PLATES ON BOTH SIDES OF BEAM WEBS AT ALL CONCENTRATED LOADS ABOVE AND BELOW A BEAM. UNLESS NOTED OTHERWISE, FRAME THE LARGEST BEAM OVER COLUMNS AT BEAM TO BEAM INTERSECTIONS.

WOOD FRAMING:

1. DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "NATIONAL DESIGN SPECIFICATION FOR WOOD CONTRUCTION", AMERICAN FOREST AND PAPER ASSOCIATION.
2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL PLYWOOD FRAMING SHALL CONFORM TO THE CURRENT EDITION OF "PLYWOOD DESIGN SPECIFICATIONS", AMERICAN PLYWOOD ASSOCIATION.
3. PLYWOOD SHEATHING SHALL CONFORM TO THE CURRENT EDITION OF "U.S. PRODUCT STANDARD PS-1" FOR SOFTWOOD PLYWOOD AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
4. PLYWOOD SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH THE LONG DIMENSION OF THE SHEATHING LAID PERPENDICULAR TO THE SUPPORTS. STAGGER ALL JOINTS.
5. PLYWOOD SHEATHING SHALL BE FASTENED TO SUPPORTS w/ 1 1/2" 16 GA. STAPLES SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
6. ANY PLYWOOD SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.
7. PLYWOOD PANEL EDGES SHALL BEAR ON THE FRAMING SUPPORT MEMBERS AND BUTT ALONG THEIR CENTER LINES. NAILS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM THE PANEL EDGE.
8. WOOD SILL PLATES AND OTHER WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
9. MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
10. 2x WOOD JOISTS SHALL HAVE 1x3 SPF NO.2 CROSS BRIDGING AT 8'-0" o/c MAXIMUM.
11. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
12. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHERS BETWEEN NUT AND WOOD.
13. ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
14. MAKE NO SUBSTITUTIONS OF ANY ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SPECIFIED ON ANY FRAMING PLANS WITHOUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER AND ARCHITECT.

METAL PLATE CONNECTED WOOD TRUSS NOTES/CRITERIA:

1. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT EDITIONS OF "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES" BY TRUSS PLATE INSTITUTE (TPI) AND "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
   - TOP CHORD LIVE LOAD: 30.8 PSF + UNBALANCED SNOW LOAD + DRIFT
   - TOP CHORD DEAD LOAD @ OFFICE: 10 PSF
   - TOP CHORD DEAD LOAD @ P.T. AREA: 7 PSF
   - BOTTOM CHORD LIVE LOAD: 0 PSF
   - BOTTOM CHORD DEAD LOAD: 10 PSF
3. IN ADDITION TO THE LOADS STATED ABOVE THE TRUSSES SHALL BE DESIGNED FOR ANY SNOW DRIFTING, MECHANICAL, AND/OR ANY SPECIAL LOAD CONDITIONS AS SHOWN ON STRUCTURAL PLANS AND AS REQUIRED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2002.
4. FABRICATION, HANDLING, STORAGE, AND ERECTION SHALL BE IN ACCORDANCE WITH "TRUSS PLATE INSTITUTION" RECOMMENDED PRACTICES AND SHALL BE DONE IN A WORKMAN LIKE MANNER SO AS TO NOT DAMAGE THE TRUSSES. TRUSSES SHALL NOT BE CUT, ADDED ONTO OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE TRUSS DESIGNER, ENGINEER, AND ARCHITECT.
5. WOOD TRUSS DESIGNER/SUPPLIER SHALL SUBMIT FORMAL STAMPED CALCULATIONS BY A REGISTERED ENGINEER IN THE STATE OF WISCONSIN FOR REVIEW BEFORE FABRICATION.
6. SUBMIT FIVE SETS OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
7. SHOP DRAWING SUBMISSIONS SHALL INCLUDE THE FOLLOWING INFORMATION:
   - THE NAME, ADDRESS, PHONE NUMBER, AND FAX NUMBER OF THE SUPPLIER.
   - SLOPE OR DEPTH, SPAN AND SPACING
   - LOCATION OF ALL JOINTS
   - ALL DESIGN LOADS
   - ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE VALUES FOR CONDITIONS OF USE
   - EACH REACTION FORCE AND DIRECTION
   - METAL CONNECTOR PLATE TYPE, SIZE, GAUGE, AND THE DIMENSIONAL LOCATION OF EACH CONNECTOR PLATE.
   - LUMBER SIZE, SPECIES, AND GRADE FOR EACH TRUSS MEMBER.
   - CONNECTION REQUIREMENTS FOR TRUSS TO TRUSS GIRDER, TRUSS PLY TO PLY, AND FIELD SPLICES.
   - CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD.
   - SPECIFY ALL TRUSS TO TRUSS CONNECTIONS AND HANGERS.
   - SPECIFY AND SHOW ALL PERMANENT TRUSS BRACING REQUIRED BY DESIGN.
8. CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION PROCEDURES AND TEMPORARY TRUSS BRACING REQUIREMENTS DURING ERECTION IN ACCORDANCE WITH TPI's COMMENTARY AND RECOMMEDATIONS FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91 BOOKLET) AND THE CURRENT EDITION OF ANSI/TPI-1.
9. TRUSSES EXPOSED TO MOISTURE SHALL BE CONTRUCTED OF PRESSURE TREATED WOOD AND GALVANIZED METAL PLATES.
10. FLOOR TRUSS SPACING SHOWN ON FRAMING PLANS ARE MAXIMUM SPACINGS. TRUSS DESIGNER SHALL REDUCE SPACING AS REQUIRED TO SUPPORT ALL LOADS SPECIFIED ON THESE PLANS AND BY CODE.
11. DESIGN ROOF TRUSSES TO RESIST ALL WIND LOADS INCLUDING UPLIFT AS REQUIRED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2002. MINIMUM NET UPLIFT = 10 PSF, 20 PSF AT CANOPIES & OVERHANGS.
12. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE DESIGNED, DETAILED, AND SUPPLIED BY THE TRUSS SUPPLIER.
13. TRUSS FABRICATOR SHALL FIELD VERIFY ALL SPAN DIMENSIONS BEFORE FABRICATING.

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Wisconsin. 06/03/26 Expires: 31/12/2026
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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

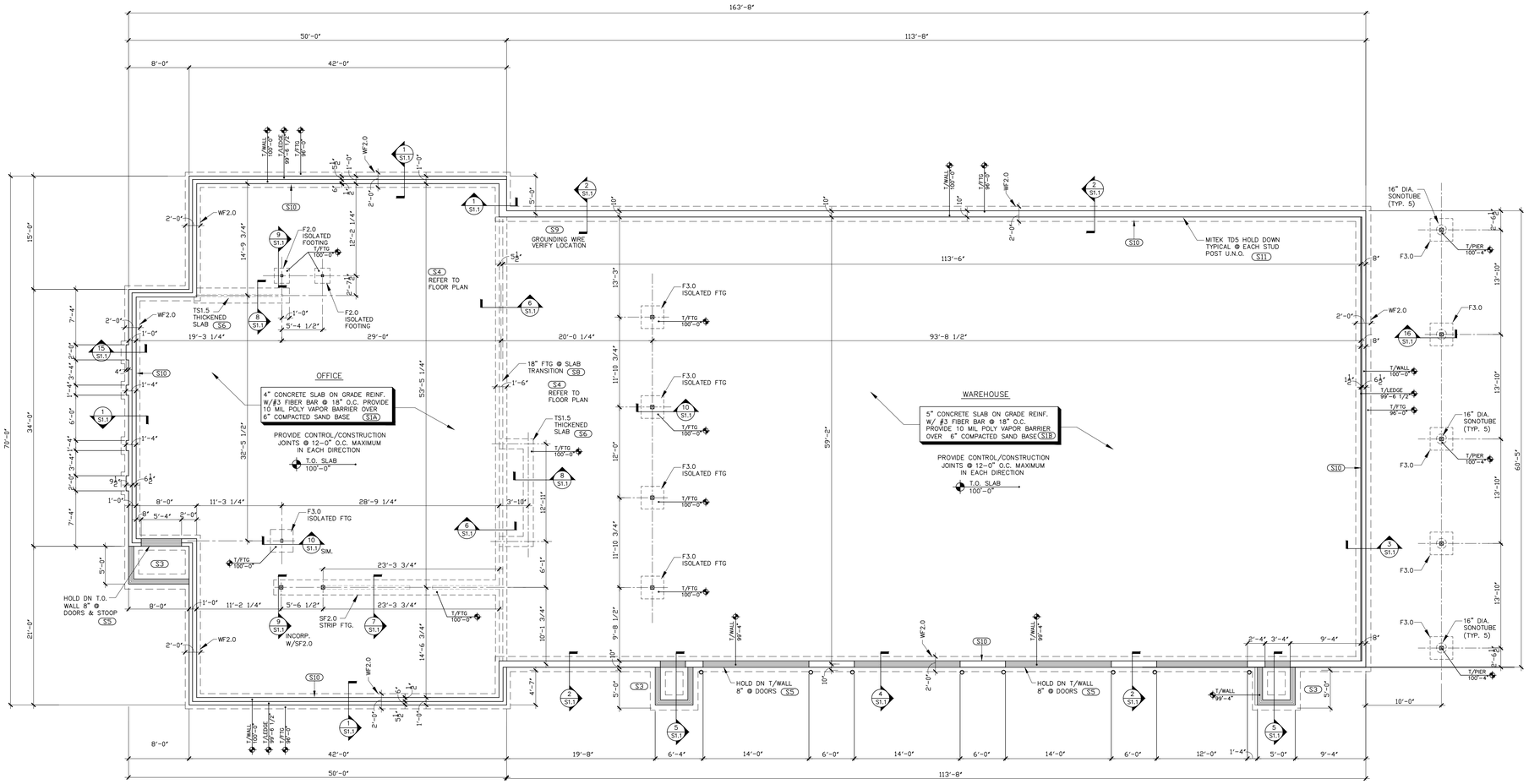
DRAWN BY:

REVISIONS

NO.	DATE

SHEET TITLE
STRUCTURAL SPECIFICATIONS

SHEET NO.
S0.1



1 FOUNDATION PLAN
1/8"=1'-0"

FOUNDATION GENERAL NOTES

1. OBSERVE ALL STATE AND LOCAL CODES
2. ALL REBAR USED SHALL BE CLEAN AND FREE OF OIL, DIRT OR OTHER CONTAMINANTS THAT WILL PREVENT COMPLETE BONDING TO THE CONCRETE.
3. CONTRACTOR SHALL PROVIDE FROST AND MOISTURE PROTECTION FOR FOOTINGS EXPOSED DURING CONSTRUCTION.
4. CENTER COLUMN AND WALL FOOTINGS IN CENTERLINE OF SUPPORTED MEMBER CENTERLINES U.N.O.
5. SLOPE SLABS TO FLOOR DRAINS FOR POSITIVE DRAINAGE WHERE APPLICABLE.

(XX) FOUNDATION KEYED NOTES:

(S1A) 4" POURED CONCRETE SLAB ON GRADE REINF. W/#3 FIBER BAR @ 1'-6" O.C. EACH WAY. PROVIDE 10 MIL POLY VAPOR BARRIER OVER COMPACTED SAND BASE. WET CURE SLAB WITH COVER FOR 7 DAYS.

(S1B) 5" POURED CONCRETE SLAB ON GRADE REINF. W/#3 FIBER BAR @ 1'-6" O.C. EACH WAY. PROVIDE 10 MIL POLY VAPOR BARRIER OVER COMPACTED SAND BASE. WET CURE SLAB WITH COVER FOR 7 DAYS.

(S2) TYPICAL SLAB CONTROL JOINT MAX SPACING 15'-0", REFER TO 14/S1.1 – TYPICAL THROUGHOUT (SLAB CONSTRUCTION JOINT, WHERE APPLICABLE)

(S3) PROVIDE MIN. 5'-0" x 5' CONC. STOOP AT EXTERIOR DOORS, OFFSET TO OPERABLE SIDE AS SHOWN ON PLAN. PROVIDE FULL FROST WALL AND FOUNDATION

(S4) FLOOR DRAINS AND CLEAN OUTS, SLOPE SLAB TO DRAINS AS REQUIRED COORDINATE WITH PLUMBING DESIGN PLANS

(S5) HOLD DOWN TOP OF WALL 8" FROM TOP OF SLAB AT EXTERIOR DOOR OPENINGS. TYPICAL U.N.O.

(S6) THICKENED SLAB FOOTING REINFORCED WITH (2) #4 FIBER BAR CONTINUOUS, REFER TO 8/S1.1

(S7) 6" DIA. CONC. FILLED PIPE BOLLARDS TYP. @ EACH SIDE OF O.H. DOORS, REFER TO 12/S1.2

(S8) INTERIOR SLAB 4" TO 5" SLAB TRANSITION AND FOOTING, REFER TO 6/S1.1

(S9) GROUNDING WIRE FOR ELECTRICAL PANELS BONDED TO REBAR IN FOOTINGS, COORDINATE AND VERIFY LOCATION OF ELECTRICAL SERVICE WITH ELECTRICAL CONTRACTOR.

(S10) 2" XPS RIGID INSULATION @ INTERIOR SIDE OF FOUNDATION WALL.

(S11) MITEK TD5 HOLD DOWN TYPICAL @ EACH STUD POST REFER TO 11/S1.1

FOOTING SCHEDULE (3000 spf)

MARK	DIMENSIONS WIDTH	DIMENSIONS LENGTH	DIMENSIONS DEPTH	REINFORCING	REMARKS
TS1.5	1'-4"	CONT.	1'-0"	(2) #4 BAR x CONT.	DETAIL 8/S1.1
SF2.0	2'-0"	CONT.	1'-0"	(3) #4 BAR EA. WAY	DETAIL 7/S1.1
WF2.0	2'-0"	CONT.	1'-0"	(3) #4 BAR x CONT.	DETAILS 1/S1.1, 2/S1.1
F2.0	2'-0"	2'-0"	1'-0"	(3) #4 BAR EA. WAY	DETAIL 9/S1.1 – INCORP. W/SLAB
F3.0	3'-0"	3'-0"	1'-0"	(3) #4 BAR EA. WAY	DETAIL 10/S1.1 – INCORP. W/SLAB

HOLD DOWN SCHEDULE

LOCATION	TYPE	ANCHOR POST	ANCHOR POST FASTENERS	ANCHOR BOLT	A.B. EMBEDMENT
O.H. DOOR JAMBS	MITEK HTT45	MULTI PLY 2x6	(18) 16d x 2 1/2"	5/8" A36 ROD	8"
TYP. STUD @ WAREHOUSE	MITEK TD5	MULTI PLY 2x6	(2) 3/4" x 4" BOLTS	3/4" DIA. A.B.	8"

HOLD DOWN NOTES:

1. ALL HOLD DOWN ANCHOR BOLT CONNECTING TO CONCRETE SHALL BE ASTM F1554 GRADE 36 THREADED ROD W/EPOXY ADHESIVE.
2. ACCURATELY LOCATE ANCHORS TO ALIGN WITH HOLD DOWNS ON PLAN.
3. ANCHOR POSTS SPECIES AND GRADE SHALL MATCH THE STUD MATERIAL SPECIFIED IN THE WALL STUD SCHEDULE.

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My license renewal date is December 31, 2026. The Architectural Information contained in these drawings for any other location or project listed, use of these drawings for any other location or project, without the written consent of the architect is prohibited. ©2026

GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

DRAWN BY:

REVISIONS

NO.	DATE

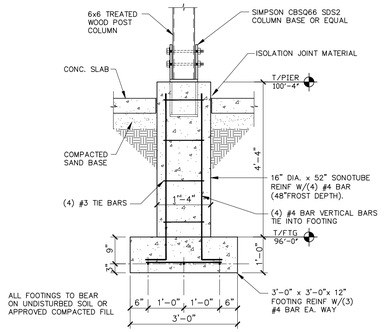
SHEET TITLE
FOUNDATION PLAN

SHEET NO.
S1.0

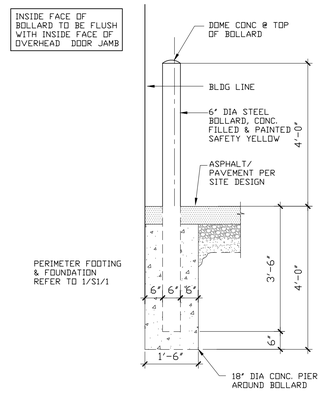
REBAR LAP /SPLICE SCHEDULE

	3,000 PSI CONCRETE					4,000 PSI CONCRETE				
	DEVELOPMENT LENGTHS		CLASS "B" TENSION LAP SPLICE LENGTH		STND HOOK DEVELOPMENT LENGTH, Ldh	DEVELOPMENT LENGTHS		CLASS "B" TENSION LAP SPLICE LENGTH		STND HOOK DEVELOPMENT LENGTH, Ldh
BAR SIZE	STANDARD	TOP BAR	STANDARD	TOP BAR		STANDARD	TOP BAR	STANDARD	TOP BAR	
#3	12"	13"	13"	17"	6"	12"	12"	16"	16"	6"
#4	14"	18"	18"	23"	8"	12"	15"	16"	20"	7"
#5	17"	22"	22"	28"	10"	15"	19"	19"	24"	9"
#6	20"	26"	26"	34"	12"	18"	23"	23"	29"	10"
#7	33"	43"	43"	55"	14"	29"	37"	37"	48"	12"
#8	42"	54"	54"	70"	16"	36"	47"	47"	61"	14"
#9	51"	66"	66"	86"	18"	44"	57"	57"	75"	15"
#10	63"	81"	81"	105"	20"	54"	70"	70"	91"	17"
#11	75"	97"	97"	126"	22"	65"	54"	84"	109"	19"

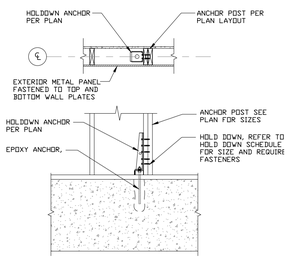
NOTES:
1. VALUES BASED ON MIN 1 1/2" CLEAR COVER & MIN. 6" CENTER TO CENTER
2. STANDARD HOOK BAR EXTENSION = MIN. BEND DIA. + 12db
3. MINIMUM BEND DIA. = 6db FOR #3–#8 (8db FOR #9–#11)
4. SPLICE LENGTHS ARE BASED ON LARGER BAR BEING SPLICED
5. HOOK BAR DEVELOPED LENGTHS, Ldh, ASSUMED
   a) side cover ≥ 2 1/2"
   b) end cover @ extension ≥ 2"



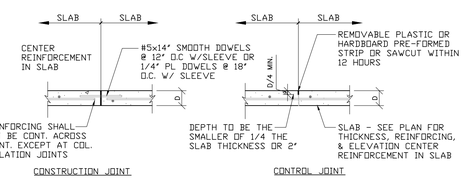
16 FOUNDATION SECTION
1/2" = 1'-0" @ EAST LEAN TO PIERS



12 BOLLARD DETAIL
1/2" = 1'-0"

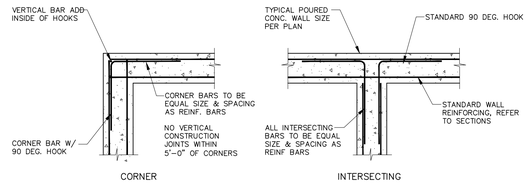


11 HOLD DOWN DETAIL
N.T.S.

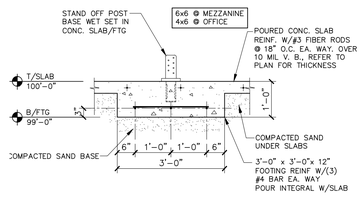


1. SEE FOUNDATION PLAN FOR SLAB THICKNESSES, REINFORCEMENT AND JOINT LOCATIONS
2. SLABS SHALL BE PLACED USING 'STRIP' OR 'LANE' CONSTRUCTION
3. PROVIDE MIN 10 MIL. VAPOR BARRIER UNDER ALL SLABS

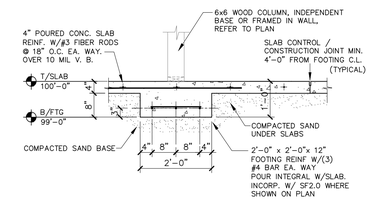
14 SLAB CONTROL JOINT
N.T.S. TYPICAL



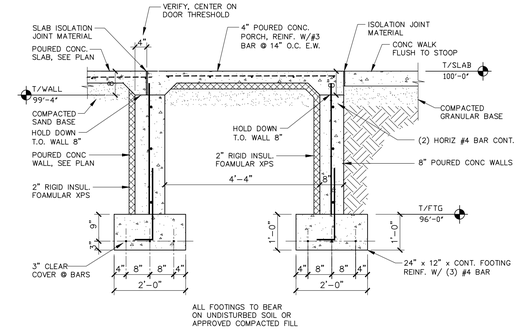
13 TYPICAL FOOTING REINFORCING
N.T.S.



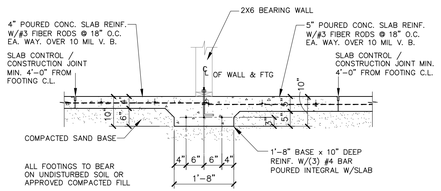
10 FOOTING SECTION
1/2" = 1'-0" @ POST COLUMNS



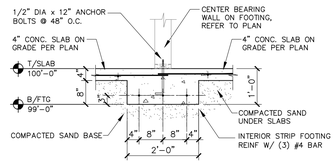
9 FOOTING SECTION
1/2" = 1'-0" @ INTERIOR OFFICE COLUMNS



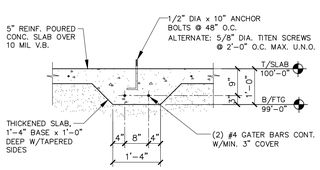
5 FOUNDATION SECTION
1/2" = 1'-0" @ TYP. STOOP



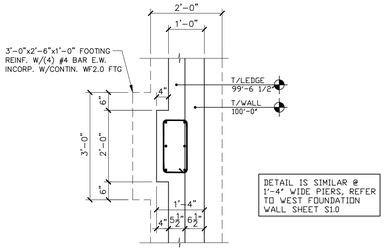
6 THICKENED SLAB FOOTING
1/2" = 1'-0" INTERIOR BRG WALL @ OFFICE/WAREHOUSE

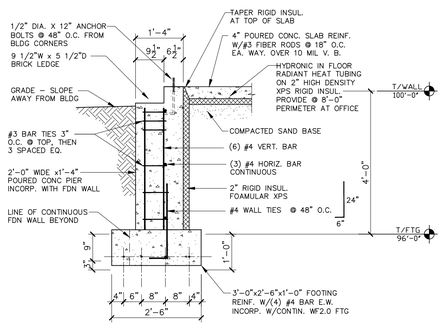


7 STRIP FOOTING SECTION
1/2" = 1'-0" @ INTERIOR BRG WALL

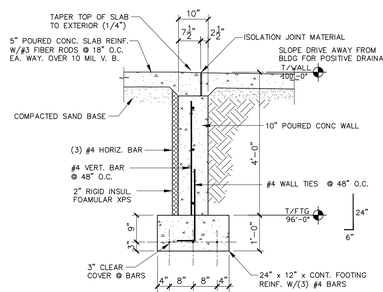


8 THICKENED SLAB FOOTING
1/2" = 1'-0" INTERIOR BRG WALLS @ P.T.

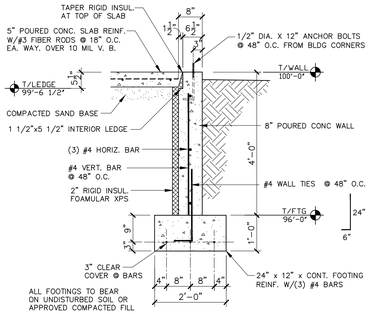




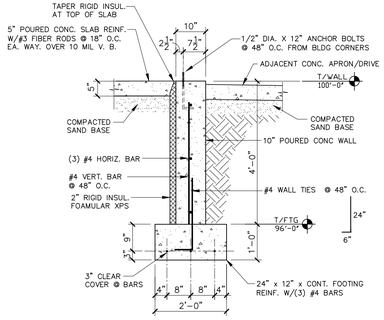
15 FOUNDATION SECTION
1/2" = 1'-0" @ WEST WALL PIERS



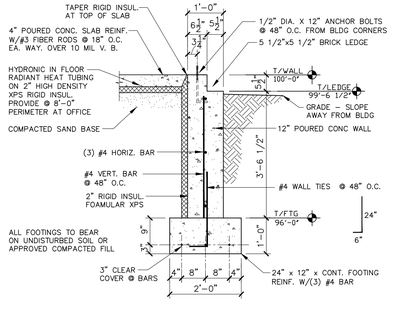
4 FOUNDATION SECTION
1/2" = 1'-0" @ O.H. DOORS



3 FOUNDATION SECTION
1/2" = 1'-0" @ WAREHOUSE



2 FOUNDATION SECTION
1/2" = 1'-0" @ WAREHOUSE



1 FOUNDATION SECTION
1/2" = 1'-0"

Eskay Architecture
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- Residential
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2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
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10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

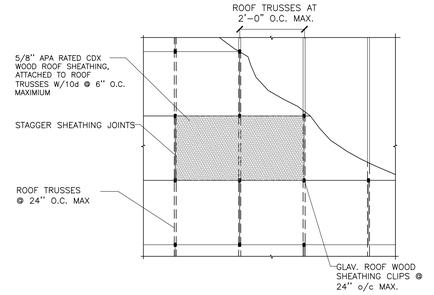
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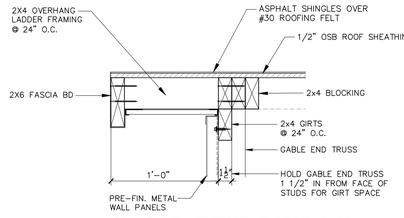
REVISIONS
NO. | DATE

SHEET TITLE
FOUNDATION DETAILS

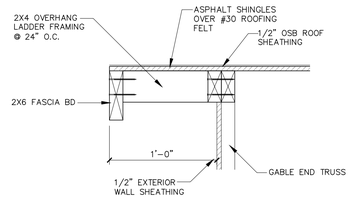
SHEET NO.
S1.1



2 TYPICAL ROOF SHEATHING ATTACHMENT
NTS



3 GABLE END RAKE O.H.
1 1/2" = 1'-0" @ WAREHOUSE



4 GABLE END RAKE O.H.
1 1/2" = 1'-0" @ OFFICE

ROOF PLAN GENERAL NOTES

A. REFER TO S0.1 FOR ROOF DESIGN LOADS AND SPECIFICATIONS.

B. COORDINATE INSTALL AND PLACEMENT OF ROOF TRUSSES WITH ENGINEERED TRUSS DESIGN PLANS AND SPECIFICATIONS

C. PROVIDE ALL BRIDGING, BLOCKING, BRACING AND SUPPORT FRAMING AS REQUIRED BY ENGINEERED TRUSS DESIGN REQUIREMENTS AND BCSI STANDARDS.

D. PROVIDE POSITIVE TRUSS CONNECTION TO WALL PER SCHEDULE THIS SHEET.

E. ROOFING CONTRACTOR TO PROVIDE COMPLETE WEATHERTIGHT ROOFING SYSTEM INSTALL PER MANUFACTURERS SPECIFICATIONS.

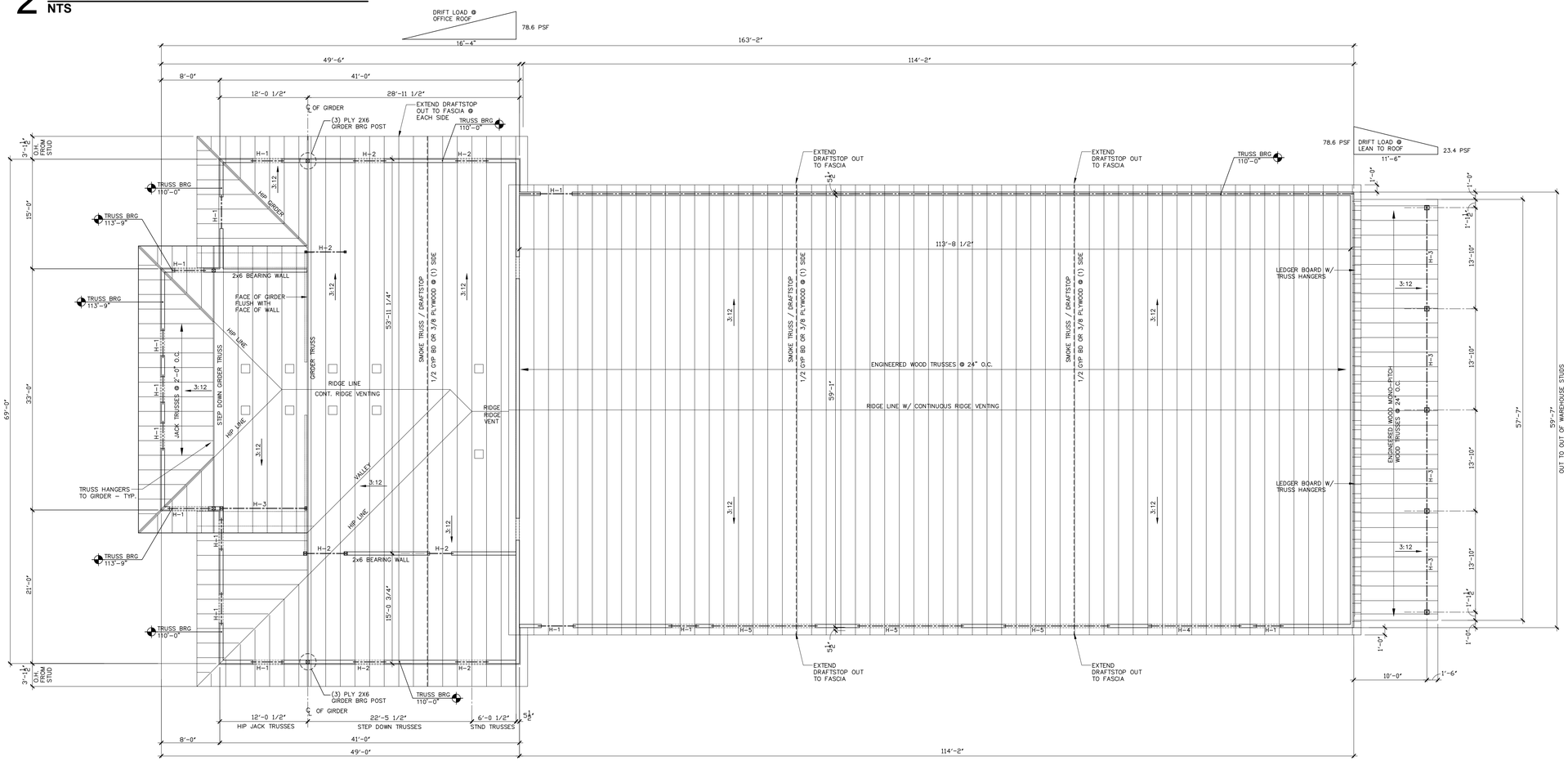
F. PROVIDE VENTING OF ENCLOSED ROOF SPACE AT A RATE OF 1/300 OF ROOF AREA. PROVIDE 50% OF VENTING AREA AT THE HIGH SIDE (RIDGE)AND 50% OF VENTING LOW (SOFFIT)

G. CONTINUOUS GUTTER WITH DOWNSPOUTS AY OFFICE AREA, FIELD VERIFY LOCATIONS TO AVOID DOORS AND SITE EQUIPMENT. COORDINATE WITH CIVIL PLANS

H. VERIFY ALL ROOF PENETRATIONS WITH RESPECTIVE TRADES AND PROVIDE ALL REQUIRED THRU ROOF EXTENSIONS MIN. OF 12" ABOVE FINISHED ROOF. PROVIDE ALL RELATED CURBS, PIPE BOOTS AND FLASHINGS AS REQUIRED FOR A WEATHERTIGHT FINISH.

I. REFER TO SITE PLAN AND STORM WATER DESIGN FOR STORM WATER RUNOFF AND DOWNSPOUTS TO RETENTION AREAS.

J. PROVIDE INSULATION THICKNESS MARKERS LABELED FOR INCHES INSTALLED PER EVERY 300 SQ. FT. IN ATTIC SPACE. NUMBERS MIN. 1" TALL, AFFIXED TO TRUSSES, FACING ATTIC ACCESS.



1 ROOF FRAMING PLAN
1/8"=1'-0"

TRUSS HOLD DOWN SCHEDULE (HURRICANE TIES)

MARK	LOCATION	QNTY	FASTENER	DETAIL
THD1	COMMON TRUSS BEARING OUTSIDE WALLS ONLY	(1)	SIMPSON H2.5 @ EA. END OF TRUSS	4/S2.1
THD2	GIRDER TRUSS BEARING OUTSIDE WALLS ONLY	(1)	SIMPSON LGT-2 TRUSS TO TOP PLATE & STUDS W/DTT2Z HOLD DOWN @ BASE TO CONC.	3/S2.1
THD3	JACK TRUSSES	(1)	SIMPSON H1 @ EA. END OF TRUSS	4/S2.1

ROOF VENTING
1/300 MINIMUM

HIGH VENTING

RIDGE VENT = 18" SQ. IN PER LIN. FT.
ROOF LOUVER = 50" SQ. IN

LOW VENTING

PERFORATED ALUM SOFFIT = 14" SQ. IN. P.L.F.
2" SOFFIT VENT STRIP = 9" SQ. IN PER LIN. FT.

50% VENTING HIGH MAX. 40% MIN.(RIDGE)
50% INTAKE LOW MIN. 60% MAX. (SOFFIT)

VERIFY VENTING FREE AREA SPECIFICATIONS WITH MFR. SELECTED

TRUSS LAYOUT NOTE:

REFER TO ENGINEERED TRUSS DESIGN DRAWINGS FOR SPECIFIC TRUSS TYPE, TAGS AND LAYOUT.

NOTE: TRUSS DESIGN

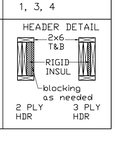
ROOF TRUSSES TO BE DESIGNED BY LICENSED WISCONSIN ENGINEER. TRUSS DESIGNER SHALL USE ALL CURRENT CODES AND DESIGN CRITERIA. UNBALANCED SNOW LOADS AND SNOW DRIFT LOADS SHALL BE CONSIDERED FOR TRUSS DESIGN. TRUSS SUPPLIER TO PROVIDE CERTIFIED TRUSS DRAWINGS AND CALCULATION, STAMPED AND SIGNED BY ENGINEER OF RECORD FOR SUBMISSION TO STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES.

HEADER SCHEDULE

MARK	SIZE	JAMB STUDS	FULL HGT. STUDS	NOTES
H1	2 PLY 2 x 12	(1)	(1)	1, 2, 4
H2	3 PLY 2 x 12	(2)	(2)	1, 2, 4
H3	2 PLY 1 3/4 x 11 7/8 LVL	(2)	(2)	1, 3, 4
H4	3 PLY 1 3/4 x 11 7/8 LVL	(2)	(2)	1, 3, 4
H5	3 PLY 1 3/4 x 14 LVL	(3)	(3)	1, 3, 4

NOTES:
1. MINIMUM HEADER SIZE IS INDICATED. ADDITIONAL AND/OR DEEPER MEMBERS MAY BE ADDED TO FILL OUT STUD SPACE OR OTHERWISE SIMPLIFY FRAMING PROCEDURES.
2. NAIL HEADER MEMBERS W/(3) ROWS 10d NAILS @ 12" O.C. EACH FACE.
3. NAIL HEADER MEMBERS W/(3) ROWS 16d NAILS @ 12" O.C. EACH FACE.
4. PROVIDE BLOCKING AT INTERIOR SIDE OF HEADERS AS NEEDED FOR WINDOW TREATMENTS, COORDINATE WITH OWNER

HEADER DETAIL



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- Residential
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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

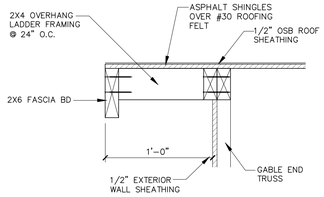
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REVISIONS

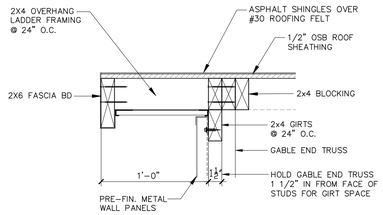
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SHEET TITLE
ROOF FRAMING PLAN

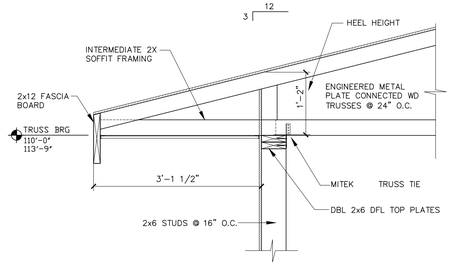
SHEET NO.
S2.0



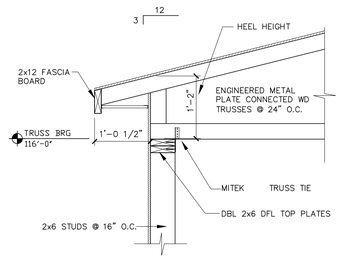
2 GABLE END RAKE O.H.
1 1/2" = 1'-0" @ OFFICE



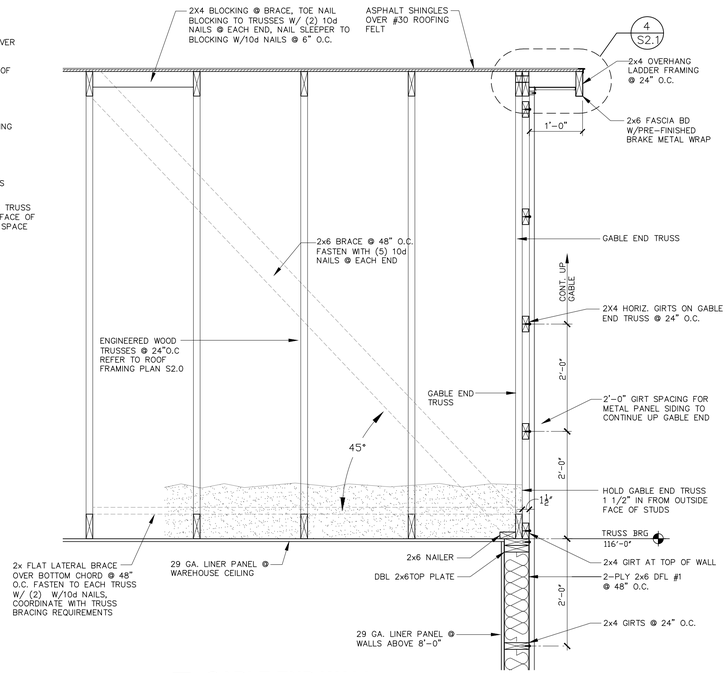
4 GABLE END RAKE O.H.
1 1/2" = 1'-0" @ WAREHOUSE



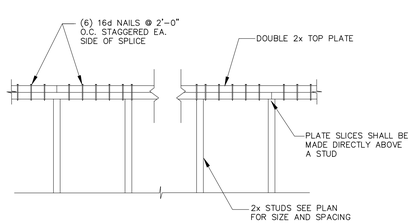
1 TRUSS CONNECTION
3/4" = 1'-0" TYP. TRUSS BRG @ OFFICE



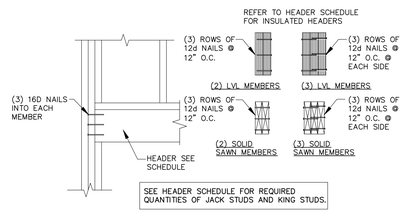
3 TRUSS CONNECTION
3/4" = 1'-0" @ WAREHOUSE SOUTH WALL



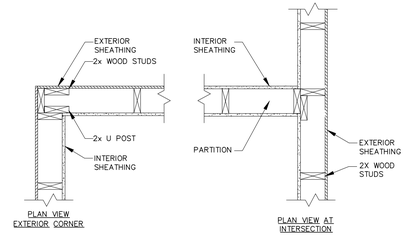
5 GABLE END WALL
3/4" = 1'-0" @ WAREHOUSE EAST WALL



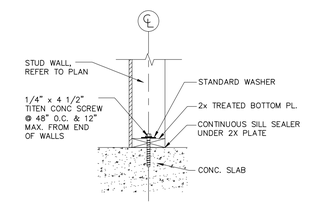
6 TOP PLATE FRAMING DETAIL
NTS



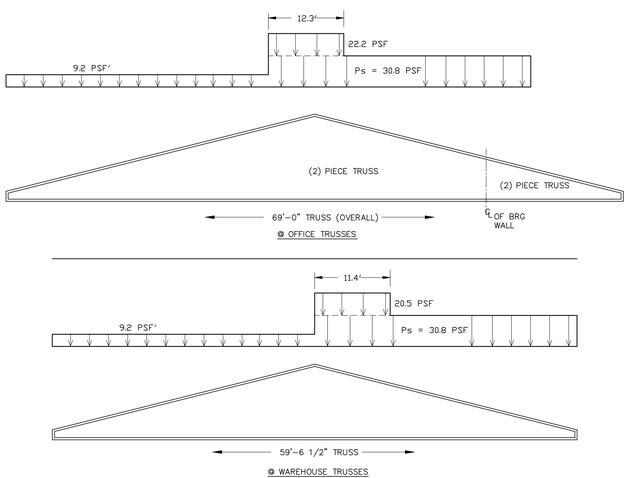
7 HEADER FRAMING DETAIL
NTS



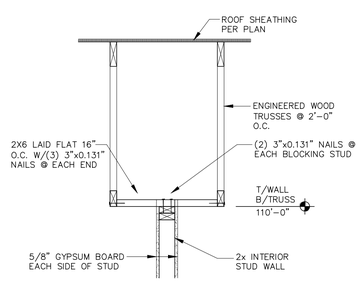
8 CORNER FRAMING DETAILS
NTS @ STANDARD FRAMING LOCATIONS



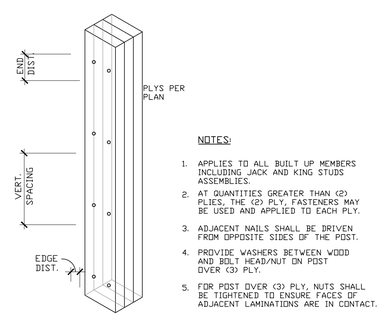
9 BOTTOM PLATE TO SLAB DETAIL
NTS @ INTERIOR NON-BEARING WALLS



13 UNBALANCED SNOW LOAD DIAGRAM
N.T.S.



10 STUD FRAMING DETAIL
NTS @ TRUSSES RUNNING PARALLEL TO WALL



NOTES:

1. APPLIES TO ALL BUILT UP MEMBERS INCLUDING JACK AND KING STUDS ASSEMBLIES.
2. AT QUANTITIES GREATER THAN (2) PLIES, THE (2) PLY, FASTENERS MAY BE USED AND APPLIED TO EACH PLY.
3. ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE POST.
4. PROVIDE WASHERS BETWEEN WOOD AND BOLT HEAD/NUT ON POST OVER (3) PLY.
5. FOR POST OVER (3) PLY, NUTS SHALL BE TIGHTENED TO ENSURE FACES OF ADJACENT LAMINATIONS ARE IN CONTACT.

COLUMN MEMBER	QUANTITY	FASTENERS	END DISTANCE	EDGE DISTANCE	VERT. SPACING
2x6	(2)	10d NAILS	3 1/2"	1"	8"
	(3)	16d NAILS	3 1/2"	1"	8"
	(4)OR (5)	30d nAILS	4"		
2x8	(2)	10d NAILS	3 1/2"	1"	8"
	(3)	16d NAILS	3 1/2"	1"	8"
	(4)OR (5)	30d nAILS	4"	2"	8"

12 WOOD STUD POST CONNECTION
1" = 1'-0" TYPICAL

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

I certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of WISCONSIN Number A-10047 Date: 07/31/2026
Information contained in these drawings for any other location or project is not to be used in whole or in part without the written consent of the architect. ©2026

GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

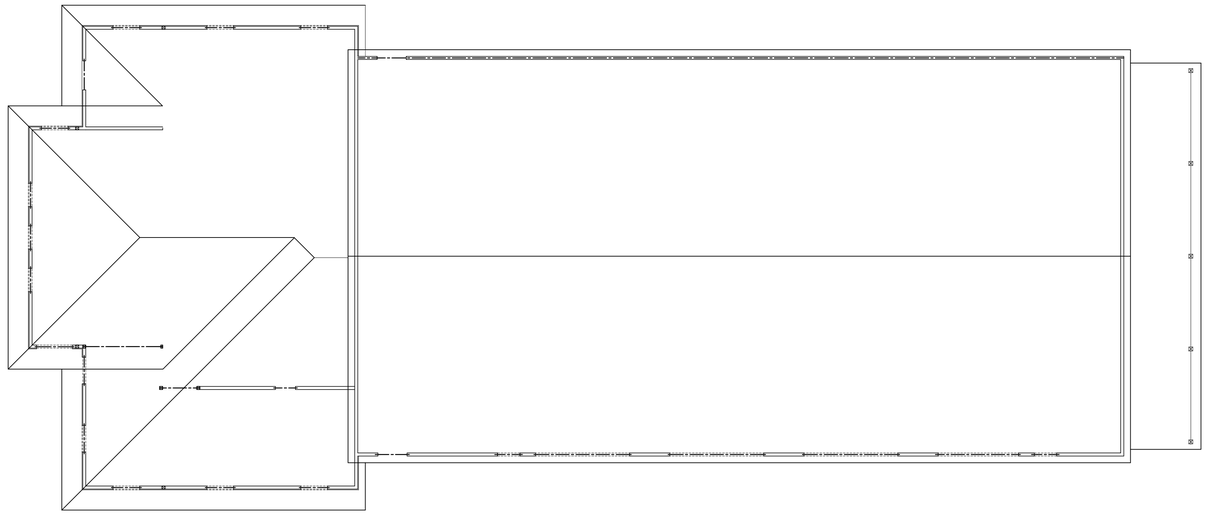
DRAWN BY:

REVISIONS

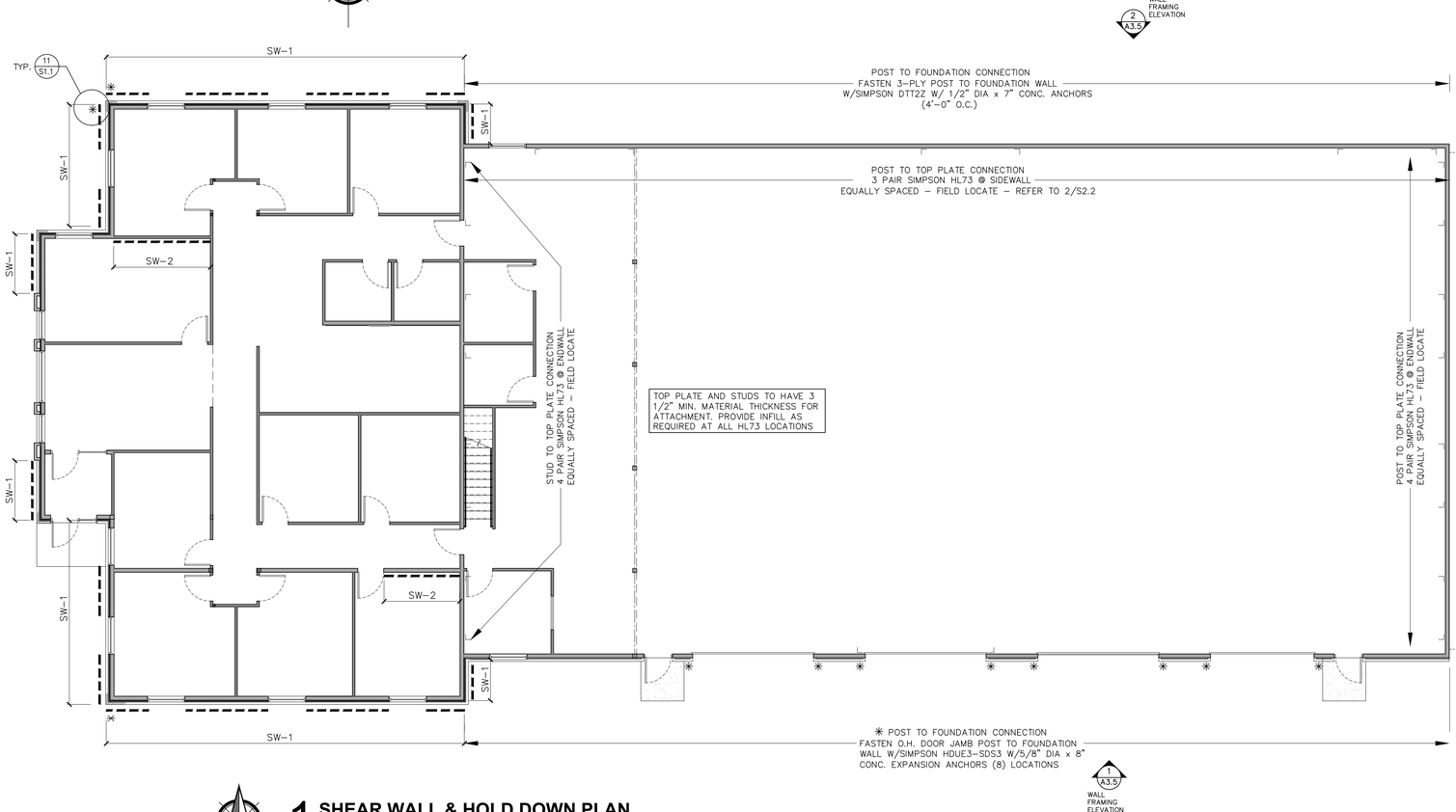
NO.	DATE

SHEET TITLE
FRAMING DETAILS

SHEET NO.
S2.1



1 ROOF PLAN
3/32"=1'-0"



1 SHEAR WALL & HOLD DOWN PLAN
1/8"=1'-0"

SHEAR WALL SCHEDULE

TAG	WALL TYPE	SHEAR WALLS	MATERIAL	FASTENERS
SW–1	2X STUD WALL	OSB PLYWOOD SHEAR WALLS PER AWC–SDPWS TABLE 4.3A	15/32" OSB STRUCTURAL 1 EXTERIOR SHEATHING	10d NAILS @ 6" O.C. @ EDGES & INTERMEDIATE, BLOCK ALL JOINTS, REFER TO 2/S2.1 FASTEN BOTTOM PLATE TO FOUNDATION WALL W/ 1/2" DIA. ANCHOR BOLTS @ 4'–0"
SW–2	2X STUD WALL	GYPSUM BOARD SHEAR WALLS PER AWC–SDPWS TABLE 4.3C	5/8" GYPSUM BOARD @ EACH SIDE OF STUDS	1 7/8" NAILS @ 4" O.C. @ EDGES & 12" O.C. INTERMEDIATE, BLOCK ALL JOINTS

SIMPSON HL73 HEAVY ANGLE INSTALLED IN PAIRS PER MFR'S. SPECIFICATIONS, STUDS / STUD POST TO TOP PLATE / HEADER CONNECTION REQUIRES TO BE ANCHORED INTO MEMBERS THAT ARE A MINIMUM OF 3 1/2" THICK. PROVIDE INFILL AS REQUIRED.

SIMPSON HDUE3–SDS3 FASTEN WITH SIMPSON PROVIDED SDS SCREWS TO STUDS / STUD POSTS AND 5/8" DIA x 8" CONC. EXPANSION ANCHORS TO FOUNDATION

SIMPSON DTT2Z W/1/2" DIA x 7" CONC. ANCHORS @ EACH 3–PLY POST TO FOUNDATION WALL

Eskay Architecture
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

- Commercial
- Industrial
- Residential

I, Henry, certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Wisconsin. Statutes 443.03 and 443.14 (3) 06/03/2026
Information contained in these drawings was prepared for the specific site/project listed. Use of these drawings for any other location or project is prohibited without the written permission of the contractor. ©2026

GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE	SET - TYPE
06/03/26	DESIGN

DRAWN BY:

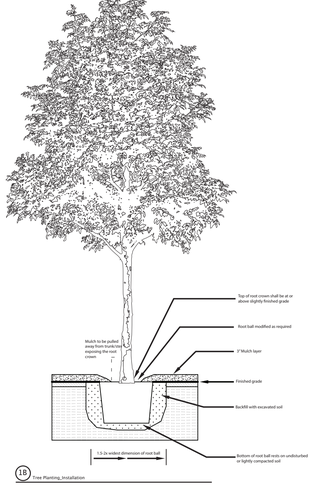
REVISIONS

NO.	DATE

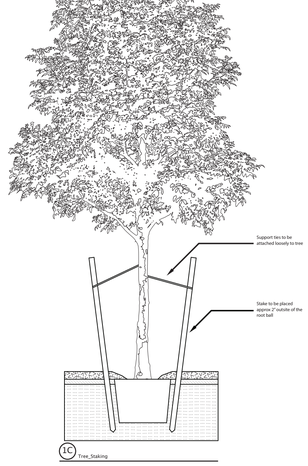
SHEET TITLE
SHEAR WALL AND HOLD DOWN PLAN

SHEET NO.
S2.2

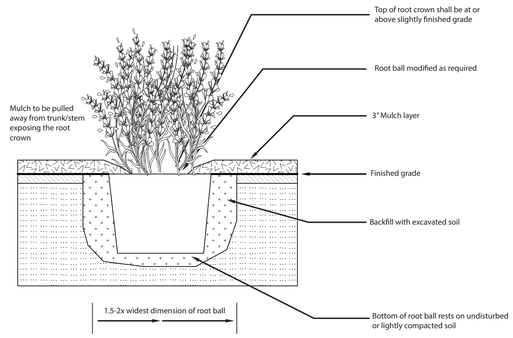
Common Name	Botanical Name	# Qty	Size / Container	Recommended Spacing	Expected Height	Expected Width
Eastern Redbud	Cercis canadensis	2	2" Caliper	35 ft+	20-30 ft	25-35 ft
Autumn Brilliance® Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2	#20 Container Tree	35 ft+	15-25 ft	15-20 ft
Trautman Chinese Juniper	Juniperus chinensis 'Trautmani'	3	5'	8-12 ft	10-15 ft	4-6 ft
Arctic Fire® Dogwood	Cornus stolonifera 'Farrow'	9	#5 Container	5-6 ft	3-5 ft	3-5 ft
Purple Pavement Rose	Rosa 'Purple Pavement'	5	#3 Container	5-6 ft	3-5 ft	3-5 ft
St. John's Wort	Hypericum kalmianum	9	#5 Container	5-6 ft	2-4 ft	2-4 ft
Dwarf Bush Honeysuckle	Diervilla lonicera	6	#2 Container	5-6 ft	2-4 ft	3-5 ft
Regent Saskatoon Serviceberry	Amelanchier alnifolia 'Regent'	6	#5 Container	5-6 ft	4-6 ft	4-6 ft
Blue Muffin® Arrowwood Viburnum	Viburnum dentatum 'Christom'	6	#5 Container	5-6 ft	5-7 ft	5-7 ft
False Blue Indigo	Baptisia australis	6	#2 Container	5-6 ft	3-4 ft	3-4 ft
Prairie Dropseed	Sporobolus heterolepis	37	#1 Container	3-4 ft	2-3 ft	2-3 ft
Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	46	#1 Container	3-4 ft	4-5 ft	2-3 ft
Purple Coneflower	Echinacea purpurea	3	#1 Container	3-4 ft	2-4 ft	1.5-2 ft
Stiff Coreopsis	Coreopsis palmata	3	#1 Container	3-4 ft	2-3 ft	2-3 ft
Aromatic Aster	Symphyotrichum oblongifolium	3	#1 Container	3-4 ft	1-3 ft	1-3 ft
Orange Coneflower	Rudbeckia fulgida	6	#1 Container	3-4 ft	2-3 ft	2-3 ft
Ostrich Fern	Matteuccia struthiopteris	6	#1 Container	3-4 ft	3-6 ft	3-4 ft
Muskingum (Palm) Sedge	Carex muskingumensis	3	#1 Container	3-4 ft	2-3 ft	2-3 ft
Rain garden Plugs	Rain garden Plugs	400	2" Container	3' ft	Varies	Varies



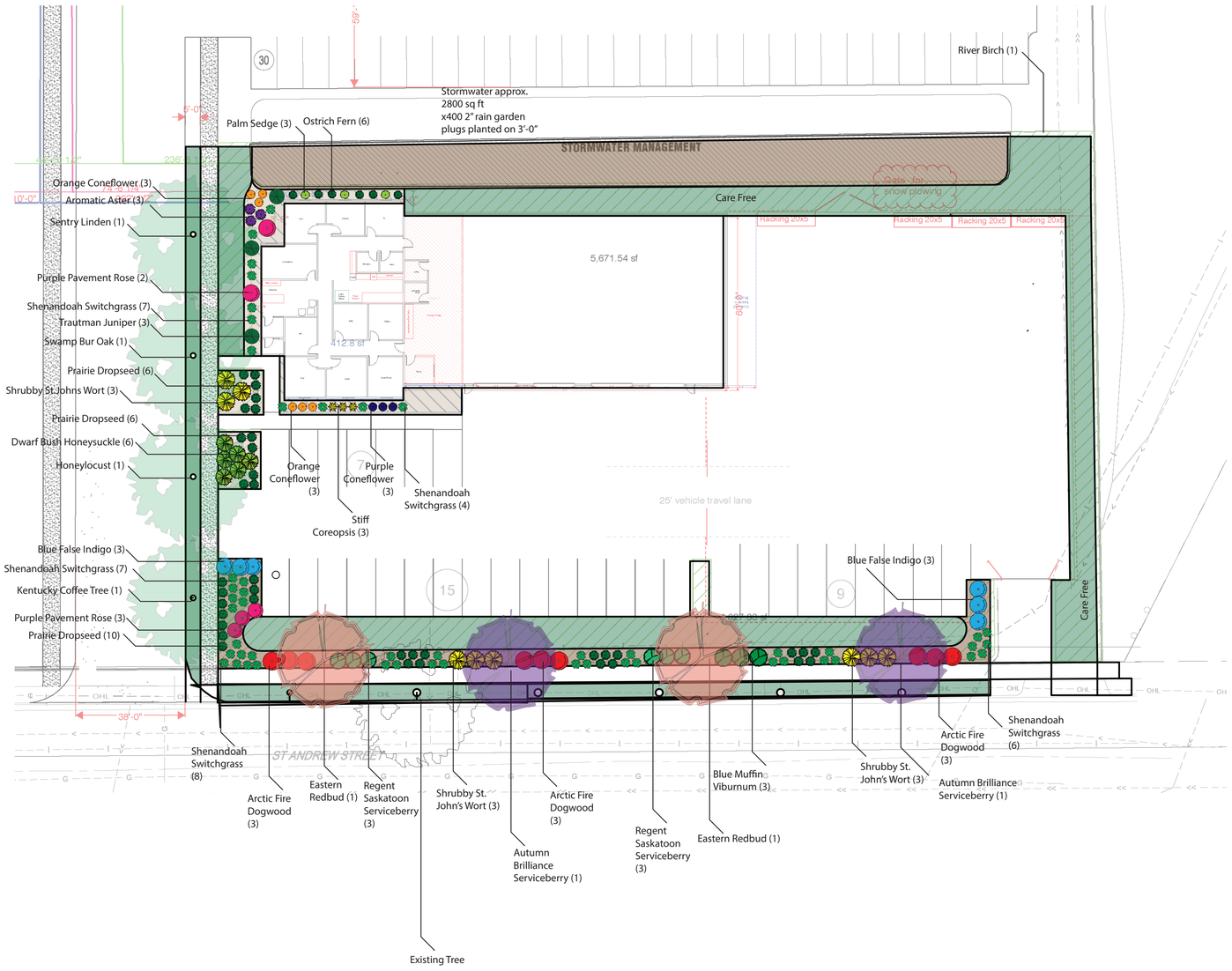
1B Tree Planting_Installation



1C Tree_Staking



1B Planting_Installation



Site Notes

Coulee Region Ecoscapes LLC
1522 Green Bay St.
La Crosse, WI 54601
(608) 799-2797
coulleregionecoscapes@gmail.com

Borton Office

Title:
Proposed Landscape Plan

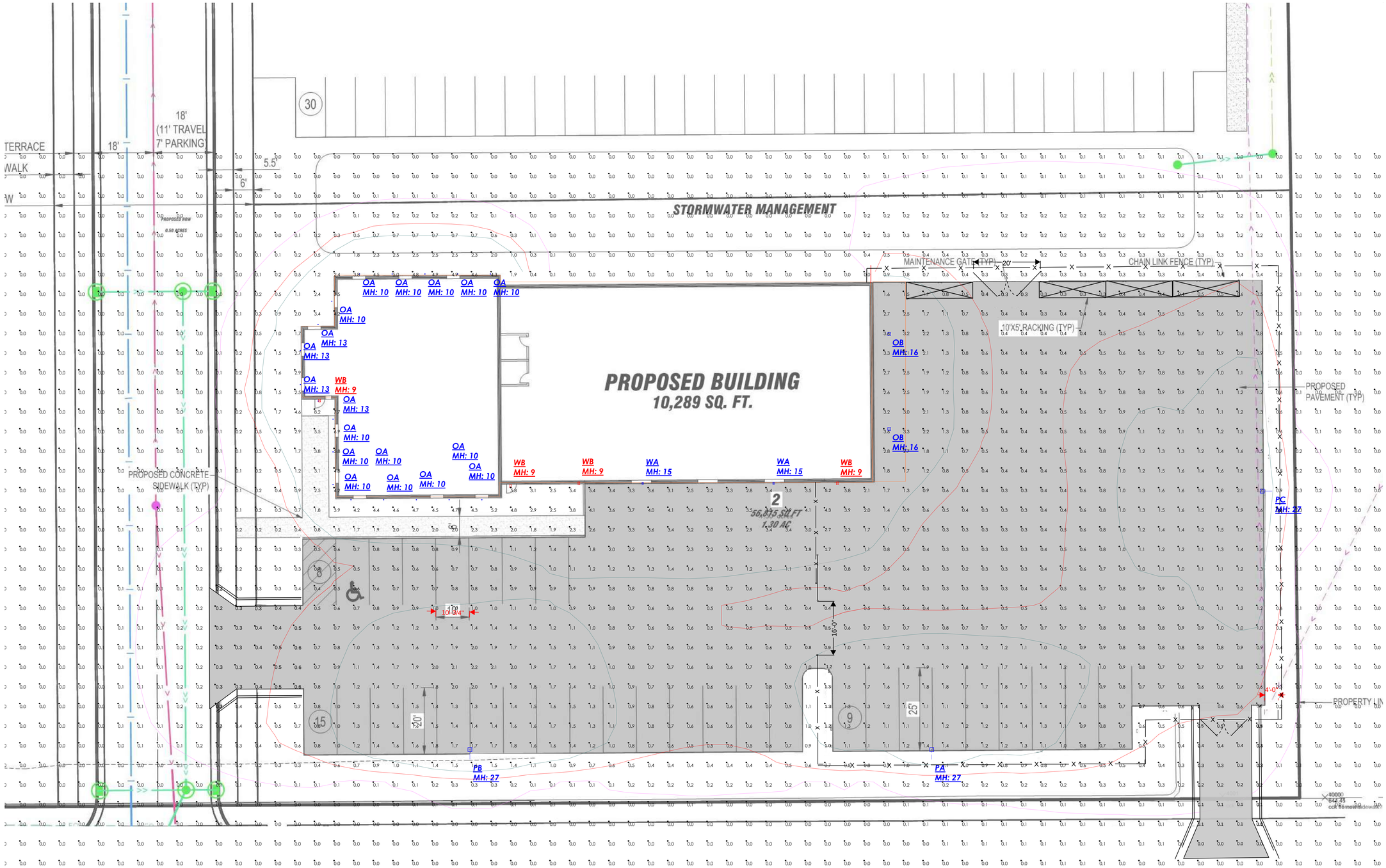
Revision Date:
06/05/2026

Scale 1:20

N

0 10 20

Sheet Number:
L:100



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.54	8.2	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	18	OA	COOPER LIGHTING SOLUTIONS - HALO	LCR408RD9FSE020 - HL4RSMF	Single	869	9.2	0.900
	2	OB	SLG Lighting	CSC LS1 G1 FSK	Single	4128	25.97	0.900
	1	PA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1B-750-U-T2U-HSS	Single	6893	74	0.900
	1	PB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-750-U-T3-HSS	Single	11626	112	0.900
	1	PC	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-750-U-T4W-HSS	Single	11268	112	0.900
	2	WA	SLG Lighting	WFV LS70 G2 FSK	Single	4398	27.18	0.900
	4	WB	SLG Lighting	WME L14 G2 FSK	Single	1351	10.43	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
16350 W. GLENDALE DR.
NEW BERLIN, WI 53151
(p) 414-943-1915
(f) 952-943-8088
www.mlazgar.com

#	Date	Comments

Revisions

RLMA Project #: 188081
Drawn By: EP
Date:5/8/2026

Scale: 1" = 12' 0"

PHOTOMETRIC SITE PLAN

BORTON
LACROSSE, WI

BORTON CONSTRUCTION
NEW OFFICE
CITY SDP SUBMITTAL

LA CROSSE, WISCONSIN

ISG PROJECT # 26-34320



LOCATION MAP

SHEET INDEX

C0-00	TITLE SHEET
C0-01	LEGEND AND NOTES
C0-20	TYPICAL DETAILS
C0-21	TYPICAL DETAILS
C0-22	TYPICAL DETAILS
C0-23	TYPICAL DETAILS
C1-10	SWPPP NARITIVE
C1-11	SWPPP NARITIVE
C1-12	SWPPP DETAILS
C1-13	PRE CONSTRUCTION SWPPP
C1-14	POST CONSTRUCTION SWPPP
C2-10	EXISTING SITE AND REMOVALS
C3-10	SITE AND UTILITY PLAN
C4-10	GRADING PLAN

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS. WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "DIGGERS HOTLINE" FOR UTILITY LOCATIONS A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

PROJECT INDEX:

OWNER:
BROTON CONSTRUCTION, INC.

PAUL BORSHEIM
2 COPELAND AVENUE + SUITE 201
LA CROSSE, WISCONSIN, 54603

PHONE: 608.779.0400
paulborhseim@bortonconstruction.com

PROJECT
ADDRESS / LOCATION:

1325 ST ANDREW ST
LA CROSSE, WISCONSIN, 54603

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

LA CROSSE OFFICE
201 MAIN STREET
SUITE 1020
LA CROSSE, WI 54601
PHONE: 608.789.2034

PROJECT MANAGER: KRIS ROPPE
EMAIL: Kristopher.Roppe@ISGInc.com

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA CROSSE STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2025 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (NAD83(2011)) ON THE LA CORSSE COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

B.M. ELEVATION=645.45
TNH NW CORNER OF
ST. ANDREWS AND WOOD STREET

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MAY 2026 BY ISG.

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C0-GENERAL
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

TITLE SHEET

SHEET

C0-00

SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	>>
	STORM CULVERT	>>
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	>
EX LIFT STATION LS	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
EX HH	HANDHOLE	
EX ELEC MH	ELECTRIC MANHOLE	
EM	ELECTRIC METER	
V	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GGV	GAS VALVE	
SB-1	SOIL BORING	
	FLAG POLE	
MB	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
OHL	OVERHEAD UTILITY	OHL
UTL	UNDERGROUND UTILITY	UTL
FBO	FIBER OPTIC	FO
WET	WETLAND	WET
W	WATER EDGE	
	DITCH / SWALE	
X X	FENCE LINE	X X
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
△ △	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	GAL	GALLON	PP	POLYPROPYLENE
ADD	ADDENDUM	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
AFF	ABOVE FINISHED FLOOR	GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE
AGG	AGGREGATE	GD	GROUND	PVMT	PAVEMENT
APPROX	APPROXIMATE	GFE	GARAGE FLOOR ELEVATION	QTY	QUANTITY
ARCH	ARCHITECT, ARCHITECTURAL	GL	GUTTERLINE	R	RIM
BFE	BASEMENT FLOOR ELEVATION	GPM	GALLONS PER MINUTE	RAD	RADIUS
BIT	BITUMINOUS	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING	HDPE	HIGH DENSITY POLYETHYLENE	RD	ROOF DRAIN
BM	BENCHMARK	HD	HEAVY DUTY	REBAR	REINFORCING BAR
CAD	COMPUTER-AIDED DESIGN	HH	HANDHOLE	REM	REMOVE
CB	CATCH BASIN	HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL	R/W	RIGHT OF WAY
CF	CUBIC FOOT	HR	HOUR	SAN	SANITARY
CI	CAST IRON	HWL	HIGH WATER LEVEL	SCH	SCHEDULE
CIP	CAST IRON PIPE	HWY	HIGHWAY	SF	SQUARE FOOT
CIPC	CAST IN PLACE CONCRETE	HYD	HYDRANT	SPEC	SPECIFICATION
CJ	CONTROL JOINT	I	INVERT	SQ	SQUARE
CL	CENTERLINE	ID	INSIDE DIAMETER	STA	STATION
CMP	CORRUGATED METAL PIPE	IN	INCH	STM	STORM
CO	CLEANOUT	INV	INVERT	SY	SQUARE YARD
CONC	CONCRETE	IP	IRON PIPE	T/C	TOP OF CURB
CONST	CONSTRUCTION	IPS	IRON PIPE SIZE	TEL	TELEPHONE
CONT	CONTINUOUS	J-BOX	JUNCTION BOX	TEMP	TEMPORARY
CR	COUNTY ROAD	JT	JOINT	THRU	THROUGH
CY	CUBIC YARD	LF	LINEAR FEET	TNFH	TOP NUT OF FIRE HYDRANT
C&G	CURB AND GUTTER	LIN	LINEAR	TRANS	TRANSFORMER
DEMO	DEMOLITION	LPS	LOW PRESSURE STEAM	TV	TELEVISION
DI	DROP INTAKE	LS	LUMP SUM	T/W	TOP OF WALL
DIA	DIAMETER	LSO	LOWEST STRUCTURAL OPENING	TYP	TYPICAL
DIM	DIMENSION	MAX	MAXIMUM	UT	UTILITY, UNDERGROUND TELEPHONE
DS	DOWNSPOUT	MB	MAIL BOX	VCP	VITRIFIED CLAY PIPE
EA	EACH	MECH	MECHANICAL	W/O	WITHOUT
EG	EXISTING GROUND	MH	MANHOLE	W/	WITH
ELEC	ELECTRICAL	MIN	MINIMUM	YD	YARD
ELEV	ELEVATION	MISC	MISCELLANEOUS	YR	YEAR
EOF	EMERGENCY OVERFLOW	NO	NUMBER		
EQ	EQUAL	NTS	NOT TO SCALE		
EX	EXISTING	NWL	NORMAL WATER LEVEL		
FG	FINISHED GROUND	OC	ON CENTER		
F/G	FORM GRADE	OCEW	ON CENTER EACH WAY		
FDC	FIRE DEPARTMENT CONNECTION	OD	OUTSIDE DIAMETER		
FDN	FOUNDATION	OH	OVERHEAD		
FES	FLARED END SECTION	OHWL	ORDINARY HIGH WATER LEVEL		
FFE	FINISHED FLOOR ELEVATION	OHD	OVERHEAD DOOR		
FPM	FEET PER MINUTE	OZ	OUNCE		
FPS	FEET PER SECOND	PCC	PORTLAND CEMENT CONCRETE		
FT	FOOT, FEET	PED	PEDESTAL, PEDESTRIAN		
FTG	FOOTING	PERF	PERFORATED		
GA	GAUGE	PL	PROPERTY LINE		

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

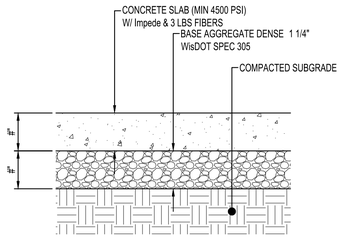
PROJECT NO.	26-34320
FILE NAME	34320 C0-GENERAL
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

LEGEND AND NOTES

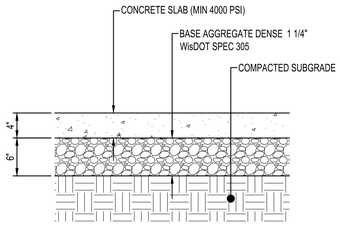
SHEET

C0-01



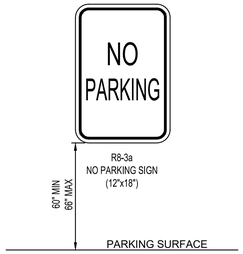
STANDARD 6" CONCRETE PAVEMENT

NTS ST130



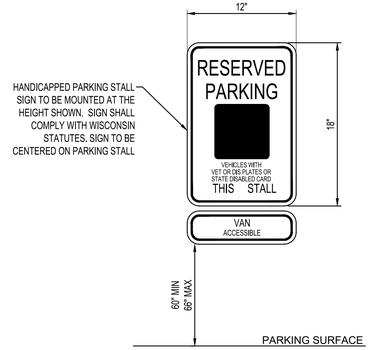
CONCRETE WALK

NTS



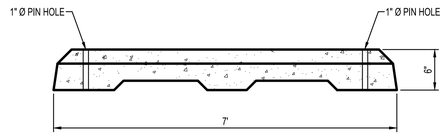
NO PARKING SIGN

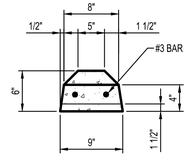
NTS PM110



ACCESSIBLE PARKING SIGN

NTS PM100





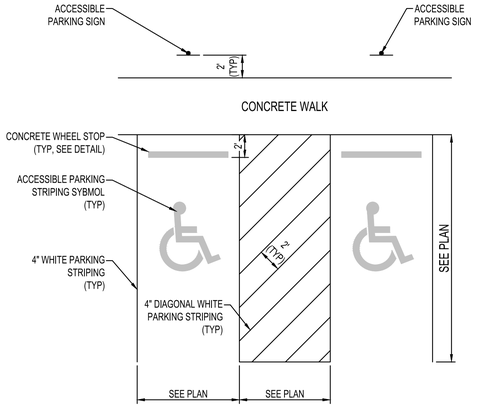
NOTES:

1. TOTAL WEIGHT
   -6' PARKING BUMPER = 280 LBS
   -7' PARKING BUMPER = 328 LBS
2. CONCRETE SPEC = 5000 PSI
3. REINFORCEMENT = 2 - #3 BARS

*OR APPROVED EQUAL

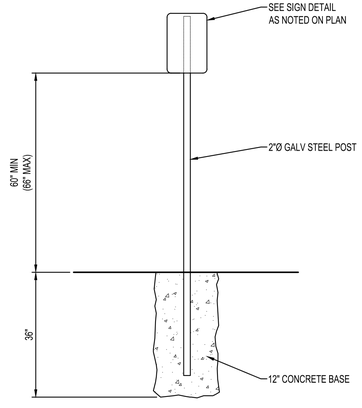
CONCRETE WHEEL STOP

NTS LD150-U



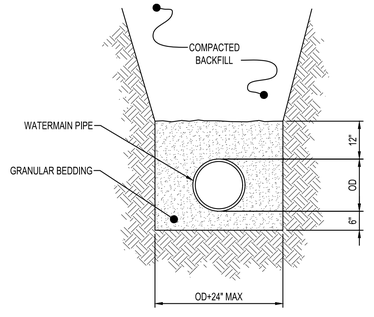
ACCESSIBLE PARKING AREA

NTS PM302



TYPICAL SIGN POST

NTS PM200



NOTE:

1. GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

PIPE BEDDING WATERMAIN

NTS WM300-U

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

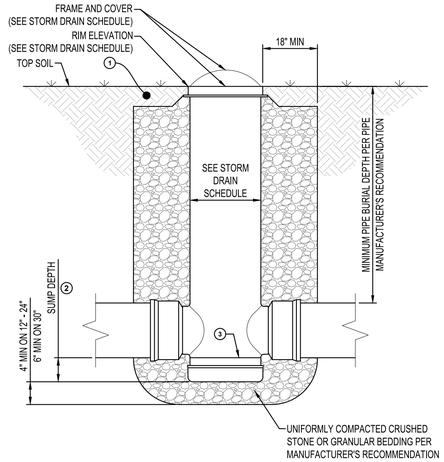
PROJECT NO.	26-34320
FILE NAME	34320 C0-DETAILS
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

TYPICAL DETAILS

SHEET

C0-20

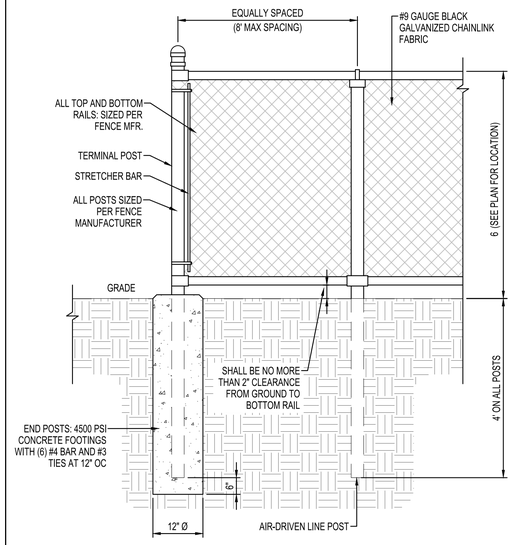


KEY NOTES:

1. IF ASPHALT PAVEMENT, TOP OF CONCRETE COLLAR SHOULD BE SET AT BOTTOM OF NON-WEAR COURSE.
2. 6" MIN ON 8" - 24" DRAIN BASIN, 10" MIN ON 30" DRAIN BASIN. VERIFY WITH MANUFACTURER'S RECOMMENDATIONS.
3. INVERT ELEVATION (SEE STORM DRAIN SCHEDULE)

DRAIN BASIN IN TURF

NTS SD320-U

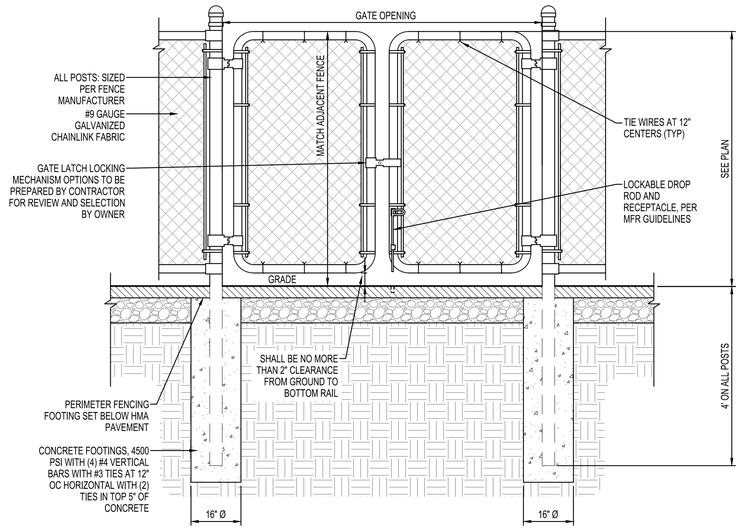


6' CHAINLINK FENCE

NTS AT600-U

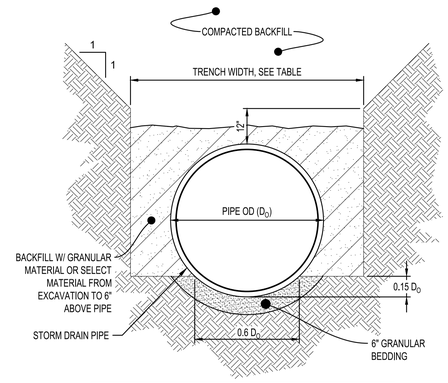
NOTE:

1. VERIFY GATE OPENING WIDTH REQUIREMENT WITH MANUFACTURER



DOUBLE SWING GATE

NTS AT652-U



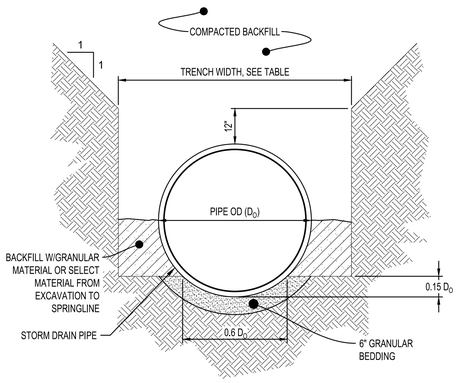
TRENCH WIDTH	
PIPE Ø	**TRENCH WIDTH**
36" OR LESS	D_O + 24"
42" TO 54"	1.5 x D_O
60" OR OVER	D_O + 36"

NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

NON-CONCRETE STORM DRAIN PIPE BEDDING

NTS SD600-MN



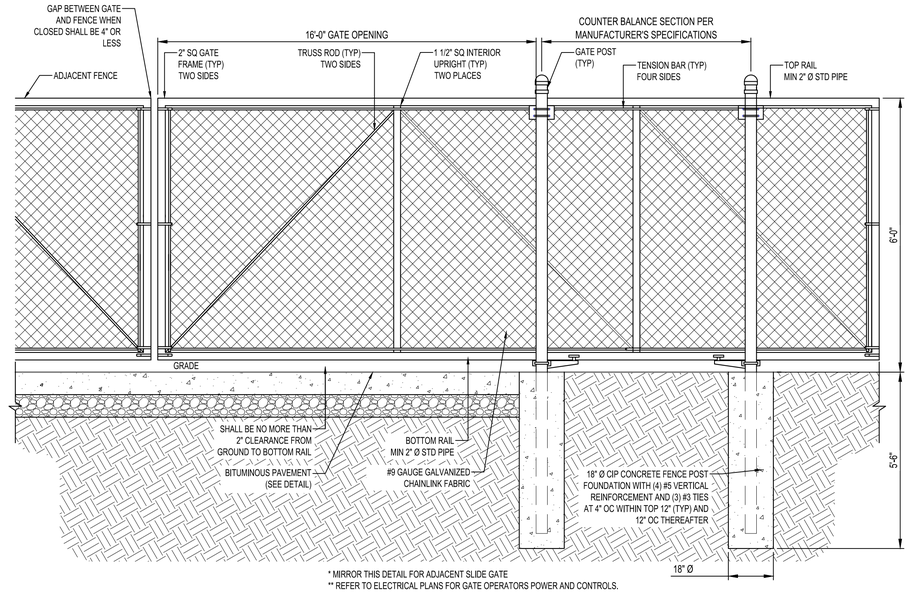
TRENCH WIDTH	
PIPE Ø	**TRENCH WIDTH**
36" OR LESS	D_O + 24"
42" TO 54"	1.5 x D_O
60" OR OVER	D_O + 36"

NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

REINFORCED CONCRETE STORM DRAIN PIPE BEDDING

NTS SD601-MN



* MIRROR THIS DETAIL FOR ADJACENT SLIDE GATE
** REFER TO ELECTRICAL PLANS FOR GATE OPERATORS POWER AND CONTROLS.

16' MANUAL SLIDING GATE

NTS

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C0-DETAILS
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

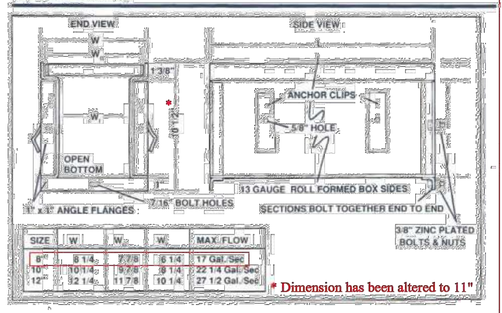
TITLE

TYPICAL DETAILS

SHEET

C0-21

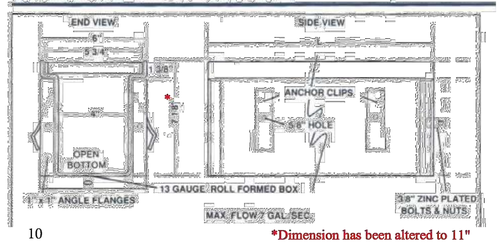
PREFORM - Industrial/Commercial



SIZE	W	W_2	W_3	MAX. FLOW
6"	8 1/4"	7 7/8"	6 1/4"	17 Gal./Sec
10"	10 1/4"	9 7/8"	8 1/4"	22 1/4 Gal./Sec
12"	12 1/4"	11 7/8"	10 1/4"	27 1/2 Gal./Sec

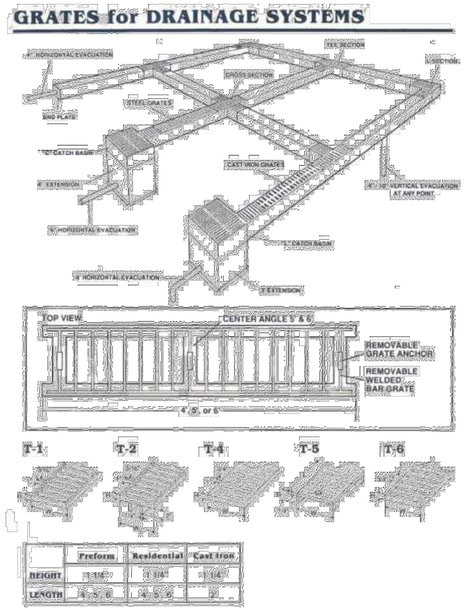
* Dimension has been altered to 11"

PREFORM RESIDENTIAL and Commercial

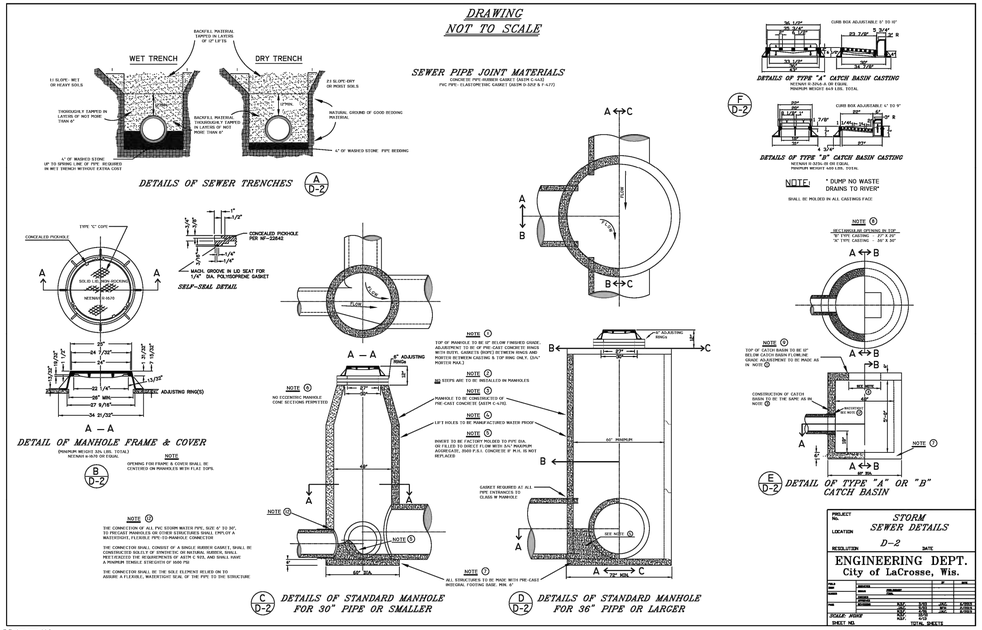


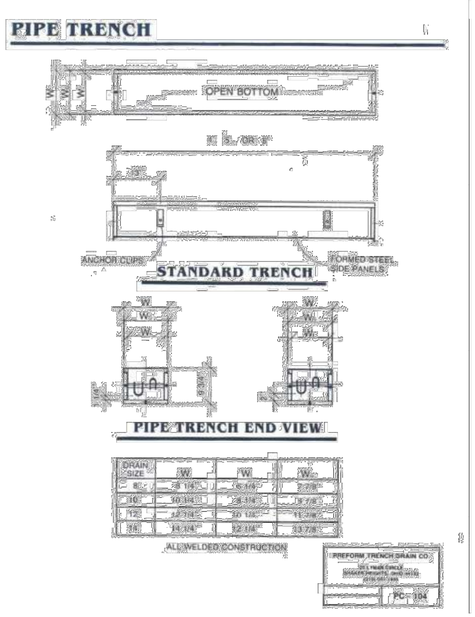
*Dimension has been altered to 11"

GRATES for DRAINAGE SYSTEMS

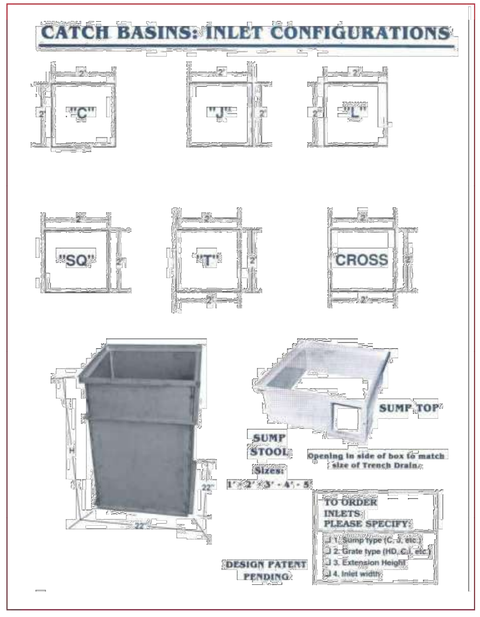


	Preform	Residential	Cast Iron
HEIGHT	3 3/16"	3 3/4"	3 3/4"
LENGTH	4 5 6	4 5 6	2



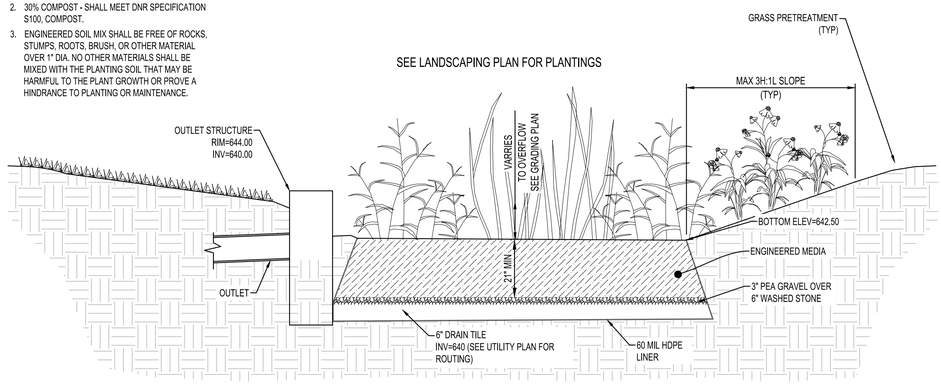


DRAIN SIZE	W	W_2	W_3
6"	7 7/8"	6 1/4"	7 7/8"
10"	10 1/4"	9 7/8"	8 1/4"
12"	12 1/4"	11 7/8"	10 1/4"
16"	16 1/4"	15 7/8"	14 1/4"



MIXING.

2. 30% COMPOST - SHALL MEET DNR SPECIFICATION S100, COMPOST.
3. ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH, OR OTHER MATERIAL OVER 1" DIA. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO THE PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.



BIO-FILTRATION BASIN

NTS SD800

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

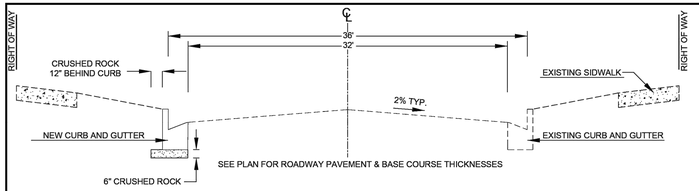
PROJECT NO.	26-34320
FILE NAME	34320 C0-DETAILS
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

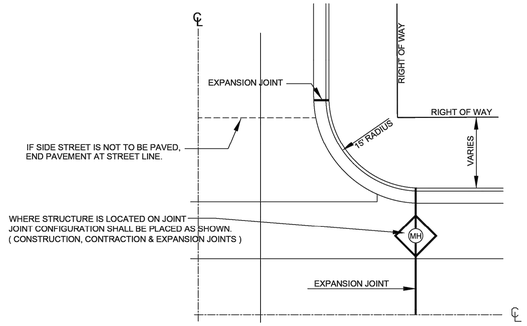
TYPICAL DETAILS

SHEET

C0-22



TYPICAL CROSS SECTION FOR 36' ROADWAY



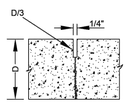
1/4 TYPICAL INTERSECTION

NOTES: JOINTS

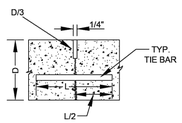
1. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AT STREET INTERSECTIONS AND MID-BLOCK BETWEEN INTERSECTIONS. IN NO CASE SHALL THE DISTANCE BETWEEN EXPANSION JOINTS EXCEED 160 FEET.
2. THE DISTANCE BETWEEN TRANSVERSE JOINTS SHALL NOT BE LESS THAN 10 FEET AND SHALL BE TYPICALLY 20 FEET APART.
3. LONGITUDINAL CONSTRUCTION JOINTS BETWEEN CURB AND GUTTER SECTION AND CONC. PAVING SECTION SHALL BE SEALED AS SHOWN ON JOINT DETAILS.

CONCRETE PAVEMENT JOINT DETAILS

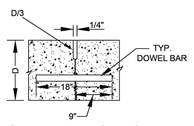
CONTRACTION



TOOLED / SAWED

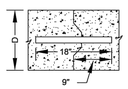


TIED LONGITUDINAL

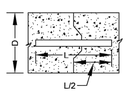


DOWELED TRANSVERSE

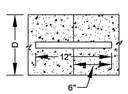
CONSTRUCTION



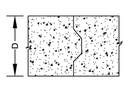
DOWELED & KEYED TRANSVERSE



TIED & KEYED LONGITUDINAL

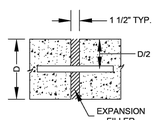


TIED LONGITUDINAL

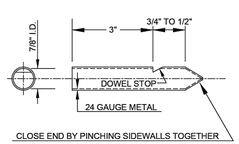


KEYED

EXPANSION

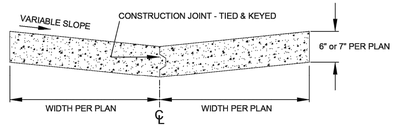


DOWELED TRANSVERSE

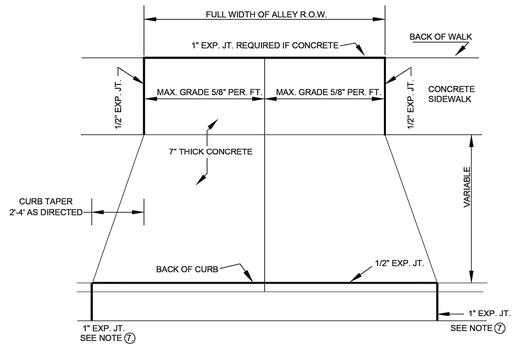


DOWEL SOCKET DETAIL

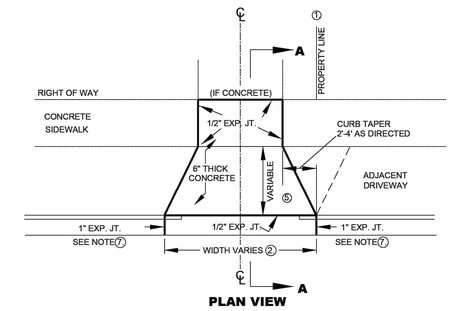
ALL JOINTS TO BE SEALED TO KEEP OUT FOREIGN DEBRIS



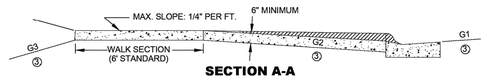
TYPICAL ALLEY PAVEMENT SECTION DETAIL



STANDARD ALLEY DRIVEWAY DETAIL



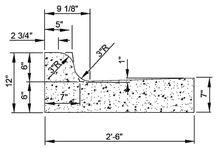
PLAN VIEW



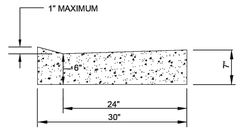
SECTION A-A

STANDARD DRIVEWAY DETAIL

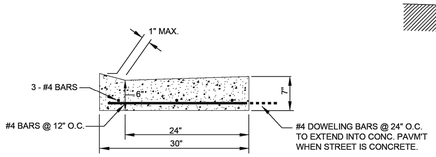
1. DRIVE SECTION SHALL NOT OVERLAP PROPERTY LINE EXTENDED, EXCEPT WHERE PERMITTED BY THE ENGINEER, OR WHEN A JOINT DRIVEWAY AGREEMENT IS EXECUTED BY OWNERS OF ADJACENT PROPERTIES.
2. MAXIMUM DRIVEWAY WIDTH AT THE CURB AND SIDEWALK IS SET FORTH IN CITY ORDINANCE SEC. 40-4. FINAL DIMENSIONS SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT.
3. THE BREAKOVER ANGLE (CAUSE OF CARS BOTTOMING) BECOMES CRITICAL WHEN THE ALGEBRAIC DIFFERENCE OF GRADES (G1, G2, & G3) EXCEEDS 11%.
4. A REINFORCED DRIVE SECTION IS REQUIRED FOR CURB & GUTTER IN AREAS ZONED INDUSTRIAL OR COMMERCIAL.
5. BACK OF CURB TO FRONT OF CONCRETE SIDEWALK MUST BE CONCRETE, BRICK OR ASPHALT.
6. MECHANICAL COMPACTION OF SUBSOIL IN LAYERS LESS THAN 12" TO ACHIEVE MINIMUM COMPACTION OF 95% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR IS REQUIRED. (INCLUDING STREET SIDE AFTER FORMS ARE REMOVED)
7. EXPANSION JOINT IS REQUIRED AT BOTH ENDS OF DRIVEWAY WHEN ONLY DRIVEWAY IS INSTALLED OR REPLACED. WHEN ENTIRE BLOCK OF CURB & GUTTER IS INSTALLED THE EXPANSION JOINT AT DRIVEWAY ENDS MAY BE OMITTED.
8. TURNING OF 2' DIAMETER DRIVEWAY RETURNS IN LIEU OF DIMINISHING CURB AS SHOWN IS PERMITTED IF DESIRED BY PROPERTY OWNER.
9. INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB ONLY IS NOT ALLOWED. ENTIRE EXISTING C&G MUST BE REMOVED FOR NEW DRIVEWAYS. SAWING & REMOVAL OF A MINIMUM 2' WIDTH OF ASPHALT STREET PAVEMENT TO INSTALL FRONT FORMS IS REQUIRED.



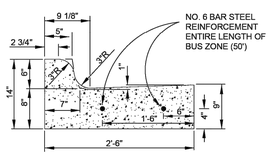
STANDARD CURB & GUTTER SECTION



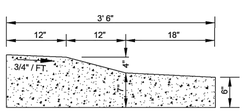
GUTTER ONLY SECTION



REINFORCED DRIVEWAY SECTION 4

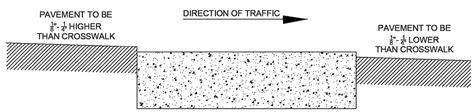


REINFORCED CURB & GUTTER SECTION (BUS STOP LOCATIONS)



TRAFFIC CIRCLE CURB SECTION

DRAWINGS NOT TO SCALE



CONCRETE CROSSWALK DETAIL

STANDARD DETAIL D-1-1

CONCRETE PAVEMENT & CURB AND GUTTER

ENGINEERING DEPT.
City of LaCrosse, Wis.

		BY	DATE
FIELD BOOK	SURVEYED		
	DRAWN PREL'MINARY		
NUMBER	DRAWN FINAL		
	CHECKED		
	APPROVED		01/2021
PAGE	REVISIONS	JMC	11/2024

SCALE: NONE

D-1-1 CONCRETE-C&G 2021

D-1-1 Concrete-C&G.dwg

ISG

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C0-DETAILS
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

TYPICAL DETAILS

SHEET

C0-23

EROSION CONTROL NOTES

PROJECT LOCATION
PROJECT LOCATION:
CITY/TOWNSHIP:
COUNTY/STATE:
ZIP CODE:
LATITUDE/LONGITUDE:

PROJECT DESCRIPTION
THE PROJECT INCLUDES CONSTRUCTION OF AN APARTMENT BUILDING, CONCRETE PAVEMENT, ASPHALT PAVEMENT, CURB & GUTTER, AND CONCRETE WALK, ALONG WITH ALL THE NECESSARY GRADING, UTILITIES, STORM WATER MANAGEMENT, EROSION CONTROL, AND ANY ADDITIONAL COMPONENTS.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)	
CONSTRUCTION ACTIVITIES:	**ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:**
CLEARING AND GRUBBING OPERATIONS, GRADING, BASIN EXCAVATION	APRIL – JUNE 2024
BASIN SEEDING	JUNE 2024
BRIDGE	APRIL – OCTOBER 2024
CULVERT REMOVAL AND REPLACEMENT	JUNE – AUGUST 2024
CURB & GUTTER/SIDEWALK	AUGUST – OCTOBER 2024
PAVING	SEPTEMBER – OCTOBER 2024
INITIAL TURF, BRIDGE RAILING/LIGHTING	NOVEMBER 2024
LANDSCAPING, FINAL TURF, MISC.	APRIL – AUGUST 2024

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS
TOTAL AREA TO BE DISTURBED = XXXX ACRES
MINIMUM AREA REQUIREING WPDES PERMIT = 1.00 ACRES
****PROJECT DOES/DOES NOT REQUIRE A WPDES PERMIT****
IMPERVIOUS AREA: PRE-CONSTRUCTION = X.XX ACRES[a]/POST-CONSTRUCTION = X.XX ACRES[a]
NET INCREASE OF IMPERVIOUS AREA = X.XX ACRES[a] (*AREAS EXCLUDES 0.525 ACRES MILL & OVERLAY ON EXCELSIOR BLVD.)

CONTACT INFORMATION/RESPONSIBLE PARTIES
THE OWNER OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER IS THE OWNER CO-PERMITTEE APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS EROSION CONTROL PLAN AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE EROSION CONTROL PLAN IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: COMPANY (CONTACT NAME, TITLE)
ADDRESS
CITY, STATE ZIP
000.000.0000/EMAIL

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE APPLYING FOR PERMIT COVERAGE ON THE WPDES, AND THEREBY AGREE TO IMPLEMENT THIS EROSION CONTROL PLAN IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO EROSION CONTROL AMENDMENT SECTION).

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE EROSION CONTROL PLAN HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE WPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR ACTIVITIES WHICH INFLUENCE WPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS.

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE EROSION CONTROL PLAN FOR THIS PROJECT. ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE WPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

DESIGNER:
ISG INC. (XXXXXX)
201 MAIN ST., SUITE 1020
LA CROSSE, WI 54601
XXX-XXX-XXXX/XXXXXXX@ISGINC.COM

PERMENANT STORMWATER MANAGEMENT DESIGNER:
ISG INC. (XXXXXXXXXX)
201 MAIN ST., SUITE 1020
LA CROSSE, WI 54601
XXX-XXX-XXXX/XXXXXX@ISGINC.COM

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES
SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S EROSION CONTROL PLAN AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. THE ON-SITE SOILS INCLUDE TOPSOIL, SAND AND LEAN CLAY AT X% TO X% SLOPES. REFER TO THE GEOTECHNICAL REPORT INCLUDED WITHIN THE PROJECT SPECIFICATIONS FOR MORE DETAILED SOIL INFORMATION. THE EXISTING SITE INCLUDES PAVED AND GRAVEL SURFACING, VEGETATED AREAS ARE GRASS IN FAIR CONDITION AND A PORTION OF THE SITE IS FARMED. NO HISTORIC SITE CONTAMINATION IS KNOWN.

IMMEDIATE RECEIVING WATERS: STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO SEVERAL CONSTRUCTED DITCHES AND STORMWATER PONDS. PROJECT DISCHARGE POINTS DISCHARGE TO DES PLAINES RIVER (WBIC 734000). A RECEIVING WATERS REVIEW WAS COMPLETED ON X/XX/2018. BASED ON THIS REVIEW THE RECEIVING WATER DES PLAINES RIVER IS AN OUTSTANDING RESOURCE WATER (ORW), EXCEPTIONAL RESOURCE WATER (ERW), FISH AND AQUATIC LIFE WATER AND/OR AN IMPAIRED WATER, THEREFORE SECTION 4.4 REQUIREMENTS APPLY TO THIS PROJECT.
THE RECEIVING WATER DES PLAINES RIVER IS NOT AN OUTSTANDING RESOURCE WATER (ORW), EXCEPTIONAL RESOURCE WATER (ERW), FISH AND AQUATIC LIFE WATER AND/OR AN IMPAIRED WATER.

ORW, ERW AND IMPAIRED WATER STORMWATER DISCHARGE: STORMWATER DISCHARGE THAT WOULD FIRST OCCUR AFTER THE PERMITTEE'S START DATE OF COVERAGE TO A SURFACE WATER TO WHICH THE SITE DID NOT PREVIOUSLY DISCHARGE STORM WATER SHALL NOT BE ESTABLISHED DIRECTLY TO AN ORW, ERW, FISH AND AQUATIC LIFE WATER OR IMPAIRED WATER UNLESS THE DISCHARGE OF POLLUTANTS IS LESS THAN OR EQUAL TO THE EXISTING LEVELS OF POLLUTANTS IMMEDIATELY UPSTREAM OF THE DISCHARGE SITE.

PROTECTIVE AREA OF NO LESS THAN 75 FEET SHALL BE MAINTAINED TO ANY ORW AND ERW.

DISCHARGE OF POLLUTANT(S) OF CONCERN VIA STORMWATER TO AN IMPAIRED WATER OR APPROVED TMDL SHALL BE MANAGED BY XXXX CONTROL MEASURES AND MANAGEMENT PRACTICES THAT WILL COLLECTIVELY BE USED TO REDUCE OR ELIMINATE THE STORMWATER DISCHARGE OF POLLUTANT(S) OF CONCERN THAT CONTRIBUTE TO THE IMPAIRMENT OF THE WATER BODY. THESE CONTROL MEASURES AND MANAGEMENT PRACTICES WERE CHOSEN OPPOSED TO OTHER ALTERNATIVES BECAUSE XXX.

PERMANENT STORMWATER TREATMENT SYSTEMS
THIS SITE IS A NEW DEVELOPMENT / REDEVELOPMENT AND IS REQUIRED TO MEET XX% TSS REMOVAL FROM THE POST-CONSTRUCTION SITE. POST-DEVELOPMENT PEAK RUNOFF DISCHARGE RATES SHALL BE EQUAL TO OR LESS THAN PRE-DEVELOPMENT CONDITIONS FOT THE 1-YEAR, 24-HOUR AND THE 2-YEAR, 24-HOUR DESIGN STORMS. THE POST-DEVELOPMENT SITE HAS LOW / MODERATE / HIGH IMPERVIOUSNESS AND SHALL INFILTRATE AT LEAST XX% OF THE PRE-DEVELOPMENT INFILTRATION VOLUME.
HYDROLOGIC AND WATER QUALITY MODELING DATA AND THE CONTAMINATION CHECKLIST IS AVAILABLE UPON REQUEST.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE
THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS EROSION CONTROL PLAN HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24 HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS EROSION CONTROL PLAN. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED
AREAS NOT TO BE DISTURBED ARE TO BE DELINEATED BEFORE WORK BEGINS. PERMITEES ARE RESPONSIBLE FOR PRESERVING A 75 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND DOCUMENTED) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROADSIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

EXISTING VEGETATION SHALL BE PRESERVED WHERE FEASIBLE AND LAND DISTURBING CONSTRUCTION ACTIVITIES SHALL BE STAGED TO LIMIT EXPOSED SOIL AREAS SUBJECT TO EROSION. DISTURBED PORTIONS OF THE CONSTRUCTION SITE ARE TO BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS PRACTICABLE AND SHALL BE INITIATED NO LATER THAN THE END OF THE NEXT WORKDAY FOLLWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED AS SOON AS PRACTICABLE.

EROSION AND SEDIMENT CONTROL BMPS
EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE USED TO PREVENT OR REDUCE THE FOLLOWING IN ORDER TO DISCHARGE NO MORE THAN 5 TONS PER ACRE PER YEAR OF SEDIMENT FROM THE DISTURBED AREA.

THE OPERATOR SHALL CLEARLY IDENTIFY THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT ARE RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE, UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE EROSION CONTROL PLAN. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN A REASONABLE TIMEFRAME FOR EXPOSED SOILS.

DEWATERING
DEWATERING, STREAM DIVERSION, OR BASIN DRAINING MAY BE REQUIRED DURING CONSTRUCTION OF THIS PROJECT. WHEN DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST BE DESIGNED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 INCLUDE BMP'S TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE EROSION CONTROL PLAN. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS, IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SANDBAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION
NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE EROSION CONTROL PLAN CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMP'S AND A CHAIN OF RESPONSIBILITY FOR EROSION CONTROL PLAN IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON-SITE BMP'S IN ACCORDANCE WITH THE WPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS FROM ANY DISCHARGES UNDER COVERAGE OF THE WPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMP'S MAY BE NEEDED TO MEET THESE REQUIREMENTS.

TEMPORARY & PERMANENT EROSION PREVENTION BMPS

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS HOWEVER MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYARCRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
USE THE REQUIRED CLASS AND TYPE OF EROSION MAT THE PLANS SHOW OR IS SPECIFIED.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS, TO ACHIEVE A MINIMUM OF 90% GROUND COVER.
METHOD A, NETTING: SECURLY ANCHOR MULCHING MATERIAL BY APPROVED NETTING AND PEGS OR STAPLES
METHOD B, TACKIFIER: UTILIZE A TACKIFIER TO TREAT OR APPLY TO THE MULCHING MATERIAL

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE EROSION CONTROL PLAN MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS, PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROLS BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND/IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

TEMPORARY SEDIMENTATION BASINS AND TRAPS: THE BASIN INTAKE MUST BE DESIGNED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1063. THE BASIN SHALL WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES 1/2 THE LIVE STORAGE VOLUME.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY, OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEE(S) OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/DOT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE EROSION CONTROL PLAN.

CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE SWPEROSION CONTROL PLAN TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

POLLUTION PREVENTION MANAGEMENT MEASURES
THE FOLLOWING PREVENTATIVE MEASURES SHALL BE INCORPORATED:
1. MAINTENANCE OF EXISTING VEGETATION, ESPECIALLY ADJACENT TO SURFACE WATERS WHENEVER POSSIBLE;
2. MINIMIZATION OF SOIL COMPACTION AND PRESERVATION OF TOP-SOIL;

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C1-SWPPP
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

SWPPP NARITIVE

SHEET

C1-10

3. MINIMIZATION OF LAND DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE;
4. DEVELOPMENT OF SPILL PREVENTION AND RESPONSE PROCEDURES.

POTENTIAL SOURCES OF UNAUTHORIZED DISCHARGES CONSTRUCTION ACTIVITIES INCLUDE WASTEWATER DISCHARGES FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS AND OTHER POLLUTANTS USED IN VEHICLE OPERATION AND MAINTENANCE; AND SOAPS OR SOLVENTS USED IN VEHICLE AND/OR EQUIPMENT WASHING.

THE PERMITTEE SHALL NOTIFY THE DEPARTMENT OF ANY RELEASE OR SPILL O FA HAZARDOUS SUBSTANCE TO THE ENVIRONMENT IN ACCORDANCE WITH S. 292.11, WIS. STATS., AND CH. CR 706 WIS. ADM. CODE AT (800) 943-0003.

INSPECTIONS & MAINTENANCE

THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST EROSION CONTROL INSPECTION REPORT. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH TECHNICAL STANDARDS DEVELOPED PURSUANT TO SUBCH. V OF CH. NR 151, WIS. ADM. CODE. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE EROSION CONTROL PLAN. THE DEPARTMENT HAS DEVELOPED A MODEL INSPECTION REPORT AVAILABLE AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/CONSTRUCTION/FORMS.HTML OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE, TIME AND EXACT LOCATION OF THE INSPECTION;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. AN ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS;
D. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION;
E. DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION AT THE SITE AND ANY SCHEDULE MODIFICATIONS THAT MAY INCREASE SEDIMENT DISCHARGE.

THE OWNER SHALL BE IN CHARGE OF THE LONG-TERM MAINTENANCE OF PERMANENT BMPS.

EROSION CONTROL PLAN AMENDMENTS & RECORD KEEPING

EROSION CONTROL PLAN AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED EROSION CONTROL PLAN AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE EROSION CONTROL PLAN.

THE EROSION CONTROL PLAN SHALL BE AMENDED IF:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE AT THE CONSTRUCTION SITE, WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS;
2. THERE IS A CHANGE IN THE SEQUENCE, SCHEDULE, OR PHASING OF CONSTRUCTION AT THE CONSTRUCTION SITE WHICH HAS A REASONABLE POTENTIAL TO CAUSE AN EXCEEDANCE OF THE 5 TONS PER ACRE PER YEAR SEDIMENT PERFORMANCE STANDARD;
3. THE ACTIONS REQUIRED BY THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE STORM WATER RUNOFF.

FOR CONSTRUCTION SITES FOR WHICH THERE HAS BEEN EARLIER DEPARTMENT REVIEW OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, IF THE PERMITTEE IDENTIFIES CHANGES NEEDED IN EITHER PLAN, THE PERMITTEE SHALL NOTIFY THE DEPARTMENT AT LEAST 5 WORKING DAYS PRIOR TO MAKING THE CHANGES IN THE PLAN.

THE EROSION CONTROL PLAN (ORIGINAL OR COPIES), ALL CHANGES TO THE EROSION CONTROL PLAN, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE EROSION CONTROL PLAN CAN BE KEPT IN THE FIELD OFFICE OR ON SITE VEHICLE DURING NORMAL WORKING HOURS. THE PERMITEES MUST KEEP AND MAKE AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN FIVE DAYS THE EROSION CONTROL PLAN, OTHER STORMWATER RELATED PERMITS, RECORDS OF ALL INSPECTION/MAINTENANCE, ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER INFORMATION REQUIRED BY THE GENERAL PERMIT FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

NOTICE OF TERMINATION

THE PERMITEE SHALL SIGN AND SUBMIT A NOTICE OF TERMINATION (NOT) (AVAILABLE THROUGH THE DEPARMENT AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/CONSTRUCTION/FORMS.HTML) TO THE DEPARTMENT WITHIN 45 DAYS AFTER FINAL STABILIZATION, REMOVAL OF TEMPORARY EROSION CONTROL BMPS AND ALL LAND DISTURBING CONSTRUCTION ACTIVITY UNDER THIS PERMIT HAVE CEASED.

FINAL STABILIZATION MEANS THAT ALL LAND DISTURBING CONSTRUCTION ACTIVITIES AT THE CONSTRUCTION SITE HAVE BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

TERMINATION OF COVERAGE UNDER THIS PERMIT SHALL BE EFFECTIVE UPON THE DEPARTMENT'S WRITTEN CONFIRMATION OF PERMIT TERMINATION TO THE PERMITEE.

EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (REV. FEBRUARY 2017)
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (REV. FEBRUARY 2017)
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. THE CONTRACTOR IS RESPONSIBLE FOR UPDATING THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRITE MATRIX IN WISDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WISDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: HTTP://DNR.WI.GOV/BOTW/
29. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SPILL PLAN. REFER TO THIS DOCUMENT IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.
30. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FRAC OUT PLAN IF DRILLING IS TO OCCUR. REFER TO THIS DOCUMENT IF AN INADVERTANT DISCHARGE OF DRILLING FLUIDS ("FRAC OUT") OCCURS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.
31. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: HTTPS://WWW3.EPA.GOV/NPDES/PUBS/CONCRETEWASHOUT.PDF. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C1-SWPPP
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

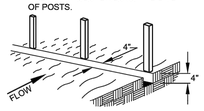
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SWPPP NARITIVE

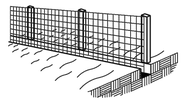
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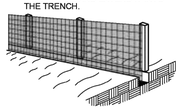
1. SET POSTS AND EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



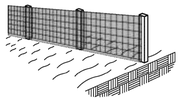
2. STAPLE WIRE FENCING TO THE POSTS.



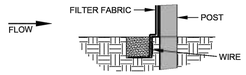
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

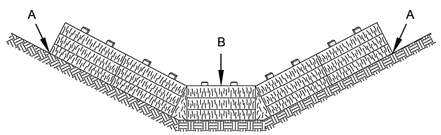


EXTENSION OF FABRIC & WIRE INTO TRENCH



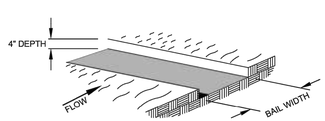
CONSTRUCTION OF A SILT FENCE
CHANNELIZED FLOW

PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY

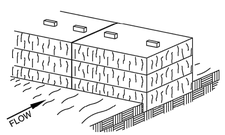


POINTS "A" SHOULD BE HIGHER THAN POINT "B"

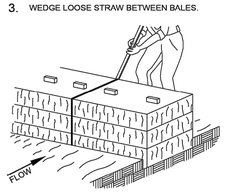
1. EXCAVATE THE TRENCH.



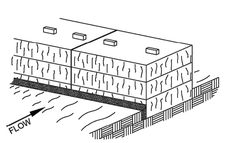
2. PLACE AND STAKE STRAW BALES.

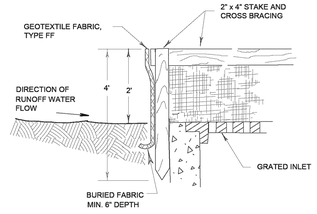


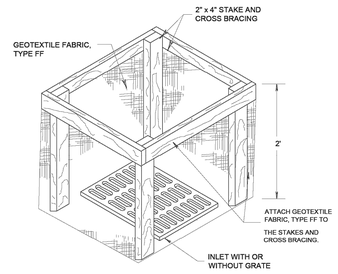
3. WEDGE LOOSE STRAW BETWEEN BALES.



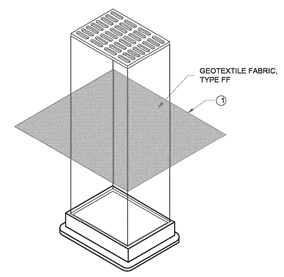
4. BACKFILL & COMPACT THE EXCAVATED SOIL.



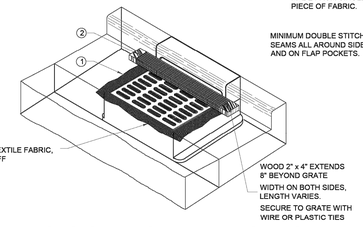




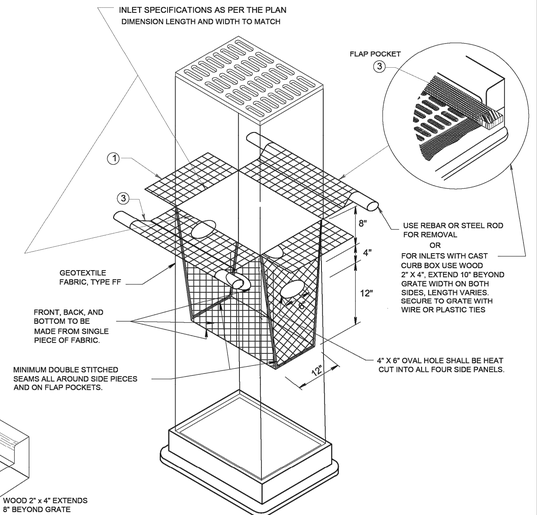
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE) ②

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

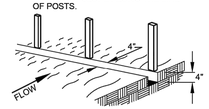
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

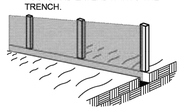
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION
TYPE A, B, C, AND D

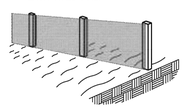
1. SET POSTS AND EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



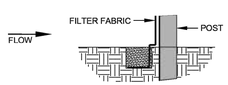
2. STAPLE THE FILTER FABRIC TO THE POSTS AND EXTEND IT INTO THE TRENCH.



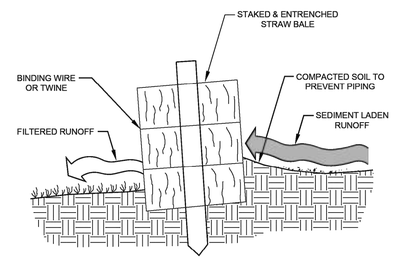
3. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC INTO TRENCH



CONSTRUCTION OF A FILTER BARRIER



CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

EDF #

DWG NAME: EROSION-CONTROL.DWG

PROJECT No.

EROSION CONTROL DETAILS
D-1-2

LOCATION

RESOLUTION

DATE

ENGINEERING DEPT.
City of La Crosse, Wis.

		BY	DATE
FIELD BOOK	SURVEYED		
	DRAWN PRELIMINARY		
NUMBER	FINAL	JMC	2/2009
	CHECKED		
	APPROVED		
PAGE	REVISIONS		

SHEET NO.

TOTAL SHEETS

ISG

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C1-SWPPP
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

SWPPP DETAILS

SHEET

C1-12

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

MAINTAIN INLET PROTECTION
FROM STREET CONSTRUCTION
THROUGH SITE CONSTRUCTION

ST ANDREW STREET

N

0 20 40
SCALE IN FEET

ISG

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

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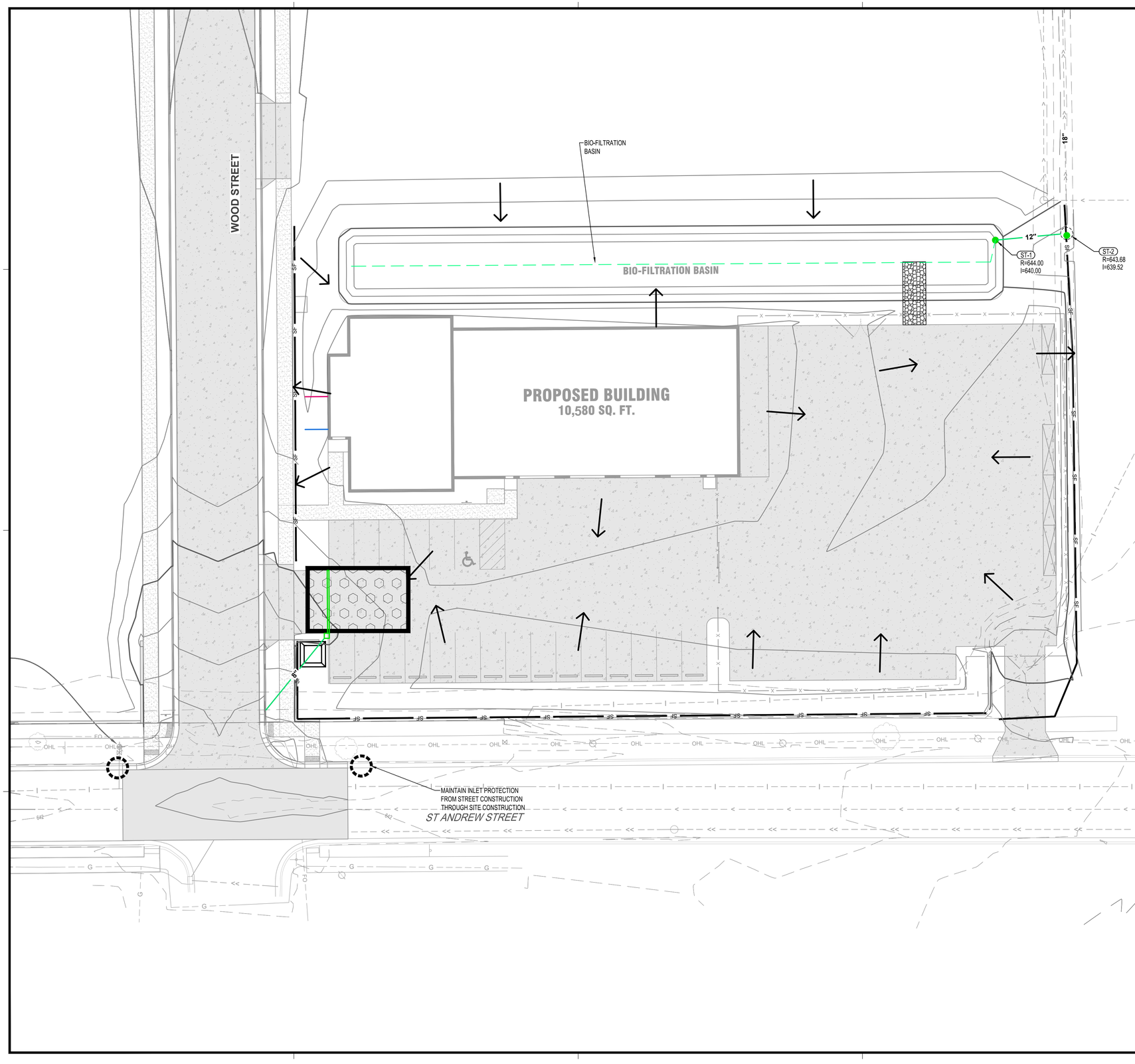
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FILE NAME	34320 C1-SWPPP
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

PRE CONSTRUCTION SWPPP

SHEET

C1-13



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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LA CROSSE WISCONSIN

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CLIENT PROJECT NO.	-

TITLE

POST CONSTRUCTION SWPPP

SHEET

C1-14

2
55,437 SQ FT
1.27 AC

3
56,815 SQ FT
1.30 AC

EX SAN MH
R=648.04
I=634.18

CAP EXISTING WATERMAIN AT PROPERTY AND ABAONDON

REMOVALS BY OTHER PART OF WOOD STREET EXTENSION

EXISTING DECIDUOUS TREE (TYP)

SAWCUT AND REMOVE CONCRETE SIDEWALK

REMOVE OBJECT MARKERS (BY CITY)

EXISTING CURB AND GUTTER (TYP)

SAWCUT AND REMOVE CURB AND GUTTER

EXISTING RETAINING WALL (TYP)

EXISTING STORMWATER (TYP)

EXISTING WATER MAIN (TYP)

EX CB
T/C=641.91
I=637.58 (12" PVC) S

EX SAN MH
R=642.05
I=634.35 (10" PVC), ET FLOW DIRECTION E-W
I=634.83 (10" PVC) W

EX CB
T/C=641.62
I=636.91 (12" PVC) E
I=636.92 (12" PVC) NE

EX STM MH
R=641.80
I=637.14 (") CENTER
I=637.08 (12" PVC) SW
I=637.44 (12" PVC) N
I=637.05 (18" PVC) W
I=637.05 (18" PVC) E

EX STM MH
R=642.34

ST ANDREW STREET

N

0 20 40
SCALE IN FEET

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BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

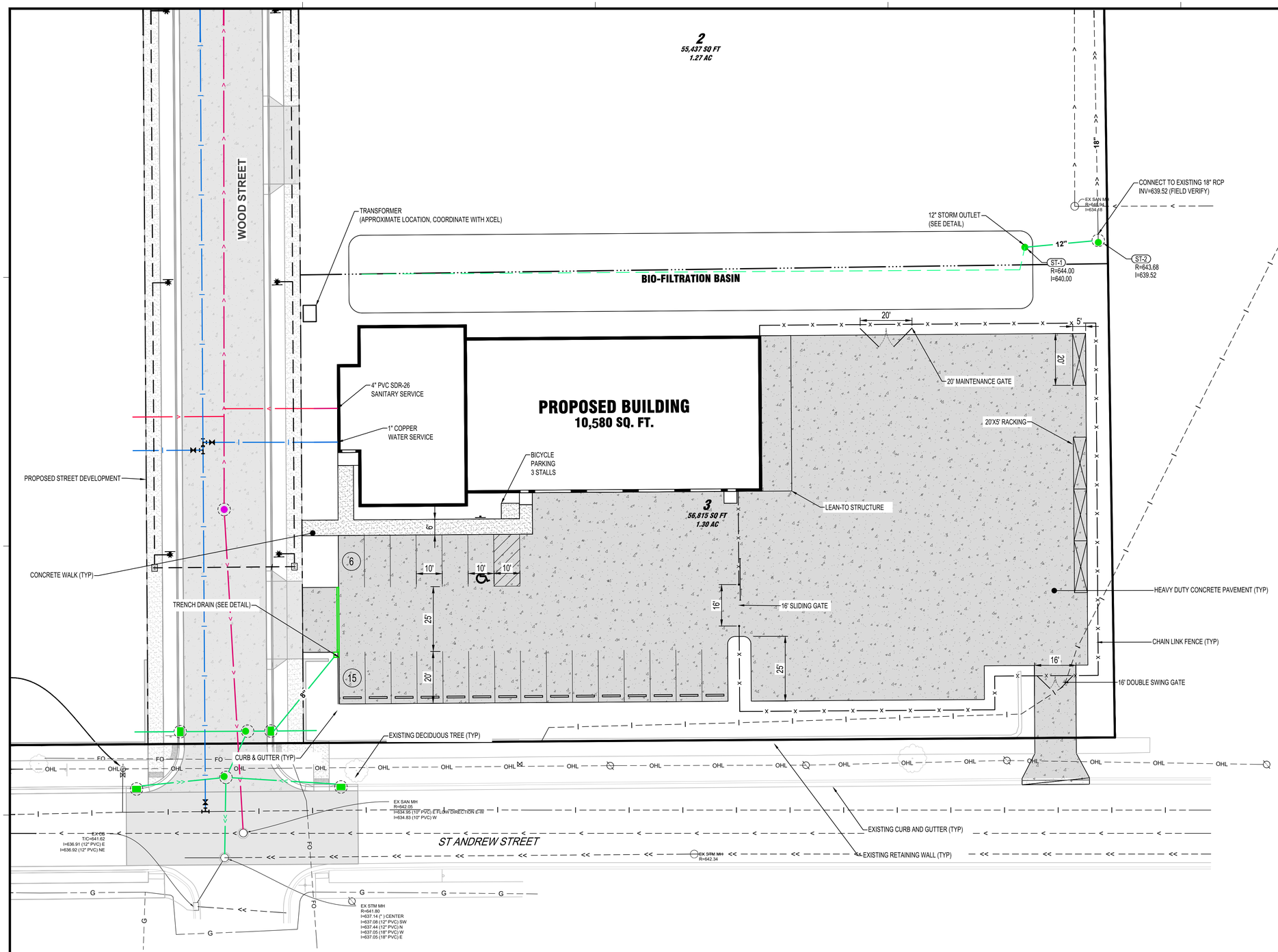
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FILE NAME	34320 C2-EXIST
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVALS

SHEET

C2-10



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	STANDARD CURB AND GUTTER

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DATE	DESCRIPTION	BY

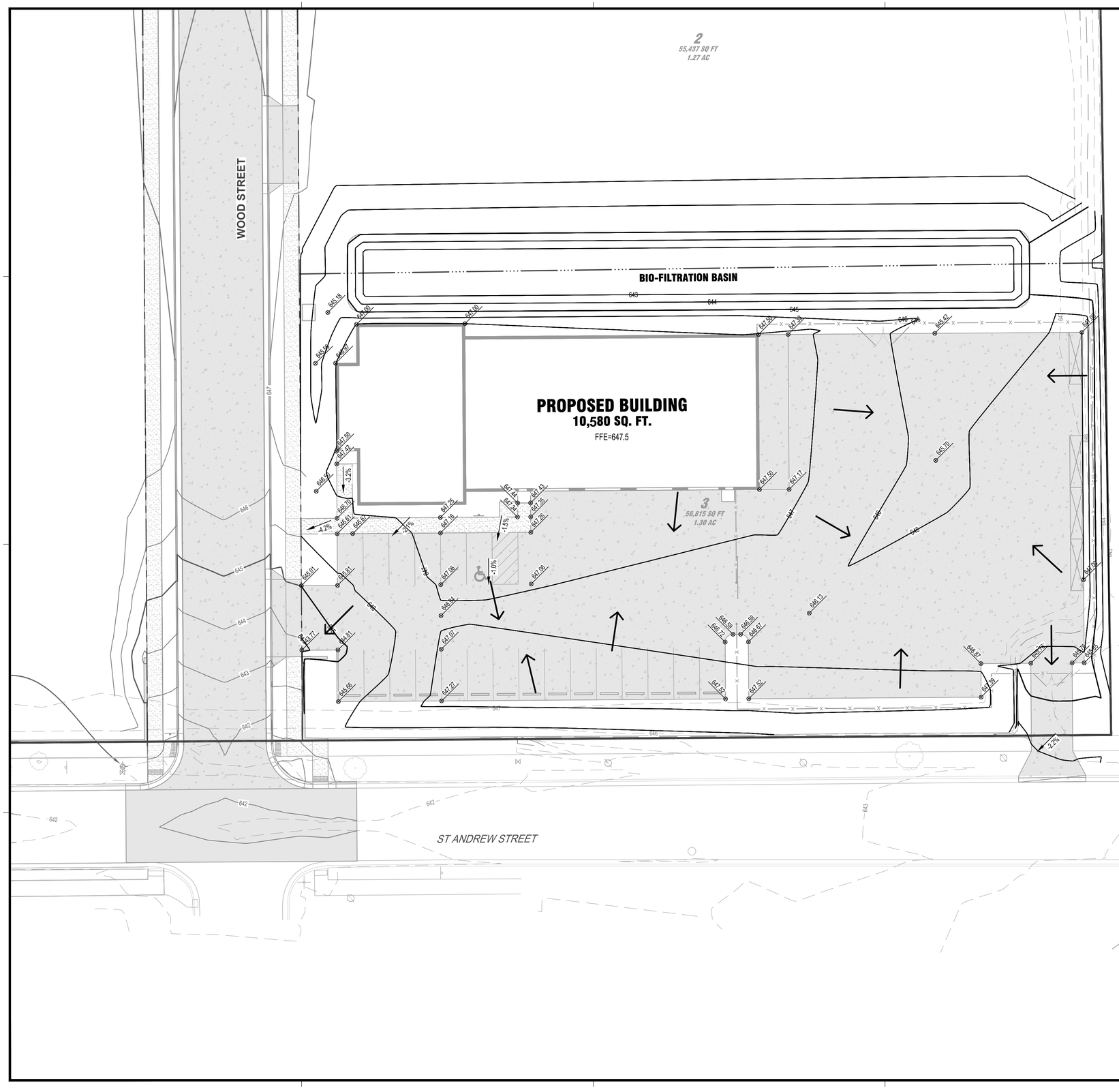
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FILE NAME	34320 C3-SITE
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

SITE AND UTILITY PLAN

SHEET

C3-10



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX TW XXX.XX FG	PROPOSED TOP OF RETAINING WALL (T/W) AND FINISHED GRADE (FG) AT BOTTOM OF RETAINING WALL
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C4-GRAD
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C4-10

Memorandum

Borton Construction Office – Stormwater Management

To:	City of La Crosse – Engineering Department
	Attn: Yuri Nasonovs
From:	Kris Roppe, PE
Date:	June 05, 2026
Subject:	Borton Construction Office – Stormwater Management

This stormwater management memo has been prepared to accompany the submitted plans and stormwater calculations for the proposed Bortonc Construction Office which will be located at 1325 Saint Andrew ST. The property is currently zoned Planned Development. Therefore, the project will need to meet the requirements of the City of La Crosse Commercial Design Standards Handbook. The project will consist of the construction of a new office and warehouse for Borton Construction, along with concrete pavement, concrete walk, utilities, erosion control, stormwater management, and landscaping. Since the project will be commercial the City of La Crosse Commercial Design standards have been followed. A project location map is provided on Sheet C0-00 in the submitted plan set.

A geotechnical Investigation has been completed by Braun Intertec, Inc. A previous report was also prepared by Braun Intertec on August 15, 2019 and is included for reference. Soil evaluations indicate that the infiltration rates on site range from 0.5 inches/hour to 3.6 inches/hour based on the requirements of Wisconsin DNR Conservation Practice Standard 1002. Although infiltration rates are generally adequate for stormwater infiltration no infiltration has been included as part of the project since soil and groundwater contamination are present at the site.

DESIGN STANDARDS

The existing site is currently vacant however was fully developed prior to 2008/2009. Therefore, the project will follow redevelopment standards from NR 151 and City of La Crosse Code of Ordinances Section 105-61 listed in the table below.

Table 1. Design Criteria

	Performance Standard	Requirements
Wisconsin Department of Natural Resources NR 151	Total Suspended Solids NR 151.122	Redevelopment – 40% TSS reduction from parking areas and roads.
	Peak Discharge NR 151.123	Exempt per NR 151.123(2)(b) – Redevelopment Site.
	Infiltration NR 151.124	Exempt per NR 151.124 (3)(b)3 – Redevelopment Site.
	Protective Areas NR 151.125	N/A – No protective areas within proposed site.
	Fueling & Vehicle Maintenance NR 151.126	N/A – No fueling or vehicle maintenance areas within proposed site.
	Location NR 151.127	BMP's will be located on site.
	Timing NR 151.128	BMP's will be installed prior to final stabilization.

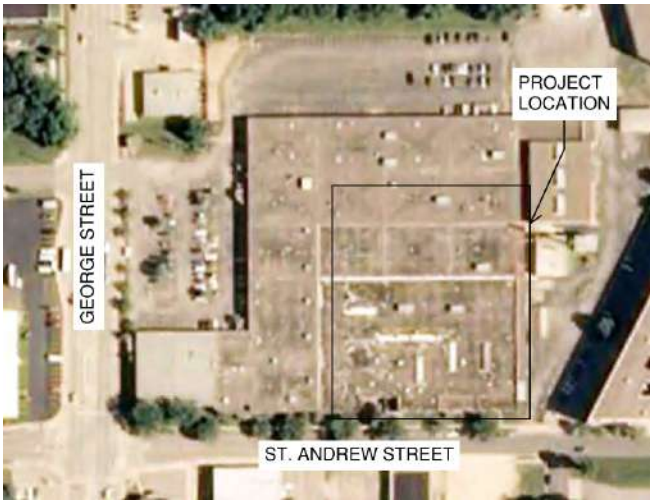
	Performance Standard	Requirements
City of La Crosse Municipal Code of Ordinances Section 105-61	Total Suspended Solids Sec. 105-61(b)(4)a.	Redevelopment – 40% TSS reduction from parking areas and roads.
	Peak Discharge Sec. 105-61(b)(4)b.	Maintain or reduce 2-yr and 10-yr 24-hour post construction peak runoff to predevelopment rates
	Safe Outlet Sec. 105-61(b)(4)c.	Safe passage of 100-year storm event
	Infiltration Sec. 105-61(b)(4)d.	Redevelopment site (exempt)
	Protective Areas Sec. 105-61(b)(4)e.	N/A – No protective areas within proposed site
	Fueling and vehicle maintenance Sec. 105-61(b)(4)f.	N/A – No fueling or vehicle maintenance areas within proposed site.
	Swale Treatment for Transportation Facilities Sec. 105-61(b)(4)f.	N/A

The disturbed area for this project is 1.5 acres and will decrease the onsite impervious area by 0.568 acres compared to existing conditions. Due to the fact that the disturbed area for this project is over an acre, a Wisconsin DNR WPDES permit will be required.

EXISTING CONDITIONS

The existing site is currently vacant grass area which has been raised up approximately 5 feet to get out of the floodplain. There are retaining walls along the north, south, and west side of the site. The previous use of the site was an industrial facility with 100% impervious cover in the location of the project as show in Figure 1 below.

Figure 1. September 2008 Google Aerial



PROPOSED CONDISTIONS

The proposed site has been separated into 3 drainage areas. Stormwater management for the site will consist of a Biofiltration Basin for site stormwater runoff. The basom will provide both water quality and peak flow reduction for 2 separate lots (Lot 2 and 3 per proposed CSM) within the development. The system has been designed with a liner to prevent stormwater from infiltrating into the soils below. The proposed watersheds and ground cover are provided in the attachments.

CALCULATION SUMMARY

Water quantity calculations were completed using hydraulic models developed by utilizing the design data and the HydroCAD Version 10.20-7a computer modeling system. This was used to provide sizing and analysis for the bio-filtration basin. Hydrographs for existing and proposed scenarios were generated and routed through these models using the Atlas-14 rainfall distribution. The proposed runoff from the analyzed events is provided in the table below. The HydroCAD calculations for the proposed conditions are included in the attachments. The table below shows that the runoff from the site is reduced compared to existing conditions up to the 100-year storm event and the 100-year storm event is safely conveyed by the proposed stormwater management for the site.

Table 2. Runoff Calculations

Rainfall Event	Existing Conditions Peak Flow (CFS)	Proposed Conditions Peak Flow (CFS)
2-Year	8.22	0.84
10-Year	12.03	3.31
100-Year	18.26	8.37

Water quality calculations were completed by utilizing the design data and the WinSLAMM Version 10.5.0 computer modeling system. This was used to provide analysis of the reduction in total suspended solids for the biofiltration basin. Results show a reduction of 68.51% of the total suspended solids from the proposed site conditions using suitable parameters for the La Crosse area when compared to no controls. The WinSLAMM models show that the proposed conditions meet the City and State requirements to reduce total suspended solids by 40% from parking areas and road surfaces compared to no controls. The WinSLAMM Output Report with input parameters can be found in the attachments.

A maintenance agreement with the City will be required for the biofiltration basin. A draft maintenance plan for the permanent stormwater management facilities on site will be prepared for the two sites sharing the stormwater management system along with stormwater management applications once the CSM is reviewed and finalized so the lots can be created.

Attachments:

- Borton Construction Office Site Plans
- Braun Intertec Geotechnical Report
- Proposed Drainage Map
- HydroCAD Analysis
- WinSLAMM Report

Geotechnical Evaluation Report

Proposed STAR Center Facility
1319 and 1325 St. Andrew Street
La Crosse, Wisconsin

Prepared for

STAR Association

Professional Certification:
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.

Benjamin R. Sullivan, PE
Project Engineer
License Number: 46821
August 15, 2019



Project B1907847

Braun Intertec Corporation

BRAUN INTERTEC
The Science You Build On.

BRAUN INTERTEC
The Science You Build On.

Braun Intertec Corporation
2309 Palace Street
La Crosse, WI 54603

Phone: 608.781.7277
Fax: 608.781.7279
Web: braunintertec.com

August 15, 2019 Project B1907847

Ms. Virginia Wintersteen
STAR Association
PO Box 1024
La Crosse, Wisconsin 54602

Re: Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 St. Andrew Street
La Crosse, Wisconsin

Dear Ms. Wintersteen:

We are pleased to present this Geotechnical Evaluation Report for the proposed STAR Center Facility to be located at 1319 and 1325 St. Andrew Street in La Crosse, Wisconsin.

Thank you for making Braun Intertec your geotechnical consultant for this project. If you have questions about this report, or if there are other services that we can provide in support of our work to date, please contact Ben Sullivan or Brandon Wright at 608.781.7277 or by email at bsullivan@braunintertec.com or bwright@braunintertec.com.

Sincerely,

BRAUN INTERTEC CORPORATION

Benjamin R. Sullivan, PE
Project Engineer

Brandon K. Wright, PE
Senior Engineer

AA/EOE

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Appendix

Soil Boring Location Sketch
Log of Boring Sheets (ST-1 to ST-6)
Fence Diagram
Descriptive Terminology of Soil
Mechanical Sieve Analysis Test Report
Wisconsin DNR – Soil Evaluation Storm Form

A. Introduction

A.1. Project Description

This Geotechnical Evaluation Report addresses the proposed design and construction of the STAR Center Facility to be located at 1319 and 1325 St. Andrew Street in La Crosse, Wisconsin. The project will include construction of an approximate 63,435 square-foot, one- and two-story, structural-steel framed building with structural masonry walls and concrete floor slabs. Construction will also include pavements for parking lots as well as associated utilities and storm water improvements. Table 1 provides the project details.

Table 1. Project Description

Aspect	Description
Proposed STAR Center Facility	▪ One- and two-story, structural steel-framed building with structural masonry walls and concrete floor slabs. ▪ Construction will also include an in-ground swimming pool and therapy pool supported on pier foundations with structural floor slabs. ▪ We have assumed that column loads will be 350 kips or less, walls loads will be 25 kips per lineal foot or less, and interior floor slabs will support 100 pounds per square foot or less. ▪ According to I & S Group, Inc. the preliminary finished floor elevation is reported to be 648.0 with fills of less than 1-foot expected to achieve finished floor elevation.
Pavement and Assumed Traffic Loads	▪ Bituminous flexible pavements for the parking lot. ▪ Concrete rigid pavements for access drives. ▪ Light-duty parking areas: 50,000 ESALs* ▪ Heavy-duty drive lanes: 250,000 ESALs* ▪ Cuts and fills of 2 feet or less assumed.

*Equivalent 18,000-lb single axle loads based on 20-year design for bituminous pavements and 35-year for concrete pavements.

The figure below shows an illustration of the proposed site layout.

Figure 1. Site Layout

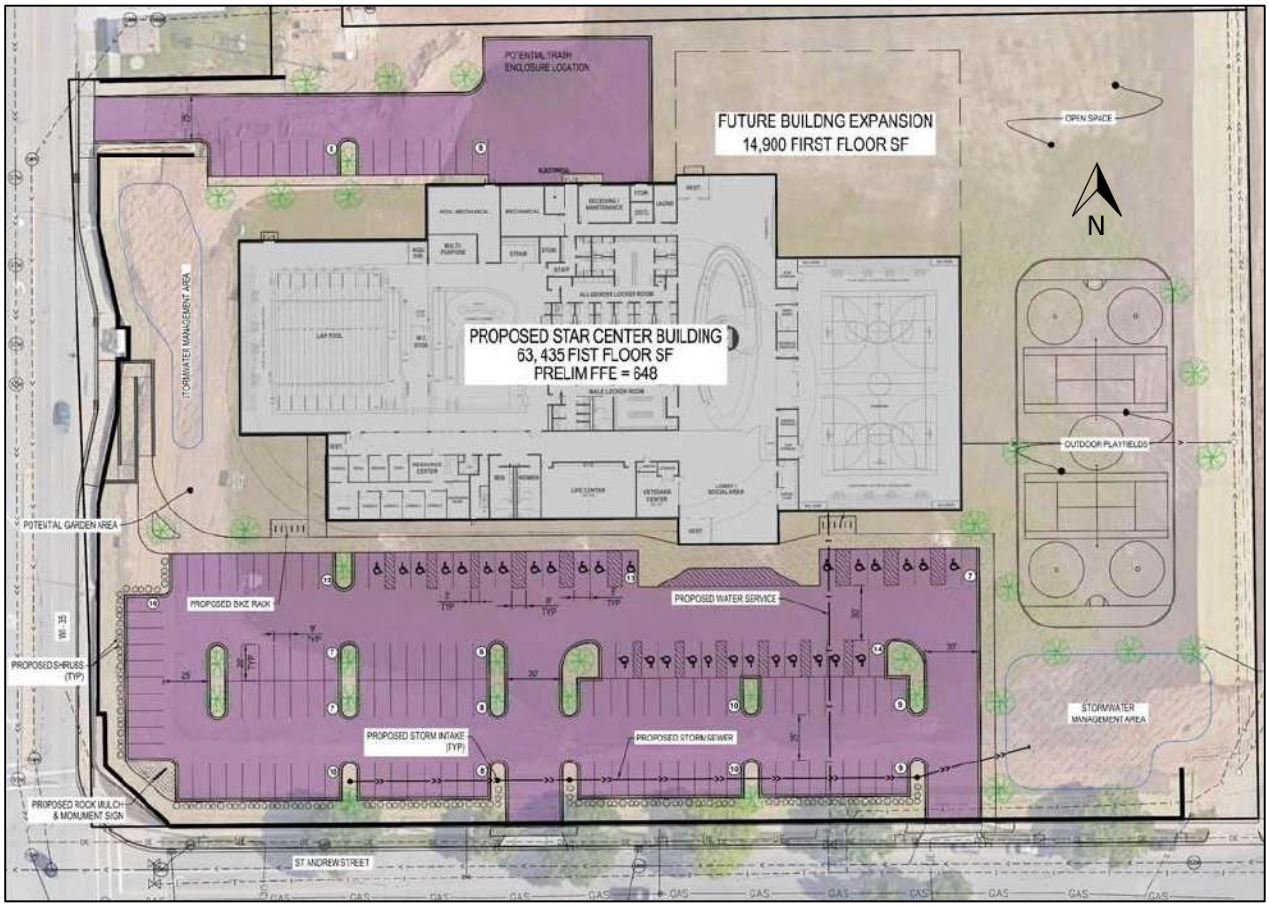


Figure provided by I & S Group, Inc., dated August 2, 2019.

We have described our understanding of the proposed construction and site to the extent others reported it to us. Depending on the extent of available information, we may have made assumptions based on our experience with similar projects. If we have not correctly recorded or interpreted the project details, the project team should notify us. New or changed information could require additional evaluation, analyses and/or recommendations.

A.2. Site Conditions and History

Based on our referenced documents and knowledge of the site, we understand the site was previously developed. The previous structure was demolished and backfilled. To our knowledge, earthwork associated with the backfill, including proper lift thickness, compaction effort, testing records, and

documentation of the backfill was not conducted during the demolition process. The site was then elevated above the flood plain by importing approximately 60,000 cubic yards of soil, bringing the site to the approximate elevation of 648. The additional fill brought to the site was tested for in-place density and level of compaction.

The site currently exists as a vacant lot with surficial vegetation. Based on elevations at the boring locations, the site is relatively flat and has less than 1-foot of relief. The photograph below provides an aerial image of the site.

Photograph 1. Aerial Photograph of the Site



Photograph provided by Google Earth, dated September 28, 2015.

A.3. Purpose

The purpose of our geotechnical evaluation was to characterize subsurface geologic conditions at selected exploration locations, evaluate their impact and provide geotechnical recommendations for the design and construction of the proposed building and associated site improvements.

A.4. Background Information and Reference Documents

We reviewed the following information:

- Historical aerial photographs and topographic maps of the site.
- Geologic maps of La Crosse County, Wisconsin.
- Preliminary site layout plan prepared by I & S Group, Inc., dated August 2, 2019.
- Proposed concept design prepared by I & S Group, River Architects, and KPF, dated August 2, 2019.
- Final site grading plan prepared by Cedar Corporation, dated September 2015.
- Previous Geotechnical Evaluation Report prepared by Braun Intertec, project number B1407491, dated December 17, 2014.
- Addendum to Final Case Closure with Continuing Obligations Letter Dated January 30, 2014; Former Trane Company Plant #6 Located at 606 George Street/1319 St. Andrew Street (f/k/a 1305 St. Andrew Street) La Crosse, Wisconsin WDNR BRRT Activity # 02-32-000195 & # 07-32-547753, dated April 30, 2015.
- Communications with River Architects, Inc., and I & S Group, Inc. regarding project details.

Our referenced documents and past project experience in the general area indicate that the site is underlain with engineered fill over uncontrolled fill and undocumented fill over buried topsoil and alluvial sand soils.

A.5. Scope of Services

We performed our scope of services for the project in accordance with our Proposal QTB104228 to STAR Association, dated July 17, 2019, who authorized us to proceed. The following list describes the geotechnical tasks completed in accordance with our authorized scope of services.

- Reviewing the background information and reference documents previously cited.

- Staking and clearing the exploration location of underground utilities. I & S Group, Inc. selected, and we staked the boring exploration locations. We acquired the surface elevations and locations with GPS technology using the State of Minnesota's permanent GPS base station network. The Soil Boring Location Sketch included in the Appendix shows the approximate locations of the borings.

- Performing six (6) standard penetration test (SPT) borings, denoted as ST-1 to ST-6, to nominal depths of 15 to 30 feet below grade across the site.

- Performing laboratory testing on select samples to aid in soil classification and engineering analysis.

- Preparing this report containing a boring location sketch, logs of soil borings, a summary of the soils encountered, results of laboratory tests, and recommendations for structure and pavement subgrade preparation and the design of foundations, floor slabs, below-grade walls, exterior slabs, pavements, underground utilities, and stormwater improvements.

Our scope of services did not include environmental services or testing, and we did not train the personnel performing this evaluation to provide environmental services or testing. We can provide these services or testing at your request.

B. Results

B.1. Geologic Overview

We based the geologic origins used in this report on the soil types, laboratory testing, and available common knowledge of the geological history of the site. Because of the complex depositional history, geologic origins can be difficult to ascertain. We did not perform a detailed investigation of the geologic history for the site.

B.2. Previous Geotechnical Information

We performed six (6) soil borings at this site in October of 2014 and completed a Geotechnical Evaluation Report for a proposed site redevelopment. The previous evaluation was completed prior to the additional fill brought to the site to raise site grades above the flood plain to elevation 648. Those borings encountered approximately 4 to 9 feet of uncontrolled and undocumented fill that contained pockets of debris including concrete, glass, bricks, and large voids over buried topsoil. Below the fill and buried topsoil, the borings encountered alluvial sand soils.

B.3. Boring Results

Table 2 provides a summary of the soil boring results, in the general order we encountered the strata. Please refer to the Log of Boring sheets in the Appendix for additional details. The Descriptive Terminology sheets in the Appendix include definitions of abbreviations used in Table 2.

Table 2. Subsurface Profile Summary*

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Topsoil Fill	SM	---	▪ Topsoil fill was encountered at the ground surface in all borings. ▪ The topsoil fill consisted of silty sand (SM) with roots that was dark brown in color and was moist. ▪ Thicknesses at the boring locations varied from less than ½-foot to 2 feet.

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Engineered Fill	SP, SP-SM	9 to 42 BPF	▪ Engineered fill was encountered below the topsoil in all borings and extended to depths of about 4 to 5 feet. ▪ This fill was placed to elevate the site above the flood plain and has been tested for in-place density and level of compaction during placement. ▪ The fill consisted of fine- to medium-grained poorly graded sand (SP) and poorly graded sand with silt (SP-SM) that was brown and was moist.
Undocumented Fill	SP, SP-SM	4 to 28 BPF	▪ Fill was encountered in all borings below the topsoil fill and engineered fill, and extended to depths of approximately 8 to 17 feet. ▪ General penetration resistance suggests the fill received variable compaction. ▪ The fill consisted of fine- to medium-grained poorly graded sand (SP), poorly graded sand with silt (SP-SM), and silty sand (SM) that was light brown, brown, and yellowish brown in color and was moist to wet. ▪ The fill contained various amounts of gravel.
Alluvial	SP, SP-SM, SM	3 to 21 BPF	▪ Alluvial soils were encountered in all borings below the topsoil fill and fill and extended to the termination depths of our borings. ▪ Penetration resistance testing in the sandy alluvial soils indicates they are very loose to medium dense in relative density. ▪ Consisted of fine- to coarse-grained poorly graded sand (SP), poorly graded sand with silt (SP-SM), and silty sand (SM) that contained with traces of gravel that was brown and gray in color. ▪ Moisture condition was wet. ▪ Trace organics encountered in Boring ST-4 at a depth of 12 to 14 feet.

*Abbreviations defined in the attached Descriptive Terminology sheets.

B.4. Groundwater

Table 3 summarizes the depths where we observed groundwater; the attached Log of Boring sheets in the Appendix also include this information and additional details. Corresponding groundwater elevations were determined from comparisons of the measured/estimated depths to groundwater and surface elevations and were rounded to the nearest ½-foot.

Table 3. Groundwater Summary

Location	Surface Elevation	Measured or Estimated Depth to Groundwater (ft)	Corresponding Groundwater Elevation (ft)
ST-1	647.7	11	636 ½
ST-2	647.8	12	636
ST-3	647.7	12	635 ½
ST-4	648.0	11	637
ST-5	647.6	9 ½	638
ST-6	647.9	10	638

At the time of our observation, we observed groundwater at depths of 9 ½ to 12 feet as our borings were advanced. These depths correspond to elevation 635 ½ to 638. Seasonal and annual fluctuations of groundwater should also be anticipated.

B.5. Environmental Discussion

We understand contaminated soil, slag, and rubble were identified in Wisconsin Department of Natural Resources (WDNR) approved NR700 Remedial Action Plan. The cleanup site is register as WDNR BRRTS #02-32-000195 and #07-32-547753. Continuing obligations remain associated with the site. It is imperative that a soil management plan be developed and implemented prior to any earthwork taking placed in the impacted areas. The soil management plan will provide direction to properly handle all impacted soils properly during all aspects of the new construction. We can be contacted to help the project team with the soil management plan prior to construction.

B.6. Laboratory Test Results

Overall, the soils encountered within our borings at this site consisted of sandy soils. These soils are not expansive. More information, soil characteristics, and test results are presented in the following sections.

B.6.a. Mechanical Sieve Analysis Tests

We performed a mechanical sieve analysis (ASTM D6913) on a selected sample from Boring ST-3 at a depth of 20 feet to assist in classification. The test indicated the sample tested classified as poorly graded sand (SP). The Log of Boring sheets present the percent passing a #200 sieve result and the Appendix includes a graph showing the results of the mechanical sieve analysis.

B.6.b. Moisture Content and Particles Passing a #200 Sieve Tests

Results of our laboratory tests for soil classification, moisture content, and particles passing a #200 sieve are presented below in Table 4.

Table 4. Laboratory Classification Test Results

Location	Sample Depth (ft)	Classification	Moisture Content (w, %)	Percent Passing a #200 Sieve
ST-1	5	FILL: Poorly Graded Sand (SP)	8	5
ST-2	6	FILL: Poorly Graded Sand (SP)	8	5
ST-3	20	Poorly Graded Sand (SP)	23	1
ST-4	2 ½	FILL: Poorly Graded Sand with Silt (SP-SM)	9	9
ST-5	2	FILL: Poorly Graded Sand with Silt (SP-SM)	9	10

C. Basis for Recommendations

C.1. Design Considerations

C.1.a. Introduction

The site contains fill that extends to depths of 8 to 17 feet across the site, corresponding to elevation 631 to 640. The fill was noted to have variable compaction and consistency. Based on previous site explorations, buried topsoil is also likely present beneath the fill. These materials are not suitable for

support of the proposed building. To limit post-construction settlement, the building should be supported on improved subgrades or intermediate foundation systems. Removal and replacement of the soils will require installation of dewatering systems and careful handling of contaminated fill soils. Installation of intermediate foundation systems, however, would limit the need for dewatering systems and reduce the handling and amount of disturbance to the contaminated soils. After discussing this with I & S Group, Inc. and River Architects, we developed our recommendations for improving subgrades by installation of rammed aggregate piers.

C.1.b. Building Support

As mentioned above, to reduce the risk of future excessive building and site settlements it is our opinion the building will need to be supported on intermediate foundations. The proposed building foundations, pools, and interior slabs should be supported on rammed aggregate piers.

Alternatively, if the owner is willing to accept the risk of some settlement, then the fill below the interior slabs could be surface-compacted and left in place provided the building foundations and pool areas are supported on rammed aggregate piers. The amount of settlement associate with this approach is dependent on the amount of compacted soil below the structure and the composition of the existing fill but is expected to be less than 1-inch under the assumed loads. Additional settlements may occur if undetected loose fill, deleterious material, or voids are present within the fill that were not detected by the soil borings.

There is some risk associated with this approach. The recommendations and parameters discussed below are based on the conditions encountered in our borings and our experiences on similar sites. Please note that actual settlements will vary and could be much higher, if voids or compressible materials are concealed by the fill. The owner needs to accept the additional risk of differential settlement by leaving the fill in place, in return for the cost savings. These risks can be reduced through additional testing and observations but cannot be eliminated unless the fill is removed in its entirety, or an intermediate foundation system is used to support all components of the proposed building.

C.1.c. Swimming Pools and Below-Grade Walls

Swimming pools and below-grade walls should be backfilled with medium- to coarse-grained sand or gravel to limit buildup of hydrostatic pressure on the walls and to promote drainage of subsurface and accumulated water to a drain tile or sump pump.

C.1.d. Pavements

Areas receiving new pavements should be prepared by removing the topsoil fill and surficial vegetation from below the proposed pavement subgrade elevations and be replaced with granular fill. Prior to elevating or placing additional fill required, the exposed subgrade soils should be surface-compacted to densify and enhance uniformity of the exposed soils. The fill present below these materials appeared to be free of debris and can be left in place provided it is evaluated for suitability at the time of construction. If the fill is considered suitable, it should be surface-compacted. If the fill is unsuitable, additional sub-cuts and subgrade improvements may be required. A proofroll should also be performed after the aggregate base material is in place, and prior to placing bituminous or concrete pavement.

C.2. Construction Considerations

From a construction perspective, the project team should also be aware that:

- Excavations will penetrate the groundwater surface at a depth of approximately 9 ½ to 12 feet. Dewatering will be required for excavations that extent below elevation 638 to facilitate an evaluation of the geologic materials exposed in the excavation sides and bottoms, and the placement and compaction of backfill.

- The on-site existing fill can be considered for re-use as backfill and additional required fill provided debris and organic soils (if encountered) is first removed. The alluvial soils can also be considered for reuse as backfill and additional required fill.

- Imported material needed to replace excavation spoils or balance cut and fill quantities, should consist of sandy soils having less than 20 percent of the particles by weight passing a #200 sieve. Soil needed to facilitate drainage should consist of sand and gravel soils with less than 5 percent passing a #200 sieve.

D. Recommendations

D.1. Earthwork

D.1.a. Building Subgrade Preparation

We recommend removing the topsoil fill and surficial vegetation from below the proposed building footprint and their oversize areas. To provide support for construction equipment for installation of the rammed aggregate piers, we recommend the building pad be filled to subgrade elevation with granular soils having less than 20 percent passing a #200 sieve followed by 6 inches of aggregate base.

A geotechnical representative should observe the excavations to make the necessary field judgments regarding the suitability of the exposed soils.

D.1.b. Excavated Slopes

Based on the borings, we anticipate on-site soils in excavations will consist of sandy fill and alluvial sand soils. These soils are considered Type C Soil under OSHA (Occupational Safety and Health Administration) guidelines. OSHA guidelines indicate unsupported excavations in Type C soils should have a gradient no steeper than 1 ½H:1V. Slopes constructed in this manner may still exhibit surface sloughing. OSHA requires an engineer to evaluate slopes or excavations over 20 feet in depth.

An OSHA-approved qualified person should review the soil classification in the field. Excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, “Excavations and Trenches.” This document states excavation safety is the responsibility of the contractor. The project specifications should reference these OSHA requirements.

D.1.c. Excavation Dewatering

We recommend removing groundwater from the excavations with well points. Dewatering of high-permeability soils (e.g., sands) from within the excavation with conventional pumps has the potential to loosen the soils, due to upward flow. A dewatering contractor should develop a dewatering plan; the design team should review this plan.

D.1.d. Surface Compaction

Due to the areas of loose sandy fill soils below the proposed building and pavement areas, we recommend that exposed soils be surface-compacted prior to placing additional required fill and slabs for

the proposed building and pavement areas. This will densify and enhance uniformity of the exposed soils.

D.1.e. Engineered Fill Materials and Compaction

We recommend spreading fill in loose lifts of approximately 12 inches thick. Table 5 below contains our recommendations for fill materials, gradation, and minimum compaction level for compacted fills.

Table 5. Soil for Fill Description*

Fill Classification	Locations to Be Used	Fill Source and Soil Descriptions	Gradation	Relative Compaction, percent (ASTM D1557 – Modified Proctor)
Structural fill	▪ General site grading ▪ Elevating the building pad to finished floor elevation ▪ Interior and exterior foundation wall backfill ▪ Below interior and exterior slabs	On-site fill free of debris or imported sand and gravel consisting of GP, GW, SW, SP, SP-SM, SM	100% passing 2-inch sieve <20% passing #200 sieve < 2% Organic Content (OC)	95
Non-frost-susceptible fill	Non-frost-susceptible below building entry slabs	Imported sand or gravel: GP, GW, SP, SW	100% passing 1-inch sieve < 50% passing #40 sieve < 5% passing #200 sieve < 2% OC	95
Retained fill	Drainage layer behind below-grade walls and retaining walls	Imported sand or gravel: GP, GW, SP, SW	100% passing 3-inch sieve < 5% passing #200 sieve < 2% OC	95
	Re-placed or retained on-site soils	On-site soils or imported sand and gravel consisting of GP, GW, SW, SP, SP-SM, SM	100% passing 2-inch sieve <20% passing #200 sieve < 2% OC	95
Non-structural fill	Below landscaped surfaces, where subsidence is not a concern	On-site soils and imported soils	100% passing 6-inch sieve < 10% OC	90

* More select soils comprised of coarse sands with < 5% passing #200 sieve may be needed to accommodate work occurring in periods of wet or freezing weather.

Sand soil with less than 12 percent particles by weight passing a number 200 sieve may be compacted without moisture conditioning, although, some water may be needed to achieve compaction. Silty sand,

soils used as backfill should be moisture conditioned to between 3 percent below to 3 percent above their optimum moisture content.

The project documents should not allow the contractor to use frozen material as fill or to place fill on frozen material. Frost should not penetrate under foundations or slabs during construction.

We recommend performing density tests in fill to evaluate if the contractors are effectively compacting the soil and meeting project requirements.

D.2. Foundation Support on Rammed Aggregate Piers

D.2.a. Rammed Aggregate Piers

Based on the anticipated depth of excavations needed to remove the existing fill from the proposed building footprint, it appears that conventional soil corrections would add a significant cost to the project. Thus, we recommend performing ground improvements with rammed aggregate piers.

A subgrade improved with rammed aggregate piers will reduce the potential for detrimental settlement associated with the existing fill to occur, provide adequate bearing capacity, eliminate the need for deep excavations, reduce the need to dewatering excavations, reduce the need to handle contaminated soils, reduce impacts to adjacent site features, and reduce the volume of subgrade soils disturbed at this site.

Different contractors use varying techniques to construct rammed aggregate piers, but generally consist of excavating soil from a hole with an auger or vibrating a probe into the ground, and then building a column of clean, open-graded aggregate. The contractor constructs the pier by placing the aggregate in lifts from the bottom of the pier and compacting each lift before placing aggregate for the subsequent lift. The vibratory energy, and sometimes ramming action, causes the aggregate to interlock, forming a stiff pier that provides soil reinforcement and increases shear resistance. Due to the many variations in techniques, we recommend using performance-based specifications with design-build contracting. We recommend requiring the contractor to have at least five years of experience in performing this work, and to demonstrate performing the proposed protection system(s) on at least three previous projects of similar size and scope. The specifications should require the design engineer be licensed in the project state. We can assist you with developing a list of pre-qualified contractors prior to bidding or with reviewing contractor experience as part of the bidding process.

Rammed aggregate piers are a Special Inspection item in accordance with Chapter 17 of the IBC. The observations should include installed length, consistency of soil profile with the geotechnical evaluation confirmation of the materials, and confirmation of installation techniques.

We recommend installing rammed aggregate piers under both foundations and pools for the building. The rammed aggregate piers should extend through the existing fill to bear on the alluvial sand soils at depth.

D.2.b. Spread Footing Design Parameters

Table 6 below contains our design parameters for foundations supported on rammed aggregate piers.

Table 6. Recommended Spread Footing Design Parameters on Rammed Aggregate Piers

Item	Description
Maximum net allowable bearing pressure (psf) Interior column pad footings Perimeter strip footings	Determined by aggregate pier designer.
Minimum embedment below final exterior grade for heated structures (inches)	48
Minimum embedment below final exterior grade for unheated structures or for footings not protected from freezing temperatures during construction (inches)	60
Total and Differential settlement	Typically, less than 1-inch and ½-inch, respectively. *

* Actual settlement amounts will depend on final loads, foundation layout, and design criteria from aggregate pier designer.

D.3. Interior Slabs

D.3.a. Subgrade Modulus

We recommend the interior slabs be supported on rammed aggregate piers that extend through the existing fill to bear on the alluvial sand soils at depth. The aggregate pier designer will provide a modulus of subgrade reaction for slab design based on the pier layout and load transfer platform design.

Alternatively, if the owner is willing to accept the risk of some settlement, then interior slabs could be supported on the existing fill provided it is surface-compacted prior to place additional fill required or

concrete. Interiors slabs supported on surface-compacted engineered fill may be designed using a modulus of subgrade reaction, k, of 200 pounds per square inch per inch of deflection (pci). If the slab design requires placing 6 inches of compacted crushed aggregate base immediately below the slab, the slab design may increase the k-value by 50 pci. We recommend that the aggregate base materials be free of bituminous. In addition to improving the modulus of subgrade reaction, an aggregate base facilitates construction activities and is less weather sensitive.

There is an elevated risk of settlement with this approach based on the nature of the fill and that the fill could contain voids or compressible materials. The owner needs to accept the additional risk of differential settlement by leaving a portion of the fill in place, in return for the cost savings. These risks can be reduced through additional testing and observations but cannot be eliminated unless the interior slabs are supported on rammed aggregate piers.

D.3.b. Moisture Vapor Protection

Excess transmission of water vapor could cause floor dampness, certain types of floor bonding agents to separate, or mold to form under floor coverings. If project planning includes using floor coverings or coatings, we recommend placing a vapor retarder or vapor barrier immediately beneath the slab. We also recommend consulting with floor covering manufacturers regarding the appropriate type, use and installation of the vapor retarder or barrier to preserve warranty assurances.

D.3.c. Water Table Separation

We recommend maintaining a 5-foot separation from anticipated long-term water levels. This separation will reduce the risk of seepage, buoyant forces, and other water related issues.

D.4. Swimming Pool and Therapy Pool

D.4.a. Swimming Pool and Therapy Pool Support

We understand the swimming pool and therapy pool will be supported on rammed aggregate piers with a structural floor slab around the pools.

D.4.b. Hydrostatic Pressure

The swimming pool and therapy pool should be designed for hydrostatic uplift up to elevation 641 (this is the anticipated groundwater elevation due to seasonal fluctuation).

We recommend the fill located within 5 feet of the walls consist of free-draining fill with less than 5 percent passing a #200 sieve. This material will control lateral pressures on the wall. If final design uses non-sand material for fill, project planning should account for the following items:

- Other fill material may result in higher lateral pressure on the wall.
- Other fill material may be more difficult to compact.
- Post-construction consolidation of other fill material may result in settlement-related damage to the structures or slabs supported on the fill.

D.4.c. Configuring and Resisting Lateral Loads

The swimming pool and therapy pool wall design can use at-rest earth pressure conditions. Table 7 presents our recommended equivalent fluid pressures for wall design of active, at-rest, and passive earth pressure conditions. The table also provides recommended wet unit weights and internal friction angles. Designs should also consider the slope of any fill and dead or live loads placed behind the walls within a horizontal distance that is equal to the height of the walls. Our recommended values assume the wall design provides drainage, so water cannot accumulate behind the walls. The construction documents should clearly identify what soils the contractor should use for the fill of walls.

Table 7. Recommended Pool Wall Design Parameters – Drained Conditions

Retained Soil	Wet Unit Weight (pcf)	Friction Angle (degrees)	Active Equivalent Fluid Pressure* (pcf)	At-Rest Equivalent Fluid Pressure* (pcf)	Passive Equivalent Fluid Pressure* (pcf)
Free-draining fill	120	32	37	56	390

* Based on Rankine model for soils in a region behind the wall extending at least 2 horizontal feet beyond the bottom outer edges of the wall footings and then rising up and away from the wall at an angle no steeper than 60 degrees from horizontal.

The values presented in the table above are un-factored.

D.5. Below-Grade Walls

D.5.a. Below-Grade Wall Support

We understand the below-grade walls for elevator pits and pool maintenance room will be supported by rammed aggregate piers with a concrete floor slab below.

D.5.b. Hydrostatic Pressure

Below-grade walls that extent below the groundwater table should be designed for hydrostatic uplift up to elevation 641 (this is the anticipated groundwater elevation due to seasonal fluctuation).

We recommend the fill located within 5 feet of the walls consist of free-draining fill with less than 5 percent passing a #200 sieve. This material will control lateral pressures on the wall. If final design uses non-sand material for fill, project planning should account for the following items:

- Other fill material may result in higher lateral pressure on the wall.
- Other fill material may be more difficult to compact.
- Post-construction consolidation of other fill material may result in settlement-related damage to the structures or slabs supported on the fill.

D.5.c. Drainage Control and Waterproofing

We recommend below-grade walls be backfilled with medium- to coarse-grained sand or gravel to limit buildup of hydrostatic pressure on the walls. We also recommend general waterproofing of below-grade walls that surround occupied or potentially occupied areas because of the potential cost impacts related to seepage after construction is complete.

D.5.d. Configuring and Resisting Lateral Loads

Below-grade wall design can use at-rest earth pressure conditions. Table 8 presents our recommended equivalent fluid pressures for wall design of active, at-rest, and passive earth pressure conditions. The table also provides recommended wet unit weights and internal friction angles. Designs should also consider the slope of any fill and dead or live loads placed behind the walls within a horizontal distance that is equal to the height of the walls. Our recommended values assume the wall design provides drainage, so water cannot accumulate behind the walls. The construction documents should clearly identify what soils the contractor should use for the fill of walls.

Table 8. Recommended Below-Grade Wall Design Parameters – Drained Conditions

Retained Soil	Wet Unit Weight (pcf)	Friction Angle (degrees)	Active Equivalent Fluid Pressure* (pcf)	At-Rest Equivalent Fluid Pressure* (pcf)	Passive Equivalent Fluid Pressure* (pcf)
Free-draining fill	120	32	37	56	390

* Based on Rankine model for soils in a region behind the wall extending at least 2 horizontal feet beyond the bottom outer edges of the wall footings and then rising up and away from the wall at an angle no steeper than 60 degrees from horizontal.

Sliding resistance between the bottom of the footing and the soil can also resist lateral pressures. We recommend assuming a sliding coefficient equal to 0.40 between the concrete and soil.

The values presented in this section are un-factored.

D.6. Pavements and Exterior Slabs

D.6.a. Pavement Subgrade Preparation

We recommend areas receiving new pavement be prepared by removing the topsoil fill and surficial vegetation from below the proposed pavement subgrade elevations and be replaced with granular fill. Prior to elevating or placing additional fill required, we recommend surface-compacting the exposed subgrade soils to densify and enhance uniformity of the exposed soils. The fill present below these materials appeared to be free of debris and could be left in place provided it is evaluated for suitability at the time of construction. If the fill is considered suitable, it should be surface compacted. If the fill is unsuitable, additional sub-cuts and subgrade improvements may be required.

We also recommend performing a proofroll with a fully loaded tandem-axle truck after the aggregate base material is in place, and prior to placing bituminous or concrete pavement. The contractor should correct areas that display excessive yielding or rutting during the proofroll, as determined by the geotechnical representative. Possible options for subgrade correction include moisture conditioning and re-compaction or sub-cutting and replacement with soil or crushed aggregate.

D.6.b. Pavement and Exterior Slab Design Sections

Our scope of services for this project did not include laboratory tests on subgrade soils to determine a California Bearing Ratio (CBR) value for pavement design. Based on our experience with sand soils anticipated at the pavement subgrade elevation, we recommend pavement design assume a CBR-value of 15. Note the contractor may need to perform limited removal of unsuitable or less suitable soils and

surface compact subgrade soils to achieve this value. Table 9 provides recommended bituminous pavement sections, based on the soils estimated support and assumed traffic loads.

Table 9. Recommended Bituminous Pavement Sections

Pavement Material	Light Duty Pavements Thickness/Preparations	Heavy Duty Pavements Thickness/Preparations
Minimum Bituminous Thickness (in.)	3	4
Minimum Aggregate Base Thickness (in.)	8	12
Subgrade Preparation	Surface compact, then proofroll after placement of aggregate base to locate loose or weak subgrade materials prior to placement of pavement materials.	

For concrete pavements based upon the aforementioned traffic loads and an estimated modulus of subgrade reaction (k) of 200 pci, we recommend light- and heavy-duty pavement section as shown in Table 10 below.

Table 10. Recommended Concrete Pavement Sections

Pavement Material	Light Duty Pavements Thickness/Preparations	Heavy Duty Pavements Thickness/Preparations
Minimum Concrete Thickness (in.)	5	6 ½
Minimum Aggregate Base Thickness (in.)	4	4
Subgrade Preparation	Surface compact, then proofroll after placement of aggregate base to locate loose or weak subgrade materials prior to placement of pavement materials.	

D.6.c. Bituminous Pavements

Appropriate mix designs are critical to the performance of flexible pavements. We recommend utilizing hot mix asphalt meeting the specifications of Wisconsin Department of Transportation (WisDOT) Section 460. We recommend utilizing a nominal 12.5 mm gradation for the base course and a nominal 9.5 mm gradation for the surface course as defined in Table 460-1 in Section 460.2.2.3. We recommend the Performance Graded Asphalt cement be a PG 58-28 in the lower layer and a PG 58-28 in the upper layer.

D.6.d. Concrete Pavements

We recommend specifying concrete for pavements that has a minimum 28-day compressive strength of 4,000 psi, and a modulus of rupture (M_r) of at least 600 psi. We also recommend Type I cement meeting the requirements of ASTM International C 150. We recommend specifying 5 to 7 percent entrained air

for exposed concrete to provide resistance to freeze-thaw deterioration. We also recommend using a water/cement ratio of 0.45 or less for concrete exposed to deicers.

We assumed the concrete pavement sections in Table 10 will have edge support. We recommend placing an aggregate base below the pavement to provide a suitable subgrade for concrete placement, reduce faulting and help dissipate loads. Appropriate mix designs, panel sizing, jointing, doweling and edge reinforcement are critical to performance of rigid pavements. We recommend you contact your civil engineer to determine the final design or consult with us for guidance on these items.

D.6.e. Pavement Materials and Compaction

Table 11 below contains our recommendations for fill materials, minimum compaction level, and moisture content for compacted fills.

Table 11. Recommended Pavement Materials and Compaction

Locations to Be Used	Fill Source and Soil Descriptions	Gradation	Relative Compaction, percent (ASTM D1557 – Modified Proctor)	Moisture Content Variance from Optimum, percentage points
Dense Graded Base	Imported aggregate	WisDOT Standard Spec 305 Dense Graded Base	95	-3 to +3 for aggregate base
Granular Subbase	Imported sand and gravel	WisDOT Standard Spec 209 Grade 1 or Grade 2	95	-6 to +3 for granular subbase
Pavements subgrades and grading	On-site soils	100% passing 3-inch sieve < 2% OC	95	-6 to +3 for pavement subgrade

D.6.f. Performance and Maintenance

We based the above pavement designs on a 20-year performance life for bituminous and a 35-year life for concrete. This is the amount of time before we anticipate the pavement will require reconstruction. This performance life assumes routine maintenance, such as seal coating and crack sealing. The actual pavement life will vary depending on variations in weather, traffic conditions and maintenance.

It is common to place the binder course of bituminous and then delay placement of wear course. For this situation, we recommend evaluating if the reduced pavement section will have sufficient structure to support construction traffic.

Many conditions affect the overall performance of the exterior slabs and pavements. Some of these conditions include the environment, loading conditions and the level of ongoing maintenance. With

regard to bituminous pavements in particular, it is common to have thermal cracking develop within the first few years of placement and continue throughout the life of the pavement. We recommend developing a regular maintenance plan for filling cracks in exterior slabs and pavements to lessen the potential impacts for cold weather distress due to frost heave or warm weather distress due to wetting and softening of the subgrade.

D.7. Utilities

D.7.a. Subgrade Stabilization

Earthwork activities associated with utility installations located inside the building area should adhere to the recommendations in Section D.1.

For exterior utilities, we anticipate the soils at typical invert elevations will be suitable for utility support. However, if construction encounters unfavorable conditions such as soft clay, organic soils or perched water at invert grades, the unsuitable soils may require some additional sub cutting and replacement with sand or crushed rock to prepare a proper subgrade for pipe support. Project design and construction should not place utilities within the 1H:1V oversizing of foundations.

D.7.b. Corrosion Potential

A majority of the soil borings indicated the site predominantly consists of sandy soils. We consider these soils non- to slightly-corrosive to metallic conduits. If utilities extend through clay soils, we recommend bedding the utilities in sandy soil free of any clay lumps or constructing the utilities with non-corrosive materials.

D.8. Storm Water

Borings ST-2, ST-3, ST-5, and ST-6 were drilled and sampled continuously to depths of approximately 15 feet near the proposed storm water drainage system locations. The borings encountered fill and alluvial soils consisting of fine- to coarse-grained loamy sand, sandy loam, and sand. Groundwater was encountered at depths of 9 ½ to 12 feet as our borings were advanced. These depths correspond to elevation 635 ½ to 638 and are the elevations of the limiting factor per the Wisconsin DNR. Seasonal and annual fluctuations of groundwater should also be anticipated.

Infiltration rates associated with the soils present at this location are included on the Soil Evaluation – Storm form included in the Appendix of this report. The reported infiltration rates were determined by

referencing Table 2 in the Wisconsin DNR Storm Water Infiltration Technical Standard 1002, dated September 2017.

Fine-grained soils (silts and clays), topsoil or organic matter that mixes into or washes onto the soil will lower the permeability. The contractor should maintain and protect infiltration areas during construction. Furthermore, organic matter and silt washed into the system after construction can fill the soil pores and reduce permeability over time. Proper maintenance is important for long-term performance of infiltration systems.

This geotechnical evaluation does not constitute a review of site suitability for storm water infiltration or evaluate the potential impacts, if any, from infiltration of large amounts of storm water.

D.9. Equipment Support

The recommendations included in the report may not be applicable to equipment used for the construction and maintenance of this project. We recommend evaluating subgrade conditions in areas of shoring, scaffolding, cranes, pumps, lifts and other construction equipment prior to mobilization to determine if the exposed materials are suitable for equipment support or require some form of subgrade improvement. We also recommend project planning consider the effect that loads applied by such equipment may have on structures they bear on or surcharge – including pavements, buried utilities, below-grade walls, etc. We can assist you in this evaluation.

E. Procedures

E.1. Penetration Test Borings

We drilled the penetration test borings with a truck-mounted core and auger drill equipped with hollow-stem auger. We performed the borings in general accordance with ASTM D6151 taking penetration test samples at 2 ½- or 5-foot intervals in general accordance to ASTM D1586. The boring logs show the actual sample intervals and corresponding depths.

We sealed penetration test boreholes meeting the Wisconsin Administrative Code NR 141.25 criteria using 3/8-inch bentonite chips. A copy of the sealing record can be obtained upon request.

E.2. Exploration Logs

E.2.a. Log of Boring Sheets

The Appendix includes Log of Boring sheets for our penetration test borings. The logs identify and describe the penetrated geologic materials and present the results of penetration resistance and other in-situ tests performed. The logs also present the results of laboratory tests performed on penetration test samples and groundwater measurements. The Appendix also includes a Fence Diagram intended to provide a summarized cross-sectional view of the soil profile across the site.

We inferred strata boundaries from changes in the penetration test samples and the auger cuttings. Because we did not perform continuous sampling, the strata boundary depths are only approximate. The boundary depths likely vary away from the boring locations, and the boundaries themselves may occur as gradual rather than abrupt transitions.

E.2.b. Geologic Origins

We assigned geologic origins to the materials shown on the logs and referenced within this report, based on: (1) a review of the background information and reference documents cited above, (2) visual classification of the various geologic material samples retrieved during the course of our subsurface exploration, (3) penetration resistance testing performed for the project, (4) laboratory test results, and (5) available common knowledge of the geologic processes and environments that have impacted the site and surrounding area in the past.

E.3. Material Classification and Testing

E.3.a. Visual and Manual Classification

We visually and manually classified the geologic materials encountered based on ASTM D2488. When we performed laboratory classification tests, we used the results to classify the geologic materials in accordance with ASTM D2487. The Appendix includes a chart explaining the classification system we used.

E.3.b. Laboratory Testing

The exploration logs in the Appendix note most of the results of the laboratory tests performed on geologic material samples. The remaining laboratory test results follow the exploration logs. We performed the tests in general accordance with ASTM procedures.

E.4. Groundwater Measurements

The drillers checked for groundwater while advancing the penetration test borings, and again after auger withdrawal. We then filled the boreholes or allowed them to remain open for an extended period of observation, as noted on the boring logs.

F. Qualifications

F.1. Variations in Subsurface Conditions

F.1.a. Material Strata

We developed our evaluation, analyses and recommendations from a limited amount of site and subsurface information. It is not standard engineering practice to retrieve material samples from exploration locations continuously with depth. Therefore, we must infer strata boundaries and thicknesses to some extent. Strata boundaries may also be gradual transitions, and project planning should expect the strata to vary in depth, elevation and thickness, away from the exploration locations.

Variations in subsurface conditions present between exploration locations may not be revealed until performing additional exploration work or starting construction. If future activity for this project reveals any such variations, you should notify us so that we may reevaluate our recommendations. Such variations could increase construction costs, and we recommend including a contingency to accommodate them.

F.1.b. Groundwater Levels

We made groundwater measurements under the conditions reported herein and shown on the exploration logs and interpreted in the text of this report. Note that the observation periods were relatively short, and project planning can expect groundwater levels to fluctuate in response to rainfall, flooding, irrigation, seasonal freezing and thawing, surface drainage modifications and other seasonal and annual factors.

F.2. Continuity of Professional Responsibility

F.2.a. Plan Review

We based this report on a limited amount of information, and we made a number of assumptions to help us develop our recommendations. We should be retained to review the geotechnical aspects of the designs and specifications. This review will allow us to evaluate whether we anticipated the design correctly, if any design changes affect the validity of our recommendations, and if the design and specifications correctly interpret and implement our recommendations.

F.2.b. Construction Observations and Testing

We recommend retaining us to perform the required observations and testing during construction as part of the ongoing geotechnical evaluation. This will allow us to correlate the subsurface conditions exposed during construction with those encountered by the borings and provide professional continuity from the design phase to the construction phase. If we do not perform observations and testing during construction, it becomes the responsibility of others to validate the assumption made during the preparation of this report and to accept the construction-related geotechnical engineer-of-record responsibilities.

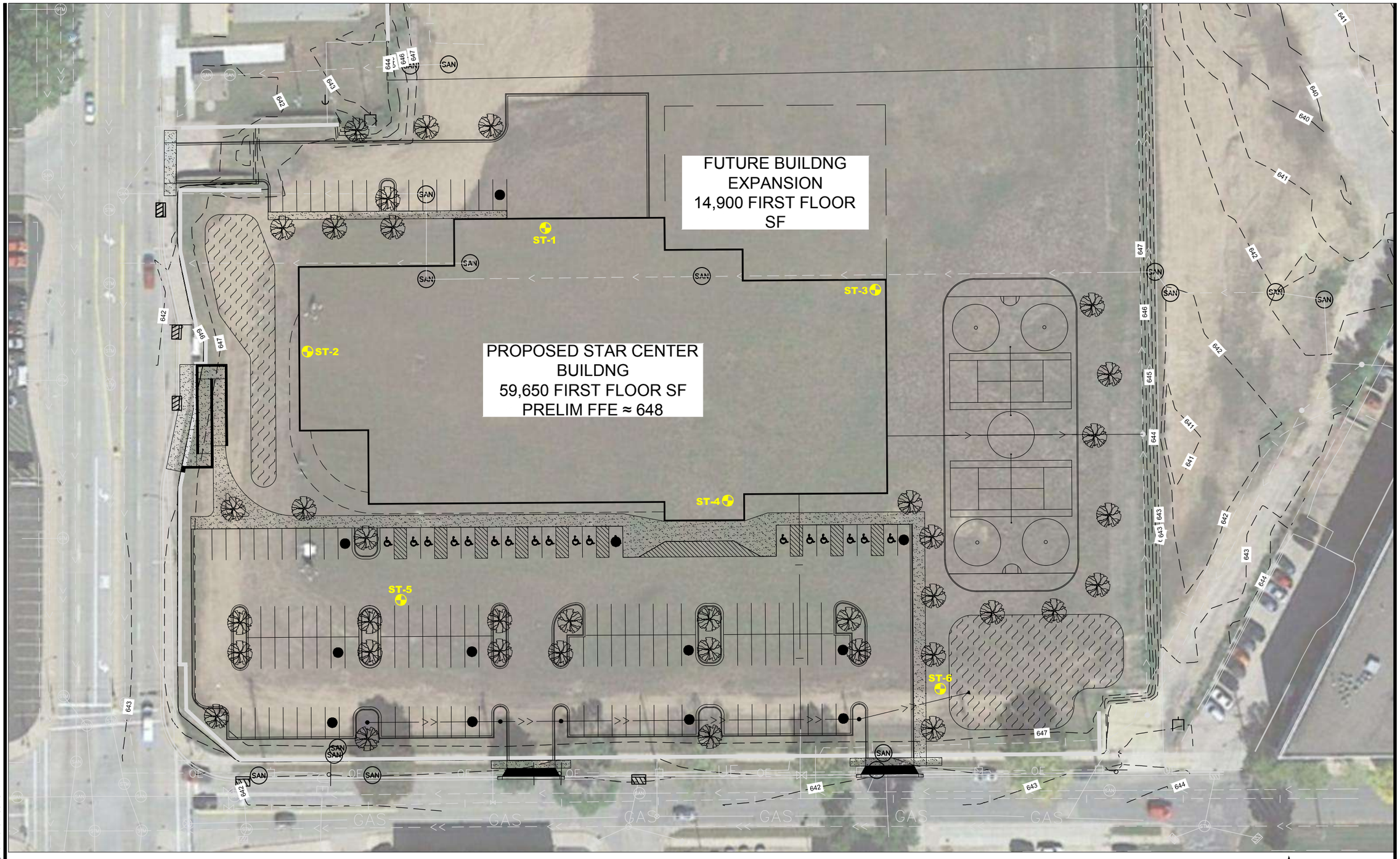
F.3. Use of Report

This report is for the exclusive use of the addressed parties. Without written approval, we assume no responsibility to other parties regarding this report. Our evaluation, analyses and recommendations may not be appropriate for other parties or projects.

F.4. Standard of Care

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Appendix



DENOTES APPROXIMATE LOCATION OF STANDARD PENETRATION TEST BORING

30' 0 60'

SCALE: 1"= 60'

F:\2019\B1907847.dwg,Geotech,7/31/2019 2:55:45 PM

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11001 Hampshire Avenue S
Minneapolis, MN 55438
952.995.2000
braunintertec.com

Drawing Information

Project No:	B1907847
Drawing No:	B1907847
Drawn By:	JAG
Date Drawn:	7/23/19
Checked By:	BS
Last Modified:	7/31/19

Project Information

Proposed STAR Center Facility

1319 and 1325 St. Andrew Street

La Crosse, Wisconsin

Soil Boring Location Sketch

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-1**

LOCATION: See attached sketch

NORTHING:	139810	EASTING:	448635
DRILLER:	Geotechnical Drilling Contractors	LOGGED BY:	B. Sullivan
START DATE:	07/30/19	END DATE:	07/30/19
SURFACE ELEVATION:	647.7 ft	RIG:	Subcontractor
METHOD:	4 1/4" HSA	SURFACING:	Grass
WEATHER:	Sunny		

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
647.2		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					Benchmark: Boring elevations and surface elevations were measured with GPS technology.
0.5		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, moist to wet		6-8-11 (19)			
			5	5-7-12 (19)		8	P200=5%
				7-7-14 (21)			
			10	6-8-12 (20)			
	▽			5-7-8 (15)			
634.7							
13.0		POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, wet, loose (ALLUVIUM)	15	4-4-6 (10)			
630.7							
17.0		POORLY GRADED SAND (SP), fine to coarse-grained Sand, trace Gravel, brown, wet, loose (ALLUVIUM)		3-4-5			

Continued on next page

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Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-1**

LOCATION: See attached sketch

NORTHING: 139810 EASTING: 448635

DRILLER: Geotechnical Drilling Contractors | LOGGED BY: B. Sullivan | START DATE: 07/30/19 | END DATE: 07/30/19

SURFACE ELEVATION: 647.7 ft | RIG: Subcontractor | METHOD: 4 1/4" HSA | SURFACING: Grass | WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		POORLY GRADED SAND (SP), fine to coarse-grained Sand, trace Gravel, brown, wet, loose (ALLUVIUM)		(9)			
			25	4-4-5 (9)			
619.7							
28.0		POORLY GRADED SAND (SP), fine-grained Sand, brown, wet, loose (ALLUVIUM)					
			30	2-3-5 (8)			
616.7							
31.0		END OF BORING Boring immediately backfilled with bentonite grout					Water observed at 11.0 feet while drilling. Cave-in depth of 13.0 feet immediately after withdrawal of auger.
			35				

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-2**
LOCATION: See attached sketch
NORTHING: 139731 EASTING: 448482
START DATE: 07/30/19 END DATE: 07/30/19
SURFACE ELEVATION: 647.8 ft
DRILLER: Geotechnical Drilling Contractors
LOGGED BY: B. Sullivan
RIG: Subcontractor
METHOD: 4 1/4" HSA
SURFACING: Grass
WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
645.8		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					
2.0 644.8		FILL: POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained Sand, brown, moist		4-6 (10)			
3.0		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, trace Gravel, yellowish brown, moist to wet		6-8 (14)			
				6-14 (20)			
			5	21-21 (42)		8	P200=5%
				14-14 (28)			
				11-12 (23)			
				10-11 (21)			
				14-14 (28)			
			10	8-12 (20)			
				12-12 (24)			
	▽			8-10 (18)			
				10-9 (19)			
				8-12 (20)			
			15	7-7 (14)			No recovery
630.8							
17.0		POORLY GRADED SAND (SP), fine to coarse-grained Sand, trace Gravel, brown, wet, medium dense to loose (ALLUVIUM)					
				3-4-7			

Continued on next page

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See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-2**

LOCATION: See attached sketch

NORTHING: 139731 EASTING: 448482

DRILLER: Geotechnical Drilling Contractors | LOGGED BY: B. Sullivan | START DATE: 07/30/19 | END DATE: 07/30/19

SURFACE ELEVATION: 647.8 ft | RIG: Subcontractor | METHOD: 4 1/4" HSA | SURFACING: Grass | WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		POORLY GRADED SAND (SP), fine to coarse-grained Sand, trace Gravel, brown, wet, medium dense to loose (ALLUVIUM)		(11)			
25				3-4-6 (10)			
30				3-3-4 (7)			
616.8 31.0		END OF BORING Boring immediately backfilled with bentonite grout					Water observed at 12.0 feet while drilling. Cave-in depth of 11.0 feet immediately after withdrawal of auger.
35							

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-3**
LOCATION: See attached sketch
NORTHING: 139771 EASTING: 448847
START DATE: 07/30/19 END DATE: 07/30/19
SURFACE ELEVATION: 647.7 ft
DRILLER: Geotechnical Drilling Contractors
LOGGED BY: B. Sullivan
RIG: Subcontractor
METHOD: 4 1/4" HSA
SURFACING: Grass
WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
647.0		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					
0.7		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, moist		4-5 (9)			
				5-7 (12)			
				4-5 (9)			
			5	6-5 (11)			
				4-4 (8)			
				2-2 (4)			
				5-8 (13)			No recovery
				8-7 (15)			
			10	5-7 (12)			
				7-7 (14)			
635.7	▽						
12.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained Sand, brownish gray, moist (ALLUVIUM)		7-8 (15)			
				8-10 (18)			
				5-8 (13)			
			15	10-11 (21)			
630.7							
17.0		POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, wet, loose to medium dense (ALLUVIUM)					
				2-2-3		23	P200=1%

Continued on next page

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See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-3**
LOCATION: See attached sketch
NORTHING: 139771 EASTING: 448847
START DATE: 07/30/19 END DATE: 07/30/19
SURFACE ELEVATION: 647.7 ft
DRILLER: Geotechnical Drilling Contractors
LOGGED BY: B. Sullivan
RIG: Subcontractor
METHOD: 4 1/4" HSA
SURFACING: Grass
WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, wet, loose to medium dense (ALLUVIUM)		(5)			
25				4-5-7 (12)			
30				3-5-7 (12)			
616.7 31.0		END OF BORING Boring immediately backfilled with bentonite grout					Water observed at 12.0 feet while drilling. Cave-in depth of 15.0 feet immediately after withdrawal of auger.
35							

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-4**
LOCATION: See attached sketch
NORTHING: 139635 EASTING: 448752
START DATE: 07/30/19 END DATE: 07/30/19
SURFACE ELEVATION: 648.0 ft
DRILLER: Geotechnical Drilling Contractors
LOGGED BY: B. Sullivan
RIG: Subcontractor
METHOD: 4 1/4" HSA
SURFACING: Grass
WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
646.8		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					
1.2		FILL: POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained Sand, brown, moist		6-8-12 (20)		9	P200=9%
			5	8-12-12 (24)			
				4-5-6 (11)			
			10	4-4-5 (9)			
636.0	▽						
12.0		SILTY SAND (SM), fine to medium-grained Sand, trace organics, gray, wet, loose (ALLUVIUM)		3-4-4 (8)			
634.0							
14.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained Sand, brownish gray, wet, loose (ALLUVIUM)	15	2-3-4 (7)			
631.0							
17.0		POORLY GRADED SAND (SP), fine to medium-grained Sand, light brown, wet, loose to medium dense (ALLUVIUM)					
				2-4-6			

Continued on next page

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See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-4**

LOCATION: See attached sketch

NORTHING: 139635 EASTING: 448752

DRILLER: Geotechnical Drilling Contractors | LOGGED BY: B. Sullivan | START DATE: 07/30/19 | END DATE: 07/30/19

SURFACE ELEVATION: 648.0 ft | RIG: Subcontractor | METHOD: 4 1/4" HSA | SURFACING: Grass | WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		POORLY GRADED SAND (SP), fine to medium-grained Sand, light brown, wet, loose to medium dense (ALLUVIUM)		(10)			
25				3-5-9 (14)			
30				5-7-7 (14)			
617.0 31.0		END OF BORING Boring immediately backfilled with bentonite grout					Water observed at 11.0 feet while drilling. Cave-in depth of 12.5 feet immediately after withdrawal of auger.
35							

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-5**

LOCATION: See attached sketch

NORTHING: 139572 EASTING: 448542

DRILLER: Geotechnical Drilling Contractors | LOGGED BY: B. Sullivan | START DATE: 07/30/19 | END DATE: 07/30/19

SURFACE ELEVATION: 647.6 ft | RIG: Subcontractor | METHOD: 4 1/4" HSA | SURFACING: Grass | WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
645.8		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					
1.8		FILL: POORLY GRADED SAND with SILT (SP-SM), with Gravel, brown, moist		10-10 (20)		9	P200=10%
				12-14 (26)			
				12-12 (24)			
			5	14-7 (21)			
641.6							
6.0		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, trace Gravel, brown, moist		10-10 (20)			
				11-14 (25)			
				6-8 (14)			
				2-3 (5)			
637.6			10				
10.0		POORLY GRADED SAND (SP), fine-grained Sand, brown, wet, very loose to medium dense (ALLUVIUM)		2-1 (3)			
				3-3 (6)			
		Silt seam at 12 feet		2-4 (6)			
				5-7 (12)			
				2-4 (6)			
			15	6-4 (10)			
631.6							
16.0		END OF BORING					Water observed at 9.5 feet while drilling.
		Boring immediately backfilled with bentonite grout					

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-6**

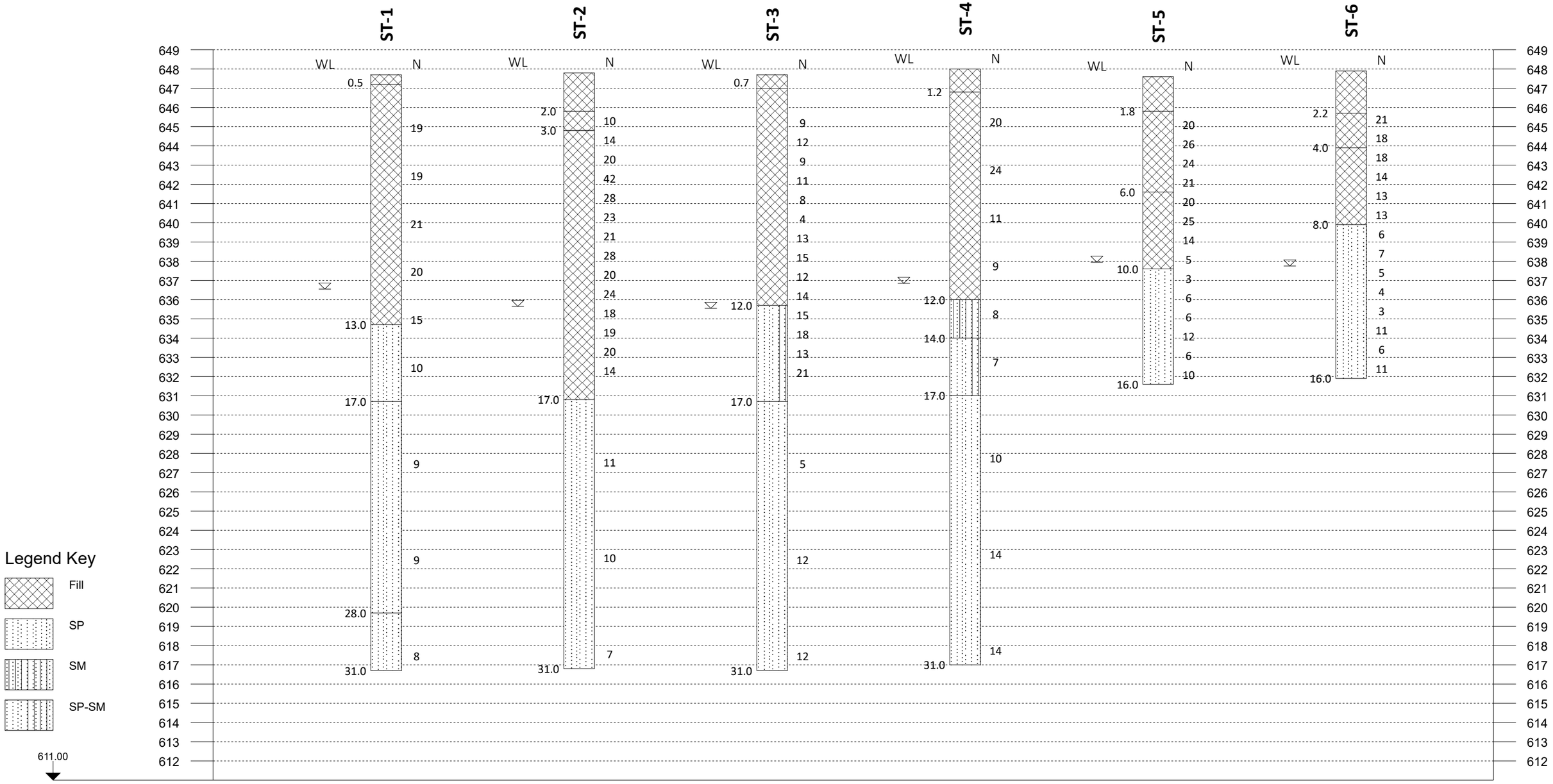
LOCATION: See attached sketch

NORTHING: 139514 EASTING: 448889

DRILLER: Geotechnical Drilling Contractors | LOGGED BY: B. Sullivan | START DATE: 07/30/19 | END DATE: 07/30/19

SURFACE ELEVATION: 647.9 ft | RIG: Subcontractor | METHOD: 4 1/4" HSA | SURFACING: Grass | WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
645.7		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					
2.2		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, moist		10-11 (21)			
643.9				9-9 (18)			
4.0		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, light brown, moist	5	9-9 (18)			
639.9				8-6 (14)			
				6-7 (13)			
				7-6 (13)			
8.0	▽	POORLY GRADED SAND (SP), fine to medium-grained Sand, black, moist to wet, very loose to medium dense (ALLUVIUM)		3-3 (6)			
				3-4 (7)			
			10	2-3 (5)			
				2-2 (4)			
				1-2 (3)			
				4-7 (11)			
				3-3 (6)			
			15	4-7 (11)			
631.9							
16.0		END OF BORING Boring immediately backfilled with bentonite grout					Water observed at 10.0 feet while drilling. Cave-in depth of 11.0 feet immediately after withdrawal of auger.



Project ID: B1907847
Vert. Scale: 1"= 5"
Hor. Scale: NTS
Date: 08-07-2019

Fence Diagram
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

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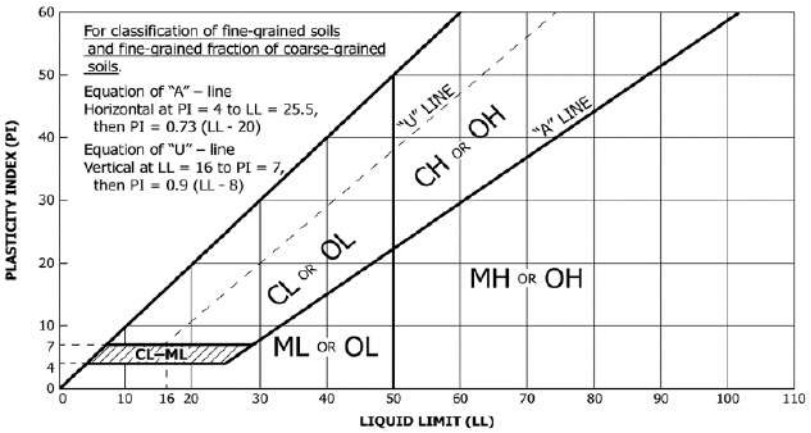
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Descriptive Terminology of Soil

Based on Standards ASTM D2487/2488
(Unified Soil Classification System)

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests[A]				Soil Classification	
				Group Symbol	Group Name[B]
Coarse-grained Soils (more than 50% retained on No. 200 sieve)	Gravels (More than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (Less than 5% fines[C])	$C_u \geq 4$ and $1 \leq C_c \leq 3$[D]	GW	Well-graded gravel[E]
			$C_u < 4$ and/or ($C_c < 1$ or $C_c > 3$)[D]	GP	Poorly graded gravel[E]
		Gravels with Fines (More than 12% fines[C])	Fines classify as ML or MH	GM	Silty gravel[E F G]
			Fines Classify as CL or CH	GC	Clayey gravel[E F G]
	Sands (50% or more coarse fraction passes No. 4 sieve)	Clean Sands (Less than 5% fines[H])	$C_u \geq 6$ and $1 \leq C_c \leq 3$[D]	SW	Well-graded sand[I]
			$C_u < 6$ and/or ($C_c < 1$ or $C_c > 3$)[D]	SP	Poorly graded sand[J]
		Sands with Fines (More than 12% fines[H])	Fines classify as ML or MH	SM	Silty sand[F G I]
			Fines classify as CL or CH	SC	Clayey sand[F G I]
Fine-grained Soils (50% or more passes the No. 200 sieve)	Silts and Clays (Liquid limit less than 50)	Inorganic	PI > 7 and plots on or above "A" line[J]	CL	Lean clay[K L M]
			PI < 4 or plots below "A" line[J]	ML	Silt[K L M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried <0.75	OL	Organic clay[K L M N] / Organic silt[K L M O]
	Silts and Clays (Liquid limit 50 or more)	Inorganic	PI plots on or above "A" line	CH	Fat clay[K L M]
			PI plots below "A" line	MH	Elastic silt[K L M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried <0.75	OH	Organic clay[K L M P] / Organic silt[K L M Q]
Highly Organic Soils		Primarily organic matter, dark in color, and organic odor		PT	Peat

A. Based on the material passing the 3-inch (75-mm) sieve.
B. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
C. Gravels with 5 to 12% fines require dual symbols:
   GW-GM well-graded gravel with silt
   GW-GC well-graded gravel with clay
   GP-GM poorly graded gravel with silt
   GP-GC poorly graded gravel with clay
D. $C_u = D_{60} / D_{10}$ $C_c = (D_{30})^2 / (D_{10} \times D_{60})$
E. If soil contains ≥ 15% sand, add "with sand" to group name.
F. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
G. If fines are organic, add "with organic fines" to group name.
H. Sands with 5 to 12% fines require dual symbols:
   SW-SM well-graded sand with silt
   SW-SC well-graded sand with clay
   SP-SM poorly graded sand with silt
   SP-SC poorly graded sand with clay
I. If soil contains ≥ 15% gravel, add "with gravel" to group name.
J. If Atterberg limits plot in hatched area, soil is CL-ML, silty clay.
K. If soil contains 15 to < 30% plus No. 200, add "with sand" or "with gravel", whichever is predominant.
L. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to group name.
M. If soil contains ≥ 30% plus No. 200 predominantly gravel, add "gravelly" to group name.
N. PI ≥ 4 and plots on or above "A" line.
O. PI < 4 or plots below "A" line.
P. PI plots on or above "A" line.
Q. PI plots below "A" line.



Particle Size Identification

Boulders..... over 12"
Cobbles..... 3" to 12"
Gravel
  Coarse..... 3/4" to 3" (19.00 mm to 75.00 mm)
  Fine..... No. 4 to 3/4" (4.75 mm to 19.00 mm)
Sand
  Coarse..... No. 10 to No. 4 (2.00 mm to 4.75 mm)
  Medium..... No. 40 to No. 10 (0.425 mm to 2.00 mm)
  Fine..... No. 200 to No. 40 (0.075 mm to 0.425 mm)
Silt..... No. 200 (0.075 mm) to .005 mm
Clay..... < .005 mm

Relative Proportions[L, M]

trace..... 0 to 5%
little..... 6 to 14%
with..... ≥ 15%

Inclusion Thicknesses

lens..... 0 to 1/8"
seam..... 1/8" to 1"
layer..... over 1"

Apparent Relative Density of Cohesionless Soils

Very loose ..... 0 to 4 BPF
Loose ..... 5 to 10 BPF
Medium dense..... 11 to 30 BPF
Dense..... 31 to 50 BPF
Very dense..... over 50 BPF

Consistency of Cohesive Soils	Blows Per Foot	Approximate Unconfined Compressive Strength
Very soft	0 to 1 BPF	< 0.25 tsf
Soft	2 to 4 BPF	0.25 to 0.5 tsf
Medium	5 to 8 BPF	0.5 to 1 tsf
Stiff	9 to 15 BPF	1 to 2 tsf
Very Stiff	16 to 30 BPF	2 to 4 tsf
Hard	over 30 BPF	> 4 tsf

Moisture Content:

Dry: Absence of moisture, dusty, dry to the touch.
Moist: Damp but no visible water.
Wet: Visible free water, usually soil is below water table.

Drilling Notes:

Blows/N-value: Blows indicate the driving resistance recorded for each 6-inch interval. The reported N-value is the blows per foot recorded by summing the second and third interval in accordance with the Standard Penetration Test, ASTM D1586.

Partial Penetration: If the sampler could not be driven through a full 6-inch interval, the number of blows for that partial penetration is shown as #/x" (i.e. 50/2"). The N-value is reported as "REF" indicating refusal.

Recovery: Indicates the inches of sample recovered from the sampled interval. For a standard penetration test, full recovery is 18", and is 24" for a thinwall/shelby tube sample.

WOH: Indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WOR: Indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

Water Level: Indicates the water level measured by the drillers either while drilling (▽), at the end of drilling (▼), or at some time after drilling (▼).

Laboratory Tests

DD	Dry density, pcf	**OC**	Organic content, %	**LL**	Liquid limit
WD	Wet density, pcf	**q_p**	Pocket penetrometer strength, tsf	**PL**	Plastic limit
P200	% Passing #200 sieve	**MC**	Moisture content, %	**PI**	Plasticity index
		q_U	Unconfined compression test, tsf		

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Sieve Analysis Of Soil

ASTM D6913

8/6/2019

2309 Palace Street
La Crosse, WI 54603
Phone: 608-781-7277

Client:

STAR (Sports, Therapeutic and Adaptive Recreation) Association
PO Box 1024
Lacrosse, WI 54602

Project:

B1907847
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, WI 54602

Sample Information

Sample Number: 258813
Depth (ft): 20
Sampling Method: Penetration Boring ASTM D1586
Sampled By: Contractor
Boring Number: ST-3
Location: Native Soil
Location Details: Proposed building footprint
Sample Date: 07/30/2019
Received Date: 07/31/2019
Lab: 2309 Palace Street, La Crosse, WI
Tested Date: 08/02/2019

Sieve Data

Sieve Size	Percent Passing	Specifications
4.75 mm (No. 4)	100	-
2 mm (No. 10)	100	-
850 µm (No. 20)	99	-
600 µm (No. 30)	96	-
425 µm (No. 40)	74	-
300 µm (No. 50)	22	-
250 µm (No. 60)	11	-
150 µm (No. 100)	3	-
75 µm (No. 200)	1.3	-

Classification: SP Poorly graded sand
Specimen Obtained: Moist
Test Method: Method A (Composite Sieving)
Dispersion Apparatus: Shaking

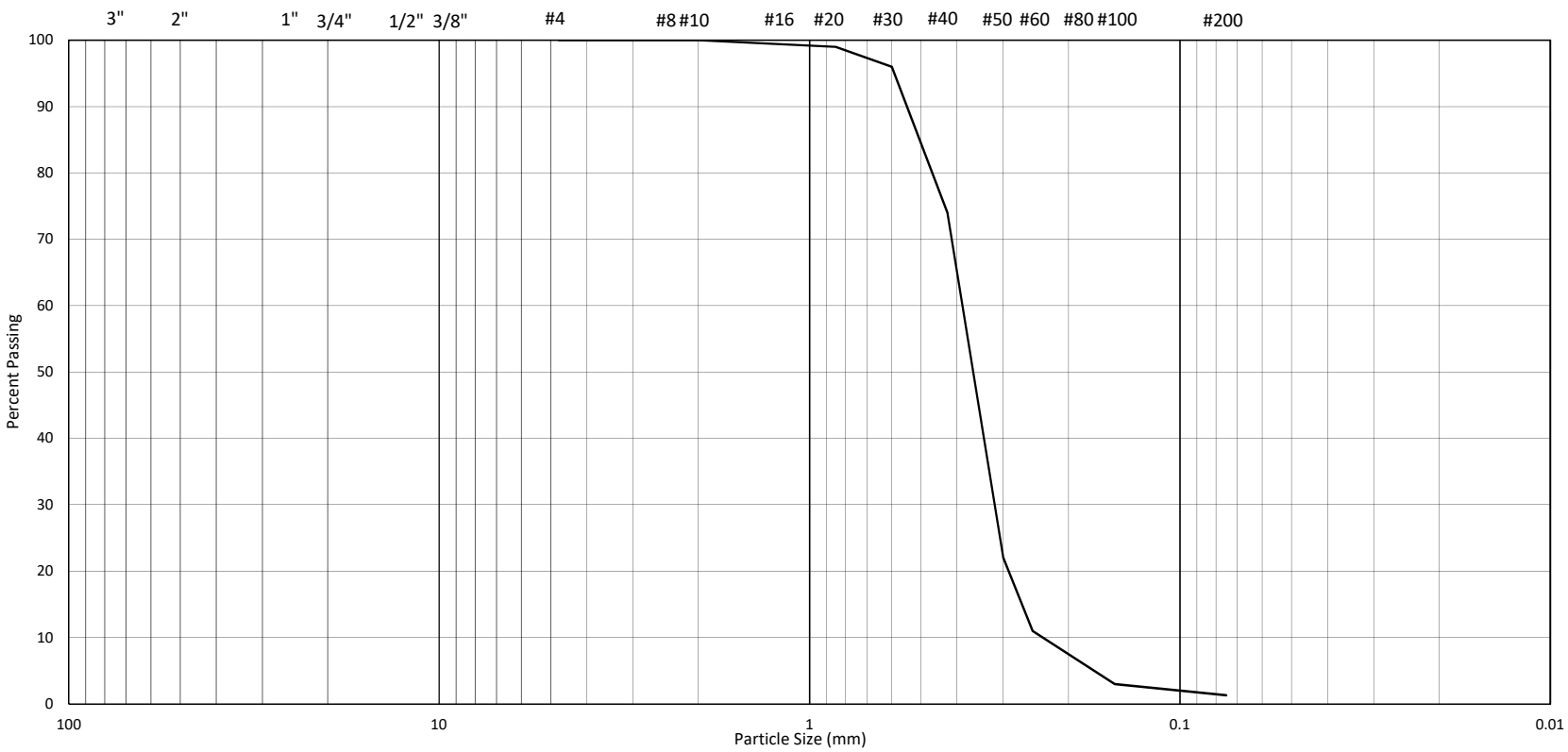
General

Results: The test is for informational purposes.

See Gradation G-01.pdf in the documents section at the end of this report.

Grain Size Accumulation Curve (ASTM)

Gravel		Sand			Fines
Coarse	Fine	Coarse	Medium	Fine	Silt & Clay



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Project Number	B1907847
Sample Number	G-01
Boring Number	ST-3
Depth	20

Gravel	0.0		
Sand	98.7		
Silt & Clay	1.3		
D60=	0.3910	Cu=	1.6
D30=	0.3190		
D10=	0.2380	Cc=	1.1

Classification

Brown Poorly Graded Sand (SP)

1002-CPS-23
Division of Industry Services
PO Box 2658
Madison, Wisconsin

Attachment 2:

SOIL AND SITE EVALUATION - STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Attach a complete site plan on paper not less than 8 ½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM reference to nearest road. ***Please print all information*** Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]	County La Crosse Parcel I.D. 17-10289-40 Reviewed by: Date:

Property Owner: Stizo Development, LLC	Property Location Govt. Lot SW¼ NE¼ S29 T07 R16 W		
Property Owner's Mailing Address: PO Box 609	Lot	Block #	Subd. Name or CSM #
City, State Zip Phone Number La Crosse, WI 54602	☒ City ☐ Village ☐ Town La Crosse		Nearest Road Saint Andrew Street

Drainage Area _____ ☐ sq. ft. ☐ acres Test site suitable for (check all that apply): ☐ Bio-retention; ☐ Subsurface Dispersal System; ☐ Reuse; ☐ Irrigation ☒ Other	Hydraulic Application Test Method ☒ Morphological Evaluation ☐ Double Ring Infiltrometer Other: (specify)	Soil Moisture Date of soil Borings: July 30, 2019 USDA-NRCS WETS Value: ☐ Dry = 1; ☒ Normal = 2; ☒ Wet = 3.

ST-2 #OBS ☐ Pit ☒ Boring Ground surface Elevation 647.8 ft. Elevation of limiting factor 12 ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
FILL	0 - 25	10YR 3/2	---	f.sl	0.sg.f	ml	c	0	< 20	0.50
FILL	25 - 36	10YR 3/3	---	f.ls	0.sg.f	ml	a	0	< 10	0.50
FILL	36 - 204	2.5Y 7/6	---	f.s	0.sg.f	ml	c	10	< 5	0.50
C	204 - 372	10YR 5/3	---	c.s	0.sg.c	ml	c	10	< 5	3.60

Comments: Groundwater was encountered at 12 feet while drilling and is a limiting layer. Seasonal and annual fluctuations of groundwater should also be anticipated.

ST-3 #OBS ☐ Pit ☒ Boring Ground surface Elevation 647.7 ft. Elevation of limiting factor 12 ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
FILL	0 - 8	10YR 3/2	---	f.sl	0.sg.f	ml	c	0	< 20	0.50
FILL	8 - 144	10YR 4/4	---	f.s	0.sg.f	ml	g	0	< 5	0.50
FILL	144 - 204	10YR 4/1	---	f.ls	0.sg.f	ml	g	0	< 10	0.50
C	204 - 372	10YR 5/3	---	m.s	0.sg.m	ml	g	0	< 5	3.60

Comments: Groundwater was encountered at 12 feet while drilling and is a limiting layer. Seasonal and annual fluctuations of groundwater should also be anticipated.

Name: Benjamin R. Sullivan	Signature: Ben Sullivan	Credential Number: 1324025
Address: 2309 Palace Street, La Crosse, WI	Date of Evaluation: 8/2/2019	Phone Number: 608.781.7277

ST-5 #OBS ☐ Pit ☒ Boring Ground surface Elevation 647.6 ft. Elevation of limiting factor 9 ½ ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
FILL	0 - 22	10YR 3/2	---	f.sl	0.sg.f	ml	c	0	< 20	0.50
FILL	22 - 72	10YR 4/4	---	f.ls	0.sg.f	ml	g	15	< 10	0.50
FILL	72 - 120	10YR 4/4	---	f.s	0.sg.f	ml	g	0	< 5	0.50
C	120 - 192	10YR 4/3	---	f.s	0.sg.f	ml	g	0	< 5	0.50

Comments: Groundwater was encountered at 9 ½ feet while drilling and is a limiting layer. Seasonal and annual fluctuations of groundwater should also be anticipated.

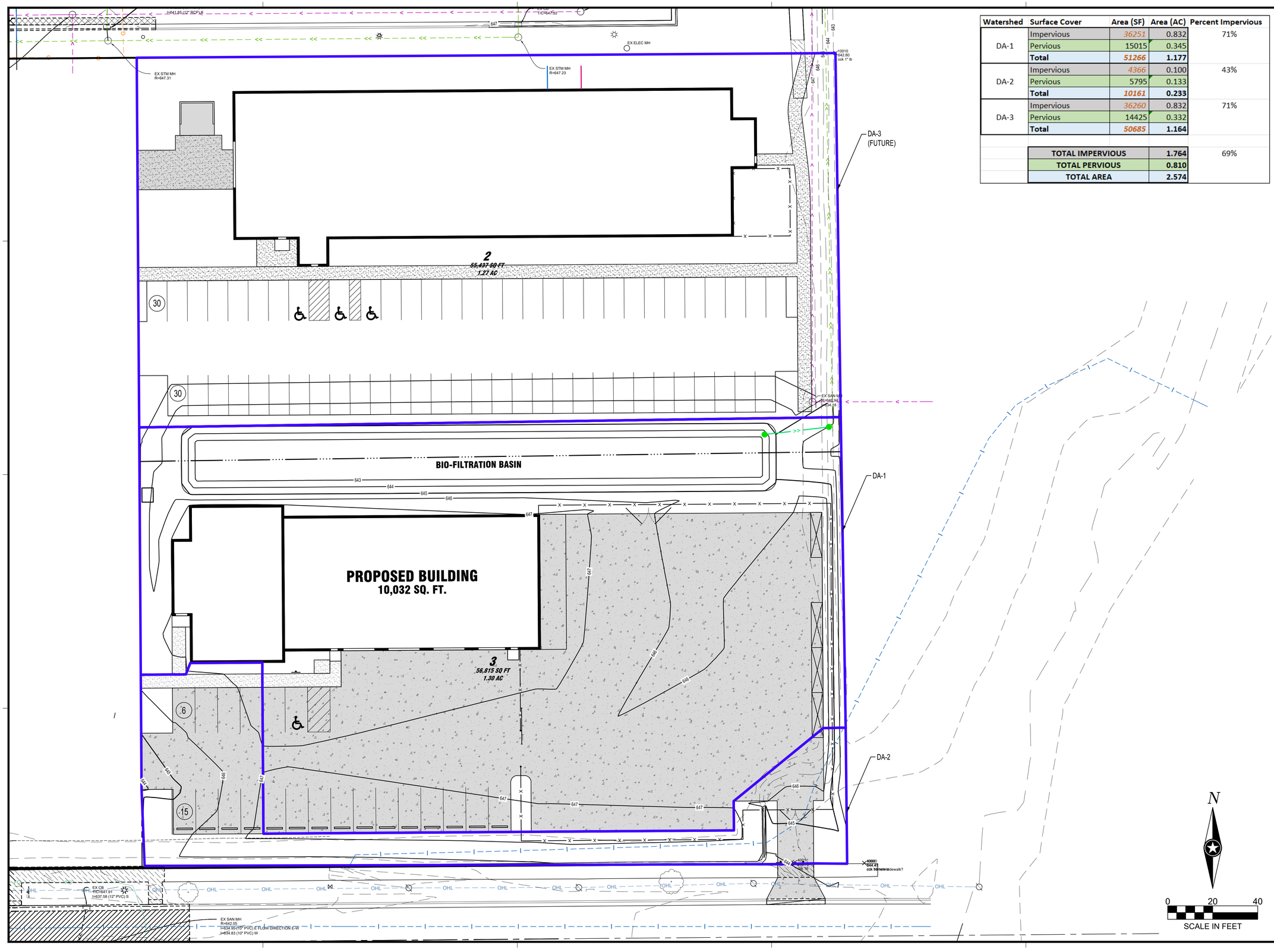
ST-6 #OBS ☐ Pit ☒ Boring Ground surface Elevation 647.9 ft. Elevation of limiting factor 10 ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
FILL	0 - 26	10YR 3/2	---	f.sl	0.sg.f	ml	c	0	< 20	0.50
FILL	26 - 48	10YR 5/4	---	f.s	0.sg.f	ml	g	0	< 5	0.50
FILL	48 - 96	10YR 5/3	---	f.s	0.sg.f	ml	g	0	< 5	0.50
C	96 - 192	10YR 5/6	---	f.s	0.sg.f	ml	g	0	< 5	0.50

Comments: Groundwater was encountered at 10 feet while drilling and is a limiting layer. Seasonal and annual fluctuations of groundwater should also be anticipated.

Overall Site Comments: The site contains deep fills that consist of sandy soils. Groundwater was encountered at depths of 9 ½ to 12 feet across the site.

Watershed	Surface Cover	Area (SF)	Area (AC)	Percent Impervious
DA-1	Impervious	36251	0.832	71%
	Pervious	15015	0.345	
	Total	**51266**	**1.177**	
DA-2	Impervious	4366	0.100	43%
	Pervious	5795	0.133	
	Total	**10161**	**0.233**	
DA-3	Impervious	36260	0.832	71%
	Pervious	14425	0.332	
	Total	**50685**	**1.164**	
	TOTAL IMPERVIOUS		**1.764**	69%
	TOTAL PERVIOUS		**0.810**	
	TOTAL AREA		**2.574**	



ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BORTON CONSTRUCTION NEW OFFICE

LA CROSSE WI

REVISION SCHEDULE

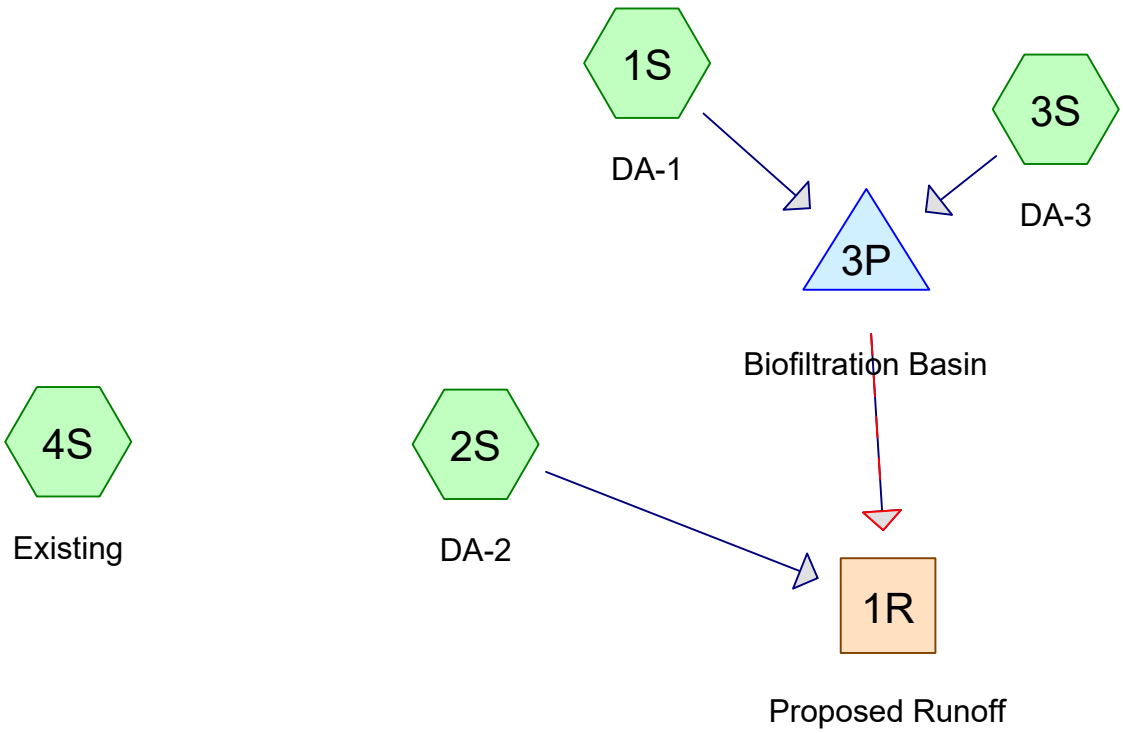
DATE	DESCRIPTION	BY

PROJECT NO.	PROJ. NO
FILE NAME	34320 PROPOSED CONDITIONS
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PROPOSED DRAINAGE MAP

SHEET 1 OF 1



Subcat Reach Pond Link

Routing Diagram for 34320 Proposed Conditions
Prepared by I&S Group, Inc, Printed 6/5/2026
HydroCAD® 10.20-7a s/n 02403 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr	fe_text_mean 24-hr S0	2-yr	Default	24.00	1	3.01	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.810	61	>75% Grass cover, Good, HSG B (1S, 2S, 3S)
1.764	98	Impervious, HSG B (1S, 2S, 3S)
2.574	98	Roofs, HSG B (4S)
5.148	**92**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
5.148	HSG B	1S, 2S, 3S, 4S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
5.148		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.810	0.000	0.000	0.000	0.810	>75% Grass cover, Good	1S, 2S, 3S
0.000	1.764	0.000	0.000	0.000	1.764	Impervious	1S, 2S, 3S
0.000	2.574	0.000	0.000	0.000	2.574	Roofs	4S
0.000	**5.148**	**0.000**	**0.000**	**0.000**	**5.148**	**TOTAL AREA**	

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: DA-1 Runoff Area=1.177 ac 70.69% Impervious Runoff Depth=1.75"
Tc=5.0 min CN=87 Runoff=3.69 cfs 0.171 af

Subcatchment2S: DA-2 Runoff Area=0.233 ac 42.92% Impervious Runoff Depth=1.08"
Tc=5.0 min CN=77 Runoff=0.43 cfs 0.021 af

Subcatchment3S: DA-3 Runoff Area=1.164 ac 71.48% Impervious Runoff Depth=1.75"
Tc=5.0 min CN=87 Runoff=3.65 cfs 0.170 af

Subcatchment4S: Existing Runoff Area=2.574 ac 100.00% Impervious Runoff Depth=2.78"
Flow Length=100' Slope=0.0100 '/' Tc=13.3 min CN=98 Runoff=8.22 cfs 0.596 af

Reach 1R: Proposed Runoff Inflow=0.84 cfs 0.362 af
Outflow=0.84 cfs 0.362 af

Pond 3P: Biofiltration Basin Peak Elev=643.93' Storage=7,075 cf Inflow=7.34 cfs 0.341 af
Primary=0.51 cfs 0.341 af Secondary=0.00 cfs 0.000 af Outflow=0.51 cfs 0.341 af

Total Runoff Area = 5.148 ac Runoff Volume = 0.958 af Average Runoff Depth = 2.23"
15.73% Pervious = 0.810 ac 84.27% Impervious = 4.338 ac

Summary for Subcatchment 1S: DA-1

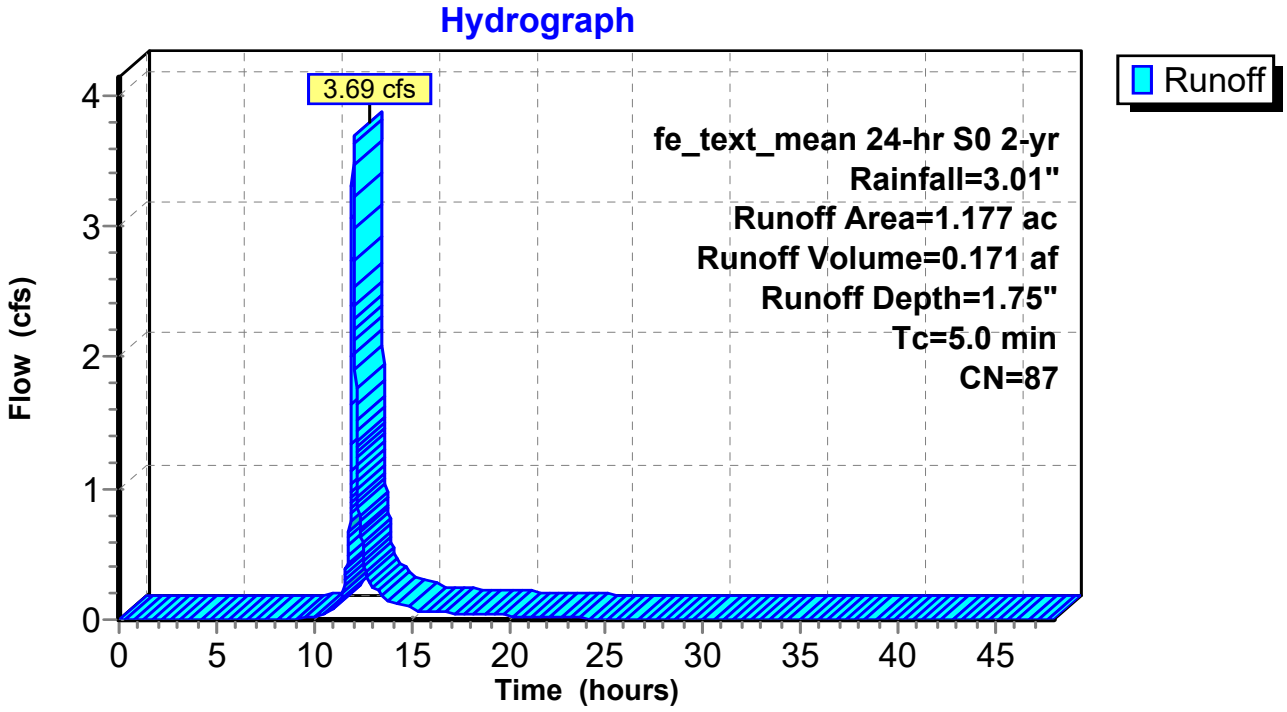
Runoff = 3.69 cfs @ 12.03 hrs, Volume= 0.171 af, Depth= 1.75"
Routed to Pond 3P : Biofiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
fe_text_mean 24-hr S0 2-yr Rainfall=3.01"

	Area (ac)	CN	Description
*	0.832	98	Impervious, HSG B
	0.345	61	>75% Grass cover, Good, HSG B
	1.177	87	Weighted Average
	0.345		29.31% Pervious Area
	0.832		70.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: DA-1



Summary for Subcatchment 2S: DA-2

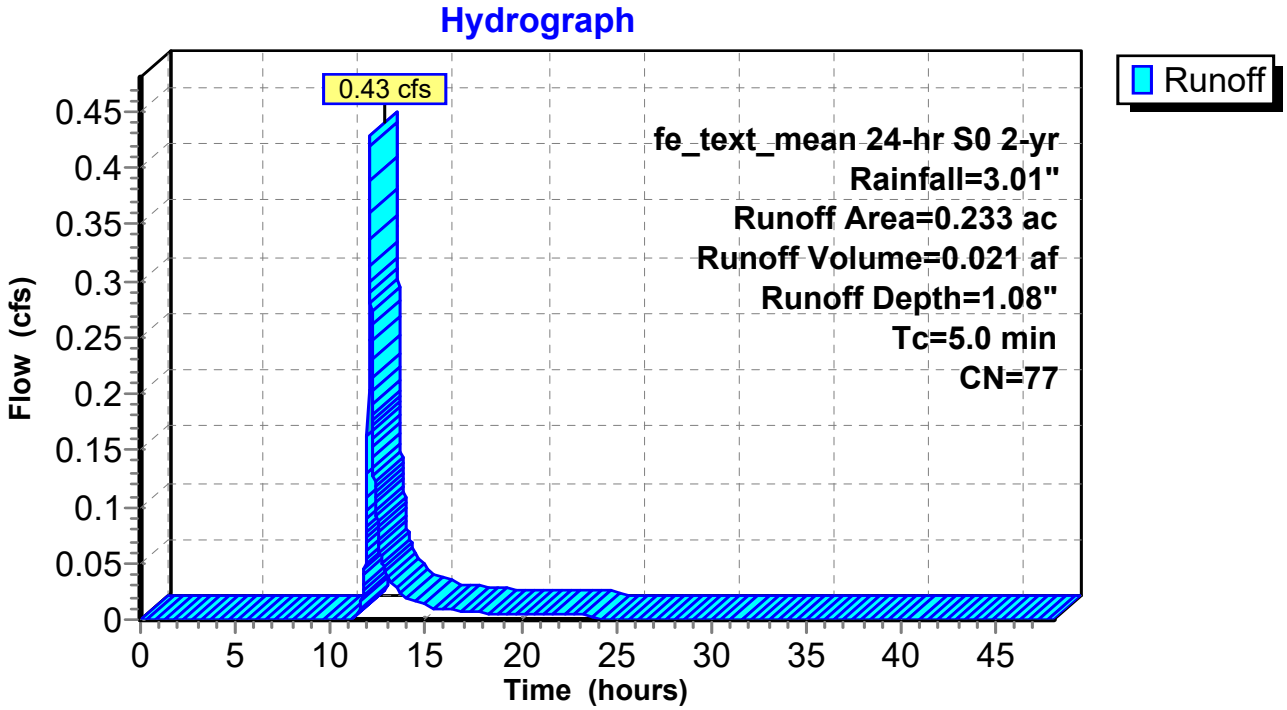
Runoff = 0.43 cfs @ 12.03 hrs, Volume= 0.021 af, Depth= 1.08"
Routed to Reach 1R : Proposed Runoff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
fe_text_mean 24-hr S0 2-yr Rainfall=3.01"

	Area (ac)	CN	Description
*	0.100	98	Impervious, HSG B
	0.133	61	>75% Grass cover, Good, HSG B
	0.233	77	Weighted Average
	0.133		57.08% Pervious Area
	0.100		42.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: DA-2



Summary for Subcatchment 3S: DA-3

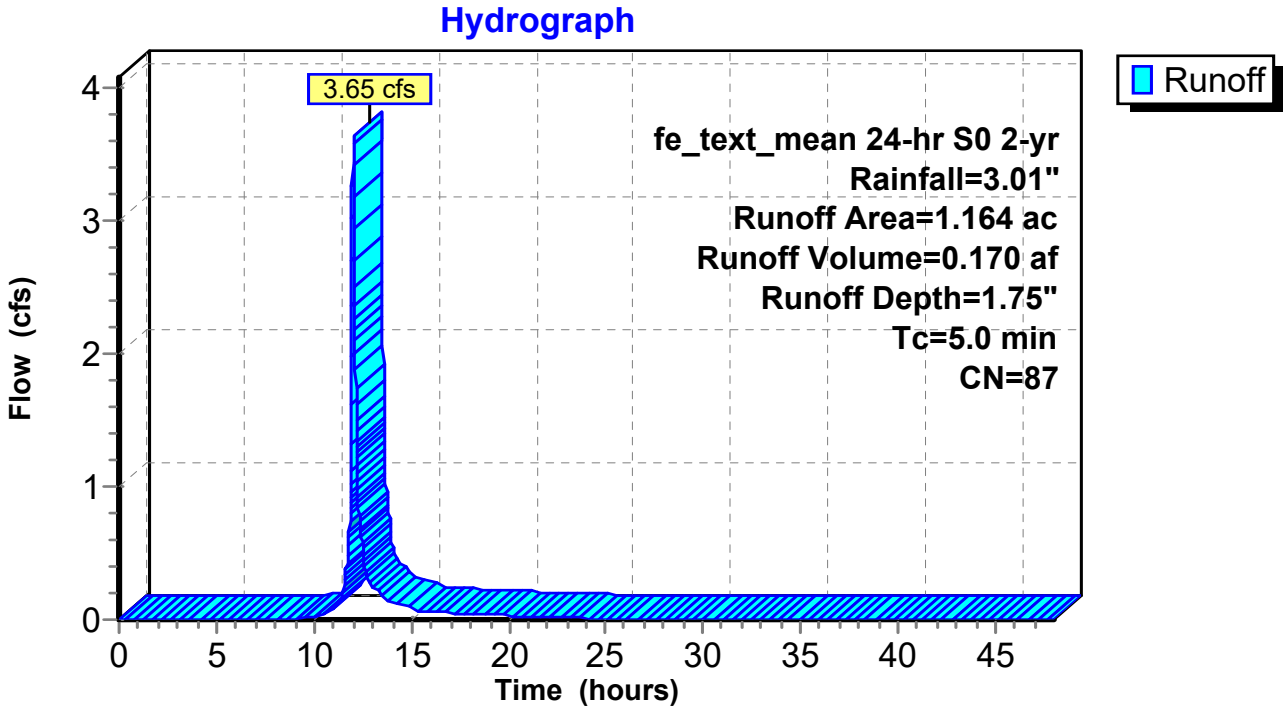
Runoff = 3.65 cfs @ 12.03 hrs, Volume= 0.170 af, Depth= 1.75"
Routed to Pond 3P : Biofiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
fe_text_mean 24-hr S0 2-yr Rainfall=3.01"

	Area (ac)	CN	Description
*	0.832	98	Impervious, HSG B
	0.332	61	>75% Grass cover, Good, HSG B
	1.164	87	Weighted Average
	0.332		28.52% Pervious Area
	0.832		71.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: DA-3



Summary for Subcatchment 4S: Existing

Runoff = 8.22 cfs @ 12.13 hrs, Volume= 0.596 af, Depth= 2.78"

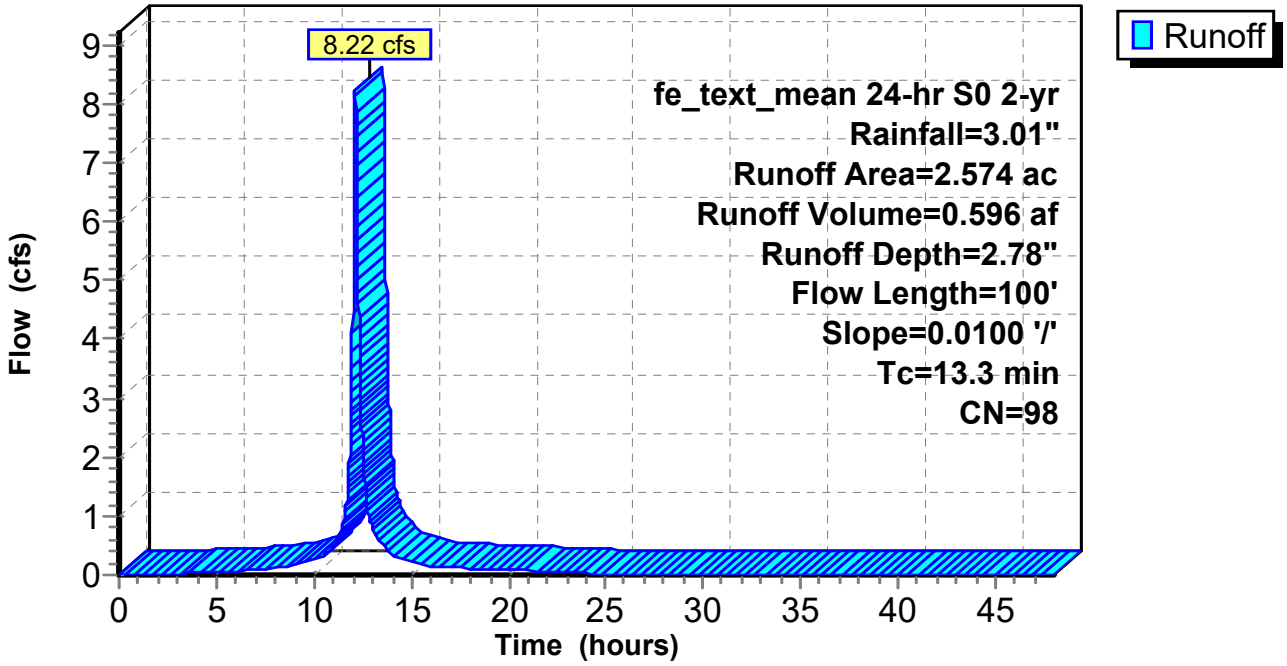
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
fe_text_mean 24-hr S0 2-yr Rainfall=3.01"

Area (ac)	CN	Description
2.574	98	Roofs, HSG B
2.574		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.3	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.01"

Subcatchment 4S: Existing

Hydrograph

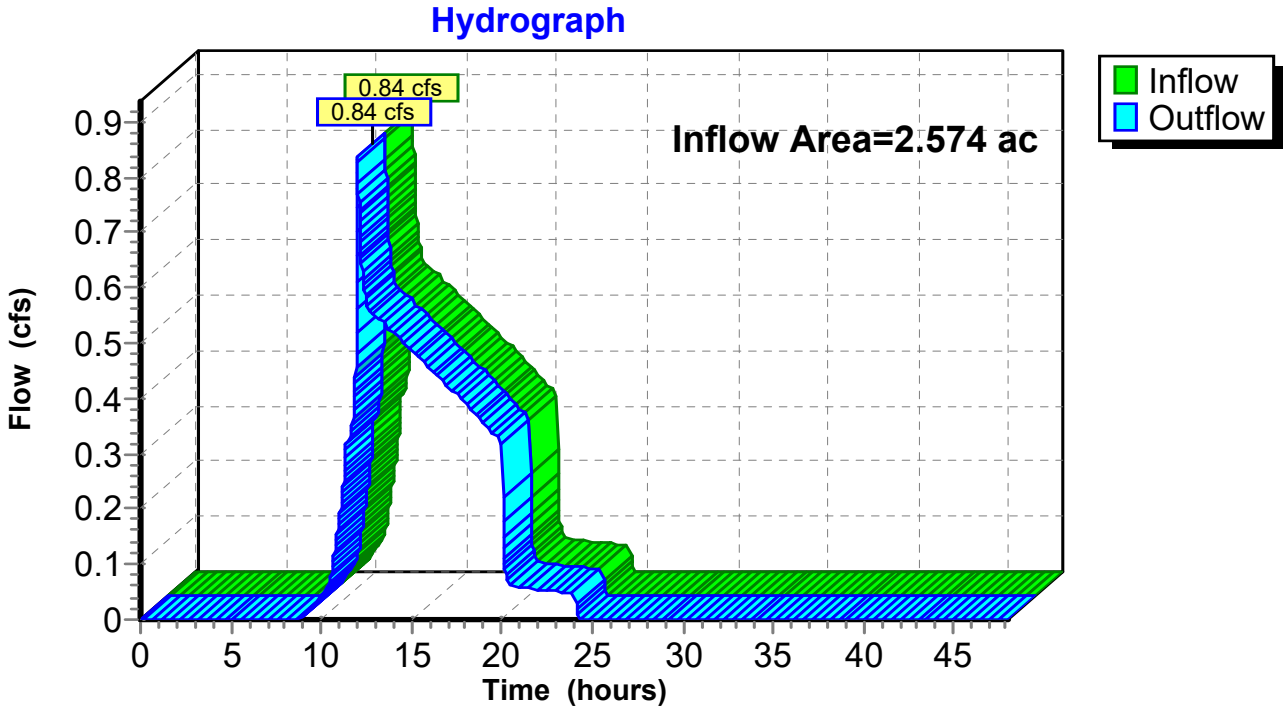


Summary for Reach 1R: Proposed Runoff

Inflow Area = 2.574 ac, 68.53% Impervious, Inflow Depth = 1.69" for 2-yr event
Inflow = 0.84 cfs @ 12.04 hrs, Volume= 0.362 af
Outflow = 0.84 cfs @ 12.04 hrs, Volume= 0.362 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 1R: Proposed Runoff



Summary for Pond 3P: Biofiltration Basin

Inflow Area = 2.341 ac, 71.08% Impervious, Inflow Depth = 1.75" for 2-yr event
Inflow = 7.34 cfs @ 12.03 hrs, Volume= 0.341 af
Outflow = 0.51 cfs @ 13.05 hrs, Volume= 0.341 af, Atten= 93%, Lag= 61.5 min
Primary = 0.51 cfs @ 13.05 hrs, Volume= 0.341 af
Routed to Reach 1R : Proposed Runoff
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach 1R : Proposed Runoff

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 643.93' @ 13.05 hrs Surf.Area= 6,126 sf Storage= 7,075 cf

Plug-Flow detention time= 134.7 min calculated for 0.341 af (100% of inflow)
Center-of-Mass det. time= 134.7 min (937.0 - 802.3)

Volume	Invert	Avail.Storage	Storage Description
#1	642.50'	26,209 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
642.50	3,735	0	0
645.00	7,900	14,544	14,544
646.00	15,430	11,665	26,209

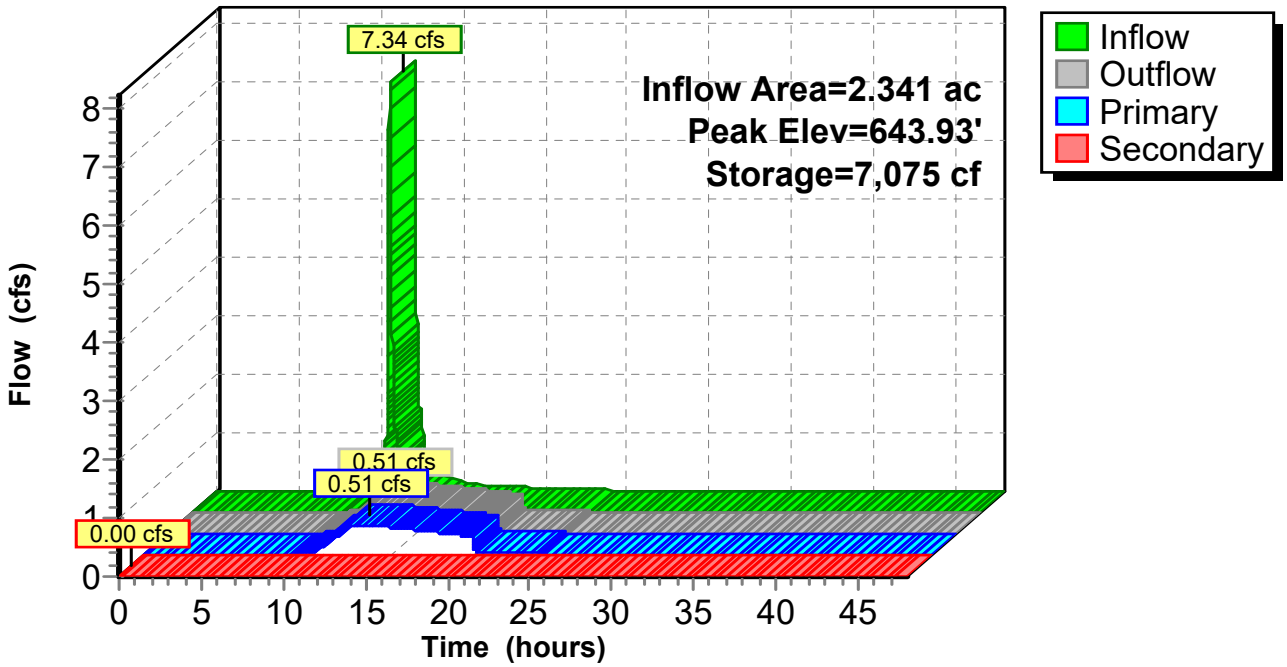
Device	Routing	Invert	Outlet Devices
#1	Primary	642.50'	**3.600 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	644.00'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads
#3	Secondary	645.00'	**5.0' long x 5.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

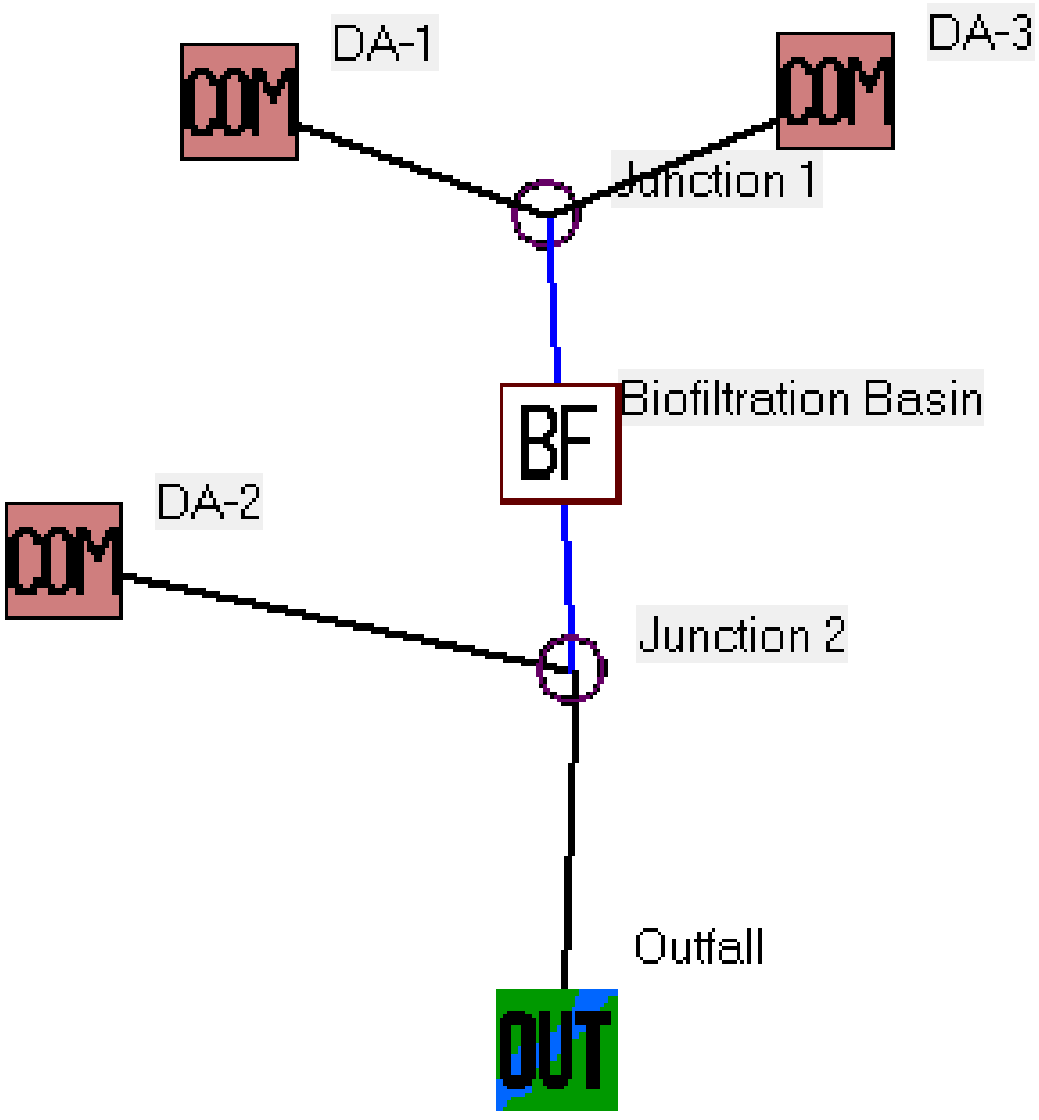
Primary OutFlow Max=0.51 cfs @ 13.05 hrs HW=643.93' TW=0.00' (Dynamic Tailwater)
└─**1=Exfiltration** (Exfiltration Controls 0.51 cfs)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=642.50' TW=0.00' (Dynamic Tailwater)
└─**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Biofiltration Basin

Hydrograph




DA-1
DA-3
COM
COM
Junction 1
BF
Biofiltration Basin
DA-2
COM
Junction 2
Outfall
OUT

Data file name: S:\Projects\34000 PROJ\34300-34399\34320 5th Ward SE Development Site D-La Crosse WI\34320 Practice Groups\Civil-Survey\Civil Calcs\34320 Pr
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Minneapolis MN 1959.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/02/59 Study period ending date: 12/28/59
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 06-05-2026 Time: 09:35:22
Site information:

LU# 1 - Commercial: DA-1 Total area (ac): 1.177
1 - Roofs 1: 0.240 ac. Flat Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.592 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.277 ac. Moderately Compacted Sandy PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM F
70 - Water Body Areas: 0.068 ac. PSD File: Source Area PSD File:

LU# 2 - Commercial: DA-3 Total area (ac): 0.832
1 - Roofs 1: 0.346 ac. Flat Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.486 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: DA-2 Total area (ac): 0.233
13 - Paved Parking 1: 0.100 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.133 ac. Moderately Compacted Sandy PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM F

Control Practice 1: Biofilter CP# 1 (DS) - Biofiltration Basin
1. Top area (square feet) = 7900
2. Bottom aea (square feet) = 3735
3. Depth (ft): 5
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0.75
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 1.75
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0
Soil Data Soil Type Fraction in Eng. Soil
User-Defined Media Type 1.000
Saturation water content (Porosity) = 0
Field capacity (fraction) = 0
Permanent Wilting Point (fraction) = 0
Infiltration rate (in/hr) = 3.6
Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 5
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 4.99
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 1
2. Stand pipe height above datum (ft): 4
Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

SLAMM for Windows Version 10.5.0
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Data file name: S:\Projects\34000 PROJ\34300-34399\34320 5th Ward SE Development Site D-La Crosse WI\34320 Practice Groups\Civil-Survey\Civil Calcs\34320 Pr
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Minneapolis MN 1959.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/02/59 Study period ending date: 12/28/59
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/02/59 Model Run End Date: 12/28/59
Date of run: 06-05-2026 Time of run: 09:34:49
Total Area Modeled (acres): 2.242
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	136280	-	109.3	930.2	-
Outfall Total with Controls:	136567	-0.21%	34.35	292.9	68.51%
Annualized Total After Outfall Controls:	138463			296.9	

Biofilter # 1 is expected to clog in 9.6 years.. Percent Solids Reduction due to Engineered Media = 80

C V T

Chosen Valley Testing, Inc.

Legend

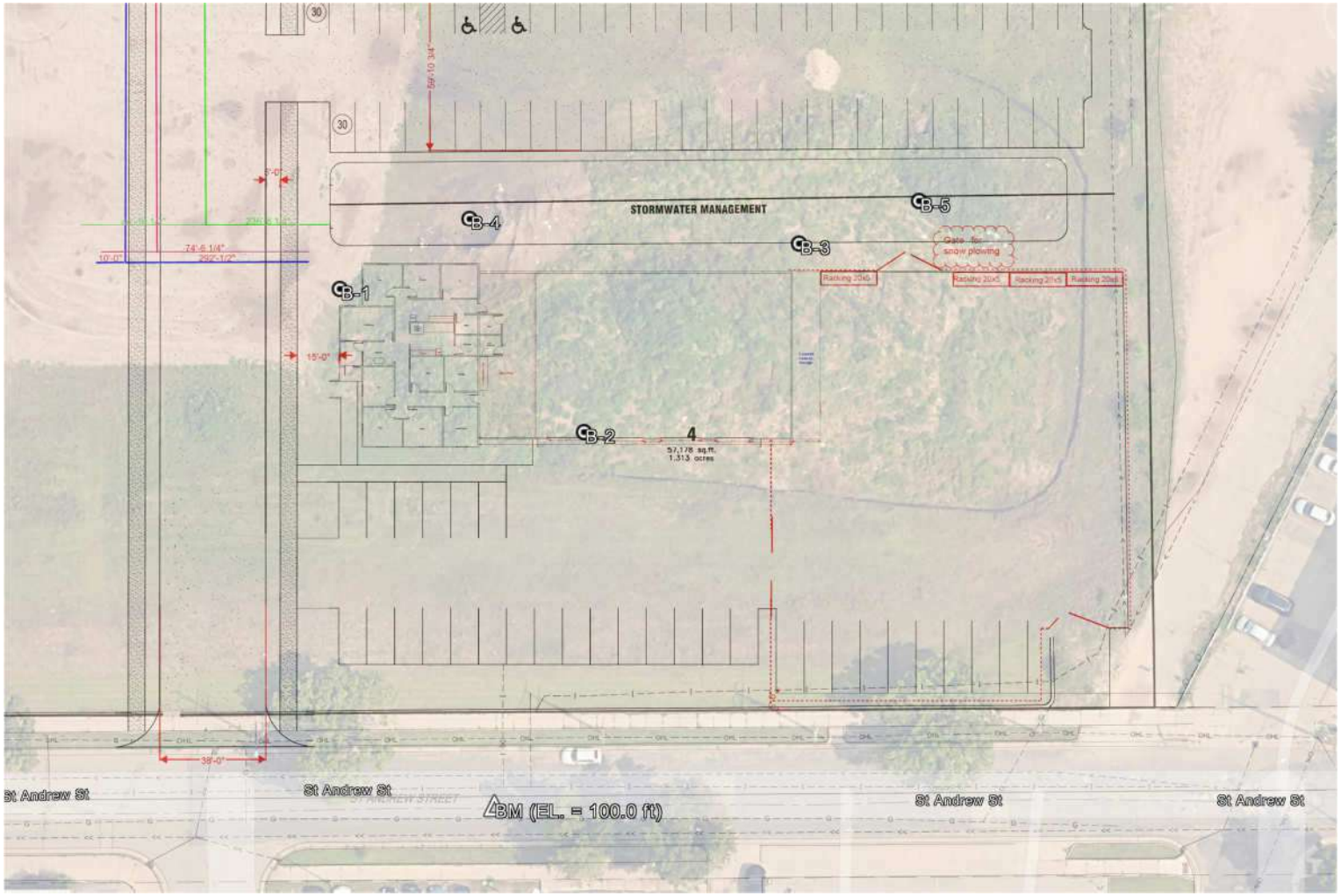
Boring Locations

Benchmark

N

Boring Location Sketch

New Borton Office & Shop
St. Andrew Street
La Crosse, Wisconsin
CVT #: 27570.26.WIL



LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 27570.26.WIL Design Phase Geotecnical Investigation Proposed New Borton Office & Shop St Andrew Street La Crosse, Wisconsin	BORING: **B-1** LOCATION: See attached sketch DATE: 4/9/2026 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
105.2	0.0	SM	**FILL**, silty sand, trace gravel, fine grained, brown, moist.	14		Benchmark: Centerline of St. Andrew Street south of the site, assigned elevation 100 feet.
			Trace brick around 5'.	15		
98.7	6.5	SP	**FILL**, poorly graded sand, fine grained, brown, moist.	15		
				11		
92.7	12.5	SC	**Slightly Organic CLAYEY SAND** trace roots, fine grained, black, wet.	9		
91.2	14.0		(Topsoil)		▽	
		SP	**POORLY GRADED SAND** fine grained, gray, water bearing, loose to medium dense. (Alluvium)	11		
				8		
79.2	26.0			9		
			End of boring. Water observed during drilling below around 14'. Boring sealed upon completion.			

CVT STANDARD 27570.26.WIL (BORTON OFFICE & SHOP).GPJ LOG A GNNN06.GDT 4/15/26

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 27570.26.WIL Design Phase Geotecnical Investigation Proposed New Borton Office & Shop St Andrew Street La Crosse, Wisconsin	BORING: **B-2** LOCATION: See attached sketch DATE: 4/9/2026 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
106.1	0.0	SM	**FILL**, silty sand, trace gravel, fine grained, yellowish brown, moist.			Benchmark: Centerline of St. Andrew Street south of the site, assigned elevation 100 feet.
			Brown below 2.5'.	9		
			Trace concrete below 5'.	16		
99.6	6.5	SP	**FILL**, poorly graded sand,	15		
				11		
94.6	11.5	CL	**LEAN CLAY** black, wet, medium. (Alluvium / B-Horizon)	8	▽	
93.1	13.0	SM	**SILTY SAND** fine grained, brown, water bearing, loose. (Alluvium)			
92.1	14.0	SP	**POORLY GRADED SAND** fine grained, brown, water bearing, loose. (Alluvium)	7		
				7		
80.1	26.0			8		
			End of boring. Water observed during drilling below around 13'. Boring sealed upon completion.			

CVT STANDARD 27570.26.WIL (BORTON OFFICE & SHOP).GPJ LOG A GNNN06.GDT 4/15/26

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 27570.26.WIL Design Phase Geotecnical Investigation Proposed New Borton Office & Shop St Andrew Street La Crosse, Wisconsin	BORING: **B-3** LOCATION: See attached sketch DATE: 4/9/2026 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
106.0	0.0	SP SM	**FILL**, poorly graded sand with SILT **trace gravel, fine grained, yellowish brown, moist.**			Benchmark: Centerline of St. Andrew Street south of the site, assigned elevation 100 feet.
				9		
			Brown and black mixed below 5'.	13		
				14		
97.0	9.0	SP	**FILL**, poorly graded sand, fine grained, brown, moist.	4		
94.5	11.5	SM	**SILTY SAND** fine grained, dark brown, wet to water bearing, loose. (Alluvium / B-Horizon) Water bearing below 13'.	6	▽	
91.0	15.0	SP	**POORLY GRADED SAND** fine grained, brown, water bearing, loose. (Alluvium)	9		
				5		
80.0	26.0			6		
			End of boring. Water observed during drilling below around 13'. Boring sealed upon completion.			

CVT STANDARD 27570.26.WIL (BORTON OFFICE & SHOP).GPJ LOG A GNNN06.GDT 4/15/26

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 27570.26.WIL Design Phase Geotecnical Investigation Proposed New Borton Office & Shop St Andrew Street La Crosse, Wisconsin	BORING: **B-4** LOCATION: See attached sketch DATE: 4/9/2026 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
105.2	0.0					
104.4	0.8	SM	**Slightly Organic SILTY SAND** black. (Topsoil / Fill)	*		Benchmark: Centerline of St. Andrew Street south of the site, assigned elevation 100 feet.
102.7	2.5	SP SM	**FILL**, poorly graded sand with silt, trace gravel, fine grained, yellowish brown, moist.			* 4 / 4 / 4 / 4
		SC	**FILL**, clayey sand with gravel, fine grained, brown, moist.	*		* 4 / 5 / 6 / 6
99.7	5.5			*		* 6 / 5 / 4 / 5
		SP	**FILL**, poorly graded sand, fine grained, brown, moist.	*		* 5 / 5 / 5 / 5
				*		* 4 / 6 / 4 / 5
				*		* 5 / 5 / 6 / 5
90.7	14.5			*	▽	* 3 / 5 / 4 / 4
89.7	15.5	SC	**CLAYEY SAND** fine grained, black, water bearing, loose. (Alluvium / B-Horizon)	*		* 1 / 2 / 4 / 6
		SP	**POORLY GRADED SAND** fine grained, gray, water baring, loose. (Alluvium)	*		* 2 / 3 / 4 / 5
85.2	20.0			*		* 4 / 5 / 4 / 4
			End of boring. Water observed during drilling below around 14.5'. Boring sealed upon completion.			

CVT STANDARD 27570.26.WIL (BORTON OFFICE & SHOP).GPJ LOG A GNNN06.GDT 4/15/26

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 27570.26.WIL Design Phase Geotecnical Investigation Proposed New Borton Office & Shop St Andrew Street La Crosse, Wisconsin	BORING: **B-5** LOCATION: See attached sketch DATE: 4/9/2026 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
105.4	0.0					Benchmark: Centerline of St. Andrew Street south of the site, assigned elevation 100 feet.
104.4	1.0	CL OL	**Slightly Organic LEAN CLAY** black. (Topsoil)	*		* 1 / 4 / 5 / 7
102.9	2.5	SM	**FILL**, silty sand with gravel, fine to medium grained, brown, moist.			
		SP SM	**FILL**, poorly graded sand with silt, trace gravel, fine grained, yellowish brown, moist.	*		* 8 / 6 / 5 / 6
			Brown below 5.5'. Trace concrete below 5.5'.	*		* 5 / 7 / 8 / 11
96.9	8.5			*		* 6 / 6 / 5 / 4
		SP	**FILL**, poorly graded sand, trace gravel, fine grained, brown, moist.	*		* 4 / 5 / 6 / 5
92.9	12.5			*		* 4 / 3 / 3 / 4
91.9	13.5	CL	**SANDY LEAN CLAY** black, wet, rather soft. (Alluvium / B-Horizon)	*		* 3 / 3 / 2 / 1
90.9	14.5	SM	**SILTY SAND** fine grained, brown, wet, very loose.		▽	
		SP	(Alluvium)	*		* 3 / 4 / 5 / 5
			POORLY GRADED SAND, fine grained, brown, water bearing, loose to medium dense. (Alluvium)	*		* 4 / 5 / 4 / 6
85.4	20.0			*		* 6 / 5 / 7 / 7
			End of boring. Water observed during drilling below around 14.5'. Boring sealed upon completion.			

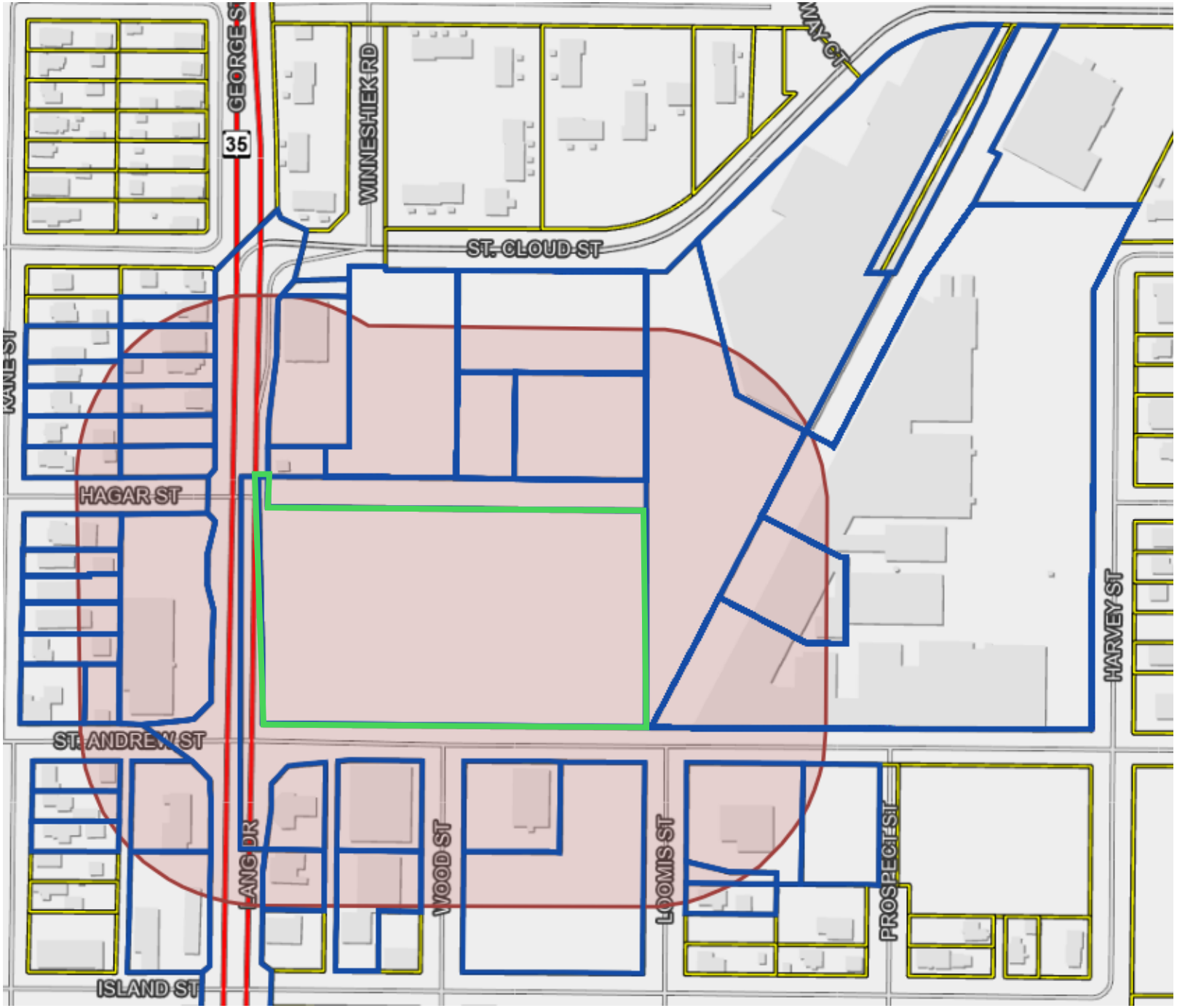
CVT STANDARD 27570.26.WIL (BORTON OFFICE & SHOP).GPJ LOG A GNNN06.GDT 4/15/26

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10290-23	1401 ANDREW LLC	1401 ST ANDREW ST	4915 DUPONT AVE S	MINNEAPOLIS MN 55419
17-10213-100	530 LANG DRIVE LLC	1220 ST ANDREW ST	530 LANG DR	LA CROSSE WI 54603
17-10214-10	530 LANG DRIVE LLC	530 LANG DR	530 LANG DR	LA CROSSE WI 54603
17-40381-780	BRIAN K LUSK, COLLEEN R LUSK	1315 HAGAR ST	1315 HAGAR ST	LA CROSSE WI 54603
17-10071-10	BUSHEL 1 LLC	727 GEORGE ST	301 GREEN COULEE RD	ONALASKA WI 54650
17-10216-30	CHARLES BRITTEN, CAROL NELSON BRITTEN	528 KANE ST	528 KANE ST	LA CROSSE WI 54603-2921
17-10071-70	CHARLES A SCHAUB	1111 ST ANDREW ST	1111 ST ANDREW ST	LA CROSSE WI 54603
17-10216-20	CHARLES B BRITTEN	1102 ST ANDREW ST	1102 ST ANDREW ST	LA CROSSE WI 54603
17-10071-80	CHEWEY LLC	1101 ST ANDREW ST	1101 ST ANDREW ST	LA CROSSE WI 54603
17-10071-30	CHRIS E PAULSEN, MOLLY R PAULSEN	717 GEORGE ST	6418 UNITY AVE N	BROOKLYN CENTER MN 55429
17-10071-40	CHRIS E PAULSEN, MOLLY R PAULSEN	713 GEORGE ST	6418 UNITY AVE N	BROOKLYN CENTER MN 55429
17-10071-50	CHRIS E PAULSEN, MOLLY R PAULSEN	707 GEORGE ST	6418 UNITY AVE N	BROOKLYN CENTER MN 55429
17-10289-50	CITY OF LACROSSE		400 LA CROSSE ST	LA CROSSE WI 54601
17-10290-10	CITY OF LACROSSE	732 GEORGE ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10298-500	CITY OF LACROSSE	LANG DR	400 LA CROSSE ST	LA CROSSE WI 54601
17-10070-80	CORY RUNDLE	700 KANE ST	700 KANE ST	LA CROSSE WI 54603-2676
17-10213-90	CRAIG A REDENBAUGH, SUSAN REDENBAUGH	1320 ST ANDREW ST	1224 ISLAND ST	LA CROSSE WI 54603
17-10070-90	DRIFTMORE ACQUISITIONS LLC	706 KANE ST	PO BOX 857	ONALASKA WI 54650
17-10071-90	DUANE E GENZ, CHANDRA R ROARK	612 KANE ST	1101 ST ANDREW ST	LA CROSSE WI 54603-2639
17-10071-120	ELIZABETH A JENSEN	632 KANE ST	632 KANE ST	LA CROSSE WI 54603-2922
17-10216-50	ETHAN S INGALLS	522 KANE ST	522 KANE ST	LA CROSSE WI 54603
17-10690-220	FIFTH WARD RESIDENCES LLC	1221 HAGAR ST	1243 BADGER ST	LA CROSSE WI 54601
17-10690-230	FIFTH WARD RESIDENCES LLC	1312 ST CLOUD ST	1243 BADGER ST	LA CROSSE WI 54601
17-10690-250	FIFTH WARD RESIDENCES LLC	1231 HAGAR ST	1243 BADGER ST	LA CROSSE WI 54601
17-40381-830	FIFTH WARD RESIDENCES LLC	1305 HAGAR ST	1243 BADGER ST	LA CROSSE WI 54601
17-40381-860	FIFTH WARD RESIDENCES LLC	1319 HAGAR ST	1243 BADGER ST	LA CROSSE WI 54601
17-40381-870	FIFTH WARD RESIDENCES LLC	1321 HAGAR ST	1243 BADGER ST	LA CROSSE WI 54601
17-10071-100	G&N SKEMP TRUST	616 KANE ST	1807 NAKOMIS AVE	LA CROSSE WI 54603-1542
17-10071-110	G&N SKEMP TRUST	622 KANE ST	1807 NAKOMIS AVE	LA CROSSE WI 54603-1542
17-10213-31	JAMES CRAIG	LOOMIS ST	520 LOOMIS ST	LA CROSSE WI 54603
17-10213-80	JAMES CRAIG	520 LOOMIS ST	520 LOOMIS ST	LA CROSSE WI 54603
17-40381-910	JOSHUA PERRAULT	1329 HAGAR ST	1329 HAGAR ST	LA CROSSE WI 54603
17-10213-32	KS LACROSSE REAL ESTATE LLC	528 LOOMIS ST	528 LOOMIS ST	LA CROSSE WI 54603
17-10216-70	KWIK TRIP INC	507 LANG DR	1626 OAK ST	LA CROSSE WI 54603
17-10213-140	LM INVESTMENT PROPERTIES LLC	514 & 516 LANG DR	W5475 TIMBER CREEK TRL	LA CROSSE WI 54601
17-40381-800	LOUISE MARIE MEYER	1311 HAGAR ST	1311 HAGAR ST	LA CROSSE WI 54603
17-10070-95	M&R APARTMENTS LLC	710, 712, 714 KANE ST	S1411 BUELLS VALLEY RD	MONDOVI WI 54755
17-10070-100	MALON HOLDINGS LLC	716 KANE ST	PO BOX 2226	LA CROSSE WI 54602
17-40381-880	MARK A ETRHEIM, DORA L ETRHEIM	1323 HAGAR ST	501 GRAND MEADOW DR	HOLMEN WI 54636-2205
17-40381-820	MEGAN L HENNING	1307 HAGAR ST	1307 HAGAR ST	LA CROSSE WI 54603
17-10289-70	OREILLY AUTOMOTIVE STORES INC C/O RYAN LLC #4764	710 GEORGE ST	PO BOX 9167	SPRINGFIELD MO 65801
17-40381-850	PAMELA CONWAY	1317 HAGAR ST	1317 HAGAR ST	LA CROSSE WI 54603
17-10216-10	PROPERTY CONCEPTS LLC	1122 ST ANDREW ST	3410 EMERALD VALLEY DR	ONALASKA WI 54650
17-10071-60	R GARDNER LLC	701 GEORGE ST	N3553 ELM DR	STODDARD WI 54658
17-10071-20	R HAMILTON ENTERPRISES LLC	723 GEORGE ST	1508 NAKOMIS AVE	LA CROSSE WI 54603
17-10288-80	REINHART FOODSERVICE LLC	1500 ST JAMES ST	100 HARBORVIEW PLZ STE 200	LA CROSSE WI 54601
17-10288-86	REINHART FOODSERVICE LLC	ST JAMES ST	100 HARBORVIEW PLZ STE 200	LA CROSSE WI 54601
17-10289-45	REINHART FOODSERVICE LLC	1402 ST CLOUD ST	100 HARBORVIEW PLZ STE 200	LA CROSSE WI 54601
17-40381-900	RYAN KIRN	1327 HAGAR ST	1327 HAGAR ST	LA CROSSE WI 54603
17-10213-110	SCOTT E MORAN, MELISSA A MORAN, JOYCE MURPHY, MARK A MURPHY	1217 ISLAND ST 513 WOOD ST	N3194 HIDDEN SPRINGS RD	LA CROSSE WI 54601
17-40381-810	SHANE J FREITAG REVOCABLE TRUST, VANESSA L FREITAG REVOCABLE TRUST	1309 HAGAR ST	1420 49TH ST NE	ANKENY IA 50021
17-40381-790	SHEILA SCHNEIDER	1313 HAGAR ST	1313 HAGAR ST	LA CROSSE WI 54603
17-10070-110	STACY CANADY	718 KANE ST	718 KANE ST	LA CROSSE WI 54603
17-10071-115	STEVEN CLEVELAND, DIANE CLEVELAND	628 KANE ST	W4546 KINNEY COULEE RD N	ONALASKA WI 54650
17-40381-840	SUSAN M KORTES	1303 HAGAR ST	1303 HAGAR ST	LA CROSSE WI 54603
17-10213-33	THE FENIGOR GROUP LLC		1501 ST ANDREW ST C101	LA CROSSE WI 54603
17-10213-91	THE FENIGOR GROUP LLC	ISLAND ST	1501 ST ANDREW ST C101	LA CROSSE WI 54603
17-10290-24	THE FENIGOR GROUP LLC	1407 & 1501 ST ANDREW ST	1501 ST ANDREW ST C101	LA CROSSE WI 54603
17-10071-130	TOP LEASCO LIMITED PARTNERSHIP C/O MISSISSIPPI WELDERS SUPPLY COMPANY	609 & 611 GEORGE ST	PO BOX 1036	WINONA MN 55987-1036
17-40381-890	YI HUANG	1325 HAGAR ST	432 CORONADO CIR	ONALASKA WI 54650

Properties above are within 300 feet of 1319 & 1325 Saint Andrew St.

APPLICANT: BORTON DEVELOPMENT LLC 2 COPELAND AVE #201 LA CROSSE WI 54603

Properties within 300 feet of 1325 Saint Adrew Street.



NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District – General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street.

Property is presently: vacant land

Property is proposed to be: mixed-use building with office space, warehouse, and operational facilities

Rezoning is necessary: to allow for office space, warehouse, & operational facilities

Tax Parcel 17-10289-040; 1325 St. Andrew Street

The City Plan Commission will meet to consider such application on **Monday, June 29, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, June 30, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, July 9, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0513).

Dated this 11th day of June, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

Published: June 16 and 23, 2026
One (1) Affidavit

Office of City Clerk

June 15, 2026

SARAH GALSTER
WATER REG/ZONING ENGINEER
WI DEPT. OF NATURAL RESOURCES
3550 MORMON COULEE RD
LA CROSSE WI 54601-6768

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of "AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street." A copy of the hearing notice which will appear in the La Crosse Tribune on June 16 & 23, 2026 is also enclosed.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig

Sondra Craig
Deputy City Clerk
craigs@cityoflacrosse.org
608-789-7549

Enclosures

Also mailed to:
AVERY FLUET - WI DEPT. OF NATURAL RESOURCES
JULIA MCCARTHY - FEMA REGION 5

Requested action: Delay action on File No. 26-0513 until the applicant provides a site-necessity and alternatives analysis addressing whether the proposed office/warehouse/operations use can be reasonably accommodated in nearby vacant industrial or commercial space.

City of La Crosse
Common Council / Judiciary & Administration Committee / Plan Commission

Re: File No. 26-0513 — Proposed Rezoning for 1325 St. Andrew Street

Dear Council Members and City Staff,

I am writing regarding File No. 26-0513, the proposed rezoning of 1325 St. Andrew Street from Planned Development District - General to Planned Development District - General & Specific. I received notice of the proposed amendment because my property at 1401 St. Andrew Street is located within 300 feet of the subject property.

I want to be clear at the outset that my concern is not with Borton Construction as a company. Borton is an important local business with a long history in the area, and they have completed many strong projects in La Crosse and the surrounding region. I want Borton to continue to succeed and grow. Construction companies have legitimate needs for office space, warehouse space, loading areas, storage, and operational facilities. Those are real business needs, and I support finding appropriate ways to meet them.

This request is made without prejudice to Borton Construction's ability to grow, relocate, or pursue an appropriate facility elsewhere. My concern is whether this particular parcel is the right place to satisfy that need.

The decision standard should not be whether this project is better than vacant land, or whether the proposed building is useful to the applicant. Almost any new building can satisfy those tests. The better standard is whether this is the appropriate long-term use of a remediated, high-potential redevelopment parcel when the same operational need may be met in existing industrial space nearby.

For that reason, I respectfully ask the City to delay action on this rezoning unless and until the applicant provides a site-necessity and alternatives analysis showing why the proposed office/warehouse/operations use cannot reasonably be accommodated in existing vacant industrial or commercial space nearby. If the City chooses to approve the rezoning, I ask that it make specific findings on the record explaining why this use is appropriate for this parcel despite the site's location, redevelopment history, nearby residential investment, and apparent availability of existing industrial space.

The City's own public notice describes the proposed use as a "mixed-use building with office space, warehouse, and operational facilities," and states that the rezoning is necessary to allow "office space, warehouse, & operational facilities." That language is important. While the

proposal is described as “mixed-use,” the actual use identified in the notice is office, warehouse, and operational space.

Based on the submitted plans, the project appears to be a single-story, single-user office/warehouse facility with a large warehouse component, overhead doors, a mezzanine, surface parking, and covered outside storage. That may be a functional building for Borton today. The question for the City, however, is not simply whether the building works for the applicant. The question is whether this is the best long-term land use for a prominent redevelopment parcel next to recent residential investment.

That distinction matters because the City’s own planning framework emphasizes long-term land-use decision-making. The City describes Forward La Crosse 2040 as its “official long-term strategy” for how the community should “grow, develop, and invest in infrastructure” over the next 15 to 20 years. The City also states that the plan guides decisions about land use, housing, transportation, economic development, heritage preservation, and environmental sustainability.

The immediate context matters as well. This parcel is not an isolated industrial lot. It sits on a visible St. Andrew Street redevelopment site, near George Street, adjacent to recent residential investment, and within an area transitioning from older industrial uses toward a broader mix of housing, commercial, and redevelopment activity. That makes the long-term land-use decision more important, not less.

This rezoning should not be treated as a routine site-plan approval or judged only against the current vacant condition. The better question is whether this proposal advances the City’s long-term land-use, housing, redevelopment, economic-development, and tax-base goals.

Housing is especially relevant. The City has publicly stated that a 2024 housing study identified the need for 1,500 new housing units by 2030, including homes, condominiums, apartments, rentals, and owner-occupied units. City staff also stated that “every new development or housing opportunity truly makes a difference.” A prominent redevelopment parcel next to recent residential investment should be evaluated in light of that need.

The strongest issue, in my view, is that this proposed use does not appear to be site-dependent. Office, warehouse, loading, storage, and operational functions are exactly the types of uses that can often be accommodated in existing industrial buildings. There appears to be substantial vacant industrial space directly adjacent to or near the property, potentially 58,000 square feet. Before the City approves a rezoning that may commit this prominent parcel to a new single-user office/warehouse/operations building, the applicant should be asked to explain why nearby vacant industrial space cannot reasonably meet the same need.

I also want to be transparent that my property at 1401 St. Andrew Street may be one of the nearby industrial spaces reflected in that broader vacancy context. I am not asking the City to deny this rezoning so that any specific property owner benefits, and I am not presenting this as a private leasing dispute. My point is broader: before approving new construction of a single-user office/warehouse/operations facility on a prominent redevelopment parcel, the City

should determine whether the same operational need can reasonably be met through existing industrial building stock nearby.

This is not an anti-Borton position, and it is not a request that the City choose one private property owner over another. It is a planning question. If Borton's space needs can be met in existing industrial building stock, that would support a local business while preserving this high-potential parcel for a use that better advances the City's long-term goals.

There are many potential uses for this parcel that would appear more consistent with the City's long-term planning goals than a single-user office/warehouse/operations facility. The site could potentially support housing, residential-over-commercial mixed use, missing-middle housing, workforce housing, senior housing, live/work units, neighborhood-serving commercial space, a small business incubator, professional services, or another more adaptable use. I am not asking the City to redesign the project from the dais, but the range of plausible alternatives shows why this rezoning deserves careful scrutiny. Once this parcel is committed to a low-intensity contractor operations building, the opportunity for a more housing-supportive, tax-productive, and plan-consistent use may be lost for decades.

I also ask the City to carefully consider the public investment and redevelopment history of this site before taking final action. My understanding is that significant public dollars and public effort may have been used for environmental remediation, site preparation, infrastructure, and making this former industrial property developable. If so, the public return on that investment should be part of the rezoning discussion. I am not assigning responsibility for the historic contamination to Borton Construction or any current applicant. My concern is with the long-term public return on a difficult and publicly supported redevelopment site.

If public resources helped make this parcel developable, then the future use of the land deserves more than a "better than vacant" analysis. The City should ask whether the proposed use provides an appropriate long-term public return compared with housing, true mixed-use development, residential-over-commercial development, neighborhood-serving commercial space, or another more tax-productive and adaptable use.

I am also concerned about long-term adaptability. The submitted plans appear to be very specific to the applicant's immediate operational needs. The office layout is tailored to one user, and the overall building program is organized around a specific office/warehouse/operations model. That may work well today, but business needs change. Staffing changes. Storage needs change. Operational needs change. A building designed around one user's current needs may not be easily adaptable to future users, especially on a site with known redevelopment constraints.

Before approving the rezoning, I respectfully ask the City to make specific findings on the record regarding the following:

Whether the proposed use is truly site-dependent;

Whether nearby vacant industrial or commercial space could reasonably accommodate the applicant's needs;

Whether the proposed building and site plan are adaptable to future users;

Whether the proposed use advances the City's long-term land-use, housing, redevelopment, economic-development, and tax-base goals;

Whether the long-term public return justifies committing this parcel to a low-intensity, single-user office/warehouse/operations facility.

If the City chooses to approve the rezoning, I ask that approval include strong conditions, including:

No outdoor storage beyond what is specifically approved on the plans;

No visible equipment, trailer, or material staging from public streets or neighboring properties;

Strict screening of warehouse, loading, service, and operational areas;

Limits on truck traffic, noise, lighting spillover, and hours of operational activity;

Enhanced architectural treatment on all sides visible from public streets or neighboring properties;

A stronger St. Andrew Street frontage that contributes to the surrounding area rather than simply screening a warehouse use;

Clear limitations preventing the site from becoming a broader contractor yard or outdoor equipment/material storage facility.

Again, my objection is not to Borton Construction needing space or continuing to grow. I want them to be successful. My concern is with using this particular parcel for a low-intensity, single-user office/warehouse/operations facility without first demonstrating that the same need cannot reasonably be met through existing industrial space or adaptive reuse.

La Crosse needs housing, stronger tax-base productivity, and thoughtful redevelopment. Borton needs functional space. Both goals can be legitimate at the same time. The City should be careful before approving a rezoning that may solve one private space need while foreclosing a larger public redevelopment opportunity for decades.

Respectfully,

Scott Ervin
1401 St. Andrew Street
La Crosse, WI

EXHIBIT A - City and Planning Language Relevant to File No. 26-0513

1. Public Notice Language for File No. 26-0513

The City's public notice describes the request as a rezoning necessary to allow a "mixed-use building with office space, warehouse, and operational facilities." It further states that the rezoning is necessary to allow "office space, warehouse, & operational facilities."

Relevance: This language shows that the practical land use before the City is office, warehouse, and operational space. The "mixed-use" label should not obscure the fact that the proposed use functions as a single-user office/warehouse/operations facility.

2. Forward La Crosse 2040 Comprehensive Plan

The City describes Forward La Crosse 2040 as its "official long-term strategy" for how the community should "grow, develop, and invest in infrastructure" over the next 15 to 20 years. The City states that the plan guides decisions about land use, housing, transportation, economic development, heritage preservation, and environmental sustainability.

Relevance: File No. 26-0513 is not merely a private building plan. It is a long-term land-use decision on a prominent redevelopment parcel. The rezoning should be evaluated against the City's own long-term growth, land-use, housing, economic-development, and infrastructure goals.

3. Site Context: St. Andrew Street / George Street / Nearby Residential Redevelopment

The subject property is a visible redevelopment parcel on St. Andrew Street, near George Street, and adjacent to recent residential investment. The surrounding area includes former industrial property, newer residential redevelopment, and existing industrial/commercial building stock.

Relevance: This context makes the rezoning a long-term land-use decision, not merely a private building approval. The City should evaluate whether a single-user office/warehouse/operations facility is the best use of this parcel compared with housing, true mixed-use development,

adaptive reuse of nearby industrial space, or another more tax-productive and neighborhood-supportive use.

4. City Housing Need Statement

The City has publicly stated that a 2024 housing study identified the need for 1,500 new housing units by 2030, including homes, condominiums, apartments, rentals, and owner-occupied units. City staff stated that "***every new development or housing opportunity truly makes a difference.***"

Relevance: A prominent parcel next to recent residential redevelopment should be evaluated in light of the City's housing need. The proposed office/warehouse/operations facility does not add housing units and may foreclose a future housing-supportive or true mixed-use opportunity.

5. Submitted Site Plans

The submitted plans show a single-story Borton Construction building with office space, warehouse space, a mezzanine, overhead doors, surface parking, and covered outside storage.

Relevance: The plans support the conclusion that the proposal is a highly specific single-user office/warehouse/operations facility rather than a true mixed-use redevelopment project with housing, public-facing commercial space, or active neighborhood frontage.

EXHIBIT B - Nearby Vacant Industrial / Commercial Space Inventory

Purpose: To support the request that the City require a site-necessity and alternatives analysis before approving File No. 26-0513.

The proposed use includes office, warehouse, loading, storage, and operational functions. These are the types of uses that may be able to fit within existing industrial or commercial building stock. Before approving new construction on a prominent redevelopment parcel, the City should require the applicant to explain why nearby vacant industrial or commercial space cannot reasonably accommodate the same need.

Potential Nearby Available Space

1. Address: 1102 Island Street
   Approximate vacant square footage: 4900
   Approximate distance from 1325 St. Andrew Street: 1500
   Relevant features: loading / overhead doors / warehouse area / office area / parking /
2. Address: 2320 Cunningham St
   Approximate vacant square footage: 9100
   Approximate distance from 1325 St. Andrew Street: 2.6 Miles
   Relevant features: loading / overhead doors / warehouse area / office area / parking / truck access

3. Address: 1501 St Andrew St, La Crosse, WI 54603
   Approximate vacant square footage: 18000
   Approximate distance from 1325 St. Andrew Street: 300
   Relevant features: loading / overhead doors / warehouse area / office area / parking / truck access / Screened Outdoor Storage
4. Address: 1401 St Andrew St, La Crosse, WI 54603
   Approximate vacant square footage Vacant : 26000
   Approximate distance from 1325 St. Andrew Street: 50
   Relevant features: loading / overhead doors / warehouse area / office area / parking / truck access

Approximate total nearby vacant industrial/commercial space identified: 58,000 square feet.

Conclusion: If substantial vacant industrial or commercial space exists directly adjacent to or near the subject property, the City should require the applicant to demonstrate why those spaces are not reasonably feasible before approving a rezoning that may commit 1325 St. Andrew Street to a new single-user office/warehouse/operations facility.

Note: 1401 St. Andrew Street is owned or controlled by the submitting property owner. It is included in this inventory for transparency because it is part of the nearby industrial building stock that may be relevant to a site-necessity and alternatives analysis. Its inclusion is not intended as a request that the City direct or favor a private leasing outcome.

EXHIBIT C - Requested Findings and Conditions if Rezoning Proceeds

Requested Findings Before Approval

Before approving File No. 26-0513, the City should make specific findings on the following:

1. Whether the proposed office/warehouse/operations use is truly site-dependent.
2. Whether nearby vacant industrial or commercial space could reasonably accommodate the applicant’s needs.
3. Whether the proposed building and site plan are adaptable to future users if the applicant’s needs change.
4. Whether the proposed use advances the City’s long-term land-use, housing, redevelopment, economic-development, and tax-base goals.
5. Whether the long-term public return justifies committing this parcel to a low-intensity, single-user office/warehouse/operations facility.

Requested Conditions if Approved

If the City approves the rezoning, approval should include conditions to prevent the site from functioning as a broader contractor yard or unscreened operational facility, including:

1. No outdoor storage beyond what is specifically approved on the plans.

2. No visible equipment, trailer, or material staging from public streets or neighboring properties.
3. Strict screening of warehouse, loading, service, and operational areas.
4. Limits on truck traffic, noise, lighting spillover, and hours of operational activity.
5. Enhanced architectural treatment on all sides visible from public streets or neighboring properties.
6. A stronger St. Andrew Street frontage that contributes to the surrounding area rather than simply screening a warehouse use.
7. Clear limitations preventing the site from becoming a broader contractor yard or outdoor equipment/material storage facility.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0519

Agenda Date: 6/30/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Application

Agenda Number:

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses for the 2026-2027 license period to be considered by your committee on June 30, 2026.

Chickens
July 1, 2026 through December 31, 2026

SUSANA RODRIGUEZ	2555 16TH ST S
HEATHER JACOBSON	2550 15TH ST S

Alcohol
July 10, 2026 through June 30, 2027

Combination "Class B" Beer & Liquor
The Gas Station LLC dba Fire Flower Hydro
115 5th Ave S Ste B102
Agent: Colleen Tompkins – N5663 Moos Rd
(Change from Class "A" Beer and "Class A" Liquor)

License Fee: _____

Invoice No.: _____

PAID

RECEIVED
MAY 26 2026

APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, ____ to December 31, ____

Use Conditions:

- One property is limited to the keeping or harboring of up to eight (8) chickens.
- A person may only own, keep or harbor chickens on property be ing used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure that measures a minimum of three (3) square feet per bird, and all chickens must be kept in the covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

Susana Rodriguez

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

2555 16th St S La Crosse WI 54601

PROPERTY OWNER(S):

Susana Rodriguez

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property _____ ONE-FAMILY dwelling or _____ TWO-FAMILY dwelling? (Check One)
If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

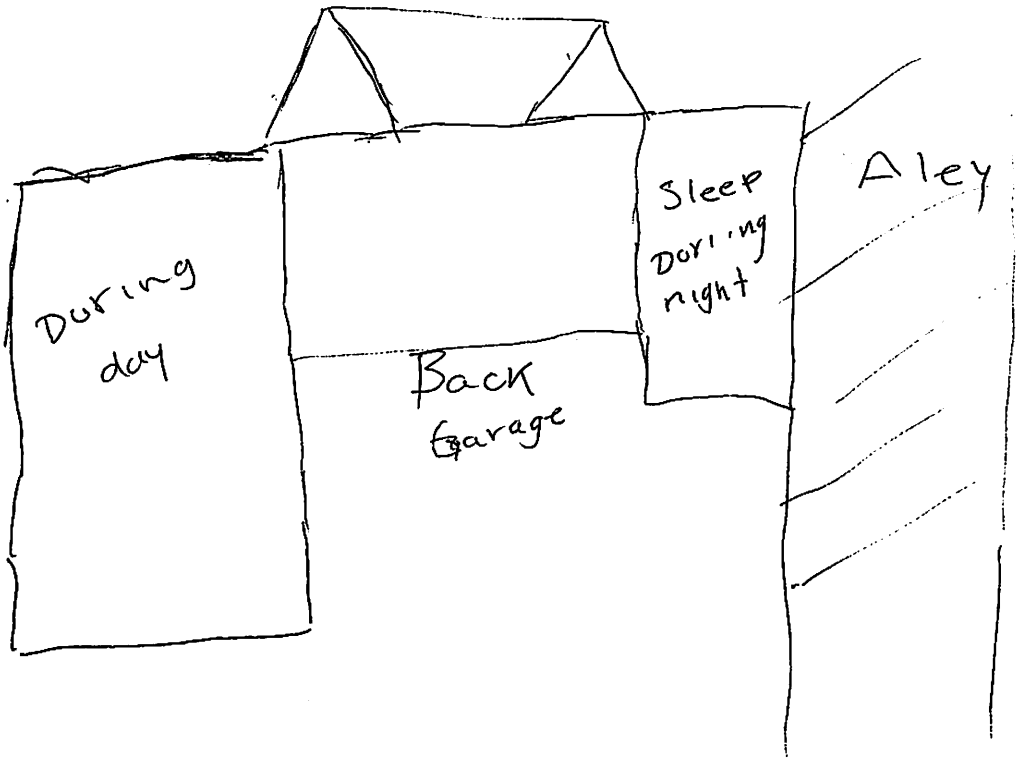
I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

_____
(signature)

_____
(signature)

[redacted] _____ may 26 -2026
(telephone) (date)

Sec. 6-16 of the La Crosse Municipal Code
Rev. 12/2023


During
day
Back
Garage
Sleep
During
night
Aley

License Fee: $40

Invoice No.: 208814

PAID

APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE



License Period: January 1, 2026 to December 31, 2026

Use Conditions:

- One property is limited to the keeping or harboring of up to eight (8) chickens.
- A person may only own, keep or harbor chickens on property be ing used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure that measures a minimum of three (3) square feet per bird, and all chickens must be kept in the covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

Heather Jacobson

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

2550 15th St. S. LaCrosse, WI 54601

PROPERTY OWNER(S):

Heather Jacobson and Gretchen Jacobson

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property ✓ ONE-FAMILY dwelling or _____ TWO-FAMILY dwelling? (Check One)

If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

Heather Jacobson
(signature)

(signature)

[redacted]
(telephone)

6/11/2026
(date)

Sec. 6-16 of the La Crosse Municipal Code
Rev. 12/2023

alley
telephone post
30ft
22½ ft
4ft
9ft
22½ ft
74 ft
chicken coop
38ft
20ft
our porch
21ft
13ft
30ft
our house
16ft
15½ ft
8½ ft
13½ ft
to next house
house

City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

(Ch. 4, secs. 4-72 & 4-142)

All new applicants for an alcohol license pursuant to Chapter 4 of the La Crosse Municipal Code shall submit the following information with the original alcohol applications. Any false statement contained in such application shall automatically nullify any license issued pursuant thereto.

Applications will not be accepted until all of the information is complete and necessary documents provided.

TYPE OF LICENSE(S) REQUESTED

Class A: ☐ Beer, ☐ Liquor
Class B: ☑ Beer, ☐ Liquor
Class C: ☐ Wine

APPLICANT

Legal Business Name *(Corporation, LLC, Sole Proprietor, Partnership)*:	**Trade Name:**
The Gas Station LLC	DBA Fire Flower Hydro

Address: Street	City	State	Zip Code
115 5th Ave S.	LaCrosse	WI	54601

Telephone Number:	**Email:**	**Website:**
[redacted]		

ACTIVE USE OF LICENSE

☑ *I understand that if a license is granted, said license* ***must be activated within 90 days of being granted*** *pursuant to Municipal Code secs. 4-43 and 4-108. This means open for business with stock and equipment.*

Anticipated Date of Opening: currently operational July 10th

☑ *I understand that if a license is granted, said license shall be actively utilized pursuant to Municipal Code sec. 4-12. Actively utilized shall mean open for business with regular and consistent operating hours. If a license is not actively used throughout any 90-day period, the license shall be subject to revocation or suspension pursuant to sec. 4-82.*

☑ *I understand that* ***if there is any change to the license or licensee information****, including but not limited to change in officers/members/directors or agent or their address/phone number, change in hours of operation, etc.,* ***the City Clerk will be notified within 30 days*** *pursuant to Wis. Stat. sec. 125.04(3)(h).*

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES
(N/A for Sole Proprietors and Partnerships)

☑ *I understand that as an officer of the applicant corporation or member of the applicant limited liability company, the appointed alcohol license agent shall meet the requirements of Wis. Stat. Ch. 125 and, in addition, shall have resided within the State of Wisconsin continuously for 90 days prior to the date of application and shall reside within a 25-mile radius of the City limits at the time of application and at all times such individual shall be the appointed agent. Further, the appointed agent is an individual who is regularly involved in the actual conduct of the business and has full authority and control of the premises described and of the conduct of all business on the premises relative to alcohol beverages.*

BUSINESS PLAN

Type of Establishment:

☑ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store with gas pumps ☐ Convenience Store without gas pumps
☐ Other _____

Hours of Operation: 11AM – 12AM

Anticipated Number of Employees:
unkown – 5 @ present

Method for training employees in alcohol beverage laws and requirements for employees to hold a beverage operator license:

Other Business to Be Conducted on Premise:
same business as listed with Class A license

Estimated gross receipts for food and alcohol beverage sales by percentage.
(Note: Non-alcoholic drinks are classified as "Food.")

30+ % Alcohol ? % Food ? % Other

If applicable, describe "Other": New business - unknown

Estimated capacity (Class B and Class C licenses only):

Indoor 40-60 Outdoor, if applicable NA

Will there be any outdoor sales/service or consumption of alcohol? If yes, explain.
If yes, a beer garden license or outdoor dining permit is required.
NO

Will there be live entertainment (music or dancing) on premise? If yes, explain.
If yes, a cabaret license is required.
NO

Do you have off-street parking? ☐ Yes ☒ No

If yes, how many parking spaces? /

If no, how will parking be accommodated.

Provide a sketch of the floor plan showing overall dimensions, the areas of sales, consumption and storage, seating arrangements, location of coolers, and location where records are kept (invoices for purchase of alcohol).

Provide a site plan showing building location, any outside areas where alcohol beverages may be sold or consumed, off-street parking, ingress and egress, and existing or proposed screening.

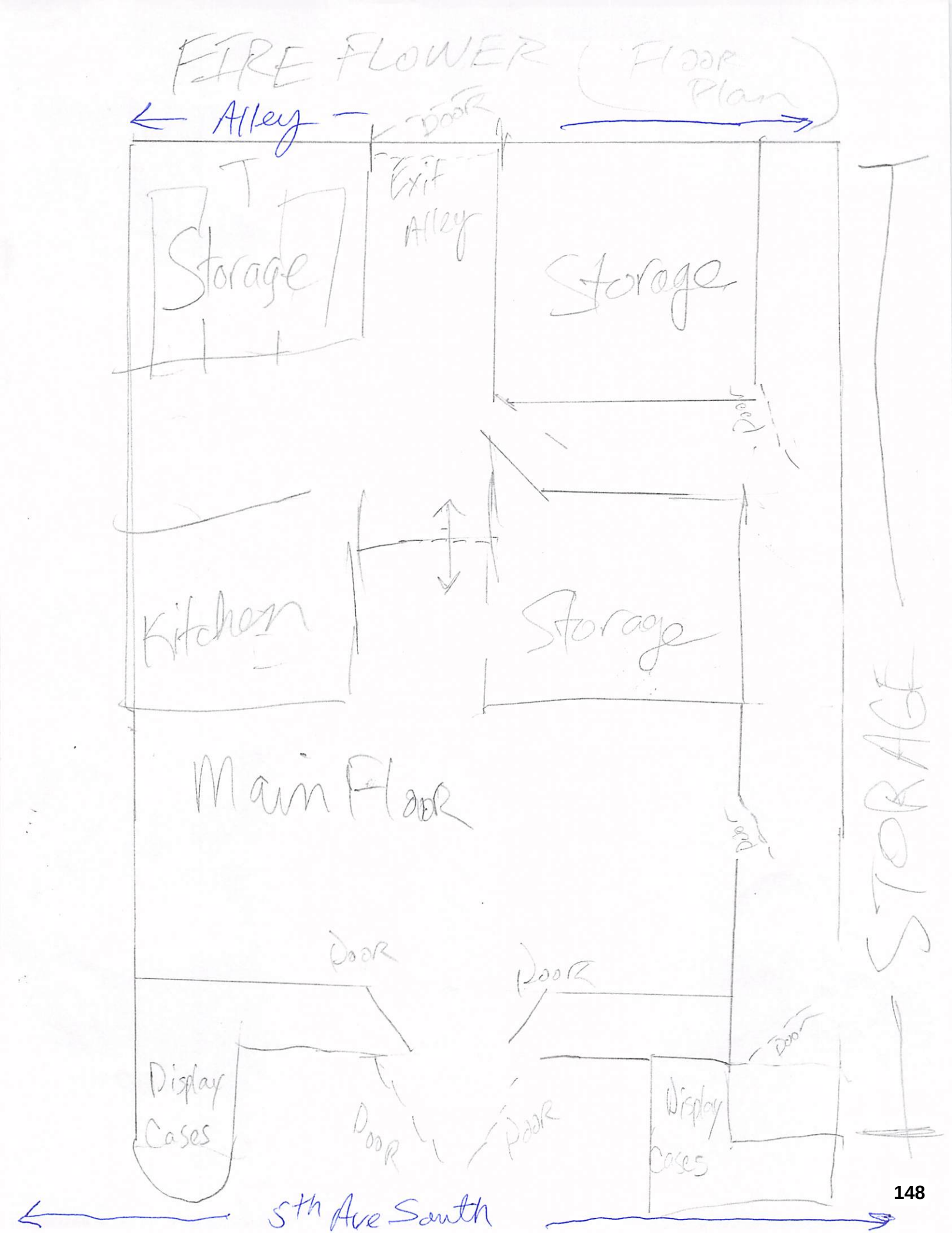
The information provided is true and correct to the best of my knowledge, I have reviewed the Alcohol Beverage Submittal Requirements and Information page and will comply with necessary requirements.

[signature] 6.15.26

Signature **Date**

FOR OFFICE USE – City Clerk's Office checklist for complete applications

- ☐ Completed applications and fee
- ☐ Surrender of previous license, if applicable
- ☐ Lease, purchase agreement, or other proof of control of premise
- ☐ Contact Information Sheet
- ☐ Articles of Incorporation
- ☐ WI Seller's Permit Certificate (copy)
- ☐ FEIN (copy)
- ☐ Floor Plan
- ☐ Site Plan
- ☐ Proof of course completion or valid operator license or on other license within last two years.
- ☐ Confirm proximity to school, church or hospital
- ☐ Confirm proximity to land zoned residential or multiple dwelling


FIRE FLOWER
Floor Plan
Alley
Door
Exit Alley
Storage
Storage
Kitchen
Storage
Main Floor
STORAGE
Door
Door
Display Cases
Door
Door
Door
Display Cases
5th Ave South

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

Application Type *(check one)*

☒ Initial (New) ☐ Renewal

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer . . . . . $ _____
- ☒ Class "B" Beer . . . . . $ _____
- ☐ "Class A" Liquor . . . . . $ _____
- ☒ Regular "Class B" Liquor $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☒ "Class C" Liquor (wine only) $ _____
- ☐ Above-Quota "Class B" Liquor . . . . . $ _____

Fees	
License Fee(s)	$
Background Check Fee	$
Publication Fee	$
Total Fees	$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): The Gas Station LLC
2. Business Trade Name or DBA: Fire Flower Hydro
3. FEIN: 39-3994062
4. Wisconsin Seller's Permit Number: 456-1032159803-02
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? . . . . . ☐ Yes ☒ No
   If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.
7. State of Organization: WI
8. Date of Organization: 4-2025
9. Wisconsin DFI Registration Number:
10. Premises Address: 1155 4th Ave S.
11. City: LaCrosse
12. State: WI
13. Zip Code: 54601
14. County: LaCrosse
15. Governing Municipality: ☒ City ☐ Town ☐ Village of: _____
16. Aldermanic District:
17. Premises Phone: [redacted]
18. Premises Email:
19. Website:
20. Premises Description

Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☒

21. Mailing Address (if different from premises address): N3663 Moos Rd
22. City: Onalaska
23. State: WI
24. Zip Code: 54650

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

   If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	

N/A

Sales: showroom

Storage: Closet south side of showroom running length of building

records: back offices

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? . . ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . . ☒ Yes ☐ No
5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . . ☐ Yes ☒ No
6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . . ☐ Yes ☒ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

☒ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.

☒ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.

☒ *(For corporations, limited liability companies, and nonprofit organizations only)* I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.

☒ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Tompkins	Colleen	M

Title	Email	Phone
owner - CEO	[redacted]	[redacted]

Signature	Date
[signature]	6.15.26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

Application Type *(check one)*
☐ Initial (New) ☐ Renewal
License Period

Instructions

This form is required supplemental material to Form AB-200, Alcohol Beverage License Application, for new and renewal applications.

The persons holding the following titles in the applicant business and any businesses referenced in Part A, Question 6, must provide contact and personal information to determine fitness to hold an alcohol beverage license under state law:

- Sole proprietor
- All partners of a partnership
- All officers, directors, and agent of a corporation or nonprofit organization
- All members or managers, and agent of a limited liability company

Contact and personal information for persons named above must be listed in the table below and submitted with this application. Attach additional sheets if necessary.

Each person holding a title named above must submit the most accurate Form AB-100 with this application.

Corporations, nonprofit organizations, and limited liability companies must submit the most accurate Form AB-101 with this application.

***Status Definitions**

New: All entries on a new application or any person added to a renewal application for the first time.

Remove: This person no longer has a relationship to the applicant business.

Update: There are changes to this person's personal or contact information, or their relationship to the applicant business.

No Change: There are no changes to this person's personal or contact information, or their relationship to the applicant business.

1. Legal Business Name (individual name if sole proprietorship): The Gas Station

2. Business Trade Name or DBA: Fuel-Lower Hydro

3. FEIN 39-3994062

Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
Colleen	Tompkins	Owner	[redacted]		

AB-200AA (N. 2-26) Wisconsin Department of Revenue

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date 6-15-26

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): The GAS STATION LLC
2. Business Trade Name or DBA: Fire Flower Hydro
3. Entity Type *(check one)*
   ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Tompkins	Colleen	M

4. Relationship to Business (Title)	5. Email	6. Phone
Owner	[redacted]	[redacted]

7. Home Address: N5663 Moos Rd [redacted]

8. City	9. State	10. Zip Code	11. Date of Birth
Onalaska	WI	54650	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance

Part C: Address History

1. Do you currently live in Wisconsin? ☑ Yes ☐ No

   If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 06/2001

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . . ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . . ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
[signature]	6.15.26

Form
AB-101

Alcohol Beverage Appointment of Agent

Date 5/15/26

Agent Type *(check one)*

☐ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
The GAS Station LLC

2. Business Trade Name or DBA
FireFlower Hydro

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☐ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name	2. First Name	3. M.I.
Tompkins	Colleen	M

4. Email [redacted] 5. Phone [redacted]

6. Home Address
N5663 Moss Road

7. City	8. State	9. Zip Code	10. Date of Birth
~~LaCrosse~~ Onalaska	WI	54650	[redacted]

11. Drivers License/State ID Number	12. Drivers License/State ID State of Issuance
[redacted]	WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☑ Yes ☐ No

2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No

3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Tompkins	Colleen	M

Title	Email	Phone
Owner	[redacted]	[redacted]

Signature	Date

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Tompkins	Colleen	M

Signature	Date
	6.15.26

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0530

Agenda Date: 6/30/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Resolution

Agenda Number:

Resolution designating concessionaire for the La Crosse Regional Airport along with authorization to apply for "Class B" Intoxicating Liquor Permit.

RESOLUTION

WHEREAS, Tailwind Hospitality, Inc. (parent company) / Oakwells Commuter Rail LLC DBA Arrowhead Taphouse, currently operates a gift shop and restaurant in the terminal building of the La Crosse Regional Airport, 2850 Airport Road; and

WHEREAS, said operation contains provisions to sell alcoholic beverages; and

WHEREAS, it is required that the operator be designated as the concessionaire to be issued a retail “Class B” intoxicating liquor permit for use on the premises of the La Crosse Regional Airport.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby designates Tailwind Hospitality, Inc. (parent company) / Oakwells Commuter Rail LLC DBA Arrowhead Taphouse, as the concessionaire for the La Crosse Regional Airport in regard to the Class “B” Beer License.

BE IT FURTHER RESOLVED that the concessionaire is hereby authorized to make application to the Department of Revenue of the State of Wisconsin for issuance of a retail “Class B” intoxicating liquor permit for use on the La Crosse Regional Airport premises.

BE IT FURTHER RESOLVED that the City Clerk and Airport Director are hereby authorized and directed to take all necessary steps to implement this resolution.

CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
www.cityoflacrosse.org

LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 26-0530

Caption: Resolution designating concessionaire for the La Crosse Regional Airport along with authorization to apply for "Class B" Intoxicating Liquor Permit

Staff/Department Responsible for Legislation

Airport

Requestor of Legislation

Lauren Koss

Location, if applicable

La Crosse Regional Airport

Summary/Purpose

This resolution is an annual action required for the La Crosse Regional Airport restaurant operator, Tailwind Hospitality, Inc, to attain its license to sell alcohol.

Background

In 2014, Tailwind Hospitality, Inc (formerly Oakwells Commuter Rail, LLC), doing business as Arrowhead Taphouse entered into an agreement to operate the restaurant and gift shop in the terminal at the La Crosse Regional Airport. The sale of alcoholic beverages is allowed under the agreement. In order for the operator to receive a license to sell alcoholic beverages, the City must designate them a concessionaire.

Fiscal Impact

Not approving this item would negatively effect overall fiscal performance of the airport.

Staff Recommendation

Staff recommends approval of this item.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0619

Agenda Date: 6/30/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District – General, allowing for redevelopment of the property into commercial and residential uses at 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Commercial District to the Planned Development District – General on the Master Zoning Map, to-wit:

Tax Parcel 17-10263-070; 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

26-0619

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Eagle Bay Properties, LLC 1525 Torrey View Drive Sparta, WI

Owner of site (name and address):

Eagle Bay Properties, LLC 1525 Torrey View Drive Sparta, WI

Address of subject premises:

2330 Rose St La Crosse, WI

Tax Parcel No.: 17-10263-070

Legal Description (must be a recordable legal description; see Requirements):

see attached

PDD/TND: X General ____ Specific ____ General & Specific

Zoning District Classification: C-2 COMMERCIAL

Proposed Zoning Classification: PDD - GENERAL

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

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

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

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

Property is Presently Used For:

Commercial retail space

Property is Proposed to be Used For:

Mixed-Use, Residential (multi-family) and Commercial

Proposed Rezoning is Necessary Because (Detailed Answer):

Residential is not permitted in C2-Commercial

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

Rezoning will allow for the redevelopment of the blighted Bridgeview Plaza site.

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

Rezoning will allow redevelopment of the site into high quality "Workforce Housing" and commercial improvements.

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 11th ***day of*** September, 2020.

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.

(signature)

(telephone) 5/22/2026 (date)

jake.buswell@allamericandebtcenter.com
(email)

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 Safety to discuss the scope and proposed nature of the contemplated development. ***(Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)***

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

Review was made on the 9th day of JUNE, 2026.

Signed: Deputy Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Jacob Buswell, being duly sworn states:

1. That the undersigned is an adult resident of the City of Tomah, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 2330 Rose St. LaCrosse WI

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Property Owner

Subscribed and sworn to before me this 27 day of May, 2026

Lora Herold
Notary Public
My Commission expires 02/05/2030

LORA HEROLD
Notary Public
State of Wisconsin

LORA HEROLD
Notary Public
State of Wisconsin

Legal Description

Part of Government Lots 1 and 2 of Section 17, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northeast corner of said Government Lot 1; thence South 89° 34' West along the North line thereof 379.25 feet to the Southerly right of way line of West George Street and the point of beginning of this description: Thence South 54° 26' East along said Southerly right of way line 73.07 feet; thence South 00° 13' East 517.20 feet to the Westerly right of way line of the abandoned C.M. St. P. & P. Railroad; thence South 31° 58' West along said Westerly right of way line 437.50 feet to the North line of the Badger Playfield; thence South 89° 12' 30" West along said North line, 221.05 feet; thence South 00° 28' 30" East, along the West line of said Badger Playfield 323.08 feet to the North right of way line of Palace Street; thence South 89° 30' 30" West along said North right of way line 410.46 feet; thence North 00° 29' 30" West 196.04 feet; thence South 89° 30' 30" West 150.00 feet to the Easterly right of way line of USH 53; thence North 35° 34' East along said Easterly right of way line 1,220.32 feet; thence South 54° 26' East 126.36 feet; thence North 35° 34' East 200.00 feet to the Southerly right of way line of West George Street; thence South 54° 26' East along said Southerly right of way line 26.93 feet to the point of beginning,

EXCEPT

All of Certified Survey Map filed on February 7, 2022 in Volume 19 of Certified Survey Maps, page 136, as Document No. 1789014, being located in part of Government Lot 1 and part of Government Lot 2 of Section 17, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

EXCEPT

Lands taken for Right-of-Way purposes (McDonald's Place) in Transportation Project Plat Project No. 1071-06-23, filed on June 15, 2016 in TPP Cabinet, Page 75A, as Document No. 1676588.

The above described lands are subject to all covenants, restrictions and easements, implied or recorded.

BRIDGEVIEW PLAZA REDEVELOPMENT

GENERAL DEVELOPMENT PLAN

0425City of La Crosse, Deputy City Clerk- Sondra Craig
CC: Andrea Trane, Julie Emslie, Tim Acklin
400 La Crosse Street
La Crosse, WI 54601

On behalf of our development team at Eagle Bay Properties, thank you for the opportunity to submit this General Development Plan and for the collaborative partnership we have built with City staff throughout the planning process. We sincerely appreciate the time, feedback, and thoughtful guidance provided by the Planning Department and look forward to continuing to work together toward a shared vision for the north side of La Crosse.

Our proposal will transform the outdated Bridgeview Plaza Mall site into a vibrant, mixed-use destination that serves as a true gateway to the city. The site is currently zoned C-2 Commercial and is currently all commercial space. Our Development Plan expands the land use to include mixed-use and residential multi-family. Within the city comprehensive plan, the site is located in the C-3 Corridor area (Highway Route 53). Both "High Intensity Mixed-Use" and "High Density Residential", which is what we are proposing for the site, is listed as "desirable" for this C-3 Corridor area.

The redevelopment includes demolition of a significant portion of the existing structure, construction of two five-story buildings, and the strategic repurposing of existing commercial space into smaller, flexible suites better suited to modern retailers and service providers. This project introduces much-needed housing density while preserving opportunities for local businesses to grow and thrive.

1. Total area: The redevelopment of parcel 17-10263-70 totals 12.5 acres. Currently, approximately half of the site is surface parking while the other half is commercial leasable space and paved areas for traffic. Current C-2 zoning exists on the parcels adjoining to the north and south. Directly to the east is city owned parkland known as Badger Hickey Park. The park serves as a great buffer between the single-family homes further to the east and our proposed development. Directly to the west is Rose Street/Hwy 53.



   a. Proposed number of dwelling units: 201 multi-family units
   b. Our team is currently working with the city utilities department to update the entire site utilities during our redevelopment. See attached for utility plan.
2. Summary of estimated value and costs of improvements: In terms of development value, we estimate the stabilized project to be valued at approximately $66,175,000. Hard construction costs are projected to be approximately $52,622,000 while the cities assessment team projected the project will create a new tax increment of approximately $33,351,183.
3. Eagle Bay Properties, LLC is the owner and developer of the property. Eagle Bay Properties, LLC is owned locally by 6 individuals each having equal ownership percentages. There is no intention to restrict any portions of the property with restrictive covenants.
4. At this time, we are not aware of any proposed requested waivers from the standard city regulations.
5. Intended commencement date: Fall 2026
   a. We intend on starting with the eastern 101-unit building. Thereafter we intend on building the western 100unit mixed-use building with a projected final completion in late 2029.
6. See attached sketch plan with proposed lot layout, street configuration, utilities and open space.
7. See attached deed and legal description.
8. Current C-2 zoning exists on the parcels adjoining to this parcel to the north and south. Directly to the east is city owned parkland known as Badger Hickey Park. The park serves as a great buffer between the single-family homes further to the east and our proposed development. Directly to the west is Rose Street/Hwy 53.

9. The lot directly to the east of our development is Badger Hickey Park. There is also the Eagle Watch area across Hwy 53 to the Northwest. Our development will increase the open green space on the site by transforming asphalt surface parking into a plaza area between the two proposed buildings. This will be privately owned green space with a publicly owned utility easement through it. We understand the plaza area will likely be used by people walking from commercial business to commercial business or from the city park area to the commercial businesses.
    a. Closest schools to the site are the Coulee Montessori and Northside Elementary being just under 1 mile south of our site. Logan High School is approximately 1.2miles to the south.
10. Characteristics of Soils: Eagle Bay, LLC hired Chosen Valley Testing(CVT), Inc to conduct soil borings and to create a Geo-Technical report with our proposal considered. CVT's recorded water in all of the borings at around 7 to 10 feet. Below (a) is a quote from the Geo-Technical report CVT provided and (b) is a quote from Ground Improvement Engineering's analysis of the Geo-tech report.
    a. "Based on the boring data, the soils in the building area appear to dominantly consist of at least 6 to 11½' of fill materials followed by slightly organic to organic clayey or sandy materials over silty sands with underlying clean sand. The surface materials of pavements, fill materials, and organics are not suitable for support and should be completely removed from the building area, along with any soft soils, deeper root zones, debris, existing structures and foundations, or otherwise deleterious materials which may be discovered during construction. These materials should be replaced with clean engineered fill as needed. With implementation of our recommendations and the assumed foundation loads, we are of the opinion that foundations may be designed to exert pressures of up to 4,000 pounds per square foot (psf). Total post-construction settlements are then expected to be on the order of 1 inch or less and differential settlement between similarly loaded footings is expected to be on the order of ½ inch or less. Due to the depth of the corrections, shallow water table, and depending on the proximity of the excavation to adjoining properties and utilities, sheeting or shoring and dewatering may be required to complete the corrections. In that event, geopiers/rammed aggregate piers may be an economical alternative to typical soil corrections. This method of soil improvement consists of inserting columns of compacted stone or aggregate down through poor soils, bearing both on firmer materials at depth while also improving materials surrounding the columns to the extent that they also contribute to support. We note that old foundations or slabs may still be present, or other large and hard materials could impede installation of deep foundation installations, which would have to be considered during planning." -CVT
    b. "We would propose to use the *Geopier* Impact® displacement method to support building foundations and floor slabs (if required). During installation, a displacement mandrel is pushed to full depth, displacing the existing soils and the mandrel is extracted. Then a lift of aggregate is placed in the cavity, and the mandrel is used to compact the loose material." – Ground Improvement Eng.
11. See Attached Paragon and Associates Topography within the "Existing Conditions" attached.

12. See attached preliminary concept for the landscaping within the site plan and renderings.

Additional Material:

5 stories / 60’ approx.

Total = 201 dwelling units

Building 1

Studio – 0

1 bed -46

1 bed + Den -8

2 bed – 42

3 bed – 5

Total =101

Building 2

Studio – 8

1 bed -42

1 bed + Den -4

2 bed – 38

3 bed – 8

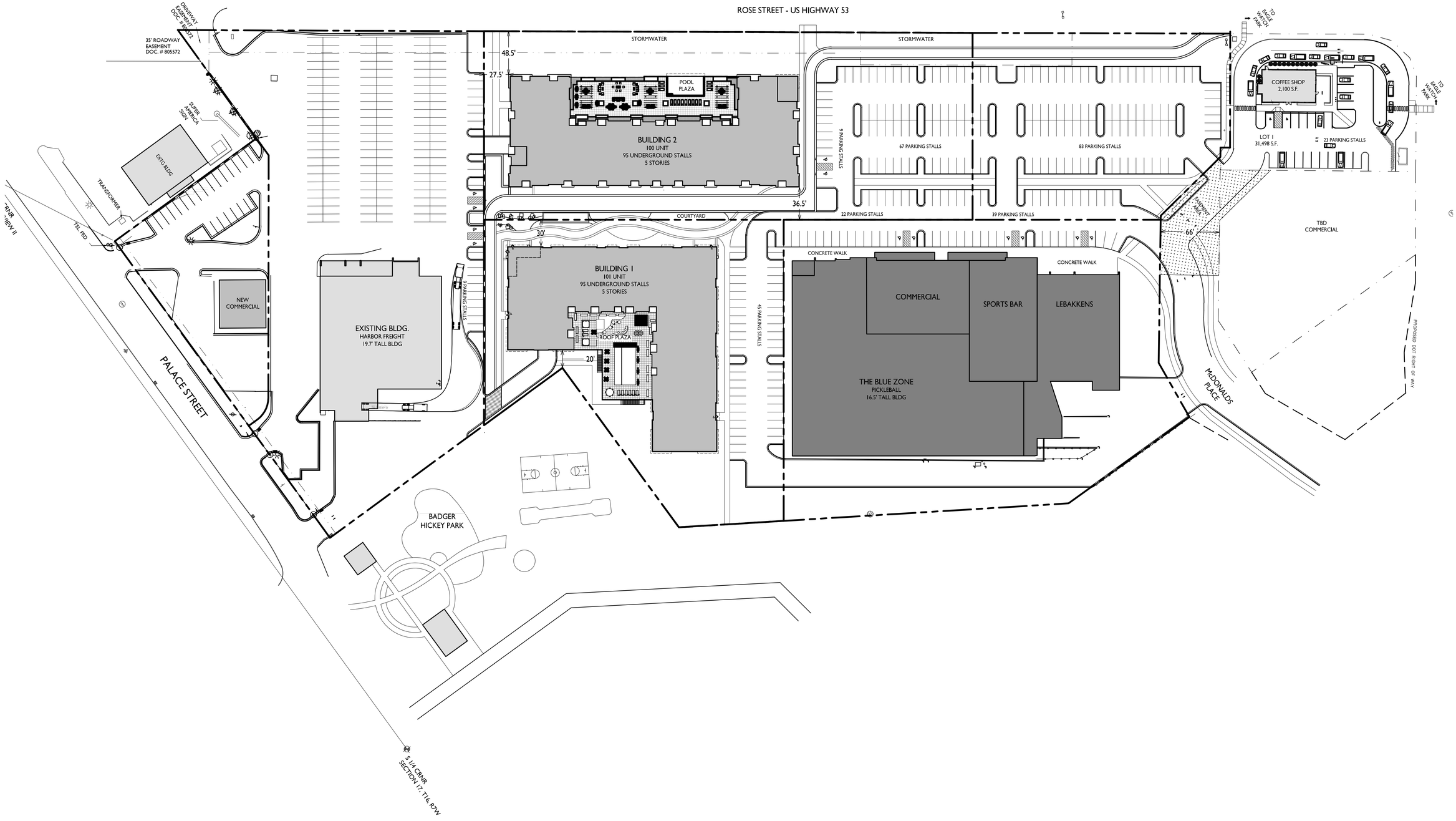
Total =100

16.08 units per acre (201 units / 12.5acres)

Sincerely,

Jake Buswell

Eagle Bay Properties, LLC



1 CA101 OVERALL ARCHITECTURAL SITE PLAN

1" = 50'

GRAPHIC SCALE

0 50' 100' 150'

1 INCH = 50 FEET

NORTH

ISSUED FOR:
GDP SUBMITTAL 2026-06-05

PROJECT TITLE
BRIDGEVIEW PLAZA REDEVELOPMENT

ROSE ST & GEORGE ST.
LA CROSSE,WI

SHEET TITLE
OVERALL ARCHITECTURAL SITE PLAN

SHEET NUMBER
CA101

PROJECT NUMBER 1903

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ROSE STREET - US HIGHWAY 53

STORMWATER

STORMWATER

48.5'

27.5'

POOL PLAZA

BUILDING 2
100 UNIT
95 UNDERGROUND STALLS
5 STORIES

9 PARKING STALLS

67 PARKING STALLS

36.5'

COURTYARD

22 PARKING STALLS

39 PARKING STALLS

30'

CONCRETE WALK

BUILDING 1
101 UNIT
95 UNDERGROUND STALLS
5 STORIES

9 PARKING STALLS

ROOF PLAZA

45 PARKING STALLS

COMMERCIAL

SPORTS BAR

THE BLUE ZONE
PICKLEBALL
16.5' TALL BLDG

20'

NEW COMMERCIAL

EXISTING BLDG.
HARBOR FREIGHT
19.7' TALL BLDG

BADGER HICKEY PARK

1 CA101 PARTIAL ARCHITECTURAL SITE PLAN
1" = 30'

GRAPHIC SCALE
0 30' 60' 90'
1 INCH = 30 FEET

NORTH

ISSUED FOR:
GDP SUBMITTAL 2026-06-05

PROJECT TITLE
BRIDGEVIEW PLAZA REDEVELOPMENT

ROSE ST & GEORGE ST.
LA CROSSE,WI

SHEET TITLE
PARTIAL ARCHITECTURAL SITE PLAN

SHEET NUMBER
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PROJECT NUMBER 1903

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SITE PLAN RENDERING

BRIDGEVIEW PLAZA REDEVELOPMENT
2500 ROSE STREET, LA CROSSE, WI



Concept Image

Bridgeview Plaza Redevelopment
2500 Rose Street, LaCrosse, WI
CLIENT REVIEW | 2026-06-02 | 1903



Concept Image

Bridgeview Plaza Redevelopment
2500 Rose Street, LaCrosse, WI



Concept Image

Bridgeview Plaza Redevelopment
2500 Rose Street, LaCrosse, WI
CLIENT REVIEW | 2026-06-02 | 1903 knothe•bruce ARCHITECTS



Concept Image

Bridgeview Plaza Redevelopment
2500 Rose Street, LaCrosse, WI
CLIENT REVIEW | 2026-06-02 | 1903 knothe+bruce ARCHITECTS

PHASE 2 BUILDING

PHASE 1 BUILDING

HARBOR FREIGHT

ENTERPRISE

MH #3

RIM = 645.95
INV NE = 637.24
INV SE = 637.34
D = 8.71

NEW FIRE HYDRANT ASSEMBLY

PROVIDE NEW 8" SAN SERVICE AND 6" DIP WATER SERVICES. PROVIDE CONNECTIONS PER CITY EQUIREMENTS.

MH #2

RIM = 645.85
INV NE = 635.03
INV SE = 634.93
INV SW = 635.91
D = 10.92

333 LF 10" SDR 35 PVC SANITARY SEWER s=0.40% (1.33')

335LF 8" CLDIP WATER MAIN

148 LF 8" SDR 35 PVC SANITARY SEWER s=0.40% (0.59')

PROVIDE NEW 4" SDR 35 PVC SANITARY SEWER SERVICE FROM NEW MAIN TO EXISTING LINE. CUT, COUPLE AND CONNECT AS REQUIRED.

MH #4

RIM = 646.60
INV NW = 637.93
D = 8.67

PROVIDE NEW 3" TYPE COPPER WATER SERVICE and 6" DIP CONNECTIONS FOR HARBOR FREIGHT. PROVIDE CORP COCK AND CURB STOP PER CITY EQUIREMENTS.

SAN SWR AND WTR EASEMENT - 30FT TYP

432 LF 8" CLDIP WATER MAIN

465 LF 8" CLDIP WATER MAIN

283 LF 10" SDR 35 PVC SANITARY SEWER s=0.40% (1.13')

PROVIDE NEW 8" SAN SERVICE AND 6" DIP WATER SERVICES. PROVIDE CONNECTIONS PER CITY EQUIREMENTS.

MH #1

RIM = 645.85
INV NE = 632.70
INV SW = 633.80
D = 13.15

90 L.F. 10" SDR 35 PVC SANITARY SEWER s=3.22% (2.90')

CUT, COUPLE, AND CONNECT TO EXISTING 6" WATER MAIN. PROVIDE NEW 8 TO 6 REDUCER.

NEW FIRE HYDRANT ASSEMBLY

EXISTING MH

CORE EXISTING
INV NW = 629.80

497 L.F. 30" @ XXX%
497 L.F. 30" @ 0.10%

LIBERTY ST

66.5'
24.0'
20.0'
18.0'
8.0'

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING : LANDSCAPE ARCHITECTURE : SURVEYING
632 COPELAND AVENUE : LA CROSSE, WI 54603
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

PREPARED FOR:
Buswell Bridgeview Plaza Building 1

BUSWELL BRIDGEVIEW PLAZA
ROSE STREET
LA CROSSE, WISCONSIN 54603
PUBLIC UTILITIES

DRAWN	C.G.
PROJECT No	26-016
DATE	05/28/2026
SCALE	1"=20'
CAD FILE	26-016 Bridgeview05. DWG
SHEET	**C401**

CUT AND CAP EXISTING 6" WATER MAIN AND PROVIDE A CAST-IN-PLACE THRUST BLOCK. PROVIDE CAP WITH "MEGALUG" RESTRAINT.

NEW FIRE HYDRANT ASSEMBLY

CUT, COUPLE AND CONNECT TO EXISTING 6" WATER MAIN. PROVIDE NEW 8 TO 6 REDUCER WITH "MEGALUG" RESTRAINT AND PROVIDE A NEW CAST-IN-PLACE THRUST BLOCK.

BLUE ZONE PICKLEBALL

390 LF 8" SDR 35 PVC SANITARY SEWER s=0.40% (1.56')

392 LF 8" CLDIP WATER MAIN

MH #2

RIM = 645.85
INV NE = 635.03
INV SE = 634.93
INV SW = 635.91
D = 10.92

NEW FIRE HYDRANT ASSEMBLY

CUT AND CAP EXISTING 6" SANITARY SEWER A MANHOLE. PROVIDE WATER TIGHT PLUG IN MANHOLE. LINE DOWN STREAM OF THIS REMAINS IN SERVICE.

465 LF 8" CLDIP WATER MAIN

283 LF 10" SDR 35 PVC SANITARY SEWER s=0.40% (1.13')

90 LF 10" SDR 35 PVC SANITARY SEWER s=3.22% (2.90')

MH #1

RIM = 645.85
INV NE = 632.70
INV SW = 633.80
D = 13.15

EXISING MH

CORE EXISTING
INV NW = 629.80

PHASE 2 BUILDING

PHASE 1 BUILDING

333 LF 10" SDR 35 PVC SANITARY SEWER s=0.40% (1.33')

335LF 8" CLDIP WATER MAIN

SOIL TEST B-8
EL = 646.10

SOIL TEST
646.71

CUNNINGHAM STREET

KANE STREET

8.0'
18.0'
24.0'
18.0'
8.0'

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Buswell Bridgeview Plaza Building 1

BUSWELL BRIDGEVIEW PLAZA
ROSE STREET
LA CROSSE, WISCONSIN 54603
PUBLIC UTILITIES

DRAWN	C.G.
PROJECT No	26-016
DATE	05/28/2026
SCALE	1"=20'
CAD FILE	26-016 Bridgeview 05.DWG
SHEET	C402

NCSB

STARBUCKS

BLUE ZONE PICKLEBALL

LEBAKKENS

PROVIDE NEW 4" SDR 35 PVC SANITARY SEWER SERVICE FROM NEW MAIN TO EXISTING LINE. CUT, COUPLE AND CONNECT AS REQUIRED.

PROVIDE NEW 4" SDR 35 PVC SANITARY SEWER SERVICE FROM NEW MAIN TO EXISTING CLEANOUT. CUT, COUPLE AND CONNECT AS REQUIRED.

MH #6

RIM = 645.85
INV NE = 637.00
INV SE = 636.90
D = 8.95

MH #7

RIM = 645.40
INV SW = 637.30
D = 8.10

CLEANOUT
SURFACE ELEV = 645.26
c/o DEPTH = 5.82
DEPTH ELEV = 639.44
CALC INV = 638.73

PROVIDE NEW 2" TYPE K COPPER WATER SERVICE CONNECTIONS FOR STARBUCKS AND NCSB BUILDINGS. 20FT MINIMUM LENGTH. PROVIDE CORP COCK AND CURB STOP PER CITY REQUIREMENTS.

PROVIDE NEW ELBOWS WITH "MEGALUG" RESTRAINT. ALSO INSTALL "MEGALUG" RESTRAINT TO ALL JOINTS WITHIN 20' OF EACH ELBOW BUT RESTRAIN A MINIMUM OF TWO JOINTS EITHER SIDE OF THE ELBOW.

76 LF 8" SDR 35 PVC SAN SWR

s=0.40% (0.30')

MH #5

RIM = 646.10
INV NW = 636.69
INV SW = 636.59
D = 9.51

53 LF 8" SDR 35 PVC SAN SWR

s=0.40% (0.21')

387LF 8" CLDIP WATER MAIN

390 LF 8" SDR 35 PVC SANITARY SEWER s=0.40% (1.56')

392 LF 8" CLDIP WATER MAIN

PROVIDE NEW 4" SDR 35 PVC SANITARY SEWER SERVICE FROM NEW MAIN TO EXISTING CLEANOUT. CUT, COUPLE AND CONNECT AS REQUIRED.

PROVIDE NEW 2" TYPE K COPPER WATER SERVICE CONNECTION. 20FT MINIMUM LENGTH. PROVDE CORP COCK AND CURB STOP PER CITY REQUIREMENTS.

NEW FIRE HYDRANT ASSEMBLY

NEW FIRE HYDRANT ASSEMBLY

CUT EXISTING 6" WATER MAIN. PROVIDE NEW 8 TO 6 REDUCER AND A NEW 8" 90deg ELBOW WITH "MEGALUG" RESTRAINT AND PROVIDE A CAST-IN-PLACE THRUST BLOCK.

CUT AND CAP EXISTING 6" SANITARY SEWER A MANHOLE. PROVIDE WATER TIGHT PLUG IN MANHOLE. LINE DOWN STREAM OF THIS REMAINS IN SERVICE.

220 LF 8" CLDIP WATER MAIN

PROVIDE NEW ELBOW WITH "MEGALUG" RESTRAINT. ALSO INSTALL "MEGALUG" RESTRAINT TO ALL JOINTS WITHIN 20' OF THE ELBOW BUT A MINIMUM OF TWO JOINTS EITHER SIDE OF THE ELBOW.

CUT AND CAP EXISTING 6" WATER MAIN AND PROVIDE A CAST-IN-PLACE THRUST BLOCK. PROVIDE NEW 90deg ELBOW WITH "MEGALUG" RESTRAINT.

CUT AND PROVIDE A CAST-IN-PLACE THRUST BLOCK. PROVIDE CAP WITH "MEGALUG" RESTRAINT.

NEW FIRE HYDRANT ASSEMBLY

W GEORGE ST

WEST GEORGE STREET

McDONALDS PLACE

R/W VARIES

PARAGON ASSOCIATES
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PREPARED FOR:
Buswell Bridgeview Plaza Building 1

BUSWELL BRIDGEVIEW PLAZA
ROSE STREET
LA CROSSE, WISCONSIN 54603
PUBLIC UTILITIES

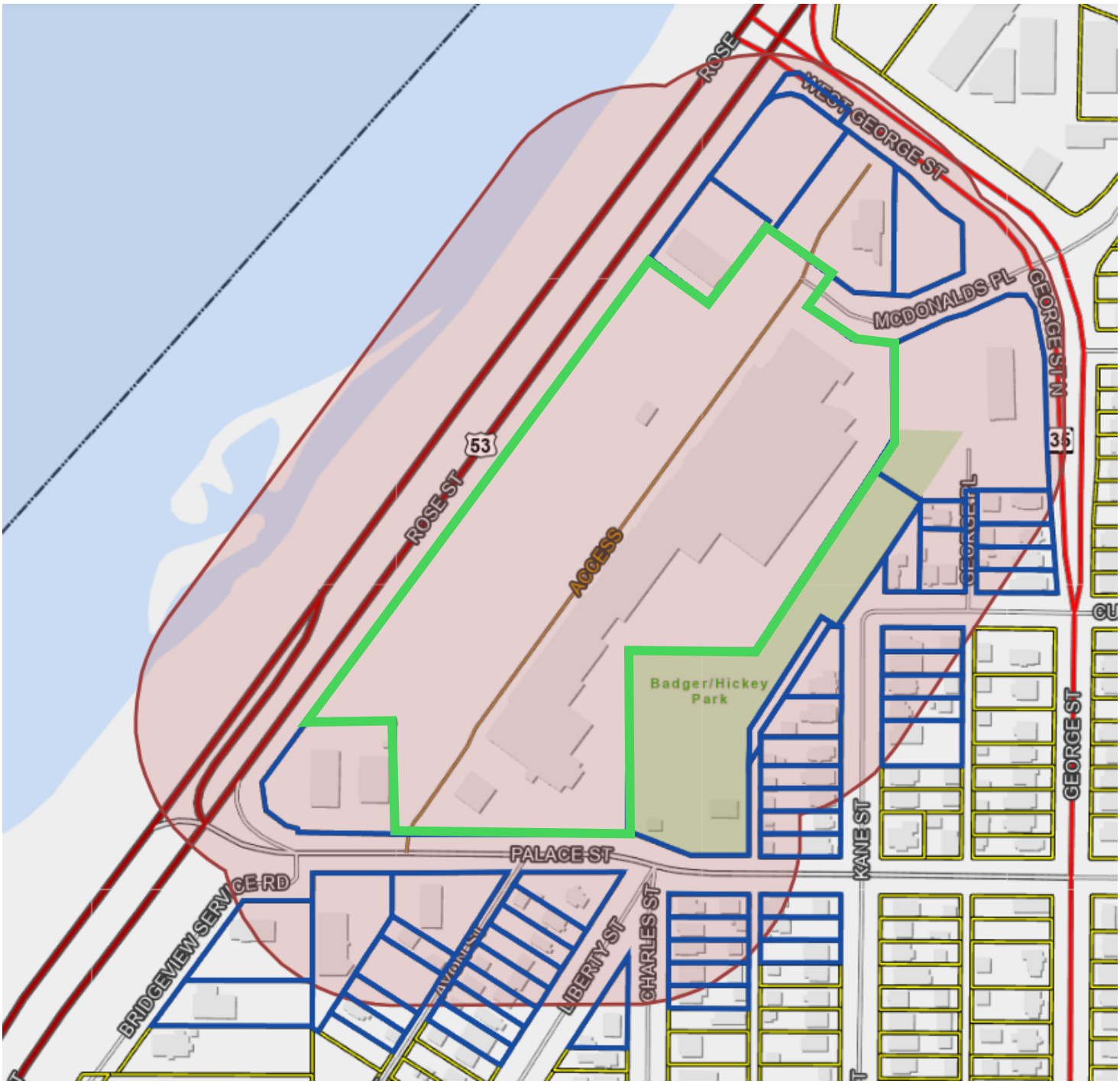
DRAWN	C.G.
PROJECT No	26-016
DATE	05/28/2026
SCALE	1"=20'
CAD FILE	26-016 Bridgeview 05.DWG
SHEET	C403

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10272-60	ALE RENTALS LLC	2233 LIBERTY ST	N3471 SMITH VALLEY RD	LA CROSSE WI 54601
17-10189-110	ALEX M MULESKI, MICHAEL A MULESKI, DEBRA A MULESKI, LAURA SHEFELBINE	2328 KANE ST	2328 KANE ST	LA CROSSE WI 54603-1926
17-10192-140	ALLAN W BOCK	1018 PALACE ST	1018 PALACE ST	LA CROSSE WI 54603-1995
17-10191-10	AMANDA ROSS	2301 KANE ST	2301 KANE ST	LA CROSSE WI 54603-1977
17-10190-70	CHARLES K THOFTNE, JULIE A THOFTNE	2409 GEORGE ST	2429 KRAUSE RD	ONALASKA WI 54650
17-10264-10	CITY OF LACROSSE	1007 PALACE ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10264-11	CITY OF LACROSSE	PALACE ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10272-70	COULEECAP INC	2237 LIBERTY ST	201 MELBY ST	WESTBY WI 54667
17-10189-100	DAVID P KRANTZ, MITZI Y KRANTZ	2334 KANE ST	2334 KANE ST	LA CROSSE WI 54603-1926
17-10190-100	DAVIS M LITTLEJOHN	2407 GEORGE PL	2407 GEORGE PL	LA CROSSE WI 54603
17-10193-90	DONALD L LYCKE, JUDY L LYCKE	2230 CHARLES ST	2230 CHARLES ST	LA CROSSE WI 54603
17-10263-90	EAGLE BAY PROPERTIES LLC C/O NORTH COUNTRY STEAK BUFFET	2526 ROSE ST	2526 ROSE ST	LA CROSSE WI 54603
17-10263-73	EAGLE BAY PROPERTIES LLC C/O THREE AMIGOS PROPERTY MANAGEMENT	1124 WEST GEORGE ST	1525 TORREY VW	SPARTA WI 54656
17-10263-74	EAGLE BAY PROPERTIES LLC C/O THREE AMIGOS PROPERTY MANAGEMENT	2552 ROSE ST	1525 TORREY VW	SPARTA WI 54656
17-10191-40	EDWARD L ENDRIS, PATRICIA J ENDRIS	2313 KANE ST	2313 KANE ST	LA CROSSE WI 54603
17-10264-25	FRANCHISE REALTY INTERSTATE CORPORATION C/O COURTESY CORP	1140 WEST GEORGE ST	2700 NATIONAL DR STE 100	ONALASKA WI 54650
17-10190-110	HAMMES INVESTMENTS LLC	1105 CUNNINGHAM ST	N2606 COUNTY ROAD YY	LA CROSSE WI 54601
17-10191-50	JAIME ARNOLD, SPENCER LADSTEN	2317 KANE ST	405 PARK ST	LA CRESCENT MN 55947
17-10190-80	JAMES R SCHMIDT	2415 GEORGE ST	2415 GEORGE ST	LA CROSSE WI 54603-1671
17-10193-110	JANA L SCHALOW	2220 CHARLES ST	2220 CHARLES ST	LA CROSSE WI 54603-1994
17-10190-50	JONATHAN M OJIBWAY	2401 GEORGE ST	2401 GEORGE ST	LA CROSSE WI 54603-1671
17-10189-120	JOSHUA L GEHRKING	2326 KANE ST	2326 KANE ST	LA CROSSE WI 54603
17-10193-20	KATELYN FERRING	2231 KANE ST	2231 KANE ST	LA CROSSE WI 54603
17-10194-100	KEVIN HARKNESS, AMBER HARKNESS	2217 CHARLES ST	2217 CHARLES ST	LA CROSSE WI 54603-1923
17-10191-20	KEVIN NGUYEN	2305 KANE ST	2305 KANE ST	LA CROSSE WI 54603
17-10193-100	KIMBERLY K LARSON, SCOTT D METCALF	2226 CHARLES ST	2226 CHARLES ST	LA CROSSE WI 54603-1994
17-10272-40	KRISTIN OYER	2225 LIBERTY ST	2225 LIBERTY ST	LA CROSSE WI 54603
17-10263-80	KWIK TRIP INC	2308 ROSE ST	1626 OAK ST	LA CROSSE WI 54603
17-10190-140	LARRY R FLOTTMEIER, CONNIE L FLOTTMEIER	1101 CUNNINGHAM ST	1101 CUNNINGHAM ST	LA CROSSE WI 54603
17-10193-80	LP & ASSOCIATES LLC	2232 CHARLES ST	PO BOX 1402	LA CROSSE WI 54602-1402
17-10264-30	MCDONALDS USA LLC C/O COURTESY CORP	2437 GEORGE ST	2700 NATIONAL DR STE 100	ONALASKA WI 54650
17-10190-60	MICHELLE LUSK	2405 GEORGE ST	2405 GEORGE ST	LA CROSSE WI 54603-1671
17-10274-30	PACHYDERM PROPERTIES LLC, DBA WI PACHYDERM PROPERTIES LLC C/O RYAN LLC	818 PALACE ST	PO BOX 460389 DEPT 125	HOUSTON TX 77056
17-10515-10	PROPERTY LOGIC III LLC	900 PALACE ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-10273-50	PROPERTY LOGIC LLC	2222 & 2224 AVON ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-10273-60	PROPERTY LOGIC LLC	2204 AVON ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-10273-70	PROPERTY LOGIC LLC	2204 AVON ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-10273-80	PROPERTY LOGIC LLC	2204 AVON ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-10193-10	RANDY D JARVIS, SARA J JARVIS	2233 KANE ST	N6103 BIG CREEK RD	BANGOR WI 54614
17-10193-70	RICHARD L JEFFERS, LAURA L JEFFERS, CAROL WEISSENBERGER	2238 CHARLES ST	2238 CHARLES ST	LA CROSSE WI 54603-1994
17-10272-30	RICHARD T MUELLENBERG	2221 LIBERTY ST	2221 LIBERTY ST	LA CROSSE WI 54603-1917
17-10191-70	ROBERT M BOTT	2329 KANE ST	2329 KANE ST	LA CROSSE WI 54603-1977
17-10189-130	ROBYN THERIAULT, FRANK THERIAULT	2322 KANE ST	2322 KANE ST	LA CROSSE WI 54603
17-10191-60	ROGER E HAUSER (LE), TOD M HAUSER, LINDA S HAUSER (LE), HEATHER L WOOD	2325 KANE ST	2325 KANE ST	LA CROSSE WI 54603-1977
17-10272-10	RYAN A GOODWIN	2213 & 2215 LIBERTY ST	W5852 JANISCH RD	STODDARD WI 54658
17-10308-20	SHAMROCK PROPERTIES LC	2226 ROSE ST	PO BOX 4511	DAVENPORT IA 52808
17-10263-40	STATE OF WISCONSIN DOT	2558 ROSE ST	3550 MORMON COULEE RD	LA CROSSE WI 54601
17-10191-30	STEVEN R LEWIS, BETH L LEWIS	2309 KANE ST	2309 KANE ST	LA CROSSE WI 54603
17-10189-90	TIMOTHY J RATAJSKI	2338 KANE ST	2338 KANE ST	LA CROSSE WI 54603
17-10273-10	TONY J GROSSKOPF	2247 LIBERTY ST	2247 LIBERTY ST	LA CROSSE WI 54603-1917
17-10272-50	WILLIAM D LEACH, KATHLEEN A LEACH	2229 LIBERTY ST	4115 33RD ST S	LA CROSSE WI 54601
17-10308-10	XPROSE BUILDING LLC	2240 ROSE ST	2240 ROSE ST	LA CROSSE WI 54603
17-10272-20	ZACHARY HAUSER	2217 LIBERTY ST	2217 LIBERTY ST	LA CROSSE WI 54603

Properties within 300 feet of 2330 Rose St.

APPLICANT/OWNER	EAGLE BAY PROPERTIES LLC	2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418,	1525 TORREY VW	SPARTA WI 54656

Properties within 300 feet of 2330 Rose St.



NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District – General, allowing for redevelopment of the property into commercial and residential uses at 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

Property is presently: commercial retail space

Property is proposed to be: mixed-use – multi-family residential & commercial uses

Rezoning is necessary: to allow for the addition of residential use

Tax Parcel 17-10263-070; 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

The City Plan Commission will meet to consider such application on **Monday, June 29, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, June 30, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, July 9, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0619).

Dated this 10th day of June, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

Published: June 16 and 23, 2026
One (1) Affidavit

Office of City Clerk

June 11, 2026

SARAH GALSTER
WATER REG/ZONING ENGINEER
WI DEPT. OF NATURAL RESOURCES
3550 MORMON COULEE RD
LA CROSSE WI 54601-6768

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of "*AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District – General, allowing for redevelopment of the property into commercial and residential uses at 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St..*" A copy of the hearing notice which will appear in the La Crosse Tribune on June 16 & 23, 2026 is also enclosed.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig

Sondra Craig
Deputy City Clerk
craigs@cityoflacrosse.org
608-789-7549

Enclosures

Also mailed to:
AVERY FLUET - WI DEPT. OF NATURAL RESOURCES
JULIA MCCARTHY - FEMA REGION 5

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0650

Agenda Date: 6/30/2026 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Resolution

Resolution approving a twenty-year lease with the Off Airport Land Lease Between the United States of America Department of Transportation Federal Aviation Administration and City of La Crosse, Wisconsin by and through Parks and Recreation Department

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves a twenty-year lease extension with the Federal Aviation Administration, for the use of the property located at 4000 Rim of the City Road. for the term of ten years with the possibility of two five-year extensions.

BE IT FUTHER RESOLVED that the lease will be managed by the Parks, Recreation, and Forestry Department.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute the same.

BE IT FURTHER RESOLVED that the Director of Parks, Recreation, and Forestry is hereby authorized to take any and all steps necessary to effectuate this extension.

OFF AIRPORT LAND LEASE
Between
THE UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION
And
CITY OF LA CROSSE, WISCONSIN BY AND THROUGH
PARKS AND RECREATION DEPARTMENT

FAA LEASE NO: 697DCM-24-L-00144
ATID/FACILITY TYPE: LSE RCAG
LOCATION: LA CROSSE, WISCONSIN

1. **Preamble (09/2021) 6.1.1** This Lease for real property is hereby entered into by and between Lessor, hereinafter referred to as the Lessor and the United States of America, acting by and through the Federal Aviation Administration, hereinafter referred to as the FAA or Government.

2. **Succeeding Lease (09/2021) 6.1.2** This contract succeeds Lease No. DTFA14-83-L-R357 and all other previous agreements between the parties for the property described in this document.

3. **Witnesseth (09/2021) 6.1.3** The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

4. **Description of Premises (09/2021) 6.1.4-3** This Lease covers the following described property, hereinafter referred to as the premises and hereby consisting of:

REMOTE COMMUNICATIONS AIR/GROUND FACILITY SITE

A tract of land being a part of the north half of the northwest quarter of Section 34, Township 16 North, Range 7 West, 4th Principal Meridan, Medary Township, La Crosse, Wisconsin, and is more particularly described as follows:

Beginning at the Northwest corner of Section 34, proceed 1,235.1 feet East to a point, 515.0 feet South to a point and the point of beginning (POB); thence South 170 feet to a point, East 170.0 feet to a point; North 170.0 feet to a point; West 170.0 feet to the POB, containing 28,900 square feet, 0.66 acres more or less.

A. Together with a right-of-way for ingress to and egress from the premises (for Government employees, their agents and assigns); a right-of-way for establishing and maintaining electric power and/or telecommunication lines to the premises; and a right-of-way for subsurface power, communication and/or water lines to the premises; all rights-of-way to be over said lands and adjoining lands of the Lessor, and unless herein described otherwise, shall be reasonably determined by the Government as the most convenient route.
B. This Lease includes the right of grading, conditioning, installing drainage facilities, seeding the soil of the premises, and the removal of all obstructions from the premises that may constitute a hindrance to the establishment and maintenance of Government facilities.
C. The Government shall also have the right to make alterations, attach fixtures, erect additions, structures, or signs, in or upon the premises hereby leased. All alterations and additions are and will remain the property of the Government.

5. **Purpose (09/2021) 6.1.5** It is understood and agreed that the use of the herein described premises shall be related to FAA's activities in support of the National Airspace System (NAS).

6. **Legal Authority (09/2021) 6.2.1** This Lease is entered into under the authority of 49 U.S.C. 106(l)(6) and (n), which authorizes the Administrator of the FAA to enter into contracts, acquisitions of interests in real property, agreements, and other transactions on such terms and conditions as the Administrator determines necessary.

7. **Term 6.2.3** To have and to hold, for the term commencing on October 1, 2025, and continuing through September 30, 2035, inclusive, with two five (5)-year options to extend the contract through September 30, 2040 (Option Period 1), and through September 30, 2045 (Option Period 2), provided that adequate appropriations are available from year to year for the consideration herein.

8. **Consideration 6.2.4**
   A. The Government shall pay annual rent in the amount of $1,500.00 at the end of the Government fiscal year from October 1, 2025, through September 30, 2045, throughout the contract, including options.
   B. Payments shall be made in arrears without the submission of invoices or vouchers. Payments are due on the first business day following the end of the payment period and are subject to available appropriations. The payments shall be directly deposited in accordance with the "Payment by Electronic Funds Transfer" clause in this contract. Payments shall be considered paid on the day an electronic funds transfer is made.
   C. Annual payment shall be made in full to: City of La Crosse, WI, Parks and Recreation Department.

9. **Termination (01/2023) 6.2.5** The Government may terminate this contract at any time, in whole or in part, if the Real Estate Contracting Officer (RECO) determines that a termination is in the best interest of the Government. The RECO shall terminate this contract by delivering a written notice specifying the effective date of the termination. The termination notice shall be delivered at least 30 days before the effective termination date. No costs shall accrue as of the effective date of termination.

10. **Binding Effect (09/2021) 6.2.6** The provisions of this Lease and the conditions herein shall be binding upon, and for the benefit of, the parties and their successors and assigns. In the event of any sale or transfer of ownership of the property or any portion thereof, the Government will be deemed to have attorned to any purchaser, successor, assign, or transferee. The succeeding owner will be deemed to have assumed all rights and obligations of the contractor under this contract establishing direct privity of estate and contract between the Government and said succeeding owner, with the same force, effect, and relative priority in time and right as if the contract had initially been entered into between such succeeding owner and the Government.

11. **Holdover (07/2023) 6.2.12** If after the expiration of the Lease, the Government shall retain possession of the premises, the Lease shall continue in full force and effect on a month-to-month basis. Payment shall be made in accordance with the Consideration clause of the Lease at the rate paid during the Lease term. This period shall continue until the Government shall have signed a new lease with the Lessor, acquired the property in fee, or vacated the premises.

12. **RE Clauses Incorporated by Reference (09/2021) 6.3.0** This Lease, as applicable, incorporates by reference the provisions or clauses listed below with the same force and effect as if they were given in full text. Upon request, the RECO will make the full text available.

    A. **Officials Not To Benefit (09/2021) 6.3.0-2**
    B. **Assignment of Claims (09/2021) 6.3.0-3**
    C. **Contracting Officer's Representative (09/2021) 6.3.0-4**
    D. **Contingent Fees (09/2021) 6.3.0-5**
    E. **Anti-Kickback Procedures (09/2021) 6.3.0-6**
    F. **Compliance with Applicable Laws (01/2023) 6.3.31-1**
    G. **Examination of Records (09/2021) 6.3.32**
    H. **Subordination, Nondisturbance and Attornment (09/2021) 6.3.33**
    I. **Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (07/2023) 6.9.5**
    J. **Covered Telecommunications Equipment or Services – Representations (09/2021) 6.9.5-1**
    K. **Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment (09/2021) 6.9.5-2**

13. **Title to Improvements (09/2021) 6.3.5** Title to the improvements constructed for use by the Government during the life of this Agreement shall be in the name of the Government.

14. **No Waiver (09/2021) 6.3.17** No failure by the Government to insist upon strict performance of any provision of this Lease or failure to exercise any right, or remedy consequent to a breach thereof, will constitute a waiver of any such breach in the future.

15. **Non-Restoration (09/2021) 6.3.18** It is hereby agreed between the parties that, upon termination of its occupancy, including any holdover period, the Government shall have no obligation to restore and/or rehabilitate, either wholly or partially, the property that is the subject of this contract. It is further agreed that the Government may abandon in place any or all of the structures and equipment installed in or located upon said property by the Government during its tenure. Such abandoned equipment shall become the property of the contractor.

16. **Quiet Enjoyment (09/2021) 6.3.25** The Lessor warrants that they have good and valid title to the premises, and rights of ingress and egress, and warrants and covenants to defend the Government's use and enjoyment of said premises against third party claims.

17. **Hold Harmless (01/2024) 6.3.30** In accordance with and subject to the conditions, limitations and exceptions set forth in the Federal Tort Claims Act, 28 U.S.C. Ch. 171, the Government will be liable to persons damaged by any personal injury, death or injury to or loss of property, which is caused by a negligent or wrongful act or omission of an employee of the Government while acting within the scope of his office or employment under circumstances where a private person would be liable in accordance with the law of the place where the act or omission occurred. The foregoing shall not be deemed to extend the Government's liability beyond that existing under the Act at the time of such act or omission or to preclude the Government from using any defense available in law or equity.

18. **Notification of Change in Ownership or Control of Land (10/2022) 6.3.34** If the Lessor sells, dies or becomes incapacitated, or otherwise conveys to another party or parties any interest in the aforesaid land, rights of way thereto, and any areas affecting the premises, the Government shall be

notified in writing, of any such transfer or conveyance within 30 calendar days after completion of the change in property rights. Concurrent with the written notification, the Lessor or Lessor's heirs, representatives, assignees, or trustees shall provide the Government copies of the associated legal document(s) (acceptable to local authorities) for transferring and/or conveying the property rights.

19. **Integrated Agreement (09/2021) 6.3.36** This Lease, upon execution, contains the entire agreement of the parties, and no prior written or oral agreement, express or implied shall be admissible to contradict the provisions of this Contract.

20. **Unauthorized Negotiating (09/2021) 6.3.37** In no event shall the Lessor enter into negotiations concerning the premises with anyone other than the RECO or his/her designee.

21. **Contract Disputes (11/2003) 6.3.39**
A. All disputes under or related to this Lease shall be resolved through the Federal Aviation Administration (FAA) dispute resolution system at the Office of Dispute Resolution for Acquisition (ODRA) and shall be governed by the procedures set forth in 14 C.F.R. Parts 14 and 17, which are hereby incorporated by reference. Judicial review, where available, will be in accordance with 49 U.S.C. 46110 and shall apply only to final agency decisions. A Lessor may seek review of a final Government decision only after its administrative remedies have been exhausted.
B. All contract disputes shall be in writing and shall be filed at the following address:
Office of Dispute Resolution for Acquisition, AGC-70
Federal Aviation Administration
800 Independence Avenue, SW
Washington, DC 20591
Attention: AGC-70, Wilbur Wright Bldg. Room 2W100
Telephone: (202) 267-3290
Facsimile: (202) 267-3720 - Alternate Facsimile: (202) 267-1293
C. A lease dispute against the FAA will be filed with the ODRA within two (2) years of the accrual of the lease claim involved. A lease dispute is considered to be filed on the date it is received by the ODRA.
D. The full text of the Contract Disputes clause is incorporated by reference. Upon request, the full text will be provided by the RECO.

22. **System for Award Management - Real Property (SAM Waiver) (09/2021) 6.4.1** The System for Award Management (SAM) is the Government's required method to receive vendor information. However, you have been granted an exception to SAM and therefore must provide your initial payment information and any future changes to your payment information to the RECO on a completed and signed "Vendor Miscellaneous Payment Information" form, together with any other required notice under this lease.

23. **Payment by Electronic Funds Transfer (09/2021) 6.4.2** All payments by the Government under this Contract will be made by electronic funds transfer (EFT). The Government will make payment by EFT through the Automated Clearing House (ACH) network, subject to the rules of the National Automated Clearing House Association. The rules governing federal payments through the ACH are contained in 31 CFR Part 210. The Lessor is responsible for maintaining correct payment information with the Government. If the Lessor's EFT information is incorrect or outdated, the Government is not required to make payments to the Lessor until correct/current EFT information is submitted to the Government for payment distribution.

part of any system, during lease performance, or the Lessor is notified of such by a contractor at any tier or by any other source, the Lessor must report the information to the Real Estate Contracting Officer.

24. **Representations Regarding Certain Telecommunications and Video Surveillance Services or Equipment**

A. Representations.

(1) The Lessor represents that it _____ does, __X__ does not provide covered telecommunications equipment or services as part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument.
(2) After conducting a reasonable inquiry for purposes of this representation, the Lessor represents that it _____ does, __X__ does not use covered telecommunications equipment or services, or any equipment, system, or service that uses telecommunications equipment or services.

B. Representations.

(1) The Lessor represents that it [ ] will, [ ] will not provide covered telecommunications equipment or services to the Government in the performance of any contract, subcontract or other contractual instrument resulting from this solicitation.
(2) After conducting a reasonable inquiry for purposes of this representation, the Lessor represents that it does [ ] does not [ ] USE covered telecommunications equipment or services, or use any equipment, system, or service that uses covered telecommunications equipment or services.

If the Lessor does provide telecommunications equipment or services, please refer to AMS Clauses 6.9.5; 6.9.5-1 and 6.9.5-2, which are incorporated by reference. Upon request, the RECO will make the full text available.

25. **Notices (09/2021) 6.10.1** All notices/correspondence must be in writing, reference the Lease number, and be addressed as follows:

TO THE LESSOR:	TO THE GOVERNMENT:
City of La Crosse, Wisconsin	Federal Aviation Administration
Parks and Recreation Department	Real Estate Branch, AAQ-920
400 La Crosse Street	10101 Hillwood Parkway
La Crosse, WI 54601	Fort Worth, TX 76177

26. **Signature Block (09/2021) 6.10.3** This Lease shall become binding when it is fully executed by both parties. In witness whereof, the parties hereto have subscribed their names as of the date shown below.

CITY OF LA CROSSE, WISCONSIN
PARKS AND RECREATION DEPARTMENT

By: _____
Print Name: _____
Title: Mayor
Date: _____

By:_____
Printed Name:_____
Title: City Clerk
Date:_____

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

By: _____
Jana C. Blanco
Real Estate Contracting Officer

Date: _____

CERTIFICATE OF AUTHORIZATION

I, the undersigned, hereby certify that _____ and _____, who signed this instrument on of behalf of City of La Crosse, Wisconsin is in fact authorized to sign on behalf of City of La Crosse, Wisconsin by authority of its governing resolution, and is within the scope of its powers.

Print Name: _____ Print Title: _____

Signature: _____ Date: _____

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

On this, the _____ day of _____, 2026, before me, _____, the undersigned Notary Public, personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge that he/she executed the same for the purposes therein contained.

_____
Notary Public

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

On this, the _____ day of _____, 2026, before me, _____, the undersigned Notary Public, personally appeared, **Jana C. Blanco** , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge that he/she executed the same for the purposes therein contained.

_____
Notary Public

CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789CITY
www.cityoflacrosse.org

LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0650 Caption Resolution approving a twenty-year lease with the Off Airport Land Lease Between the United States of America Department of Transportation Federal Aviation Administration

Staff/Department Responsible for Legislation

Parks, Recreation and Forestry

Requestor of Legislation

James Flottmeyer

Location, if applicable

4000 Rim of the City Road

Summary/Purpose

Renewal of the lease located at 4000 Rim of the City Road located in Hixon Forest. The lease will be for a term of ten years with two five year options.

Background

This lease has been with the City of La Crosse for multiple years and is now up for renewal. This was a no fee lease prior to this renewal which will now be escalated to $1500.00 per year.

Fiscal Impact

Additional $1500.00 per year in revenue.

Staff Recommendation

Recommendation is for approval.