City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda

Commercial/Multi-Family Design Review Committee

Friday, January 9, 2026 | **9:00 AM** | **Virtual via Zoom**

The meeting is conducted through video conferencing.
Members of the public will be able to attend the meeting via video conferencing with the link below.

Join Zoom Meeting
Click this link (or typing the URL in your web browser address bar):
https://cityoflacrosse-org.zoom.us/j/82799188943?pwd=pAMS3MbJusyBqR9mjCiK3jH6cAP0rk.1

Meeting ID: 827 9918 8943
Passcode: 212646

Dial by your location
1 312 626 6799

If you wish to speak please provide written comments by emailing acklint@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development, and Assessment at 400 La Crosse St, WI 54601

Call to Order

Agenda Items:

1. 24-0583 Review of plans for the commercial development located at 3710 State Rd 16. (7 Brew Coffee)

Attachments: Final Design Review App 1-9-26
Final Design Review Checklist 1-9-26
Final Civil Plans 1-9-26
Final Land Disturbance Report App 1-9-26
Final Elevations 1-9-26
Final Stormwater Report 1-9-26
2nd Prelim- Renderings 10-31-25
2nd Prelim- Site Plan 10-31-25
2nd Prelim- Floor Plan + Elevations 10-31-25
2nd Prelim- ALTA Survey 10-31-25
Prelim Design Review Memo 4-26-24
Prelim Site Plan 4-26-24
Prelim Elevations 4-26-24

2. 26-0016 Review of plans for the commercial addition located at 610 Hagar/632 Rose Streets.

Attachments: Preliminary Plans 1-9-26

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.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0583

Agenda Date: 4/26/2024 **Version:** 1 **Status:** Agenda Ready

In Control: Commercial/Multi-Family Design Review Committee **File Type:** Review of Plans

Agenda Number: 1.

COMMERCIAL DEVELOPMENT DESIGN STANDARDS APPLICATION

Planning Department ▪ Phone 608.789.7512 ▪ Fax 608 789.7318
http://www.cityoflacrossse.org Planning@cityoflacrosse.org

STATUS:	Permit No.:
	Date:
	Parcel No.:

OWNER

Name: Onalaska 9016, LLC (Andrew Goodman)			
Address: 3000 Dundee Road, Suite 408			
City: Northbrook, IL 60062			
Phone: (312) 607-6418	Cell:	Fax:	E-mail: asg@gmxre.com

ARCHITECT CONTRACTOR

Name: Eric Drazkowski			
Address: 100 Camelot Drive			
City: Fond du Lac, WI 54935			eric.drazkowski@excelengineer.com
Phone: 920-926-9800	Cell:	Fax:	E-mail:

PROJECT

Check One: ☒ Building ☐ Addition ☐ Alteration/Remodel

Description of Work:

Construction of a new Seven Brew Coffee with a drive-thru, walk-in cooler, and a dumpster enclosure.

Pre-application Meeting Date: 10/31/2025

Applying for Exception: ☒ No ☐ Yes (Include $300 Check for Public Notification)

PROPERTY

Project Address: 3710 State Road 16, La Crosse, WI 54601		
Zoning District: C2 - Commercial	Parcel Number: 17-10692-0	
Address: 3710 State Road 16	Address same as property owner's address: ☐	
City: La Crosse	State: WI	Zip Code: 54601

OFFICIAL USE ONLY

Date received: Review Date:

Exception Check: ☐ Yes ☐ No

Required Information: ☐ Site Plan ☐ Architecture Plan ☐ Landscape Plan ☐ Building Elevations & Materials ☐ Exterior Light Diagram ☐ LEED Checklist ☐ Photos

The applicant agrees that all design aspects and maintenance plans are in accordance with the requirements of Section 15.47 of the Code of Ordinances for the City of La Crosse. Application, the checklist, and seven (7) sets of required information must be submitted to the City Inspection Department prior to review and acceptance.

Eric Drazkowski	Andrew Goodman
(PRINT) Architect/Engineer Name	(Print) Owner Name
[signature] 12/19/25	Andrew Goodman 12/19/2025
Signature (Architect/Engineer) Date	Signature (Owner) Date

DESIGN REVIEW CHECKLIST

The checklist must be completed in full by the applicant prior to submission. Completed elements should be checked. Any elements that do not apply to your site or you are requesting an exception on, check the corresponding column and include notes. Items in italics are recommended actions but not required.

PARKING LOT DESIGN AND PARKING STANDARDS

		YES	NO	N/A	NOTES
C.2	No parking stall may be closer to the street than the building setback line or the building on the same parcel, whichever is farther from the street unless the applicant can demonstrate that there are no practical alternatives related specifically to the site.	☒	☐	☐	
C.3	All points of ingress and egress will be evaluated by the City Traffic Engineer to determine if ingress and egress should be allowed directly to the street or via an alley.	☒	☐	☐	
C.4	Parking areas shall be separated from primary buildings by a landscaped buffer.	☒	☐	☐	
C.5	Minimum setback for parking stalls and drives is five (5) feet from all property lines with the exception of the alley (in order to accommodate landscaping or drainage swales). Parking for adjacent properties may be combined into continuous paved lots, eliminating the required setback at the shared property line, provided that 100% of the lost green space is replaced elsewhere on the parcel (e.g. with a 10' setback along the opposite lot line).	☒	☐	☐	
C.6	A parking lot for more than 12 vehicles shall incorporate at least 288 square feet of planting islands at least 8 feet in width (face of curb to face of curb). Planting islands may be either parallel to parking spaces or perpendicular to the parking spaces. As parking lot size increase, and additional planting island is required at the ratio of one planting island for every 20 automobile parking spaces. No less that 5 percent of the islands shall be interior to the parking lot.	☒	☐	☐	
C.7	Landscaping buffers, green space, and planting islands must total a minimum of 10 percent of the lot.	☒	☐	☐	
C.8	Buffers, setbacks, and planting islands are encouraged to be used for stormwater infiltration.	☒	☐	☐	
C.9	All approaches, parking and vehicular circulation areas shall be paved and graded for proper stormwater management. The use of pervious pavement for stormwater infiltration is highly encouraged.	☒	☐	☐	
C.10	For structures not needing approval by the Wisconsin Department of Commerce, parking spaces shall not be less than 8.5 feet in width and 17 feet in length. The full dimensions of this rectangle must be maintained in angled parking designs. Drive aisle widths vary depending upon the angle of parking space. The following minimum standards apply and shall be consistent with requirements of the City Engineering Department adopted standards: 45 degrees – 12'10" aisle 55 degrees – 13'7" aisle 65 degrees – 15'4" aisle 75 degrees – 17'10" aisle 90 degrees – 22' aisle	☒	☐	☐	
C.11	Where maximums on parking ratios exist, parking surfaces and drive aisles shall be permitted to be increased in size by no more than five percent (5%), provided at least twenty-five percent (25%) of the parking lot and pedestrian sidewalks consist of paving blocks (plastic or concrete honeycomb grid) planted with grass.	☒	☐	☐	
C.12	Parking lots shall be located on the same lot as the principal structure (unless it can be demonstrated that shared parking will be beneficial to multiple property owners and does not result in a "gap tooth" effect on a block face).	☒	☐	☐	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
C.13	Raised curbs, parking blocks or stops, decorative bollards and/or fences, trees and/or shrubs shall be utilized along the edge(s) of parking lots to prevent motor vehicles from parking on green space buffers, outdoor recreation space, bike parking areas, sidewalks and side and front yards. In the event the original protective measures are inadequate to preventing inappropriate parking, additional measures shall be taken.	X			
C.14a	Parking lot snow storage area(s) shall be designated in the parking lot and/or green space buffers.	X			
C.14b	Snow storage areas shall not be located near parking lot entrances and impede driver vision.	X			
C.14c	If these green space buffer(s) are no longer capable of storing snow, the property owner shall arrange for the excess snow to be removed.	X			
C.14.d	To the greatest extent possible, melting snow or ice should not drain over sidewalks or across neighboring properties.	X			
C.15	Light-colored and/or reflective surface coating should be considered to reduce the "heat island" effect of traditional asphalt parking lots.	X			
C.16	Environmentally-friendly paving materials and methods are encouraged, including but not limited to using recycled asphalt tires and roofing shingles as part of the mix or base.	X			
C.17	Porous paving materials such as paving blocks with decorative gravel, or properly spaced cobbles, brick, and natural stone with grass planted in between in small clusters and methods that reduce stormwater runoff are encouraged.	X			
C.18	The off-street parking provisions for all commercial development shall be in conformance with 15.04(G). Required off-street parking space, including access drives and aisles, shall not cover more than seventy-five percent (75%) of the lot area in which such off-street parking space is permitted.	X			
PEDESTRIAN CIRCULATION					
D.2	There shall be a paved pedestrian route from the sidewalk or street to the main building entrance, and from the parking area to the nearest building entrance.	X			
D.3	Pedestrian routes shall be paved with concrete. Bituminous material shall not be allowed for pedestrian routes.	X			
D.4	Porous paving materials and methods that reduce stormwater runoff.is encouraged.	X			
BUILDING MECHANICAL SERVICE ELEMENTS					
E.2	The design and location of the following items shall be indicated on building and/or site plans, illustrated with spec sheets as appropriate, and submitted with the Design Standards Checklist:	X			
E.2a	utility meters	X			
E.2b	building mechanicals	X			
E.2c	trash and recycling containers		X		
E.2d	bicycle parking	X			
E.2e	outdoor seating areas	X			
E.2f	solar and wind facilities			X	
E.2g	dish antennas (not permitted to hang off the side of buildings)			X	
E.2h	transformers	X			
E.2i	back-up generators			X	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
E.3	Service areas, utility meters, and building mechanicals shall not be located on the street side of the building, nor on the side wall closer than 10 feet to the street side of the building. The location of emergency back-up generators and transformers shall be coordinated between the City, developer and the utility company. Screening of meters, generators, transformers, and mechanicals is required when visible from the street with an approved screen device. Screening materials shall match building materials. Cable, conduit and phone line shall not be visible on the exterior with the exception of conduit running directly to the meter/utility boxes at the time of initial occupancy. Mailboxes are permitted within 10 feet of the front of the building if not visible from the street.	☒	☐	☐	
E.4	Trash and recycling containers, including cans and dumpsters, shall have covers and be screened so as not to be visible from the street or from neighboring properties. Screening shall be one foot higher than the container but no higher than six feet; however, roofed enclosures may exceed this limit.	☐	☒	☐	
E.5	If a building owner chooses to provide a trash receptacle and/or a smoking materials receptacle, the receptacle(s) shall be decorative if located at the entrance that faces a public street. These receptacles shall be screened from view and/or designed to fit with the architecture and materials of the building.	☐	☐	☒	
E.6a	High energy gas appliances shall have the air intakes and exhaust vents located on the sides or rear of the building where they do not interfere with any sidewalks, are not likely to be blocked or damaged by pedestrian traffic, snow or the removal of snow, and away from any trees or shrubs that would be harmed by the exhaust heat and gases.	☐	☐	☒	
E.6b	Window-mounted air conditioners shall not be permitted.	☐	☐	☒	
E.6c	PTAC air conditioner/heat pump units must be designed into the architecture of the building.	☐	☐	☒	
E.6d	If heat pumps or air conditioners are located on the ground, they shall be on one side or the rear of the building and screened with evergreens or decorative screening that matches or complements the exterior siding of the building, such that proper clearances are maintained for the manufacturer's warranty.	☐	☐	☒	
E.6e	If heat pumps or air conditioners are located on the roof, they shall be placed, painted and/or screened so as to minimize the visual impact to the street.	☒	☐	☐	
E.7a	Bicycle parking using bike racks specifically designed for bike parking shall be provided at one (1) space per 10 automobile parking spaces or one (1) space per 20 employees, whichever is greater, and should be located near building entries, shall not interfere with pedestrian circulation, and shall be well-lit. Bikes are not permitted to be stored, locked or chained on decks, patios, fences or any other exterior location other than a bike rack specifically designed for bike parking.	☒	☐	☐	
E.7b	Bicycle parking (to accommodate four bicycles) shall be nominally at least nine (9) by six (6) feet or fifty-four (54) square feet and increase by the same ratio to accommodate the number of bike spaces.	☒	☐	☐	
E.7c	The base for bike racks should be concrete to ensure their stability; however, the remaining bicycle parking area shall be porous paving materials (paving blocks with decorative gravel or wood mulch, or properly spaced cobbles, brick, and natural stone with grass planted in between in small clusters) to reduce stormwater runoff but shall not result in standing water. If an area for bike parking is designed using these standards, then up to 100 percent of the space taken for the bike parking shall count as green space.	☒	☐	☐	

DESIGN REVIEW CHECKLIST

LANDSCAPING OPEN SPACE & PLANTINGS		YES	NO	N/A	NOTES
F.2	A landscape design and planting plan shall be prepared and submitted for all buildings. Landscape plans for developments shall be prepared and signed by a Landscape Architect, nurseryman, or professional site planner with educational training or work experience in land analysis and site plan preparation prior to submittal to the City.	X			
F.2a	No building permit shall be issued until the required landscaping plan has been submitted and approved, and no certificate of occupancy shall be issued until the landscaping is completed as certified by an on-site inspection by the Building Inspector, Planning Staff, or other designated official, unless a financial guarantee acceptable to the City has been submitted.	X			
F.2b	Landscape surety. The owner shall provide the City with a cash deposit, bond, or approved letter of credit to guarantee the proper installation and growth of all landscape improvements proposed in the approved landscape plan. Said surety may remain in effect for two full growing seasons. A growing season shall be considered a period from May 1 to September 30. The first year, the amount of the surety will be equal to 100% of the estimated cost of plant material, installation and tree preservation. Once installation has been completed per the approved landscape plan and verified by the City, 75% of the surety will be reimbursed back to the owner. The remaining 25% will be kept by the City for a period of twelve (12) months to cover any maintenance cost that may be needed. Such surety shall be filed with the City Finance Officer.	X			
F.2c	The City may allow an extended period of time for completion of all landscaping if the delay is due to conditions which are reasonably beyond the control of the developer. Extensions may not exceed nine months, and extensions may be granted due to seasonal weather conditions. When an extension is granted, the City may require such additional security and conditions as it deems necessary.	X			
F.3a	The plan shall address all parts of the parcel and shall indicate: Details of all proposed vegetative landscaping materials, including placement, common and botanical names, caliper/height or container size and quantity and maintenance requirements.	X			
F.3b	Details of proposed non-vegetative landscaping and screening materials.	X			
F.3c	Planting and construction schedule for completion of landscaping and screening plans.	X			
F.3d	Estimated cost from a landscaper on a bid or estimate form of the proposed landscaping.		X		Acknowledged, will provide at later date
F.4	All portions of the site not covered by buildings, paving material, or other planned and approved surfaces shall be considered "landscaped area" and shall have a minimum of 4 inches of top soil and be planted with living plant materials and/or mulches. Overall site landscaping shall include not less than:	X			
F.4a	One tree placed in the boulevard per 40 linear feet of lot frontage;	X			
F.4b	Not less than two trees and eight shrubs per 600 square feet of landscaped area. These are minimum standards – more plantings are encouraged.	X			
F.5	All plant material used shall meet the minimum standards established by the American Association of Nurserymen as published in the American Standards for Nursery Stock and shall meet the following minimum requirements:	X			
F.5a	Deciduous trees: 2" dbh (diameter at breast height)	X			
F.5b	Ornamental trees: 2" dbh	X			
F.5c	Evergreen trees: 5' height	X			
F.5d	Shrubs: 5 gallon container	X			
F.5e	Vines and Perennials: 1 gallon container	X			

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
F.6	Boulevard trees will be installed by the City Forester at City expense if the developer attends City tree school. If the developer installs boulevard trees they shall conform to City street standards. A complete list of trees and shrubs and other reliable plant material that has been approved by the City Forester is available in the City Planning and Development Department.	☐	☐	☒	
F.7	Existing healthy trees should be preserved to the greatest extent practicable and shall be indicated on grading and landscape plans submitted for plan review; however, invasive trees shall be removed. Existing damaged, decayed, or diseased trees should be removed to protect remaining trees. Construction near existing trees should follow Best Management Practices to ensure their survival.	☐	☐	☒	
F.8	Landscaping should reinforce pedestrian circulation routes and obstruct undesired routes of convenience. Bushes, trees, rocks, and other landscape features should be used to indicate where pedestrians should and should not travel.	☒	☐	☐	
F.9a	Provide a five (5) to six (6) foot high solid screen to separate parking lots from abutting residential uses or other non-compatible uses. A solid landscape screen is defined as an evergreen or nearly evergreen mixture (minimum of 65% evergreen) of shrubs, bushes, or trees that produce a dense, sight-obscuring screen at least five (5) to six (6) feet in height within three years of planting. Berms may be included in this definition as long as the maximum height of the berm is five feet; both sides of the berm are planted with evergreen or nearly evergreen shrubs or bushes so that the total height of landscaping and berm will be at least six feet within three years of planting; and top of the berm plantings form a dense, sight-obscuring screen within the same three-year period.	☐	☐	☒	
F.9b	Provide a minimum three (3) foot high visual relief screen when adjacent to a street in the form of a hedge, fence, planter, berm, dividers, shrubbery and trees or any combination. The visual relief screen shall extend the length of the parking lot. Three (3) feet in height shall be measured from surface of the parking lot and may be negotiable depending on the elevation of the parking lot in relation to the sidewalk and/or street. All landscaping to form such a visual relief shall be a minimum height of 2 feet at time of planting. Bark or other loose material shall not be placed on berms in these areas since it may be displaced on the street or sidewalk.	☒	☐	☐	
F.10a	The property owner shall be responsible for maintenance and replacement of trees, shrubs, grass, ground covers, loose bark or gravel, and sod which are part of the approved landscape plan. If any such plant materials are not maintained or replaced, the City may utilize the required surety to replace the newly planted or protected landscaping or to deem this to be a Municipal Code Violation and issue an Order to Correct.	☒	☐	☐	
F.10b	The owner is responsible for keeping trees in a plumb position. When staking or securing trees is done, it shall occur so as not to create any hazards or unsightly obstacles.	☒	☐	☐	
F.10c	Plants must be maintained to be kept in sound, healthy and vigorous growing conditions and free of disease, insect eggs and larvae.	☒	☐	☐	
F.10d	A sprinkler or lawn irrigation system shall be required in the front yard and boulevard of all developments if lawn or sod is proposed. This standard does not apply to boulevards if sprinkler or lawn irrigation systems are not needed for the front yard.	☒	☐	☐	

WALLS AND FENCES

		YES	NO	N/A	NOTES
G.2	Walls and fences located in the front yard setback shall not exceed six feet in height above the finished grade and shall be at least 50% transparent to retain the visual connection between street and building.	☐	☐	☒	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
G.3	The design and materials for walls and fences shall be coordinated with the design and materials of the principal buildings and should have substantially the same detail. This is not intended to require identical materials and design.	☐	☐	☒	
G.3a	Pressure treated lumber fences shall not be permitted unless stained or painted.	☐	☐	☒	
G.3b	All chain link fences must be plastic coated and shall only be permitted in side yards and backyard, and shall not extend nearer to the street than the front of the building nor used in the side yard on a corner property.	☐	☐	☒	
G.3c	Smooth faced concrete (CMV) blocks or non-architectural poured walls used to construct a wall shall be covered with brick or some other decorative block or dimensional material such as a stained block product. Painted or colored smooth-faced concrete bricks or blocks shall not be considered decorative block.	☐	☐	☒	
G.4	Walls and fences shall provide variety and articulation at each end and at intervals not exceeding 25 feet through at least one of the following methods: Changes in plane of not less than one (1) foot; Expression of structure, such as post, column, or pilaster; Variation of material; or Landscaping	☐	☐	☒	
STORMWATER INFILTRATION AND CONTROL					
H.2	A stormwater management and erosion control plan shall be required for all new construction, shall be coordinated with the Landscaping and Open Space Plan, and shall be designed by either a Registered Architect, Landscape Architect or a Professional Civil Engineer in accordance with the City of La Crosse's Stormwater Management Ordinance and shall include a maintenance plan and agreement.	☒	☐	☐	
H.2a	Until such time as the City adopts a stormwater management ordinance, the City shall use the La Crosse County Stormwater Management Ordinance.	☒	☐	☐	
H.2b	For parcels less than ¼ acre in size, the City shall work with the property owner/developer/applicant to develop a practical site-specific stormwater management plan that allows for flexibility in the use of stormwater treatment devices including rain barrels, rain gardens, swales, cisterns, drain tiles, soil amendments, porous pavements, grass pavers for overflow parking areas, etc.	☒	☐	☐	
H.3	The use of bio-cells, living roofs and rain gardens is encouraged due to their aesthetic as well as utilitarian benefits.	☐	☒	☐	
H.4	Newly concentrated stormwater, such as that from rooftop, impervious surface, or swales, shall not be directed onto or across adjacent properties or across sidewalks. Rooftop stormwater shall not be discharged within 5 feet of a sidewalk unless an intervening landscape element is used to promote infiltration, such as a rain garden.	☒	☐	☐	
H.5	Stormwater detention and infiltration facilities shall be designed as visual and open space amenities that enhance the overall appearance of the site.	☒	☐	☐	
EXTERIOR LIGHTING					
I.2	All exterior lights shall be designed for commercial use. A lighting plan showing lighting levels on-site and at the property line as well as spec sheets with pictures must be submitted with the Design Standards Checklist for each exterior light to be used.	☒	☐	☐	
I.3	Pedestrian lighting shall clearly indicate the path of travel, shall minimize dark spots along that path, and shall utilize coordinated light fixtures.	☒	☐	☐	
I.4	The maximum height of wall-mounted parking lot light fixtures shall be 16 feet above the ground. Pole-mounted fixtures are acceptable but not required and will have a maximum height of 30 feet from the ground to the top of the fixture. Fixtures shall be of full-cut-off (FCO) design to minimize glare and spillover.	☒	☐	☐	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
I.5	Ornamental lighting to light the building façade is permitted provided that the light source is not visible from the property line and is designed to minimize glare and spillover.	☒	☐	☐	
I.6	No overhead light source (i.e., the lamp or reflector) shall be visible from the property line. Shields may be employed, if necessary, to meet this requirement. The maximum allowable luminance measured 25 feet beyond the property line shall be .05 horizontal foot-candles (HFC).	☒	☐	☐	
I.7	Lighting levels for parking lots and pedestrian routes: (horizontal luminance measured in foot-candles):	☒	☐	☐	
I.7a	Average: 2.4 foot-candles	☒	☐	☐	
I.7b	Minimum: 1.0 foot-candles	☒	☐	☐	
I.7c	Uniformity Ratio (Bright spots to dark spots): 4:1	☒	☐	☐	
I.7d	Maximum Average: .5 foot-candles	☒	☐	☐	
I.8	Each exterior entry to structures on the property shall have an exterior light.	☒	☐	☐	
I.9	For properties adjacent to residential uses, motion sensor flood or spot lights shall have shrouds, be limited to two (2) bulbs pointed at least thirty degrees downward and not directly into windows or doors of neighboring building and the light sources shall not be visible from the street.	☐	☐	☒	

PATIOS, PORCHES, DECKS, AND ROOFTOP GARDENS/DECKS

		YES	NO	N/A	NOTES
J.2	Every residential unit is encouraged to have its own patio or balcony and shall be incorporated into the architectural façade of the building and may encroach into the building setback area but not more than 25%. Commercial structures are also permitted to have exterior balconies. No patio or balcony can hang over a sidewalk.	☐	☐	☒	
J.3	For commercial developments, ground level patios or decks for customer seating are permitted in the setback areas and should include some screening for noise.	☐	☐	☒	
J.4	Exterior stairs leading to a deck or balcony are permitted provided that they are decorative and are architecturally compatible with the building and constructed of compatible materials. Exterior corridors visible from a street are not permitted.	☐	☐	☒	
J.5	Rooftop green roofs or rooftop patios and decks are permitted and if intended for occupied use shall have a railing height or parapet of at least 42 inches. Only outdoor furniture is permitted.	☐	☐	☒	

BUILDING DESIGN: FORM, SCALE AND CONTEXT

		YES	NO	N/A	NOTES
K.2	Photos of at least four (4) street views of nearby blocks shall be submitted with the Design Standards checklist.	☒	☐	☐	
K.3	Buildings shall be designed to provide human scale, interest, and variety. The following techniques may be used to meet this objective:	☒	☐	☐	
K.3a	Variation in the building form such as recessed or projecting bays, shifts in massing, or distinct roof shapes.	☒	☐	☐	
K.3b	Emphasis of building entries through projecting or recessed forms, detail, color, or materials.	☒	☐	☐	
K.3c	Variation of material, modules, expressed joints and details, surface relief, color, and texture to break up large building forms and wall surfaces. Such detailing could include sills, headers, belt courses, reveals, pilasters, window bays, and similar features.	☒	☐	☐	
K.4	For all non-manufacturing or retail buildings, where the allowable building is more than 50% wider than adjacent buildings, one of the following techniques shall be employed to minimize the apparent width of the primary façade:	☐	☐	☒	
K.4a	Articulate the façade with projections or bays.	☐	☐	☒	
K.4b	Use architectural elements such as column, canopies, glass, changes in materials, and covered entries to interrupt the façade.	☐	☐	☒	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
K.5	The first floor façade shall include windows to provide visual interest and visual connection to the street. The total area of windows and doors on the street-facing façade, including trim, shall not be less than 20% of the total area of the façade, excluding gables.	X			
K.6	Buildings shall be built to the front yard setback line. In highway commercial areas, the building setback shall not be greater than 25 feet and no parking is permitted in the front yard setback area.	X			
K.7	Commercial buildings within Historic Districts or adjacent to any designated historic building must first receive DRC review and approval prior to submittal to the Heritage Preservation Commission for their review. Approval by the Heritage Preservation Commission is necessary prior to the issuance of any building permit. The developer can appeal to the City Plan commission if denied by the Heritage Preservation Commission.			X	
BUILDING ENTRANCES, DETAILS, TRIM, DOORS AND WINDOWS					
L.2	The primary entrance to the building shall be covered at least three (3) feet from the door. Entrance features may encroach into the front yard setback a maximum of three (3) feet. Building entrances shall be emphasized through projecting or recessing forms, detail, color or materials. Buildings shall be oriented toward the street with pedestrian access.	X			
L.3	All openings shall be articulated or appropriately trimmed through the use of materials such as flat or arched lintels, projecting sills, or surrounds.	X			
L.4a	All windows shall be in keeping with the architectural character of the building.	X			
L.4b	All windows shall have an interior locking or securing mechanism.	X			
L.4c	For mixed used developments that include residential units, exterior entry doors for individual units shall be residential in style (real or decorative styles, rails or panels) solid or insulated or multiple units may be commercial in style (glass). If the door does not have a translucent window lower than five (5) feet, it shall have a security peephole.			X	
ROOFS AND ROOF LINES					
M.2	Any roof style such as hip, gambrel, mansard, colonial, flat or another roof style is permitted so long as the roof pitch is appropriate to the architectural style of the building (e.g. prairie school) and the roof element contains additional architectural elements such as dormers, long overhangs, windows or other feature.	X			
M.3	Flat roofs are permitted, and must incorporate a parapet wall on all sides, unless the rear side of the building is sloped for drainage. The parapet should include architectural details appropriate to the building design that create a positive visual termination for the building (a "top").	X			
M.4	A minimum of 50% of a building's linear roof drip edge should fall to ground surfaces that do not contain impervious surface. If gutters or other stormwater drains toward neighboring properties, then water shall be directed to an onsite rain garden(s) designed to retain a 0.5 inch-1hr rainfall. For information regarding directing clean roof water to rain gardens, the Wisconsin DNR and UW-Extension have extensive publications on the proper calculation for the size and planting materials for rain gardens in Wisconsin.	X			
EXTERIOR MATERIALS					
N.2	The use of identical materials on all sides of the building is encouraged; however; higher-quality materials on street-facing façade and complementary materials on other façade is acceptable.	X			
N.3	Use of decorative accessories and trim is highly encouraged.	X			

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
N.4	Vinyl, plywood, chipboard, T1-11, asphalt siding, non-architectural metal siding and smooth-faced concrete block are prohibited as exterior finish materials unless the architect can demonstrate that the materials are appropriate to the design of the building. Treated wood shall be painted or stained.	X			
N.5	Natural wood shall be painted or stained, unless it is cedar, redwood or some other naturally weather resistant species and is intended to be exposed.	X			
N.6a	Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, as well as an impact on the energy use and comfort of customers and tenants, designs and color shall be selected in general harmony with the overall existing neighborhood.	X			
N.6b	Neutral or natural colors for the primary siding material with brighter or darker colors for accent and trim that provide for a more interesting building and are cooler in the summer are preferred.	X			
N.6c	Complementary multi-color and textured roofing materials that provide for a more interesting building and are cooler in the summer are preferred.	X			
GARAGES AND ACCESSORY BUILDINGS					
O.2	Street-facing overhead doors on garages are not permitted on lots served by an alley.			X	
O.3	The cumulative length of all garage doors facing the street shall not exceed 50% of the total length of the street-facing elevation unless architecturally justified.			X	
O.4	Accessory buildings shall be architecturally compatible and be constructed of the same materials as the primary building(s). All changes to the approved plans such as the addition of an accessory structure shall be approved by the Design Review Committee if not submitted at the time of initial review.	X			
BUILDING CONSTRUCTION					
P.2	A completed LEED checklist must be submitted with the Design Standards checklist to demonstrate compliance with the standard.	X			
BUILDING, PROPERTY AND LANDSCAPING MAINTENANCE					
Q.2	All commercial structures and buildings that are developed and constructed under this ordinance shall maintain the property through an ongoing maintenance program. The maintenance program is to include all exterior aspects of the development and include but is not limited to parking lots, building mechanicals, service elements, customer and tenant amenities, landscaping open space and plantings, wall and fences, signage, stormwater facilities, exterior lighting, patios and decks, exterior finishes, windows, architectural detail, and accessory structures.	X			
Q.3	The project shall be maintained over the life of the development in a like-new condition with an on-going maintenance program that adheres to the intent of the original building plans and is subject to inspection by the City at anytime. Failure to maintain the project may subject the property to fines as permitted under this Chapter and the City of La Crosse Stormwater Management Ordinance. (#4513-7/9/09)	X			

LEED 2009 for New Construction and Major Renovation

Project Checklist

Project Name

Date

Sustainable Sites — Possible Points: 26

Y	N	?			
Y			Prereq 1	Construction Activity Pollution Prevention	
			Credit 1	Site Selection	1
			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
			Credit 4.1	Alternative Transportation—Public Transportation Access	6
			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
			Credit 5.2	Site Development—Maximize Open Space	1
Y			Credit 6.1	Stormwater Design—Quantity Control	1
Y			Credit 6.2	Stormwater Design—Quality Control	1
			Credit 7.1	Heat Island Effect—Non-roof	1
Y			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

Water Efficiency — Possible Points: 10

Y	N	?			
Y			Prereq 1	Water Use Reduction—20% Reduction	
Y			Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
			Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 35

Y	N	?			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
			Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
			Credit 3	Enhanced Commissioning	2
			Credit 4	Enhanced Refrigerant Management	2
			Credit 5	Measurement and Verification	3
			Credit 6	Green Power	2

Materials and Resources — Possible Points: 14

Y	N	?			
Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	N	?			
			Credit 4	Recycled Content	1 to 2
			Credit 5	Regional Materials	1 to 2
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 15

Y	N	?			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
			Credit 3.1	Construction IAQ Management Plan—During Construction	1
			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
Y			Credit 6.1	Controllability of Systems—Lighting	1
Y			Credit 6.2	Controllability of Systems—Thermal Comfort	1
			Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

Y	N	?			
			Credit 1.1	Innovation in Design: Specific Title	1
			Credit 1.2	Innovation in Design: Specific Title	1
			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
			Credit 1.5	Innovation in Design: Specific Title	1
			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

Y	N	?			
			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

Total — Possible Points: 110

Certified 40 to 49 points   Silver 50 to 59 points   Gold 60 to 79 points   Platinum 80 to 110

K.2 Photos of at least four (4) street views of nearby blocks shall be submitted with the Design Standards checklist.

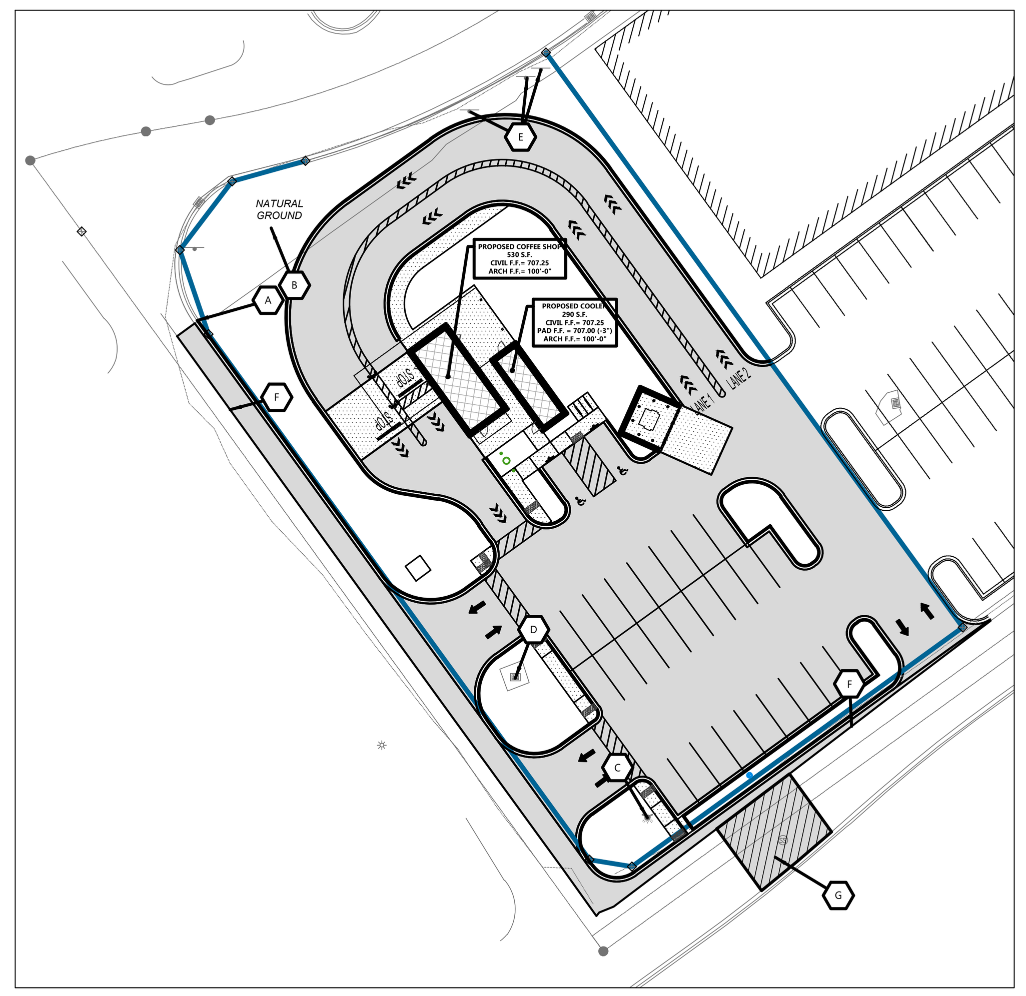

BARNES & NOBLE
BOOKSELLERS
2025


BARNES & NOBLE
2025


2024

PROPOSED COFFEE SHOP FOR:
7-BREW LA CROSSE

LA CROSSE, WI



SITE PLAN OVERVIEW

SCALE: 1" = 50'

50' 0 50' 100'

NORTH

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

EXCEL LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC / 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS	000.00 TW / 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
000.00 BG / 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL		
PROPOSED SITE SYMBOLS			
	PROPOSED DRAINAGE FLOW	CO	PROPOSED CLEANOUT
	PROPOSED WATER VALVE IN BOX	DS	PROPOSED DOWNSPOUT
W	PROPOSED WELL		PROPOSED APRON END SECTION
	PROPOSED LIGHT POLE		SOIL BORING
	PROPOSED STORM CATCH BASIN - ST CB		CENTER LINE
	PROPOSED STORM FIELD INLET - ST FI		PROPOSED HANDICAP PARKING STALL
	PROPOSED STORM CURB INLET - ST CI		PROPOSED SIGN
PROPOSED LINETYPES			
	PROPOSED PROPERTY LINE		INTERIOR PROPERTY LINE
ST D	PROPOSED STORM SEWER AND MANHOLE - ST MH		RAILROAD TRACKS
SA S	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	800	EXISTING GROUND CONTOUR
W HYD	PROPOSED WATER LINE AND HYDRANT	800	PROPOSED GROUND CONTOUR
	PROPOSED CURB AND GUTTER	POL PL	PROPOSED POLISH SEWER AND MANHOLE
	GRADING/SEEDING LIMITS	P P	PROPOSED PROCESS SEWER AND MANHOLE
	RIGHT-OF-WAY LINE	CLW	PROPOSED CLEAR WATER LINE
T	PROPOSED UNDERGROUND TELEPHONE CABLE	G	PROPOSED UNDERGROUND GAS LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
FO	PROPOSED UNDERGROUND FIBER OPTIC LINE		

PROJECT CONTACTS

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Bee Ziong
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E-mail: xiongb@cityoflacrosse.org

CITY BUILDING INSPECTOR:
David Reinhard
Phone: (608) 789-7564

CITY DIRECTIOR OF PUBLIC WORKS:
Matthew Gallager
Phone: (608) 789-7505

BLEW LEGEND

	FOUND MONUMENT AS NOTED
	COMPUTED POINT
	FIRE HYDRANT
	LIGHT
	SANITARY MANHOLE
	SIGN
	WATER VALVE
	GRATE INLET
	GRATE INLET
BOC	BACK OF CURB
FL	FLOWLINE
EC	EDGE OF CONCRETE
EA	EDGE OF ASPHALT
TG	TOP OF GRAVEL
NG	NATURAL GROUND
TA	TOP OF ASPHALT
TB	TOP OF BANK
BB	BOTTOM OF BANK
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
N/F	NOW OR FORMERLY
	BOUNDARY LINE
	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
x x x	TEMPORARY FENCE
WL WL	UNDERGROUND WATER LINE
UGE	UNDERGROUND ELECTRIC LINE
CTV	UNDERGROUND TV CABLE LINE
BTL	UNDERGROUND TELEPHONE LINE
FOP	UNDERGROUND FIBER OPTIC LINE
SD SD	UNDERGROUND STORM DRAIN LINE
SS SS	UNDERGROUND SEWER LINE
	MAJOR CONTOUR
	MINOR CONTOUR

LOCATION MAP

PROJECT LOCATION

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1A	SITE PLAN
C1.1B	STRIPING PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3A	SANITARY, WATER, AND DRY UTILITY PLAN
C1.3B	STORM UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW LA CROSSE
3710 STATE ROAD 16 • LA CROSSE, WI 54650

PROFESSIONAL SEAL

WISCONSIN
ERIC DRAZKOWSKI
00-40127-006
FOND DU LAC, WISCONSIN
PROFESSIONAL ENGINEER
12/17/25

SHEET DATES

ISSUED FOR APPROVAL

IFA DEC. 11, 2025

JOB NUMBER

250351400

SHEET NUMBER

C0.1

CIVIL COVER SHEET

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING.
C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING SECTION	HEAVY ASPHALT PAVING SECTION
1-1/2" SURFACE COURSE (5 LT 58-28S)	1-1/2" SURFACE COURSE (5 LT 58-28S)
(WISDOT 455.2.5 TACK COAT (STAGED PAVING)	WISDOT 455.2.5 TACK COAT (STAGED PAVING)
2" BINDER COURSE (4 LT 58-28S)	2-1/2" BINDER COURSE (4 LT 58-28S)
10" OF 1-1/4" CRUSHED AGGREGATE	12" OF 1-1/4" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
         1) TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
      b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1) CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
   3. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
N. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
E. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION.
F. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
G. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
H. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
I. MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
J. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING
C. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. INSULATION SHALL BE PROVIDED PER STATE PLUMBING CODES AS NECESSARY BASED ON PROPOSED DEPTH PER PLANS.
D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY & STORM SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY/STORM SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
E. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
F. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS.
G. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
H. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS. DOWNSPOUTS TO GRADE (DSG) SHALL BE PROVIDED WITH SPLASH BLOCKS AT THE DISCHARGE LOCATION. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
I. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS.
J. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
K. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	C901/906 PE	AWWA C901/C906	ASTM D2609, ASTM D2683, ASTM D3261	Heat fusion: ASTM D2657
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
*Sanitary Sewer	SCH.40 PVC	ASTM D1785, ASTM D2665	ASTM F1336	Primer: ASTM F656 Solvent Cement: ASTM D2564
Storm Sewer	HDPE	ASTM F2648, ASTM F2306, AASHTO M252, TYPE S (4 IN - 10 IN), AASHTO M294, TYPE S (12 IN - 60 IN)	ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294	Joint: ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294 Elastomeric Seal: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477

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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW LA CROSSE
3710 STATE ROAD 16 • LA CROSSE, WI 54650

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	DEC. 11, 2025

JOB NUMBER

250351400

SHEET NUMBER

C0.2

KEYNOTES

A	PROTECT EXISTING CURB
B	PROTECT EXISTING LANDSCAPING
C	PROTECT EXISTING HYDRANT
D	PROTECT RIM
E	PROTECT SIGNAGE
F	PATCH PAVEMENT AS NECESSARY FOR TYING IN PROPOSED PAVEMENT
G	SAW CUT AND REMOVE PAVEMENT FOR UTILITY CONNECTION.

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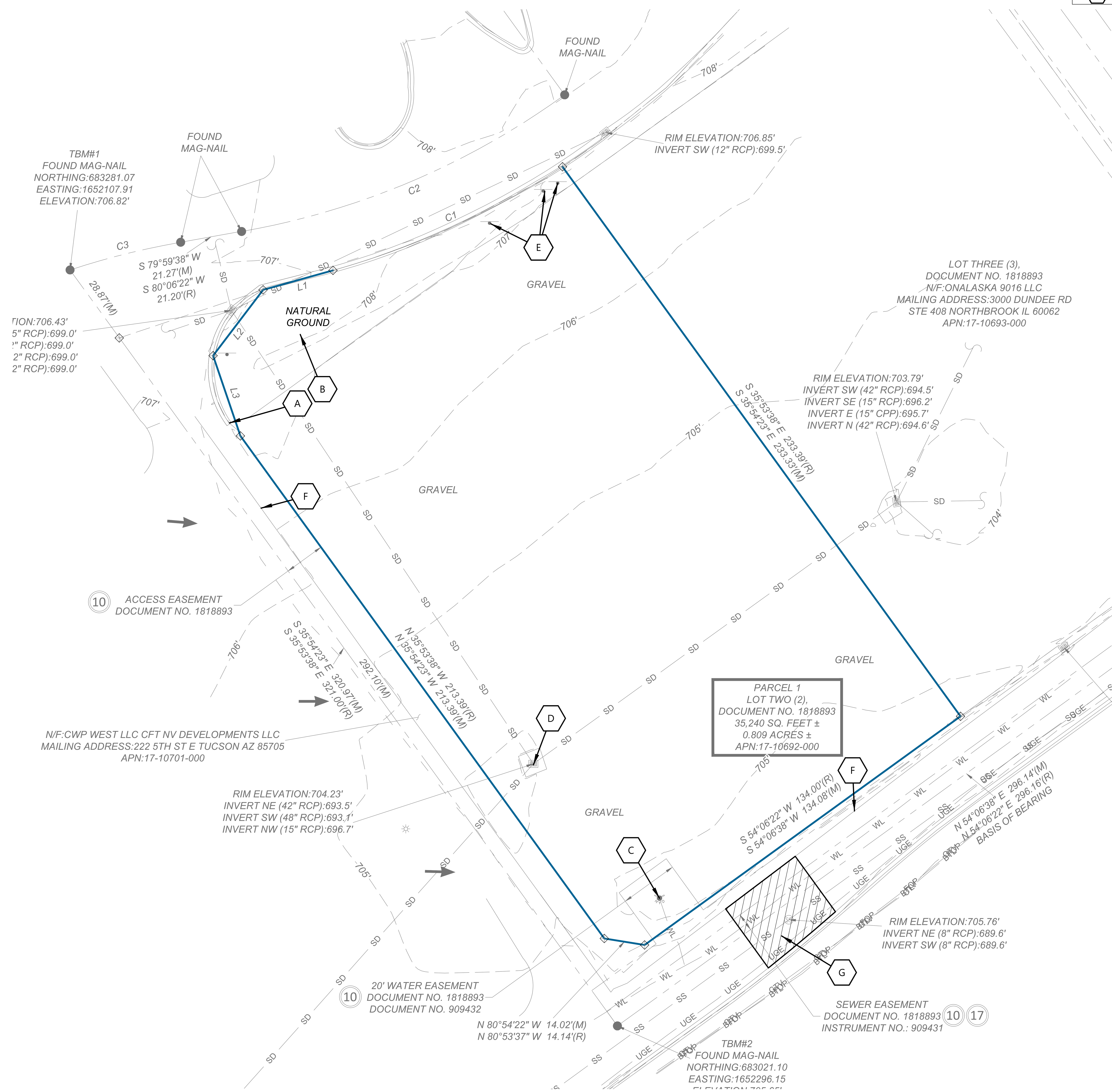

CIVIL EXISTING SITE AND DEMOLITION PLAN

PROJECT INFORMATION

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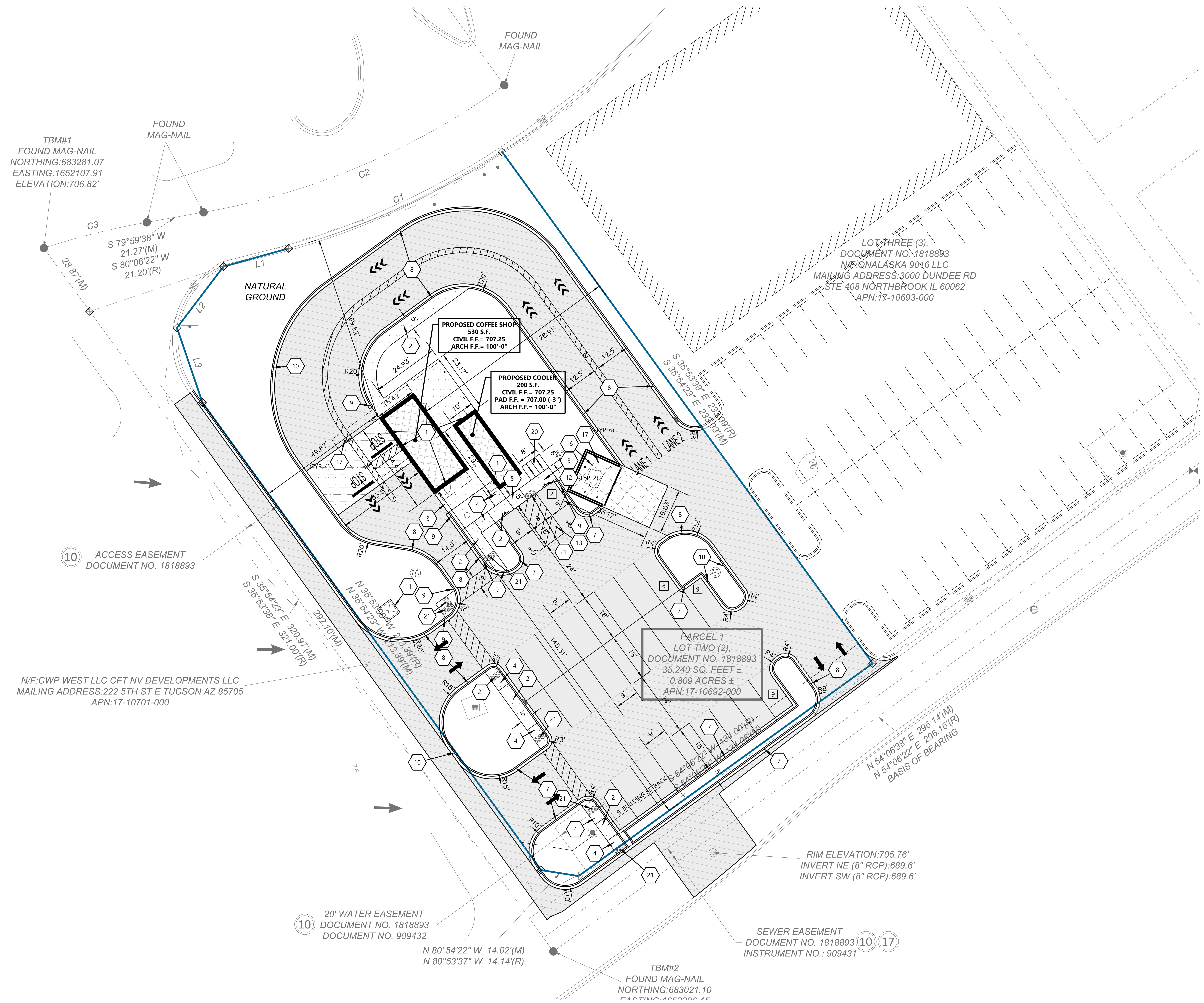

GENERAL NOTES:

- PRIOR TO CONSTRUCTION CONTRACTOR TO OBTAIN WRITTEN PERMISSION FROM NEIGHBORING PROPERTY OWNER FOR SITE IMPROVEMENTS ON ADJACENT PROPERTY

SITE INFORMATION:

PROPERTY AREA: 35,240 S.F. (0.809 ACRES).

EXISTING ZONING: C-2 COMMERCIAL

PROPOSED ZONING: C-2 COMMERCIAL

EXISTING USE: PARKING LOT

PROPOSED USE: DRIVE THRU COFFEE SHOP

AREA OF SITE DISTURBANCE: 37,686 S.F. (0.865 ACRES)

SETBACKS:
BUILDING: SIDE(DIRECTION) = 0'
REAR(DIRECTION) = 9'

PROPOSED BUILDING HEIGHT: 19.83' (MAX. HEIGHT ALLOWED: 100')

PARKING REQUIRED: 1 SPACE PER 150 S.F. (4 SPACES REQ.)

PARKING PROVIDED: 28 SPACE (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2

BICYCLE PARKING REQUIRED: 1 PER 10 PARKING SPACES (4 SPACES) OR 1 PER 20 EMPLOYEES (1 SPACE)

BICYCLE PARKING PROVIDED: 4 SPACES

DRIVE THRU STACKING REQUIRED: 3 STACKING PER CUSTOMER WINDOW (6 REQUIRED)

DRIVE THRU STACKING PROVIDED:

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 10%

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.75	32,616	92.6%
TOTAL IMPERVIOUS	0.75	32,616	92.6%
LANDSCAPE/ OPEN SPACE	0.06	2,624	7.4%
PROJECT SITE	0.81	35,240	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.02	820	2.3%
PAVEMENT (ASP. & CONC.)	0.54	23,739	67.4%
TOTAL IMPERVIOUS	0.56	24,559	69.7%
LANDSCAPE/ OPEN SPACE	0.25	10,681	30.3%
PROJECT SITE	0.81	35,240	100.0%

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	CURB RAMP (SEE DETAIL)
5	ADA CURB RAMP (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
8	18" MOUNTABLE CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
10	CURB CUT (SEE DETAIL)
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
20	BIKE RACK (TYP.) (TYPE & COLOR BY OWNER)
21	DETECTABLE WARNING PLATE PER STATE CODE

LEGEND:

HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	SIDEWALK CONCRETE
	HEAVY DUTY CONCRETE
	DUMPSTER PAD CONCRETE

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL SITE PLAN

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PROJECT INFORMATION

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PROFESSIONAL SEAL

SHEET DATES

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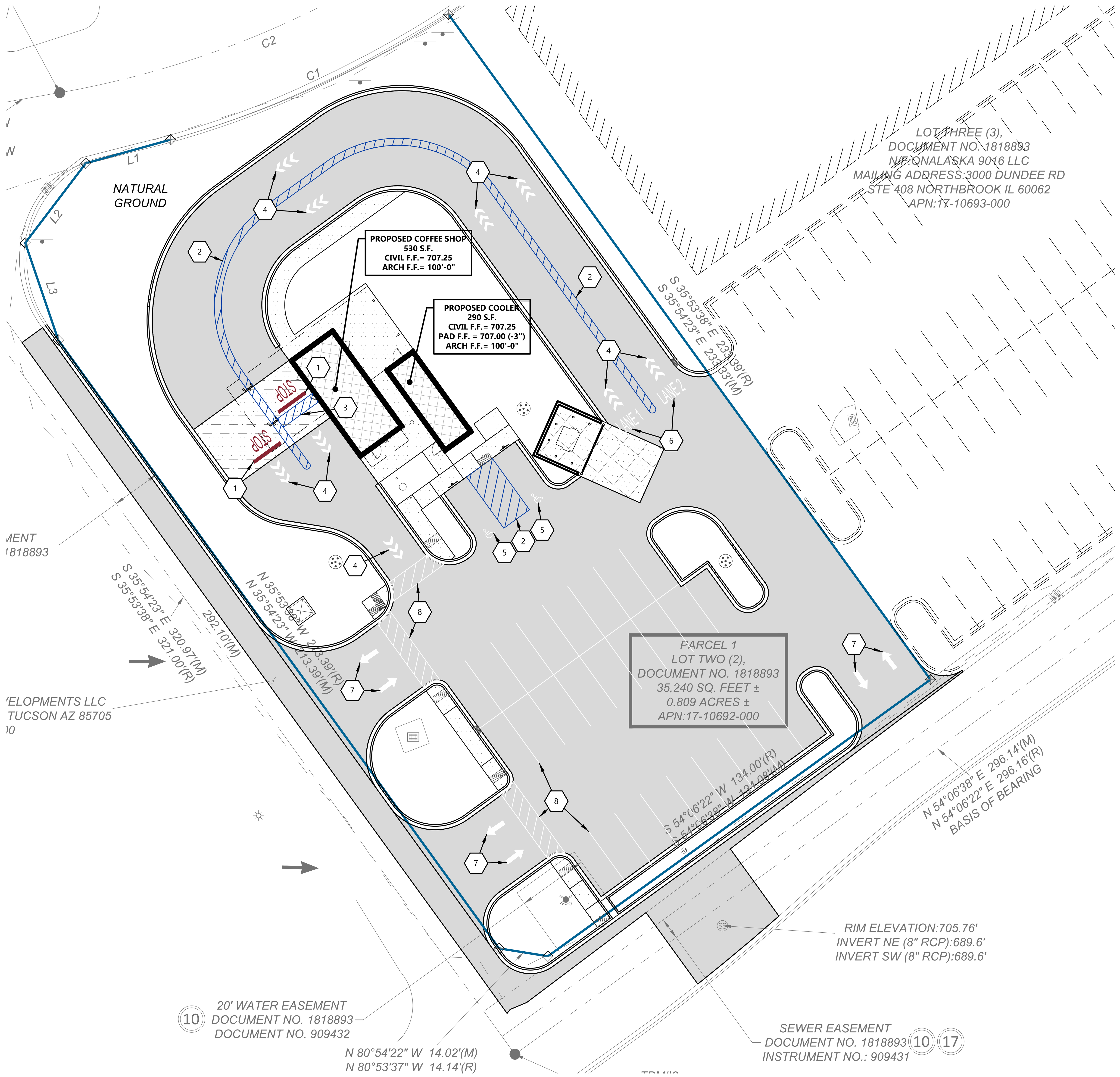
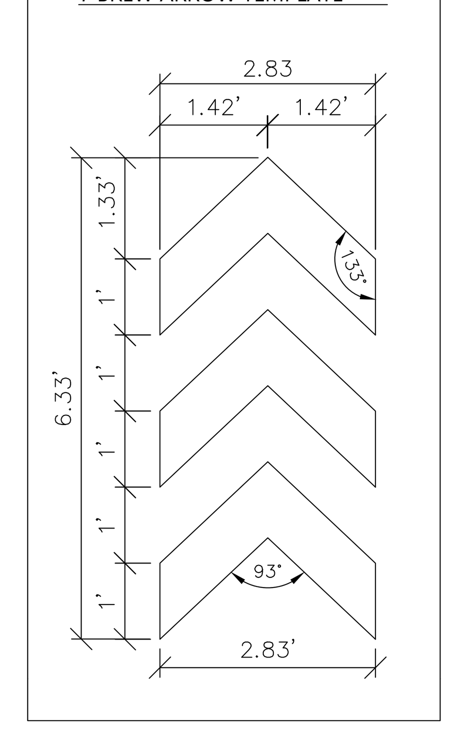
SHEET NUMBER
C1.1A

GENERAL NOTES:

- SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
- CONTRACTOR TO OBTAIN PERMISSION PRIOR TO ANY OFFSITE WORK OR WITHIN SHARED ACCESS.





STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

PMS 000C C: 0% M: 0% Y: 0% K: 0% R: 255 G: 255 B: 255 HEX: FFFFFF	WHITE
PMS 293 C: 100% M: 63% Y: 0% K: 35% R: 0 G: 61 B: 165 HEX: 003DA5	BLUE
PMS 202 C: 29.54% M: 95.11% Y: 74.72% K: 29.59% R: 138 G: 36 B: 50 HEX: 8A2432	RED

PAINT TYPE:

SHERWIN- WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

STRIPING PLAN KEYNOTES

1	12" TALL RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED
2	4" SOLID BLUE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24' O.C.
3	ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING
4	SOLID WHITE TRIPLE ARROW PAVEMENT MARKER
5	WHITE PAINTED ADA ACCESSIBLE PARKING SYMBOL
6	48-INCH TALL "LANE #" PAINTED IN WHITE
7	SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING
8	4" SOLID WHITE PAVEMENT MARKER, TYPICAL

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL STRIPING PLAN

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GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	STABILIZED CONSTRUCTION ENTRANCE
EC 2	INLET PROTECTION
EC 3	6" OF D50 RIP RAP OVER FABRIC
EC 4	SEDIMENT LOG

SCALE: 1"= 20'

NORTH

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PROJECT INFORMATION

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SHEET NUMBER

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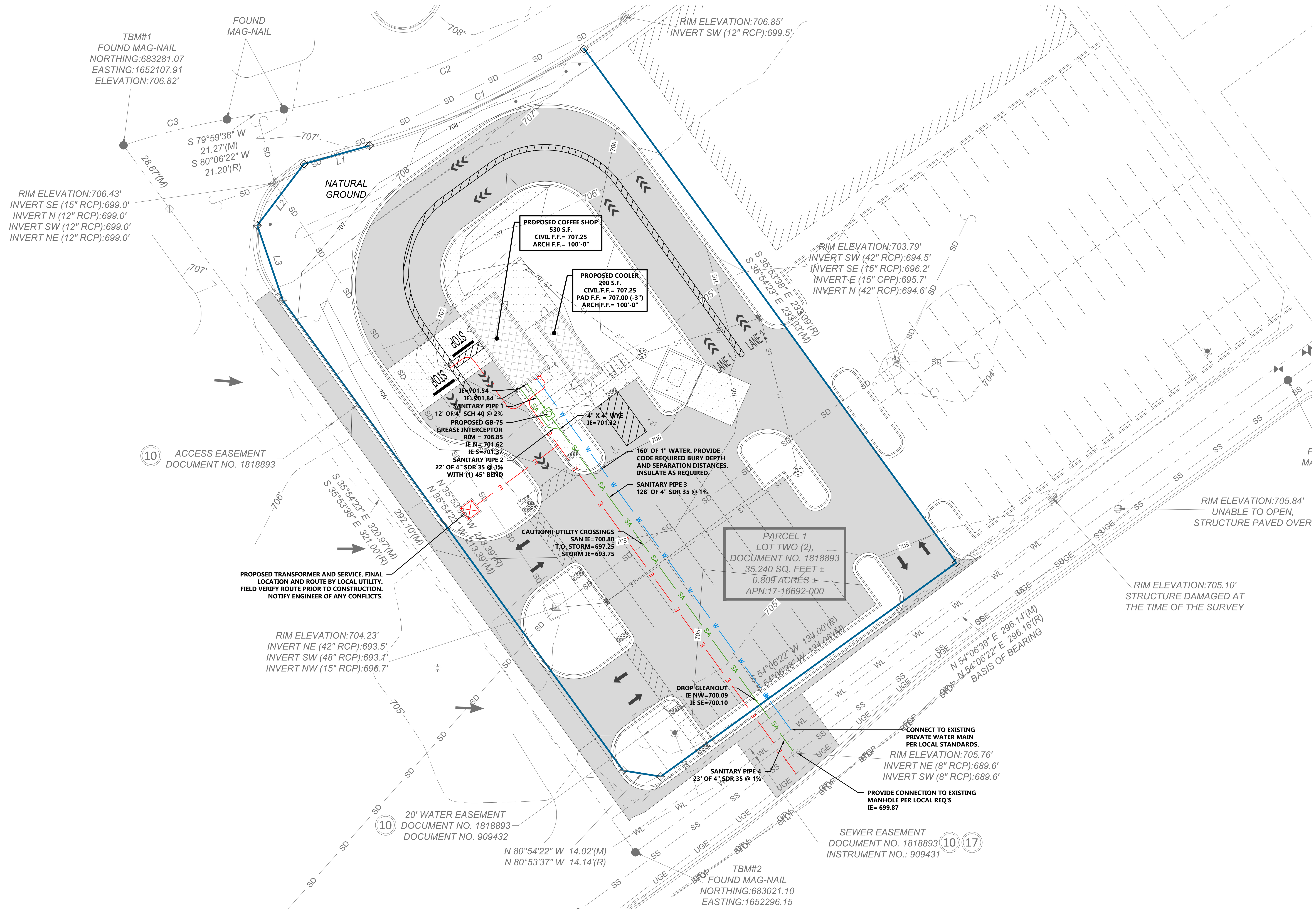
CIVIL GRADING AND EROSION CONTROL PLAN

GENERAL NOTES:

- CONTRACTOR TO PROVIDE GAS SERVICE TO BUILDING. FINAL ROUTE BY UTILITY COMPANY. CONTRACTOR TO COMPLETE PERMITTING, FIELD VERIFY ROUTE, AND NOTIFY ENGINEER OF ANY CONFLICTS.



SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL SANITARY, WATER, AND DRY UTILITY PLAN

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SHEET NUMBER
C1.3A

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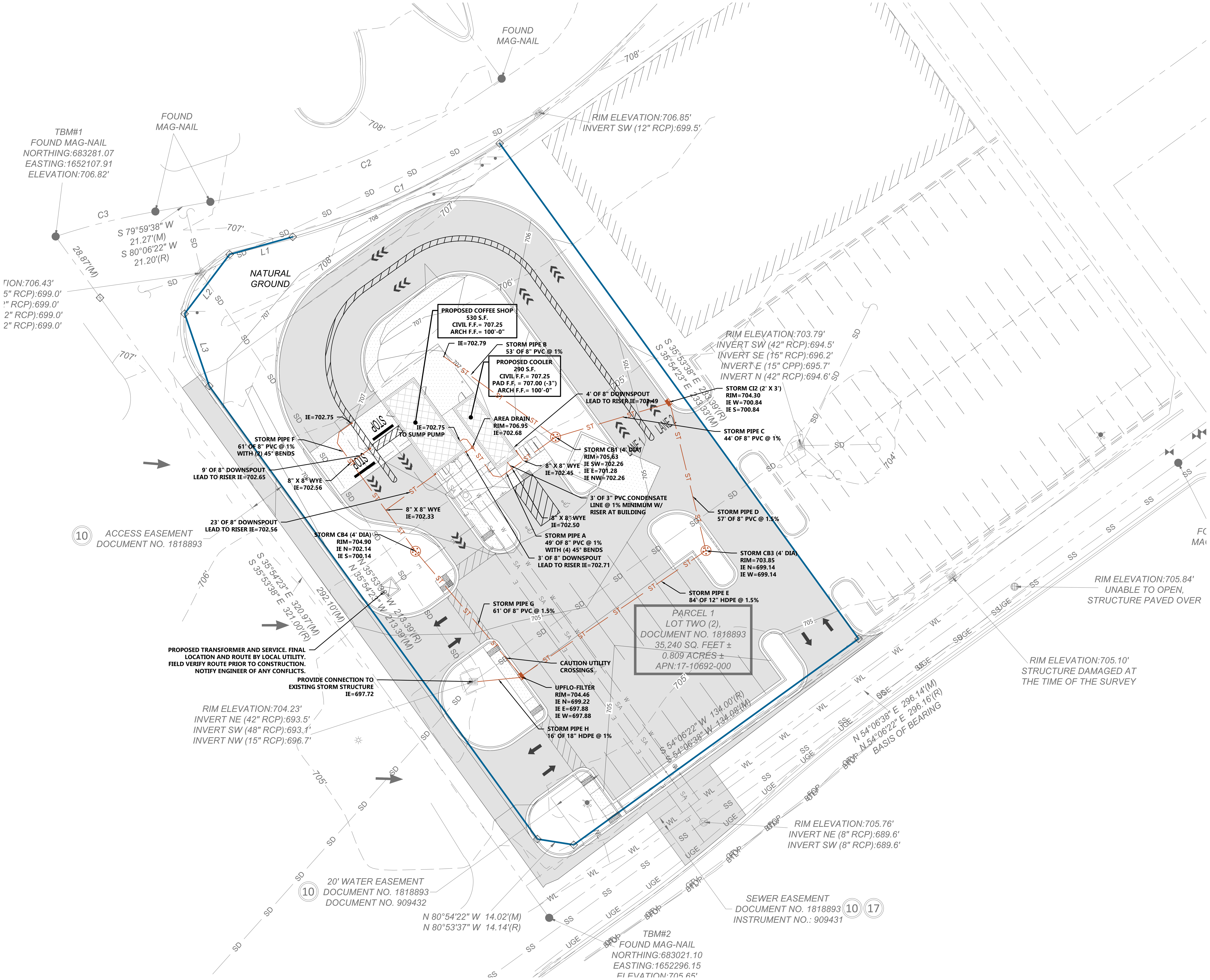
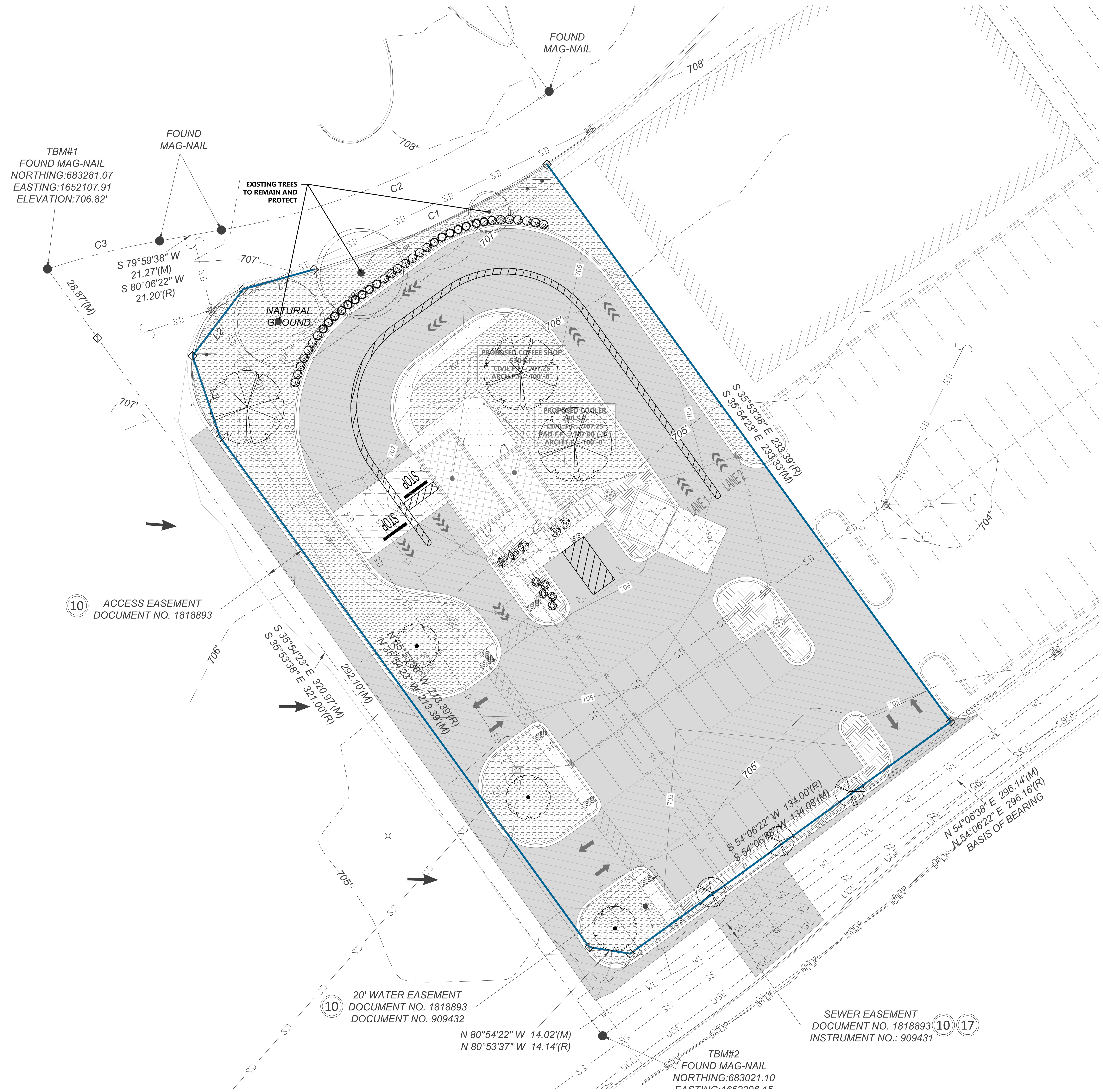


SCALE: 1"= 20'

NORTH

CIVIL STORM UTILITY PLAN



PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
SHADE TREES					
	EXISTING TREES		3	N/A	N/A
	Robin Hill Serviceberry	Amelanchier x grandiflora 'Robin Hill'	3	2" CAL.	B&B
	Dakota Pinnacle Asian White Birch	Betula platyphylla 'Fargo'	3	2" CAL.	B&B
	Harvest Gold Linden	Tilia x 'Harvest Gold'	3	2" CAL.	B&B
DECIDUOUS SHRUBS					
	Kodiak Orange Bush Honeysuckle	Diervilla x 'G2X88544'	5	5 GAL.	CONT.
	Spilled Wine Weigela	Weigela florida	5	5 GAL.	CONT.
EVERGREEN SHRUBS					
	Green Gem Boxwood	Buxus x 'Green Gem'	16	5 GAL.	CONT.
	Slowmound Mugo Pine	Pinus mugo 'Slowmound'	21	5 GAL.	CONT.

LANDSCAPING CALCULATIONS

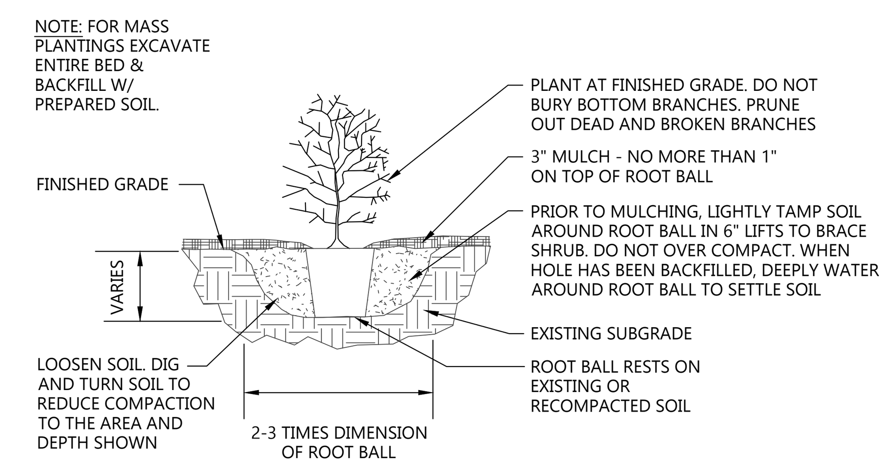
ZONE	REQ. PLANTS	PLANTS PROVIDED
PARKING	NO LESS THAN 5% OF ISLANDS SHALL BE INTERIOR TO THE PARKING LOT LANDSCAPE BUFFERS, GREEN SPACE, AND PLANTING ISLANDS MUST TOTAL A MIN. OF 10% OF LOT PARKING AREAS SHALL BE SEPARATED FROM PRIMARY BUILDINGS BY A LANDSCAPED BUFFER 13,092 x .05 = 654.6 SF 35,240 x .10 = 3,524 SF	2,880 SF OF INTERIOR ISLANDS (22% OF PARKING) 3,693 SF TOTAL ISLAND AREA (10.5% OF LOT)
SITE	10% LANDSCAPE AREA REQUIRED 2 TREES AND 8 SHRUBS PER 600 SF OF LANDSCAPE AREA 35,240 X .10 = 3,524 SF 3,524/600 = 5.87 x 2 = 11.7 5.87 x 8 = 46.9	12 TREES AND 47 SHRUBS

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	MINERAL MULCH
	SEEDED LAWN

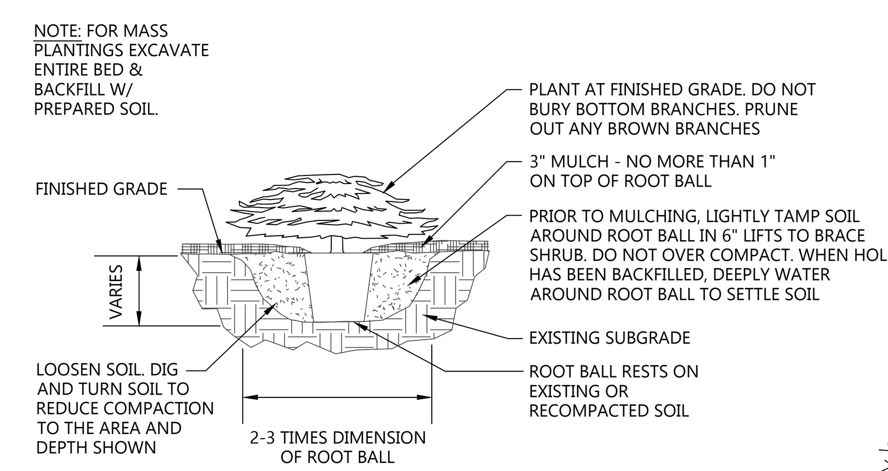
GENERAL NOTES:

- SEE SHEET C0.2 FOR LANDSCAPE SPECIFICATIONS.
- BARE DISTURBED SOIL OUTSIDE OF MULCHED AREA TO BE SEEDED.
- EXISTING TREE LOCATIONS ARE ESTIMATED. CONTRACTOR TO VERIFY LOCATIONS OF TREES ON SITE. IF TREES ARE SIGNIFICANTLY DAMAGED DURING CONSTRUCTION, REPLACE AS NECESSARY WITH HARVEST GOLD LINDEN OR APPROVED SUBSTITUTE.



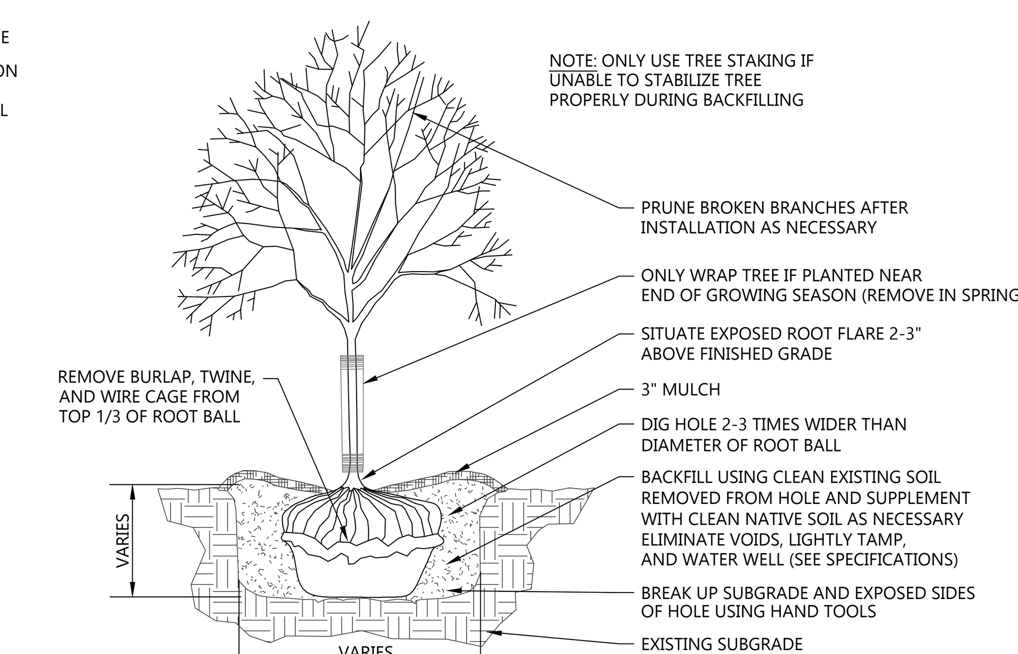
DECIDUOUS SHRUB PLANTING DETAIL

NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN

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PROJECT INFORMATION

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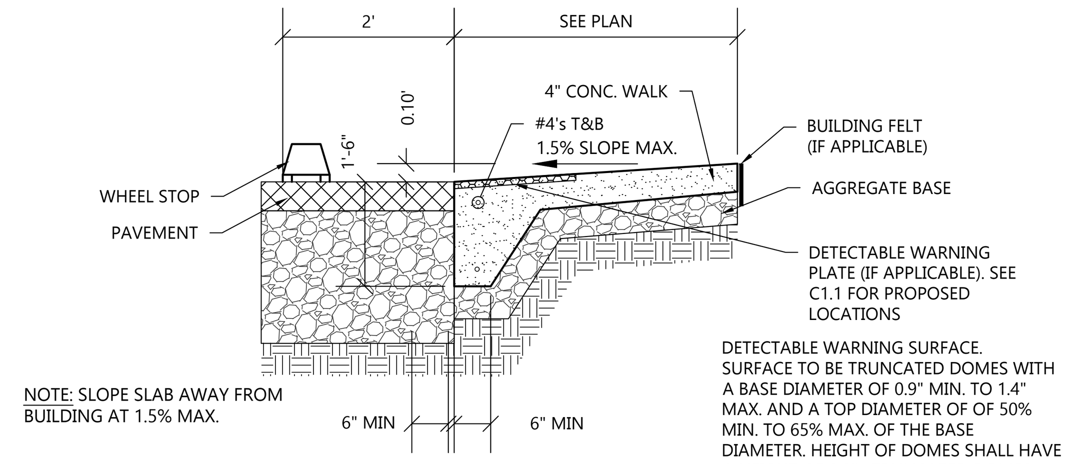
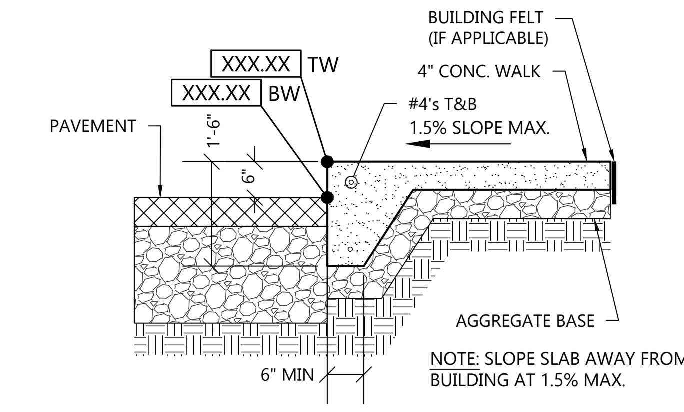


NOTE: SLOPE SLAB AWAY FROM BUILDING AT 1.5% MAX.

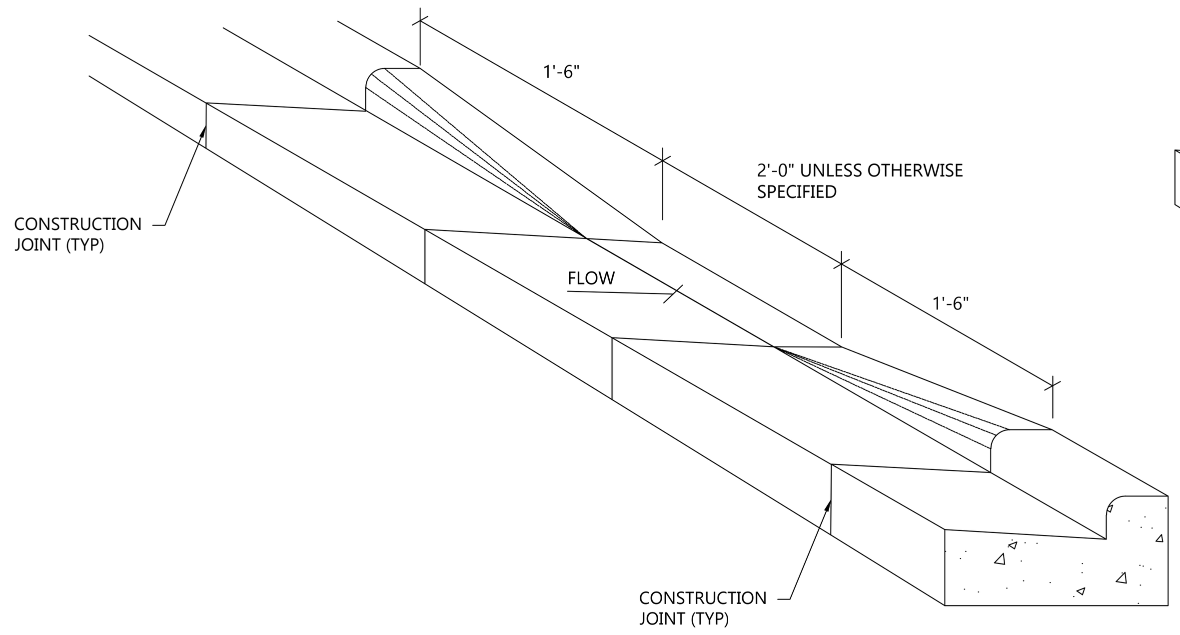
DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF OF 50% MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

FLUSH WALK DETAIL
NOT TO SCALE

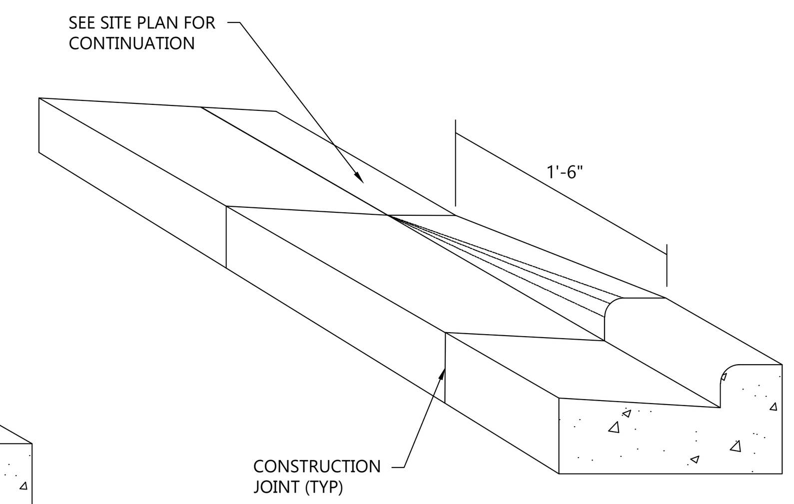


NOTE: SLOPE SLAB AWAY FROM BUILDING AT 1.5% MAX.

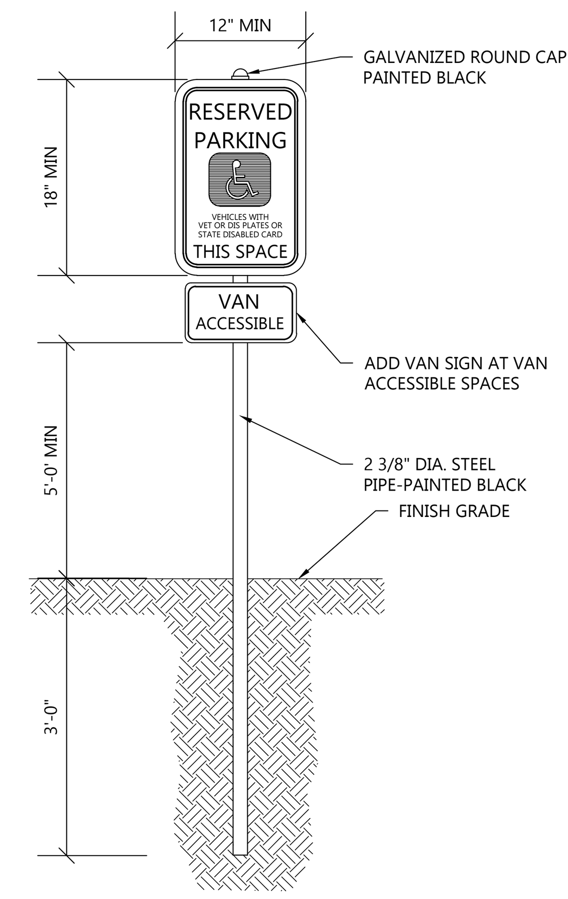
RAISED WALK DETAIL
NOT TO SCALE



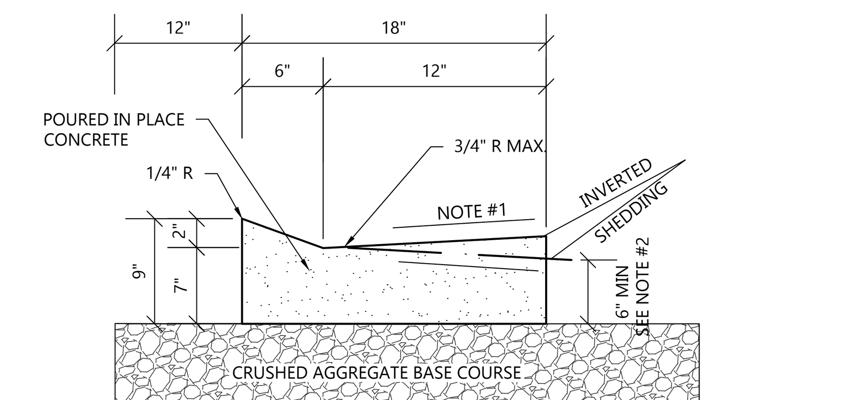
CURB CUT DETAIL
NOT TO SCALE



CURB TAPER DETAIL
NOT TO SCALE

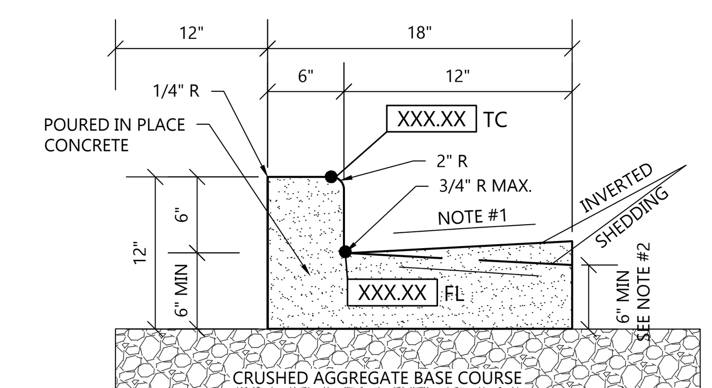


HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL
NOT TO SCALE



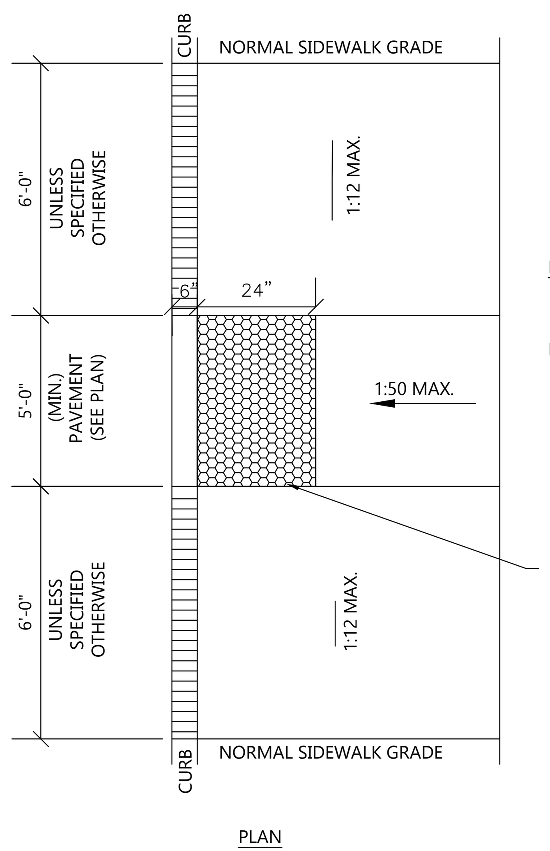
NOTE:
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" MOUNTABLE CURB & GUTTER DETAIL
NOT TO SCALE



NOTE:
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

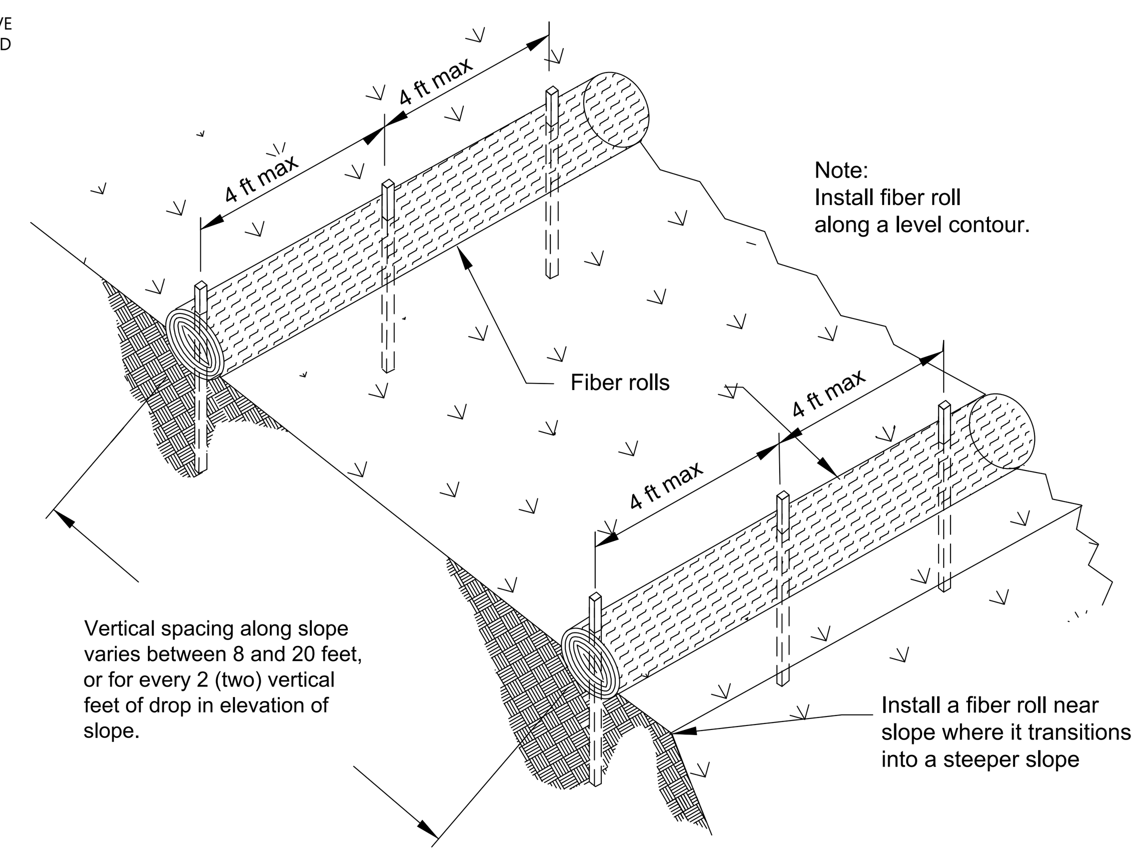
18" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



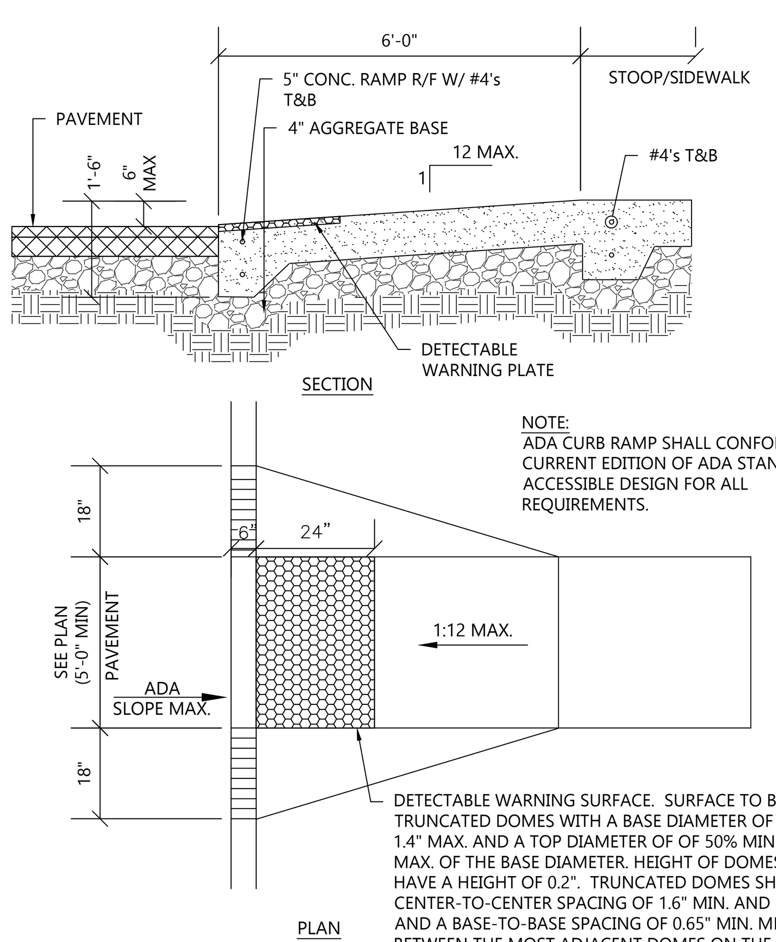
NOTE:
ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF OF 50% MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

ADA SIDEWALK RAMP DETAIL
NOT TO SCALE



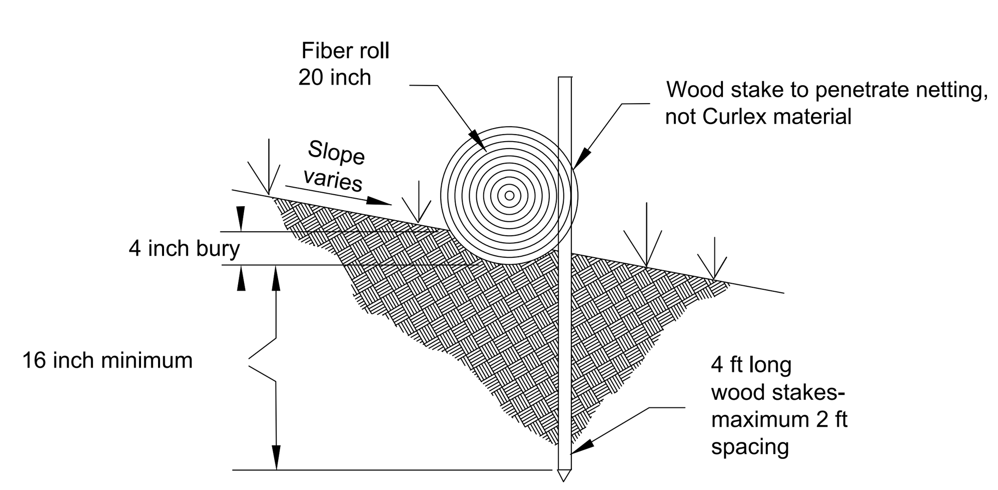
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



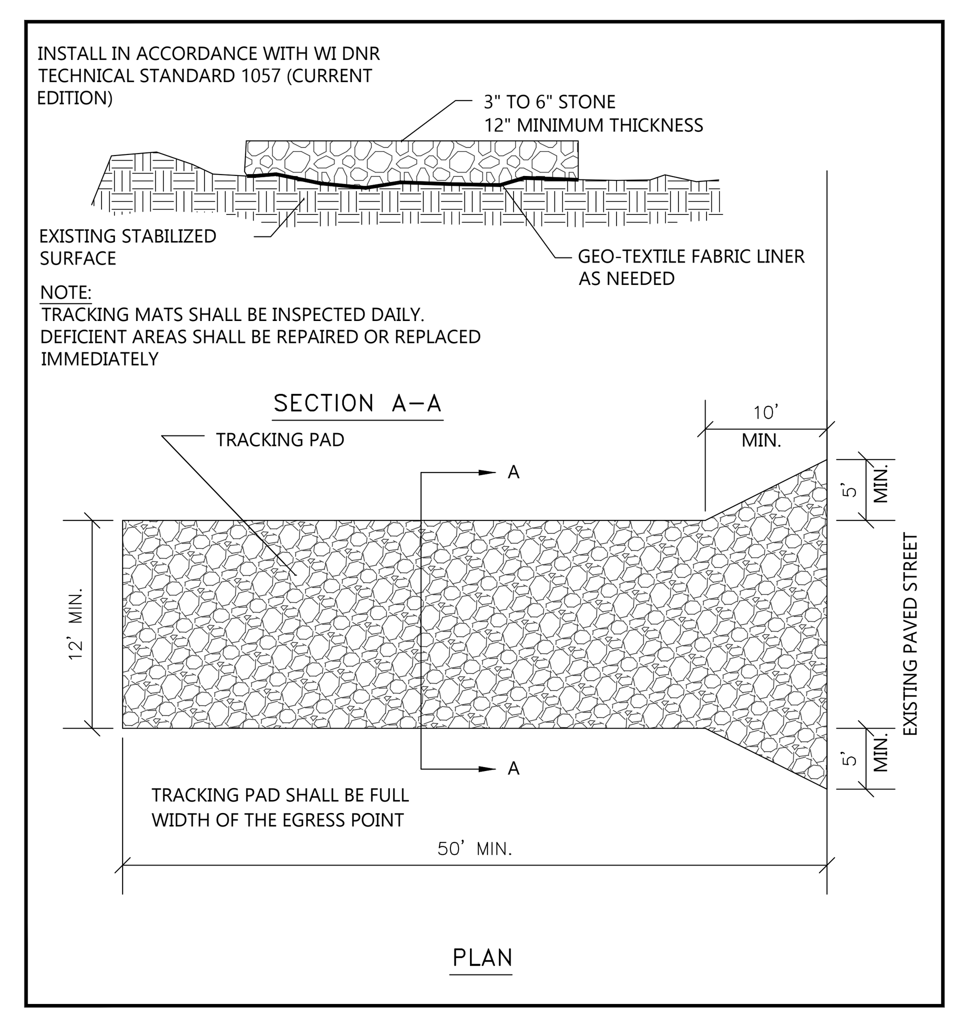
NOTE:
ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF OF 50% MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

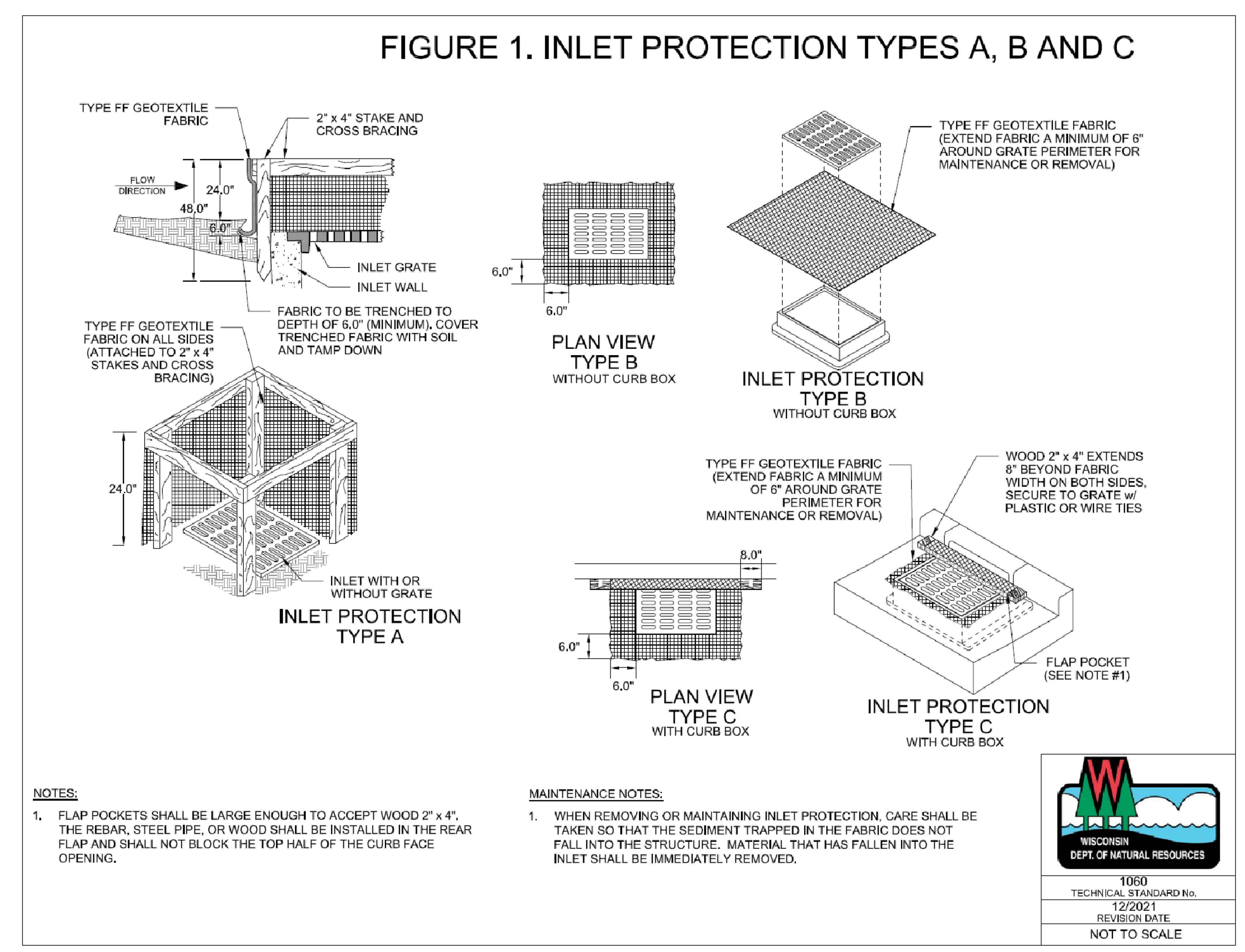
CURB RAMP DETAIL
NOT TO SCALE



SEDIMENT LOG INSTALLATION
NOT TO SCALE



TRACKPAD DETAILS
NOT TO SCALE



INLET PROTECTION DETAIL
NOT TO SCALE

CIVIL DETAILS

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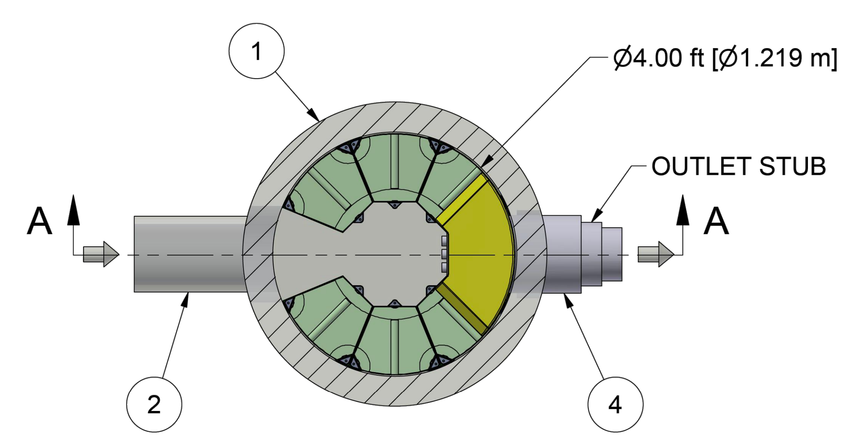
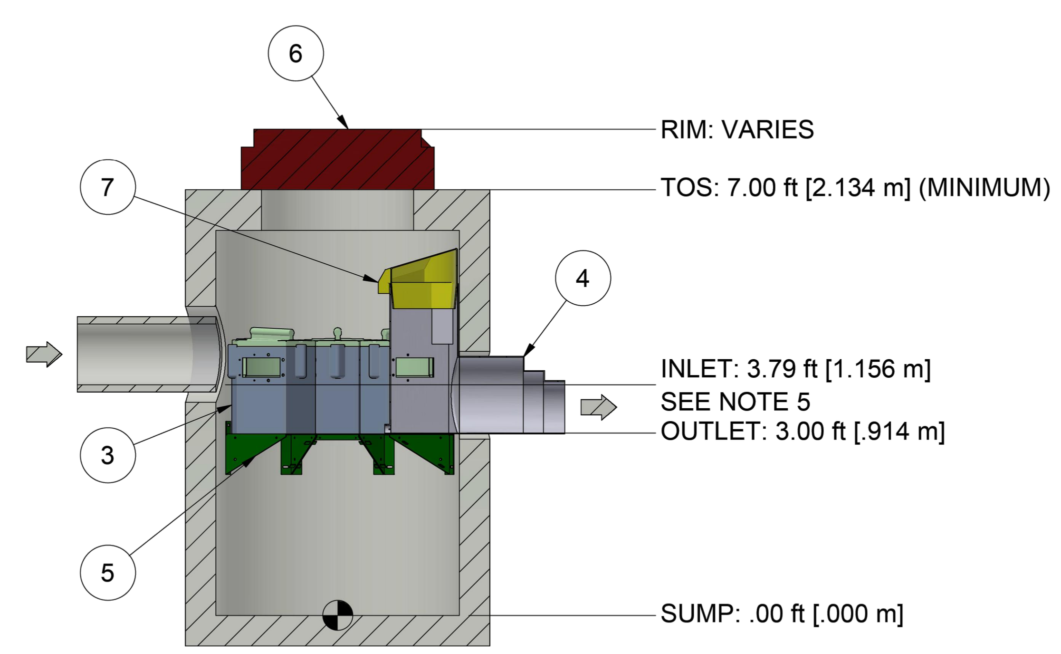
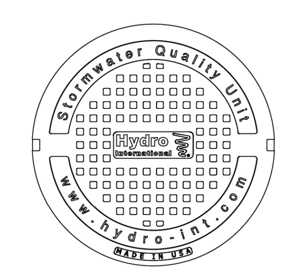
GENERAL ARRANGEMENT
NOT FOR CONSTRUCTION





SECTION A-A



HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

PROJECTION

IF IN DOUBT ASK

DATE: 4/3/2024
SCALE: 1:30
DRAWN BY:
CHECKED BY:
APPROVED BY

Title
CPZ UP-FLO FILTER
4ft MANHOLE
GENERAL ARRANGEMENT

6 MODULES MAX
ONLINE WITHOUT BYPASS WEIR

Patent: www.hydro-int.com/patents

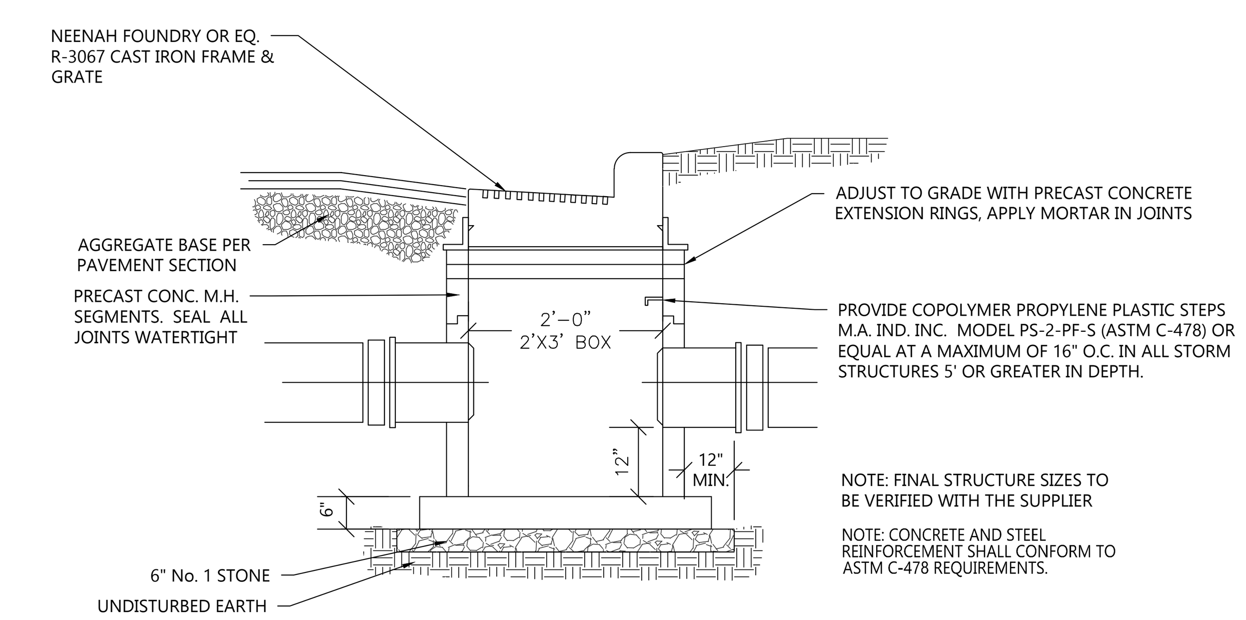
Hydro International
hydro-int.com

WEIGHT:
MATERIAL:
REFERENCE NUMBER:
DRAWING NO.: 4ft MANHOLE CPZ UFF GA
SHEET SIZE: B
SHEET: 1 OF 1
Rev: N/A

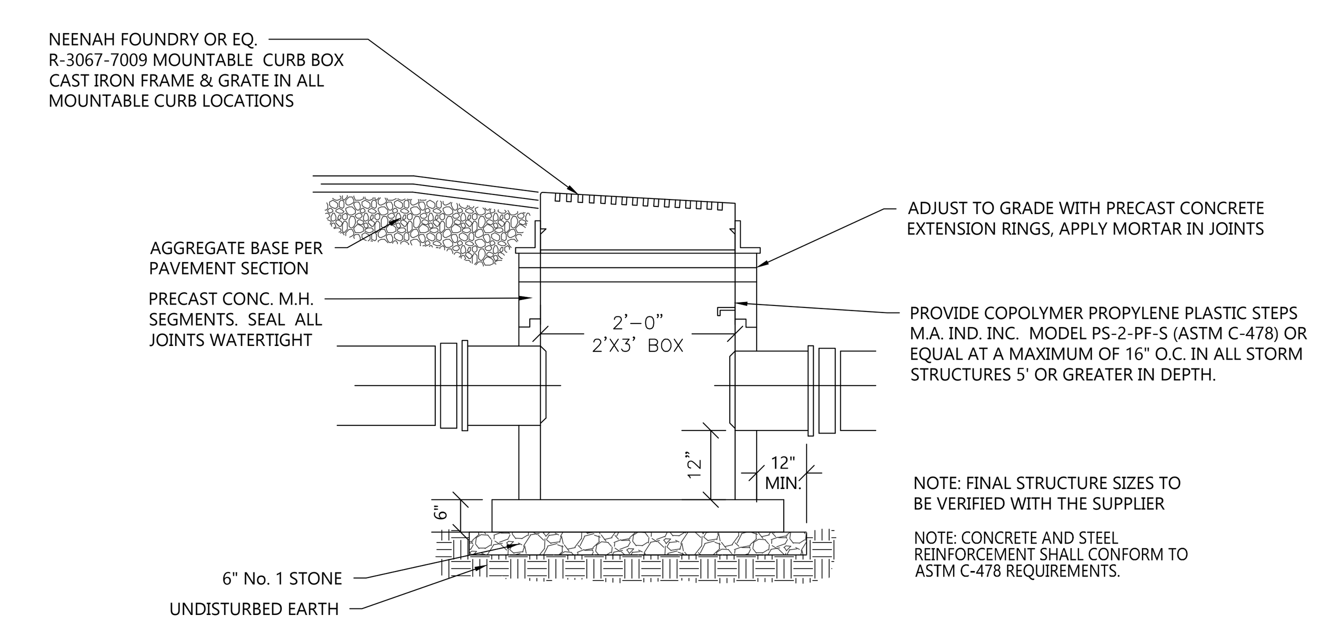
PRODUCT NOTES:
1. MINIMUM PERFORMANCE: 80% TSS REMOVAL. NJCAT/WASHINGTON DOE* VERIFIED AT THE PEAK TREATMENT FLOW.
2. PEAK TREATMENT FLOW: .056 CFS (1.6 LPS) (25 GPM) PER MODULE.
3. PEAK ONLINE FLOW: 3.5 CFS (28 LPS).
4. *SEE WA DOE GENERAL USE LEVEL DESIGNATION FOR BASIC TSS AND PHOSPHORUS TREATMENT REPORT.
5. NORMAL OPERATING W.S.E. IS 2.46 ft (.75 m) ABOVE THE OUTLET INVERT.
6. CPZ FILTER WILL EXPERIENCE PROLONGED DRAIN-DOWN TIMES WITHOUT 9½" (241mm) DROP.
7. INLET POSITION MAY NOT INTERFERE WITH MODULE OR BRACKET PLACEMENT.
8. UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
9. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT: https://hydro-int.com/en/products/flo-filter
10. OUTLET PIPE STUB SIZE INFORMATION:
    OUTSIDE DIAMETER: 10½" (267mm), 12½" (318mm), 15 5/16" (389mm)
    CONCRETE PENETRATION: PIPE BOOT (BY HYDRO)
    HOOK-UP: FERNCO-TYPE COUPLING (BY OTHERS)

PARTS LIST

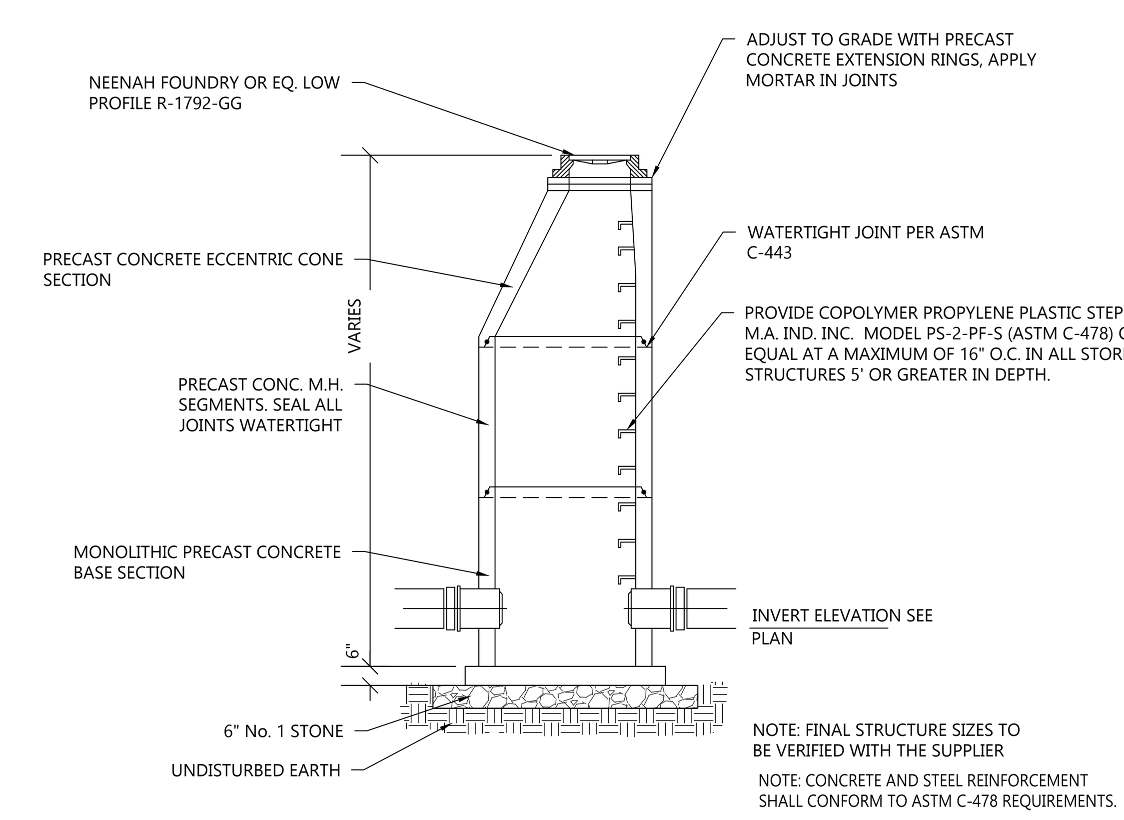
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	PRECAST MANHOLE
2	1			INLET PIPE (BY OTHERS)
3	6 MAX			FILTER MODULE
4	1			OUTLET MODULE
5				SUPPORT FRAME
6	1	30	750	FRAME AND COVER (ROUND)
7	1			BYPASS HOOD



STORM CURB INLET W/ SUMP DETAIL
NOT TO SCALE



STORM MOUNTABLE CURB INLET W/ SUMP DETAIL
NOT TO SCALE



STORM CATCH BASIN W/ SUMP & CONE SECTION DETAIL
NOT TO SCALE

CIVIL DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW LA CROSSE
3710 STATE ROAD 16 • LA CROSSE, WI 54650

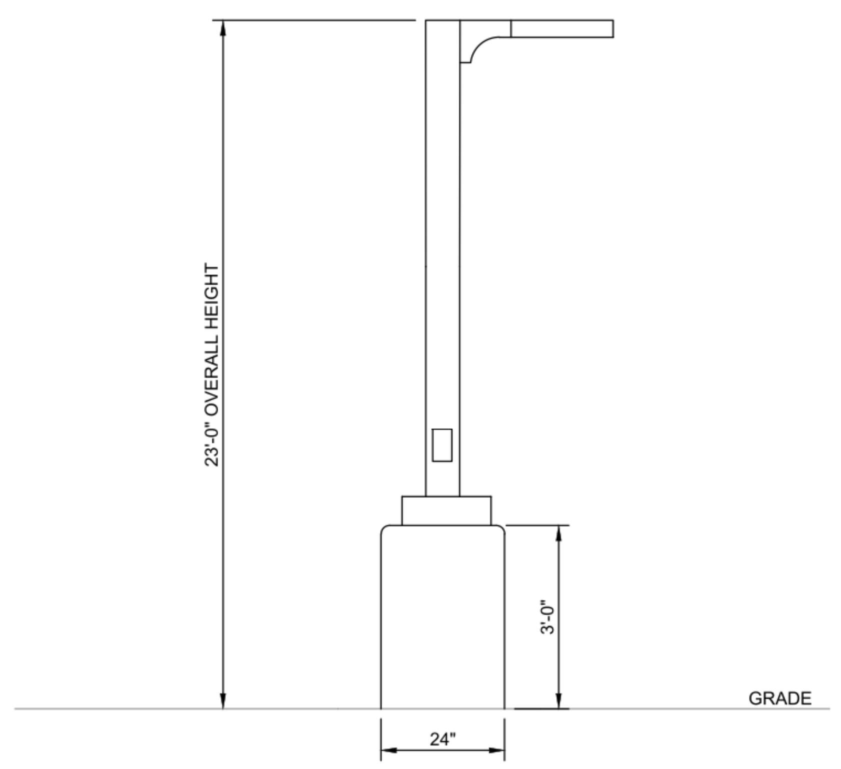
PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL

IFA	DEC. 11, 2025

JOB NUMBER
250351400

SHEET NUMBER
C2.1

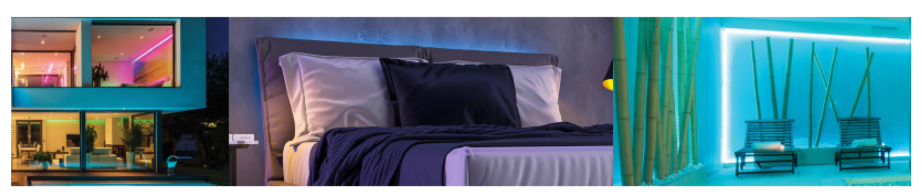


LIGHT POLE DETAIL

NO SCALE

ULTRA NEON FLEX

Project: ______ Type: ______
Name: ______ Date: ______




	White	Red	Green	Blue	Amber	Pink
Top Bend	255lm/ft.	28lm/ft.	175lm/ft.	20lm/ft.	118lm/ft.	98lm/ft.
Side Bend	120lm/ft.	14lm/ft.	83lm/ft.	10lm/ft.	57lm/ft.	47lm/ft.

Size	Top Bend: 164' x 0.8" x 0.6" Side Bend: 164' x 0.4" x 0.8"	CCT	White/Red/Green/Blue/Amber/Pink
Watts	White: 4.2W/ft. Red/Green/Blue/Amber/Pink: 3W/ft.	IP Rating	IP65
Voltage	AC110-120V	Materials	Silicone, Copper
Dimming	TRIAC	LED Qty	Top Bend (TB): 42LED/ft. Side Bend (SB): 40LED/ft.
Beam Angle	120°	Cutting Length	900TB: 2in 901SB: 1ft
CRI	White: Ra>80	Lifespan	50,000 Hours
PF	>0.9		

SARIN's Ultra Neon Flex (UNF) is a cutting-edge LED solution designed for both functionality and safety. Its patented driverless design features an on-board constant current driver, allowing for a direct AC power supply without the need for an external driver. The UNF is TRIAC dimmable, offering seamless compatibility with standard dimming systems to create the perfect ambiance. Built to withstand the elements, the UNF boasts an IP65 rating for superior resistance to dust and water, making it ideal for indoor and outdoor use.

OVERVIEW

Applications: Indoor/Outdoor IP65
Efficacy: 70-90lm/W
Dimming: TRIAC
LED Type: SMD2835
Operating Temp: -4° to 113° F
Lifespan: 50,000 hours
Warranty: 5 years (Indoors)
3 years (Outdoors)

FEATURES

- Uniform, dot-free and smooth neon light up to 164ft (50m) of run length.
- Driverless design with on-board constant current IC driver and rectifier.
- Direct AC prower supply with external driver.
- Thick silicone jacket insures electrical safety by ETL and RoHS standards.
- Environmentally-friendly silicone, bend flexibility, impact resistant and inclement weather resistant
- Advanced silicone extrusion technology

SARIN ENERGY SOLUTIONS

855-997-2746 LED@SARINEnergy.com SARINEnergy.com

Catalog #: ______ Project: ______ Type: ______
Prepared By: ______ Date: ______

Mirada Medium (MRM)

Outdoor LED Area Light

MANUFACTURED IN THE USA TITLE 24 UL LISTED DLC RoHS COMPLIANT IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com

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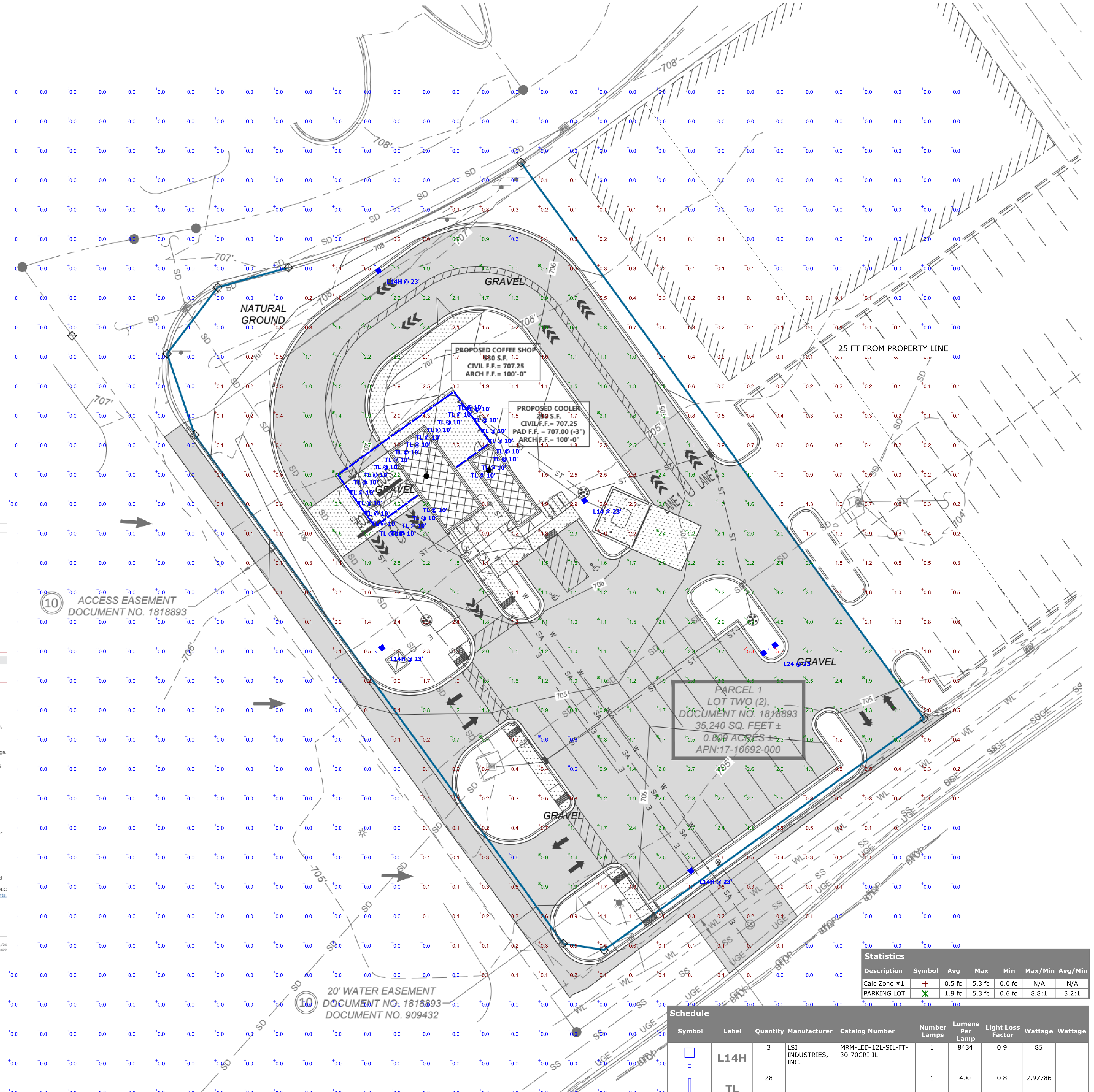

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fc	5.3 fc	0.0 fc	N/A	N/A
PARKING LOT	✳	1.9 fc	5.3 fc	0.6 fc	8.8:1	3.2:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
	L14H	3	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-30-70CRI-IL	1	8434	0.9	85	
	TL	28			1	400	0.8	2.97786	
	L14	1	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-30-70CRI	1	13143	0.9	85	
	L24	1	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-30-70CRI	1	13143	0.9	170	

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

EXCEL
Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
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3710 STATE ROAD 16 • LA CROSSE, WI 54650

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	DEC. 11, 2025

JOB NUMBER
250351400

SHEET NUMBER
C3.1

La Crosse Fire Department

Division of Community Risk Management

inspection@cityoflacrosse.org 608-789-7530

http://www.cityoflacrosse.org/your-government/departments/fire-department

APPLICATION FOR *LAND DISTURBANCE* PERMIT

Application Number__________ Date__________ Parcel Number__________

OWNER INFORMATION

Name: Onalaska 9016, LLC (Andy Goodman)			
Address of Above: Street 3000 Dundee Road, S	**City** Northbrook	**State** IL	**Zip Code** 60062
Phone:	**Cell:**	**Fax:**	**Email:** asg@gmxre.com

CONTRACTOR INFORMATION

Name: Deferred			
Address of Above: Street	**City**	**State**	**Zip Code**
Phone:	**Cell:**	**Fax:**	**Email:**

PROJECT INFORMATION

Project Address: 3710 State Road 16, La Crosse, WI 54601	
Start Date:	**Description of Work:** Construction of a new Seven Brew Coffee kiosk with a drive-thru, a remote walk-in cooler, and a dumpster enclosure.
End Date:	

Subdivision Name: GMX La Crosse	**Lot:** 2	**Block:**

DISTURBANCE INFORMATION

Sq. Ft.: 37686	**Cu. Yds. Filled:**	**Cu Yds. Excavated:**	**Linear Ft.:**

FLOOD PLAIN INFORMATION

In Floodplain: ☐ Yes ☒ No	**Floodplain Type:** ☐ Flood Fringe ☐ Flood Way ☐ Flood Storage ☐ Shore Land- Wet Land ☐ Shallow Depth Floodplain	**If over 1 acre-CPCP Provided from DNR:** ☐ Yes ☒ No

Mylena Oliveira — Mylena Oliveira Digitally signed by Mylena Oliveira DN: C=US, E=moliveira@plazastreetpartners.com, O=Plaza Street Partners, OU=Pre-Development Coordinator, CN=Mylena Oliveira Date: 2025.12.19 10:34:15-06'00' — 12/19/202!

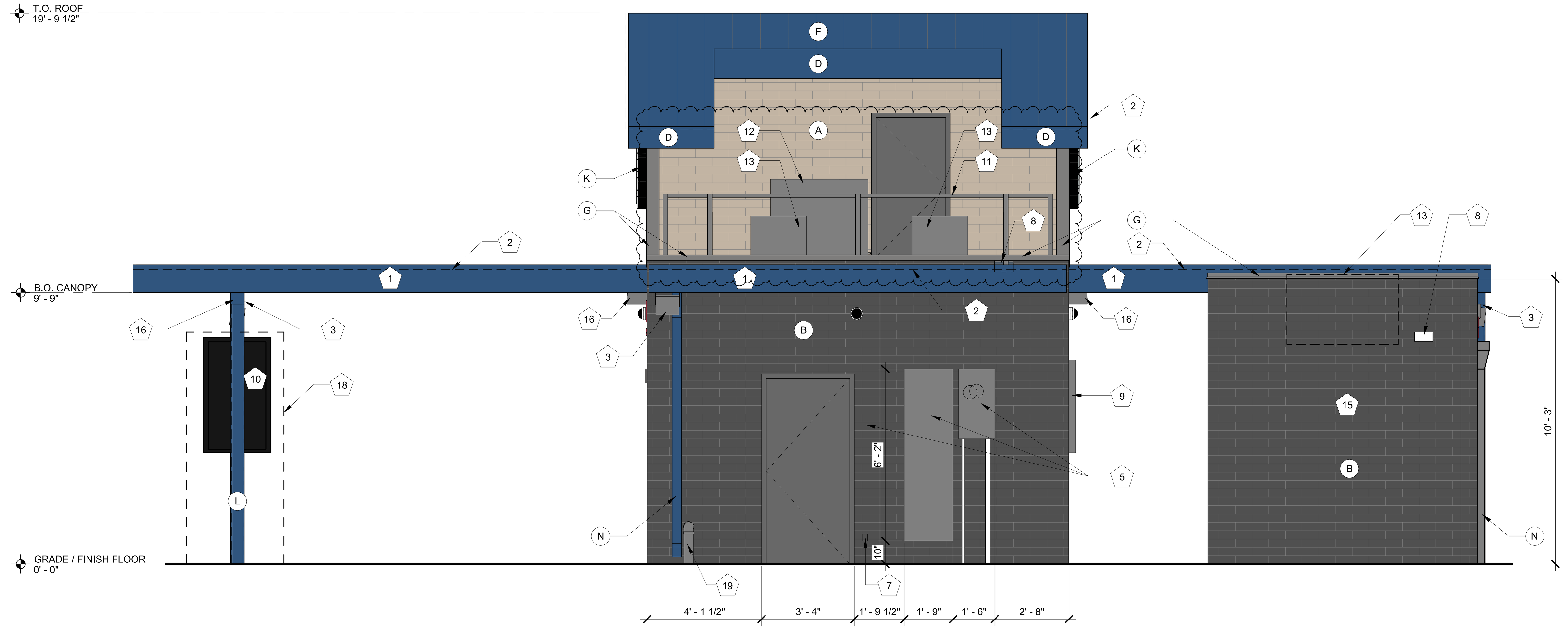
Applicant: (Print) (Sign) (Date)

Andrew Goodman — Andrew Goodman — 12/19/202

Owner: (Print) (Sign) (Date)

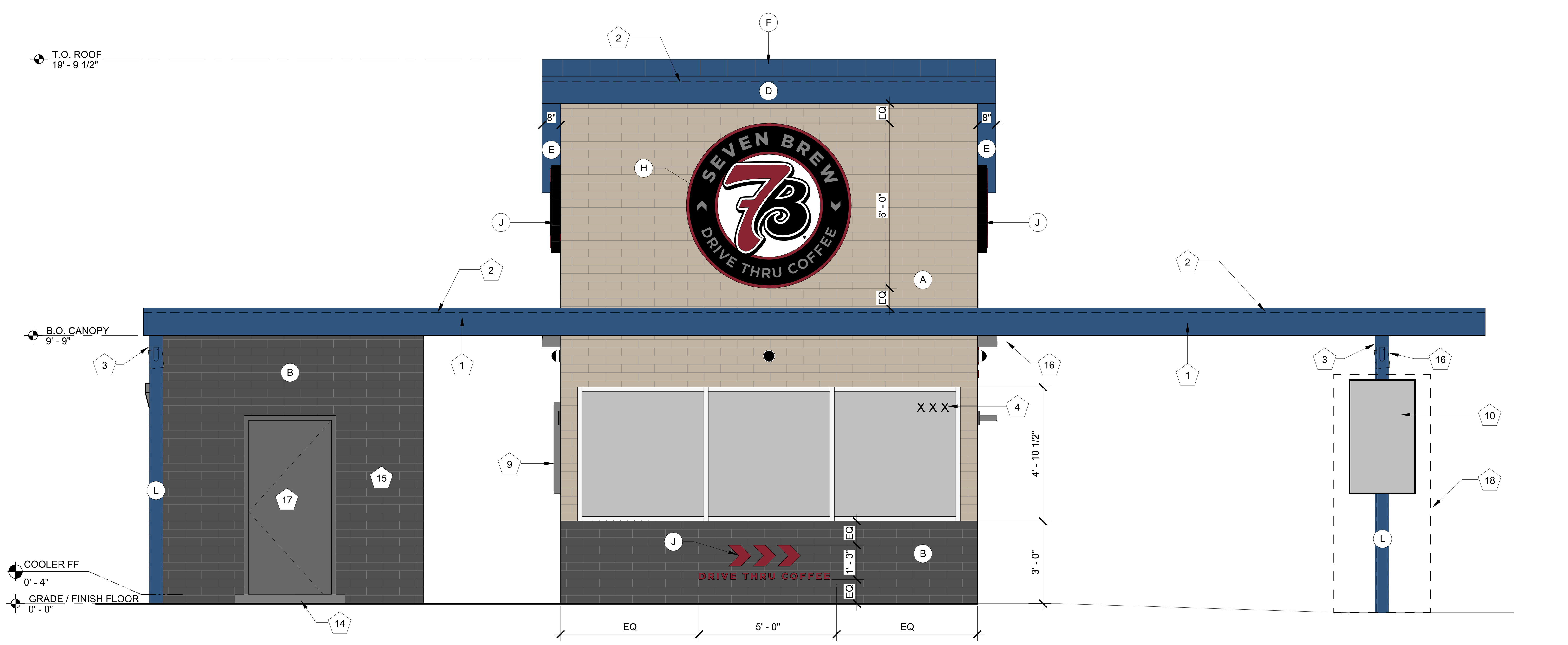
OFFICE USE ONLY

Application: ☐ Approved ☐ Conditionally Approved ☐ Denied	**Inspector:**	**Date:**
Notes/Conditions:		



2 EXTERIOR ELEVATION - NORTH

3/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH

3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

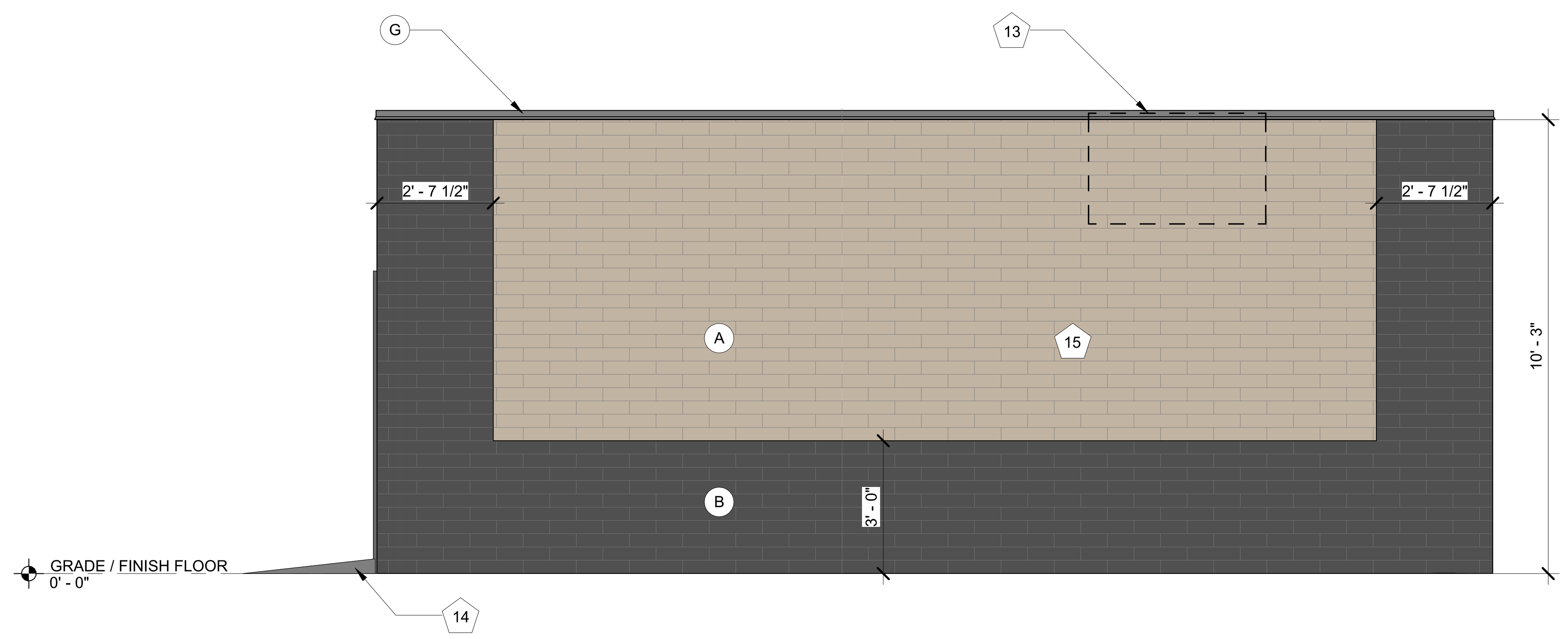
Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS
2	SURFACE MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF: SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	WALL PENETRATING ROOF SCUPPER DRAIN - TYP OF 2
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS - TV'S INSTALLED IN FIELD BY IT PROVIDER - CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	3'-6" ABOVE ATTIC FLOOR HIGH GUARDRAIL
12	HVAC EQUIPMENT
13	MECHANICAL UNIT
14	RUBBERIZED RAMP TO COOLER DOOR LESS THAN 36" RUN LENGTH
15	NATIONAL MODULAR MANUFACTURING PREFABRICATED COOLER; COORDINATE LOCATION AND SPECIFICATIONS WITH CIVIL AND STRUCTURAL
16	OVERHEAD GAS FIRED HEATER - REF MECHANICAL DRAWINGS; FINAL INSTALLED LOCATION TO BE DETERMINED IN FIELD - VERIFY W/ OWNER & INSTALL W/ CLEARANCES ACCORDING TO MANUFACTERER'S RECOMMENDATIONS
17	36" COOLER DOOR
18	WARMING HUT; REF A2.9
19	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
D	BRAKE METAL FASCIA (MP-2)
E	STANDING SEAM ROOF PLANELS (MP-2)
F	SOFFIT PANELS (MP-2)
G	METAL BRAKE CAP (MP-3)
H	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
J	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
K	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
L	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
M	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
N	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL

EXTERIOR ELEVATIONS

A2.0



2 COOLER ELEVATION - EAST SIDE

3/8" = 1'-0"

1 EXTERIOR ELEVATION - EAST SIDE

3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

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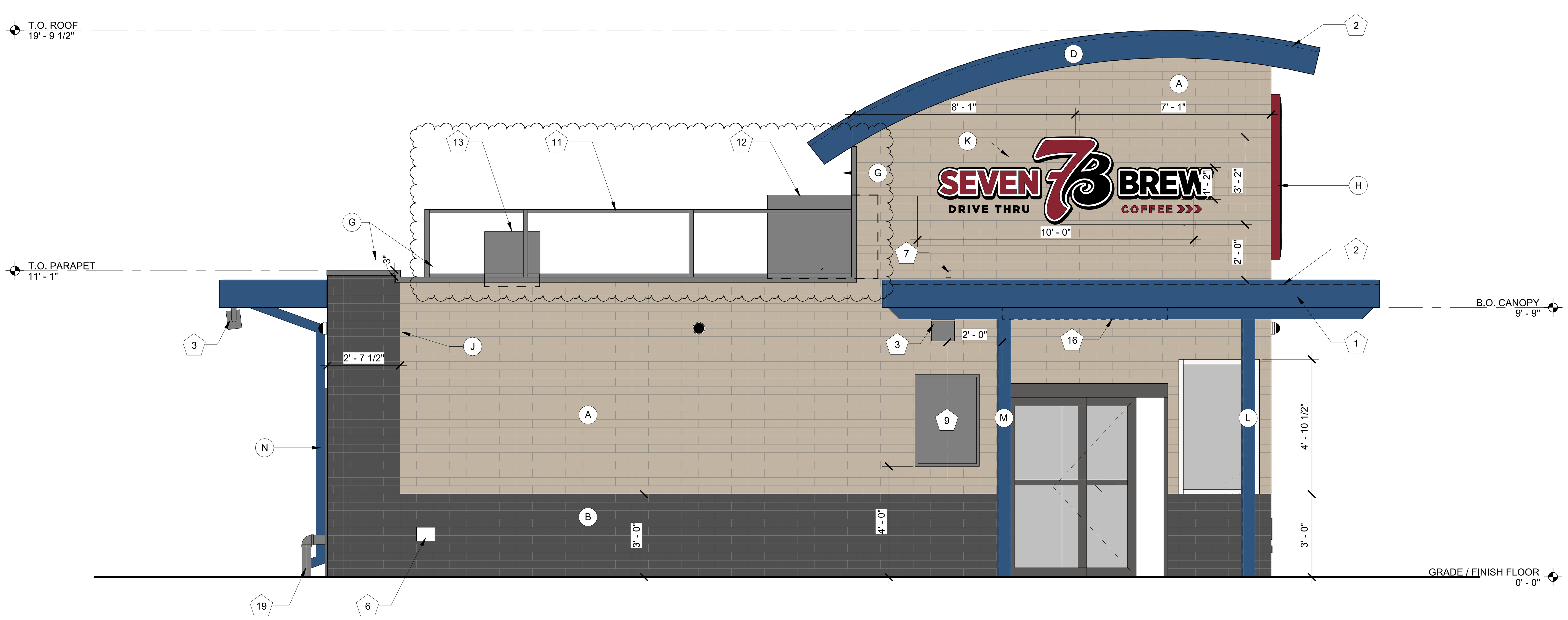
M	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
N	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL

EXTERIOR ELEVATIONS

A2.1

2 EXTERIOR ELEVATION - WEST SIDE W/ COOLER

3/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST SIDE

3/8" = 1'-0"

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EXTERIOR ELEVATION MATERIALS LEGEND

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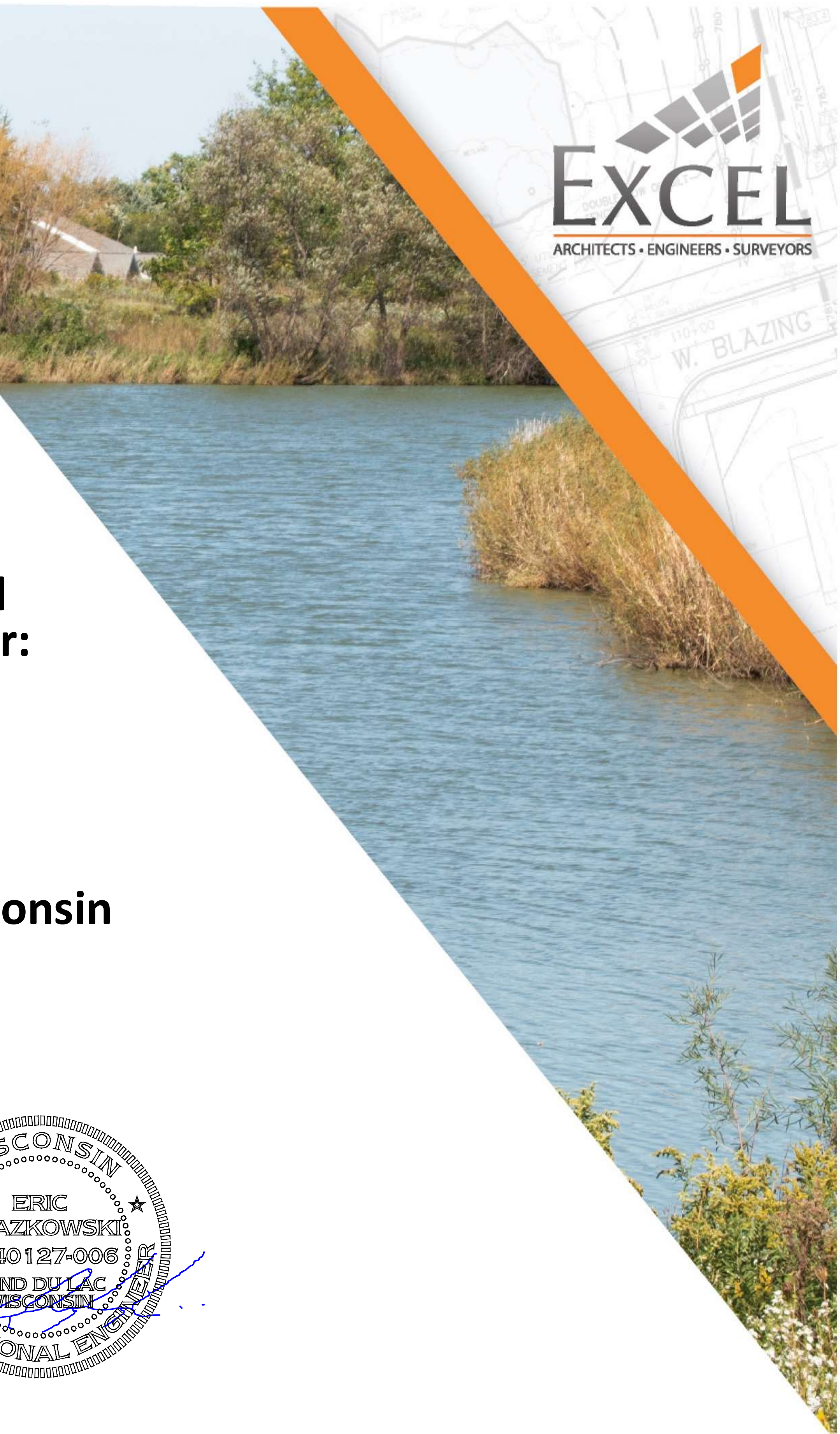
ARCHITECTS • ENGINEERS • SURVEYORS



Storm Water & Erosion Control Calculations For:

7 Brew

La Crosse, Wisconsin

Excel Job # 250351400

December 11, 2025

WISCONSIN
ERIC
DRAZKOWSKI
0040127-006
FOND DU LAC
WISCONSIN
PROFESSIONAL ENGINEER
12/17/25

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100 Camelot Drive • Fond du Lac, WI 54935
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Table of Contents

Appendices

0.0 Introduction

0.1 Existing Conditions

The proposed development is located on the south side of State Hwy 16 approximately at the intersection of Braund St in the Valley View Mall parking lot in the City of La Crosse of Wisconsin. The project is bound by a parking lot to the south and west, access drive to the north, and a future development to the east. The existing site currently contains a parking lot. The site currently drains to two existing catch basins that are part of the master development storm system which drains to the west. The existing site can be seen in Appendix A.

- Property Area: 0.81 acres

0.2 Proposed Project Overview

The proposed project will include a proposed coffee shop with drive thru and associated site improvements. The proposed development will drain to inlets that will drain stormwater to the master development storm system which drains to the west. The proposed site can be seen in Appendix B.

- Disturbed Area: 0.87 acres

1.0 Design Criteria

1.1 Soils

Soil borings will be completed for the project site. The complete geotechnical investigation with boring logs will be Appendix D once completed.

1.2 Rainfall Data

NOAA Atlas 14 rainfall depths with a type II distribution was used for stormwater calculations.

Table 1: NOAA Atlas 14 24-hour Rainfall Depth

DESIGN STORM	RAINFALL DEPTH (INCHES)
2-YEAR	2.98
10-YEAR	4.39
100-YEAR	7.43

2.0 Stormwater Management Requirements

2.1 Peak Discharge

City of La Crosse- Maintain or reduce the 2-yr and 10-yr 24 hour post development peak runoff discharge rates to the 2-yr and 10-yr, 24 hour pre development peak runoff discharge rates respectively.

The proposed site will decrease impervious area by 8,057 SF. This implies a decrease in post development stormwater runoff rates.

Table 2: Peak Discharge Release Summary

DESIGN STORM	PREDEVELOPMENT (CFS)	POST DEVELOPMENT (CFS)
2 YR- 24 HR	3.15	2.33
10 YR- 24 HR	4.74	3.98

Table 2 shows that post development release rates will be less than predevelopment release rates for all design storms. See Appendix C for peak discharge calculations.

Therefore, peak discharge requirements are met.

2.2 Stormwater Quality

City of La Crosse- The site is considered a redevelopment project and will be required to remove 40% of total suspended solids (TSS) from runoff from parking areas and roads.

Table 3: Stormwater Quality Summary

TSS REMOVAL REQUIRED (LBS)	TSS REMOVAL PROVIDED (LBS)
108.04	129.10

The site will treat stormwater using an Up-flo filter. The Up-flo filter will be installed in a 4' diameter structure and will have 1 filter. SLAMM analysis was used to determine the quantity of suspended solids that will be removed by the proposed Up-flo filter. The proposed site will create 270.10 lbs of TSS and the proposed Up-flo filter will reduce TSS by 129.10 lbs, which results in a 47.80% reduction in TSS.

The proposed Up-flo filter removes 47.80% of suspended solids which is greater than the required 40%.
Table 3 for a summary of the stormwater quality requirements and the annual loading removed by the stormwater management BMP. See Appendix H for SLAMM input and output information.

Therefore, stormwater quality requirements have been met.

2.3 Infiltration

City of La Crosse **-** The site is considered a redevelopment post construction site. Therefore, the project is exempt from infiltration requirements.

3.0 Storm Sewer Design

All storm sewer has been designed to convey the 100-year 24-hour post development storm.

See Appendix E, Appendix F, and Appendix G for pipe drainage areas and pipe sizing calculations.

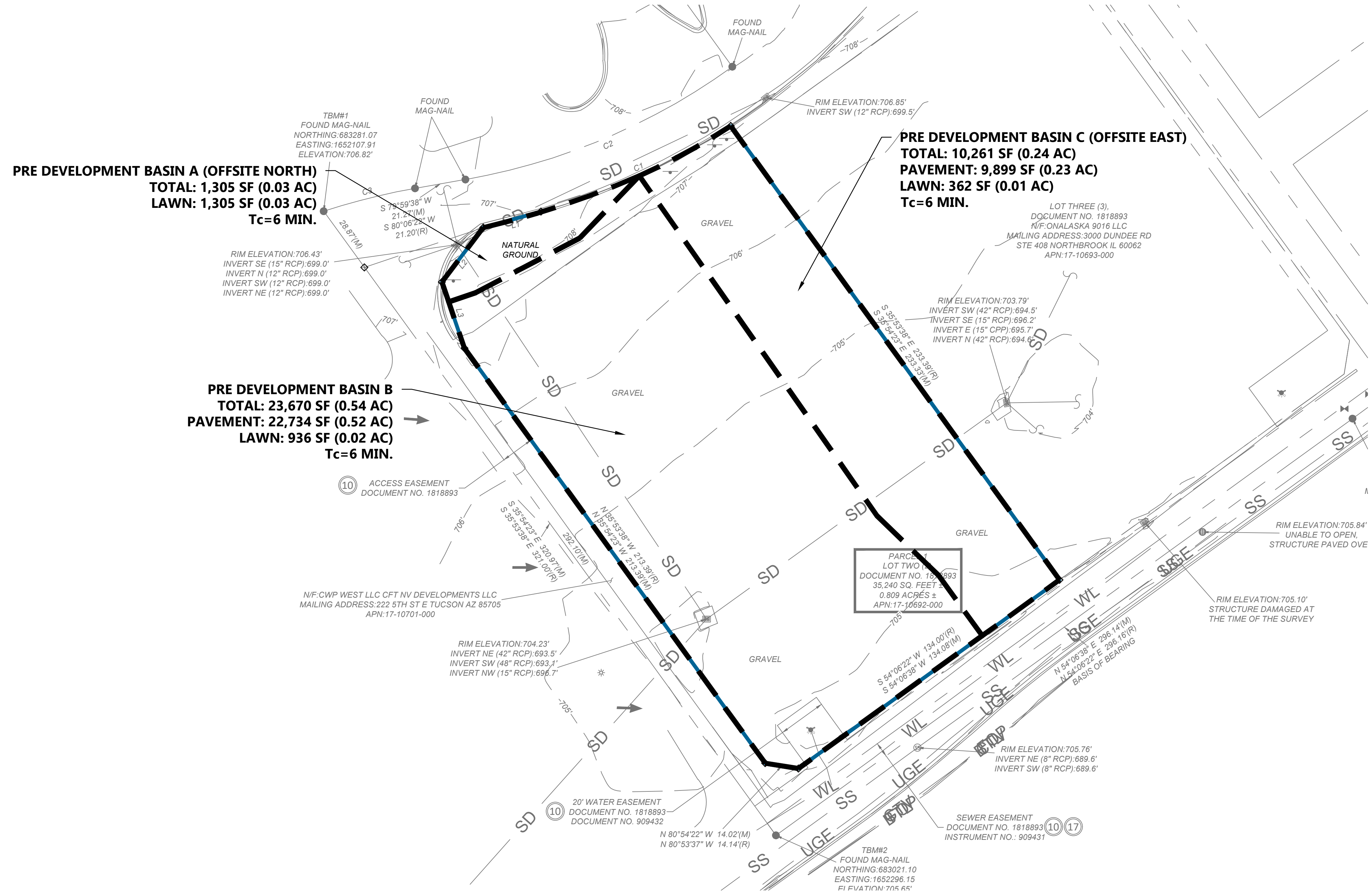
3.1 Emergency Overflow Route

The emergency overflow route is to the west, over the curb and gutter. Maximum ponding onsite will be 4” in drive aisles and 6” in parking stalls.

4.0 Erosion Control

The erosion control specifications, construction sequence, site stabilization notes, seeding notes, dewatering notes, and post construction and maintenance plan will be included on sheet C0.2 of the construction plan set.

Appendix A: Pre-Development Basin Area(s)



PRE-DEVELOPMENT BASIN AREA(S)

NORTH

SCALE: 1"= 50' (AT 11"X17" SHEET SIZE)

50' 0 50' 100'

Appendix B: Post Development Basin Area(s)

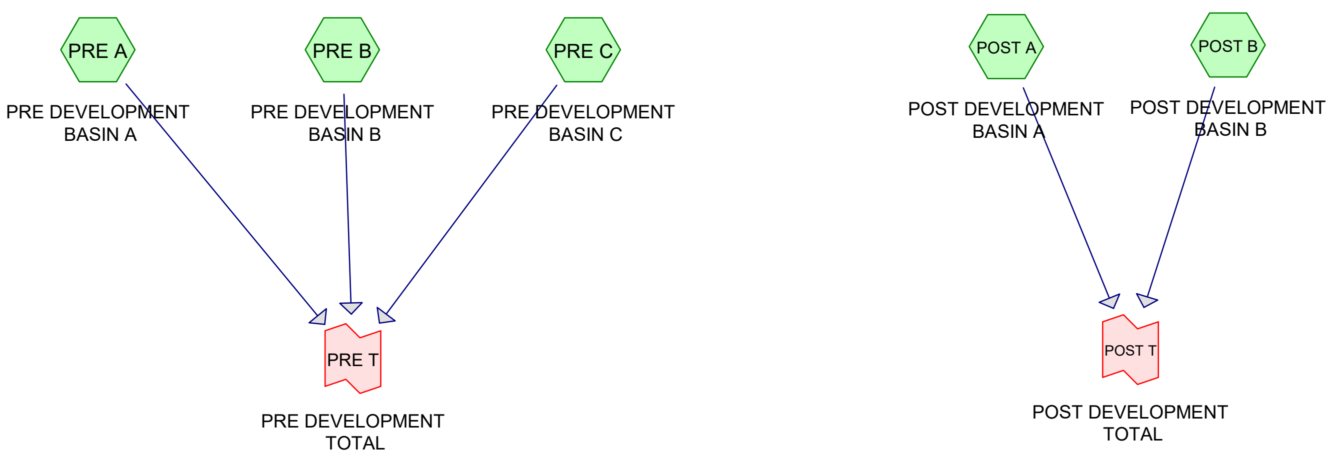
POST-DEVELOPMENT BASIN AREA(S)

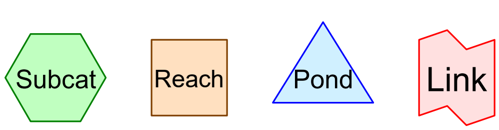
NORTH

SCALE: 1"= 50' (AT 11"X17" SHEET SIZE)

50' 0 50' 100'

Appendix C: Peak Discharge Calculations





Routing Diagram for 250351400 HydroCAD
Prepared by Excel Engineering, Printed 12/5/2025
HydroCAD® 10.20-7a s/n 01178 © 2025 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.306	61	>75% Grass cover, Good, HSG B (POST A, POST B, PRE A, PRE B, PRE C)
1.275	98	Paved parking, HSG B (POST B, PRE B, PRE C)
0.037	98	Roofs, HSG B (POST B)
1.618	**91**	**TOTAL AREA**

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment POST A: POST DEVELOPMENT Runoff Area=792 sf 0.00% Impervious Runoff Depth>0.30"
Tc=6.0 min CN=61 Runoff=0.01 cfs 0.000 af

Subcatchment POST B: POST Runoff Area=34,444 sf 71.19% Impervious Runoff Depth>1.60"
Tc=6.0 min CN=87 Runoff=2.32 cfs 0.105 af

Subcatchment PRE A: PRE DEVELOPMENT Runoff Area=1,305 sf 0.00% Impervious Runoff Depth>0.30"
Tc=6.0 min CN=61 Runoff=0.01 cfs 0.001 af

Subcatchment PRE B: PRE Runoff Area=23,670 sf 96.05% Impervious Runoff Depth>2.46"
Tc=6.0 min CN=97 Runoff=2.19 cfs 0.111 af

Subcatchment PRE C: PRE Runoff Area=10,261 sf 96.47% Impervious Runoff Depth>2.46"
Tc=6.0 min CN=97 Runoff=0.95 cfs 0.048 af

Link POST T: POST DEVELOPMENT TOTAL Inflow=2.33 cfs 0.106 af
Primary=2.33 cfs 0.106 af

Link PRE T: PRE DEVELOPMENT TOTAL Inflow=3.15 cfs 0.160 af
Primary=3.15 cfs 0.160 af

Total Runoff Area = 1.618 ac Runoff Volume = 0.266 af Average Runoff Depth = 1.97"
18.90% Pervious = 0.306 ac 81.10% Impervious = 1.312 ac

Summary for Subcatchment POST A: POST DEVELOPMENT BASIN A

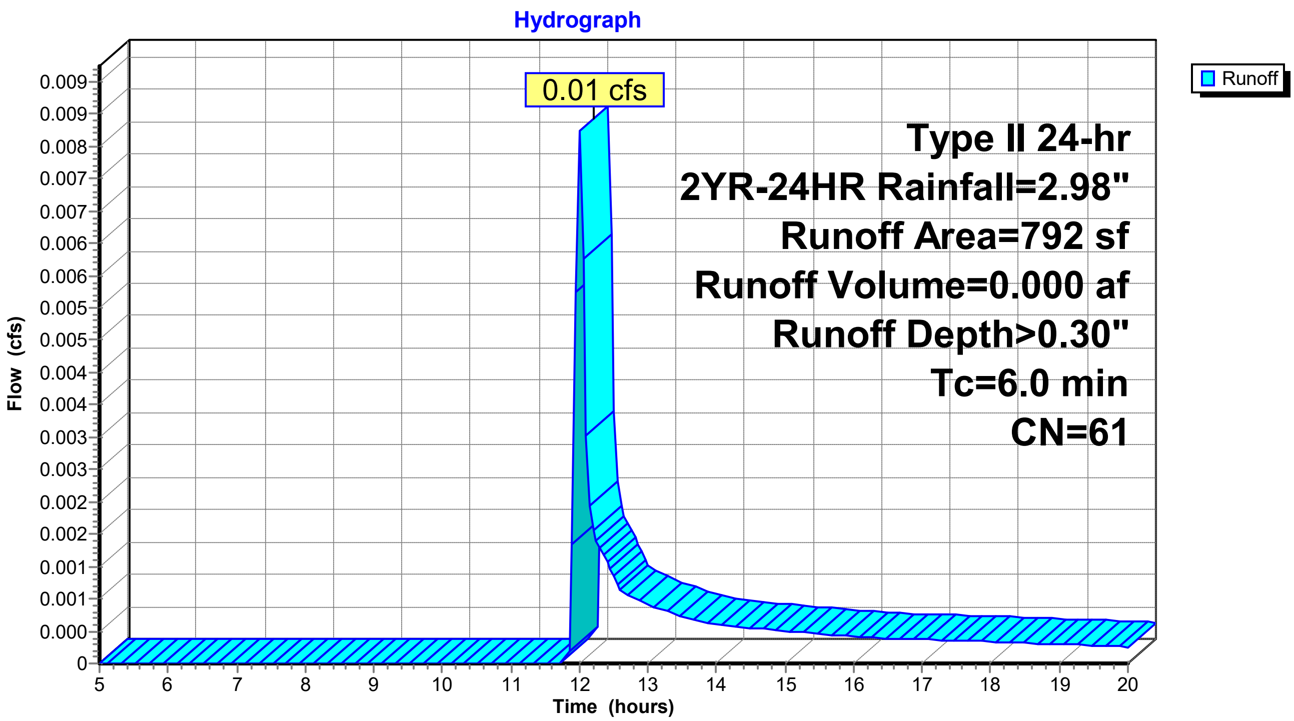
Runoff = 0.01 cfs @ 12.00 hrs, Volume= 0.000 af, Depth> 0.30"
Routed to Link POST T : POST DEVELOPMENT TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2YR-24HR Rainfall=2.98"

Area (sf)	CN	Description
792	61	>75% Grass cover, Good, HSG B
792		100.00% Pervious Area

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

Subcatchment POST A: POST DEVELOPMENT BASIN A



Summary for Subcatchment POST B: POST DEVELOPMENT BASIN B

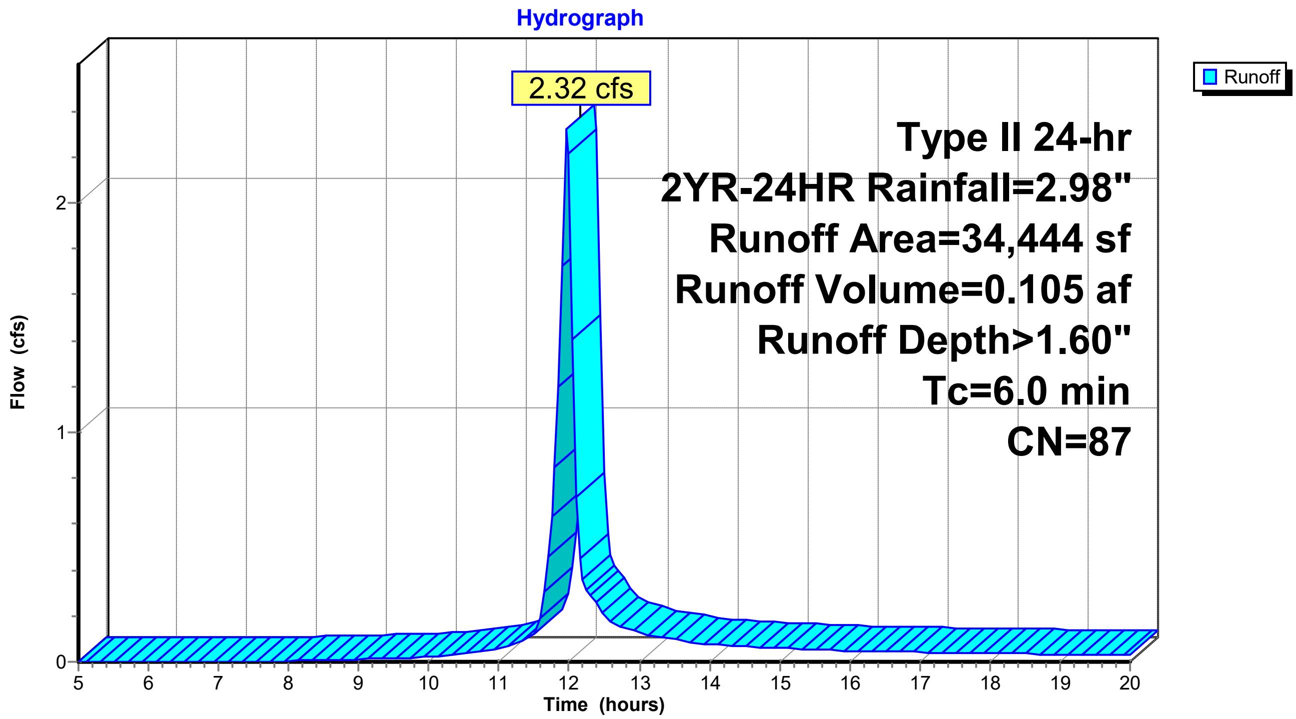
Runoff = 2.32 cfs @ 11.97 hrs, Volume= 0.105 af, Depth> 1.60"
Routed to Link POST T : POST DEVELOPMENT TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2YR-24HR Rainfall=2.98"

Area (sf)	CN	Description
1,596	98	Roofs, HSG B
22,923	98	Paved parking, HSG B
9,925	61	>75% Grass cover, Good, HSG B
34,444	87	Weighted Average
9,925		28.81% Pervious Area
24,519		71.19% Impervious Area

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

Subcatchment POST B: POST DEVELOPMENT BASIN B



Summary for Subcatchment PRE A: PRE DEVELOPMENT BASIN A

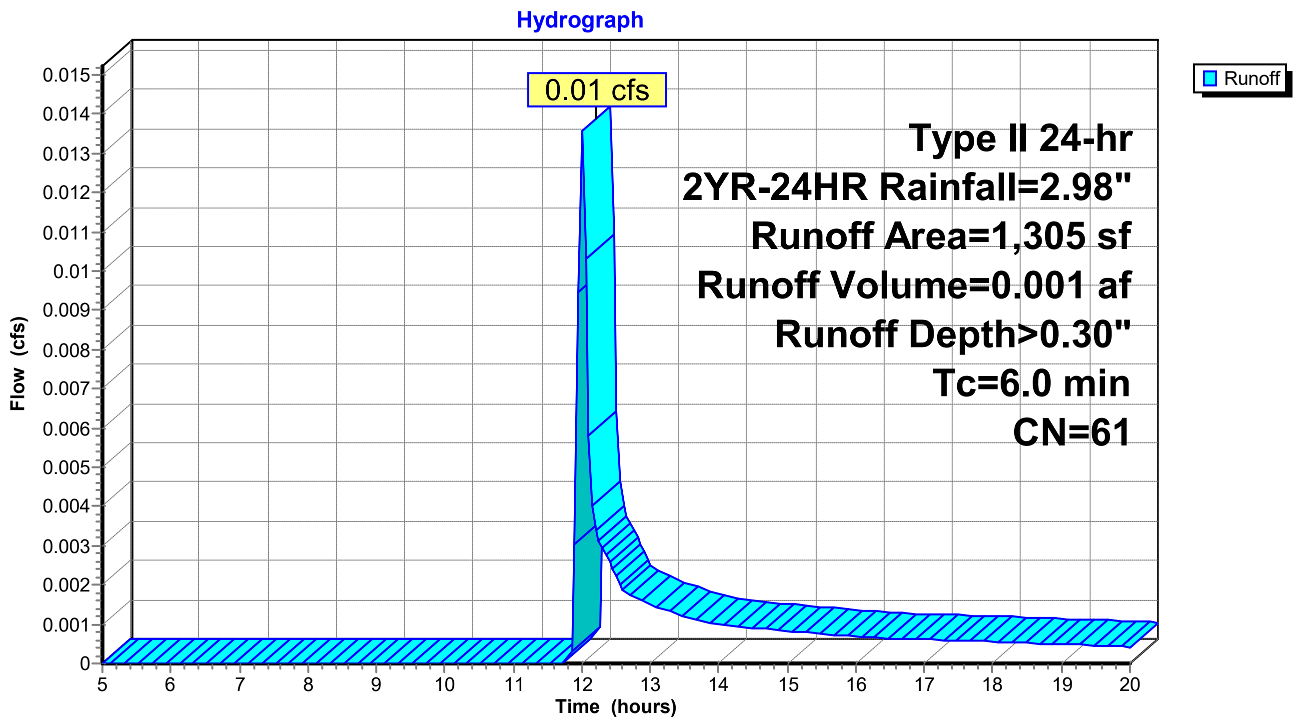
Runoff = 0.01 cfs @ 12.00 hrs, Volume= 0.001 af, Depth> 0.30"
Routed to Link PRE T : PRE DEVELOPMENT TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2YR-24HR Rainfall=2.98"

Area (sf)	CN	Description
1,305	61	>75% Grass cover, Good, HSG B
1,305		100.00% Pervious Area

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

Subcatchment PRE A: PRE DEVELOPMENT BASIN A



Summary for Subcatchment PRE B: PRE DEVELOPMENT BASIN B

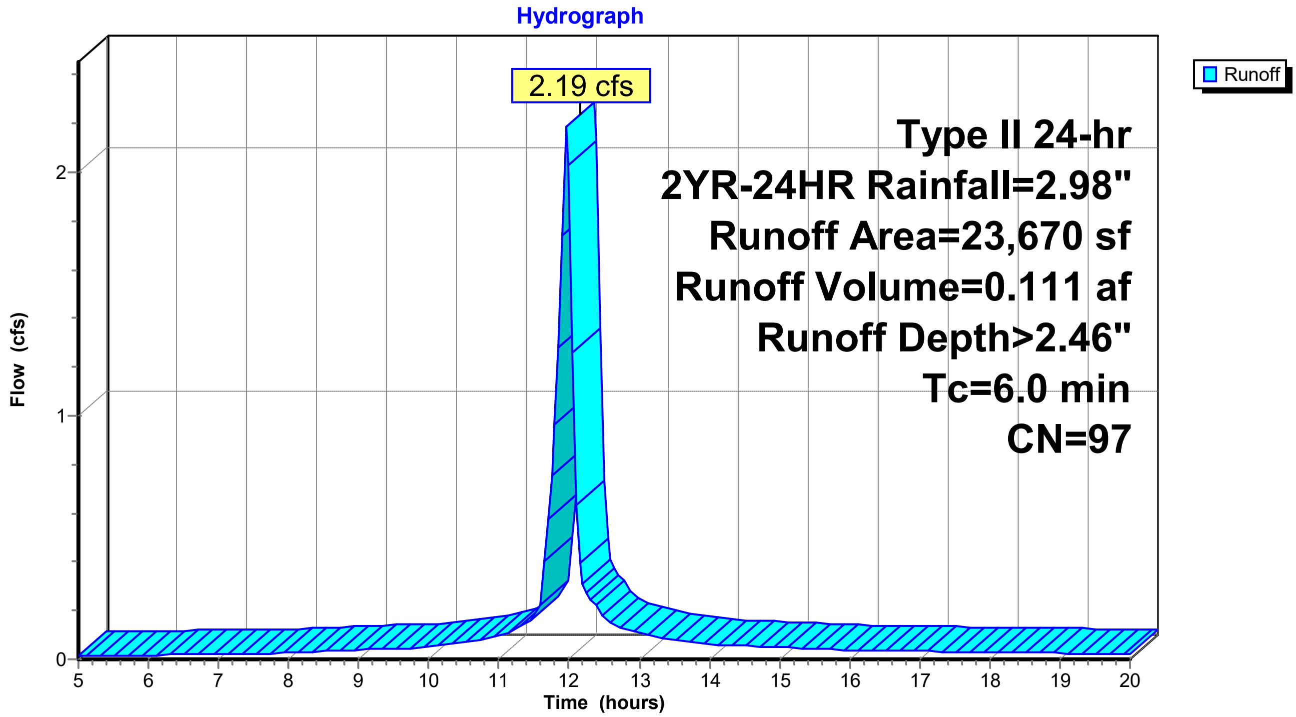
Runoff = 2.19 cfs @ 11.96 hrs, Volume= 0.111 af, Depth> 2.46"
Routed to Link PRE T : PRE DEVELOPMENT TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2YR-24HR Rainfall=2.98"

Area (sf)	CN	Description
22,734	98	Paved parking, HSG B
936	61	>75% Grass cover, Good, HSG B
23,670	97	Weighted Average
936		3.95% Pervious Area
22,734		96.05% Impervious Area

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

Subcatchment PRE B: PRE DEVELOPMENT BASIN B



Summary for Subcatchment PRE C: PRE DEVELOPMENT BASIN C

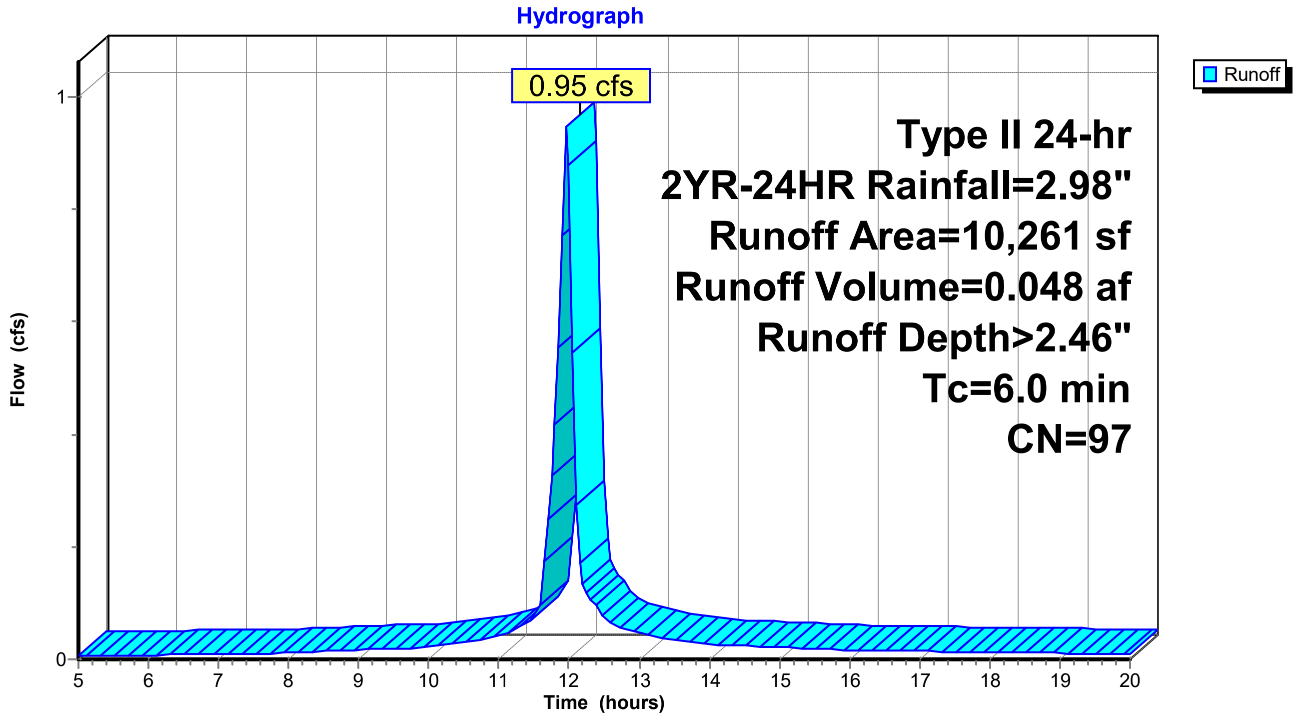
Runoff = 0.95 cfs @ 11.96 hrs, Volume= 0.048 af, Depth> 2.46"
Routed to Link PRE T : PRE DEVELOPMENT TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2YR-24HR Rainfall=2.98"

Area (sf)	CN	Description
9,899	98	Paved parking, HSG B
362	61	>75% Grass cover, Good, HSG B
10,261	97	Weighted Average
362		3.53% Pervious Area
9,899		96.47% Impervious Area

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

Subcatchment PRE C: PRE DEVELOPMENT BASIN C

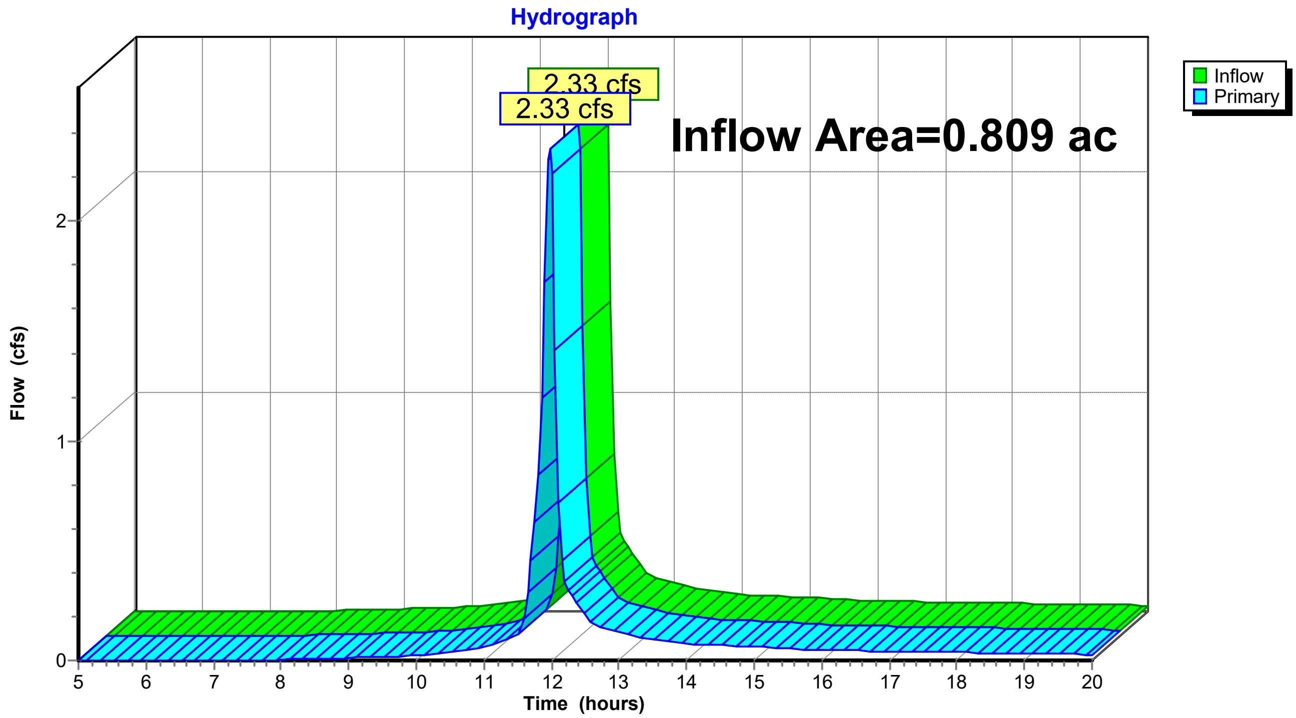


Summary for Link POST T: POST DEVELOPMENT TOTAL

Inflow Area =	0.809 ac,	69.59% Impervious,	Inflow Depth > 1.57"	for 2YR-24HR event
Inflow =	2.33 cfs @	11.97 hrs, Volume=	0.106 af	
Primary =	2.33 cfs @	11.97 hrs, Volume=	0.106 af, Atten= 0%, Lag= 0.0 min	

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link POST T: POST DEVELOPMENT TOTAL

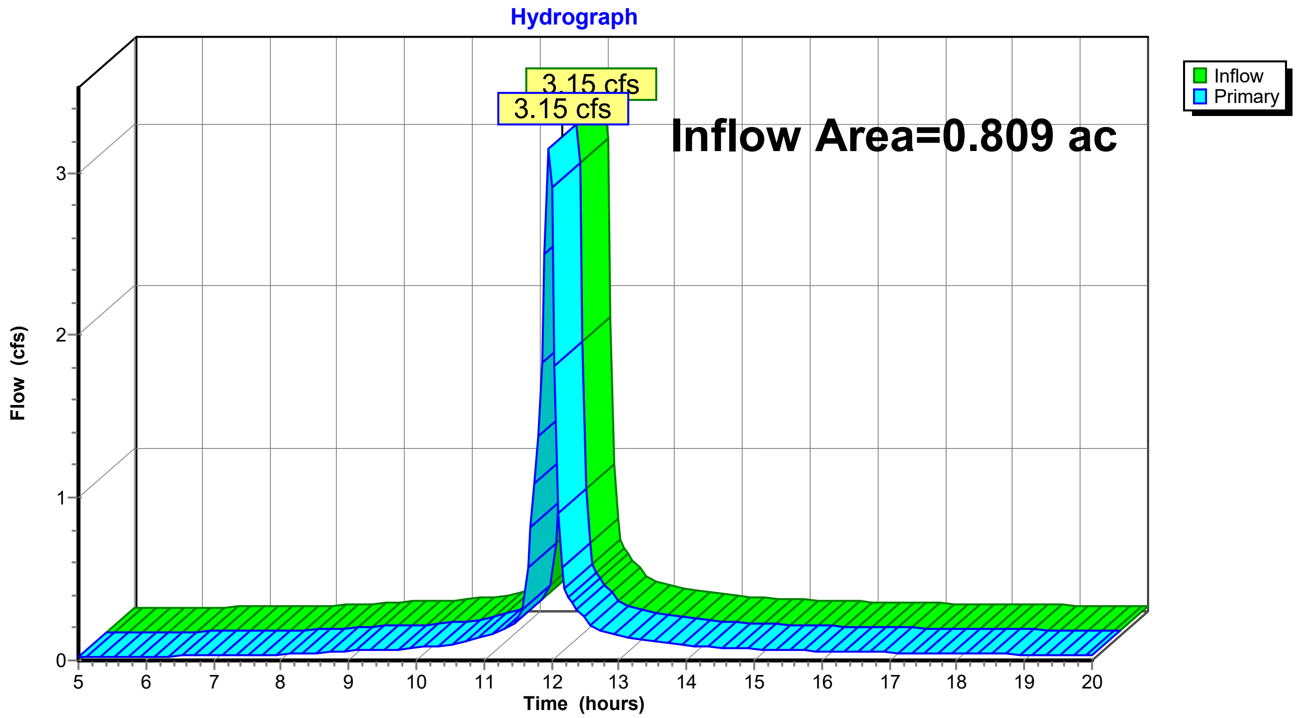


Summary for Link PRE T: PRE DEVELOPMENT TOTAL

Inflow Area = 0.809 ac, 92.61% Impervious, Inflow Depth > 2.38" for 2YR-24HR event
Inflow = 3.15 cfs @ 11.96 hrs, Volume= 0.160 af
Primary = 3.15 cfs @ 11.96 hrs, Volume= 0.160 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PRE T: PRE DEVELOPMENT TOTAL



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment POST A: POST DEVELOPMENT Runoff Area=792 sf 0.00% Impervious Runoff Depth>0.90"
Tc=6.0 min CN=61 Runoff=0.03 cfs 0.001 af

Subcatchment POST B: POST Runoff Area=34,444 sf 71.19% Impervious Runoff Depth>2.80"
Tc=6.0 min CN=87 Runoff=3.95 cfs 0.184 af

Subcatchment PRE A: PRE DEVELOPMENT Runoff Area=1,305 sf 0.00% Impervious Runoff Depth>0.90"
Tc=6.0 min CN=61 Runoff=0.05 cfs 0.002 af

Subcatchment PRE B: PRE Runoff Area=23,670 sf 96.05% Impervious Runoff Depth>3.74"
Tc=6.0 min CN=97 Runoff=3.27 cfs 0.170 af

Subcatchment PRE C: PRE Runoff Area=10,261 sf 96.47% Impervious Runoff Depth>3.74"
Tc=6.0 min CN=97 Runoff=1.42 cfs 0.073 af

Link POST T: POST DEVELOPMENT TOTAL Inflow=3.98 cfs 0.186 af
Primary=3.98 cfs 0.186 af

Link PRE T: PRE DEVELOPMENT TOTAL Inflow=4.74 cfs 0.245 af
Primary=4.74 cfs 0.245 af

Total Runoff Area = 1.618 ac Runoff Volume = 0.431 af Average Runoff Depth = 3.20"
18.90% Pervious = 0.306 ac 81.10% Impervious = 1.312 ac

Summary for Subcatchment POST A: POST DEVELOPMENT BASIN A

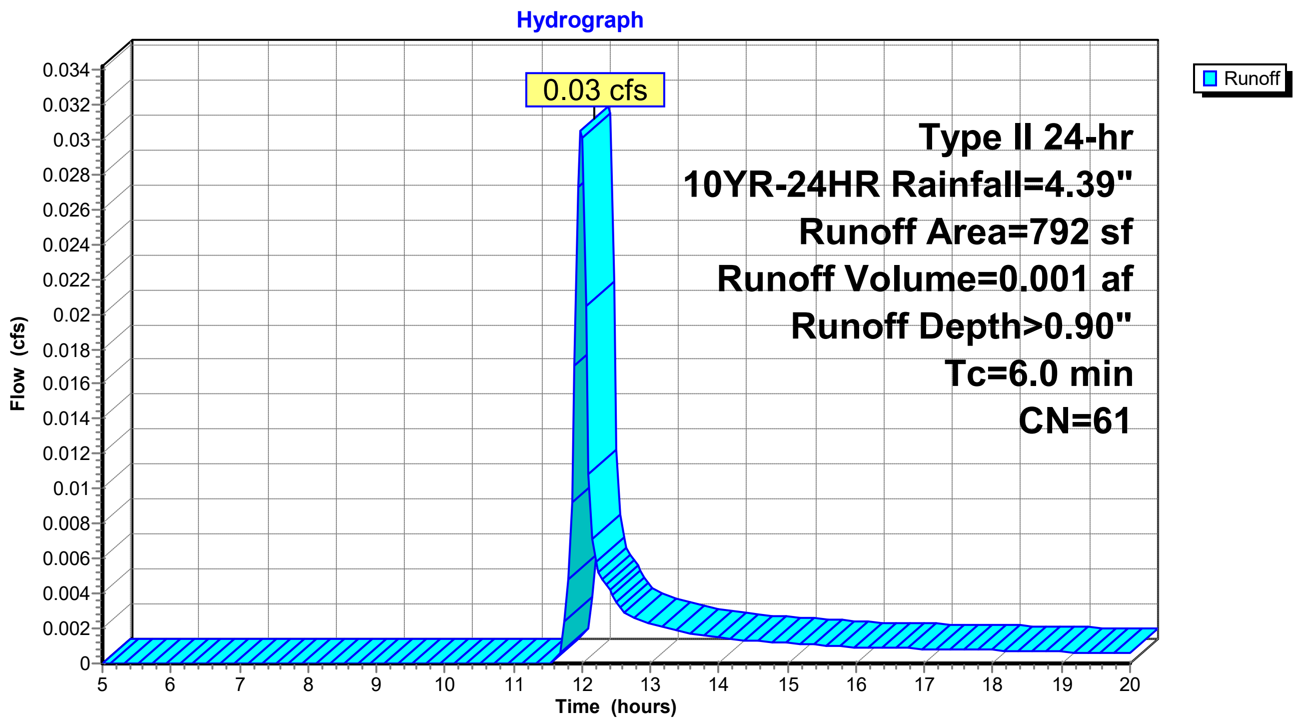
Runoff = 0.03 cfs @ 11.99 hrs, Volume= 0.001 af, Depth> 0.90"
Routed to Link POST T : POST DEVELOPMENT TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10YR-24HR Rainfall=4.39"

Area (sf)	CN	Description
792	61	>75% Grass cover, Good, HSG B
792		100.00% Pervious Area

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

Subcatchment POST A: POST DEVELOPMENT BASIN A



Summary for Subcatchment POST B: POST DEVELOPMENT BASIN B

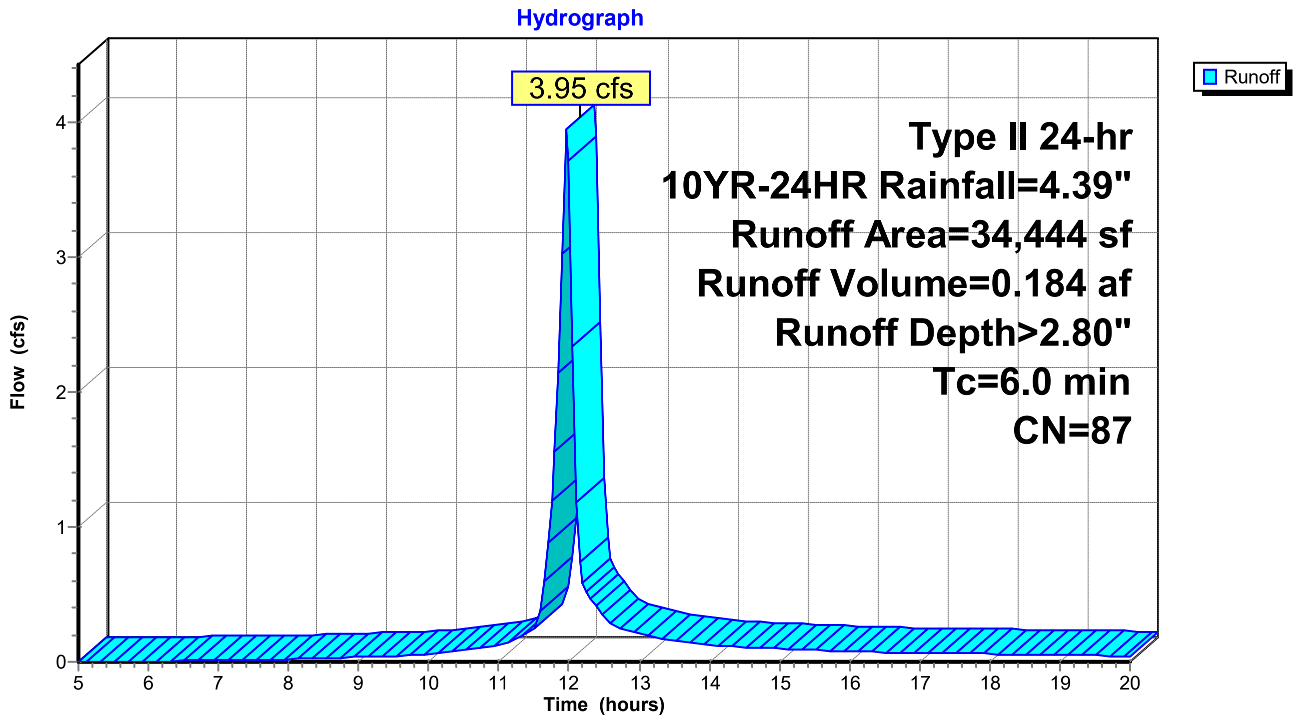
Runoff = 3.95 cfs @ 11.97 hrs, Volume= 0.184 af, Depth> 2.80"
Routed to Link POST T : POST DEVELOPMENT TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10YR-24HR Rainfall=4.39"

Area (sf)	CN	Description
1,596	98	Roofs, HSG B
22,923	98	Paved parking, HSG B
9,925	61	>75% Grass cover, Good, HSG B
34,444	87	Weighted Average
9,925		28.81% Pervious Area
24,519		71.19% Impervious Area

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

Subcatchment POST B: POST DEVELOPMENT BASIN B



Summary for Subcatchment PRE A: PRE DEVELOPMENT BASIN A

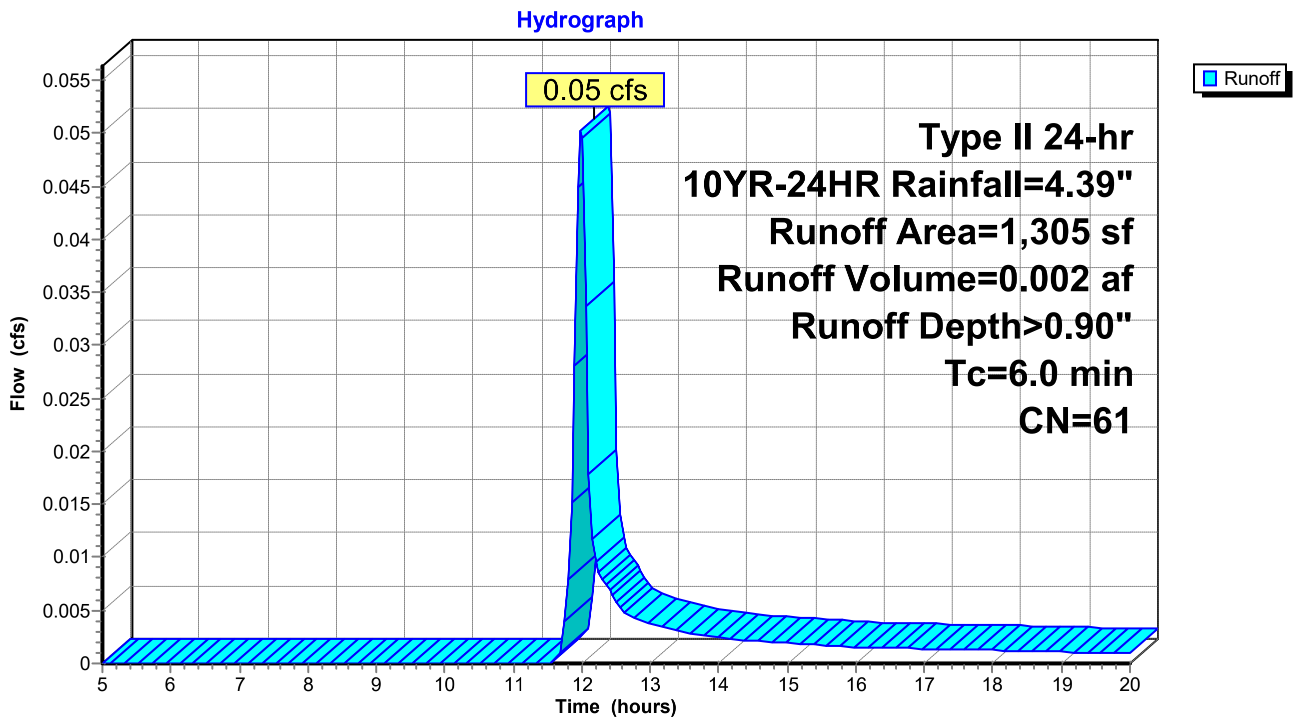
Runoff = 0.05 cfs @ 11.99 hrs, Volume= 0.002 af, Depth> 0.90"
Routed to Link PRE T : PRE DEVELOPMENT TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10YR-24HR Rainfall=4.39"

Area (sf)	CN	Description
1,305	61	>75% Grass cover, Good, HSG B
1,305		100.00% Pervious Area

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

Subcatchment PRE A: PRE DEVELOPMENT BASIN A



Summary for Subcatchment PRE B: PRE DEVELOPMENT BASIN B

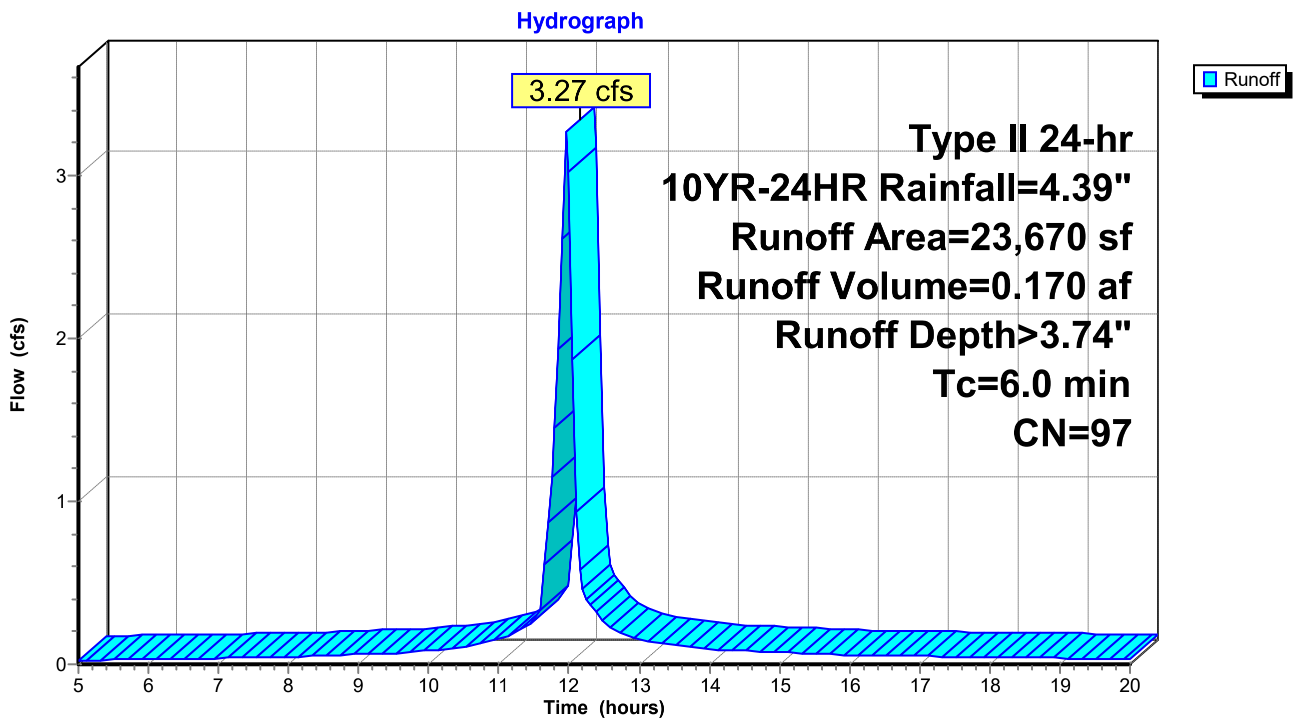
Runoff = 3.27 cfs @ 11.96 hrs, Volume= 0.170 af, Depth> 3.74"
Routed to Link PRE T : PRE DEVELOPMENT TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10YR-24HR Rainfall=4.39"

Area (sf)	CN	Description
22,734	98	Paved parking, HSG B
936	61	>75% Grass cover, Good, HSG B
23,670	97	Weighted Average
936		3.95% Pervious Area
22,734		96.05% Impervious Area

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

Subcatchment PRE B: PRE DEVELOPMENT BASIN B



Summary for Subcatchment PRE C: PRE DEVELOPMENT BASIN C

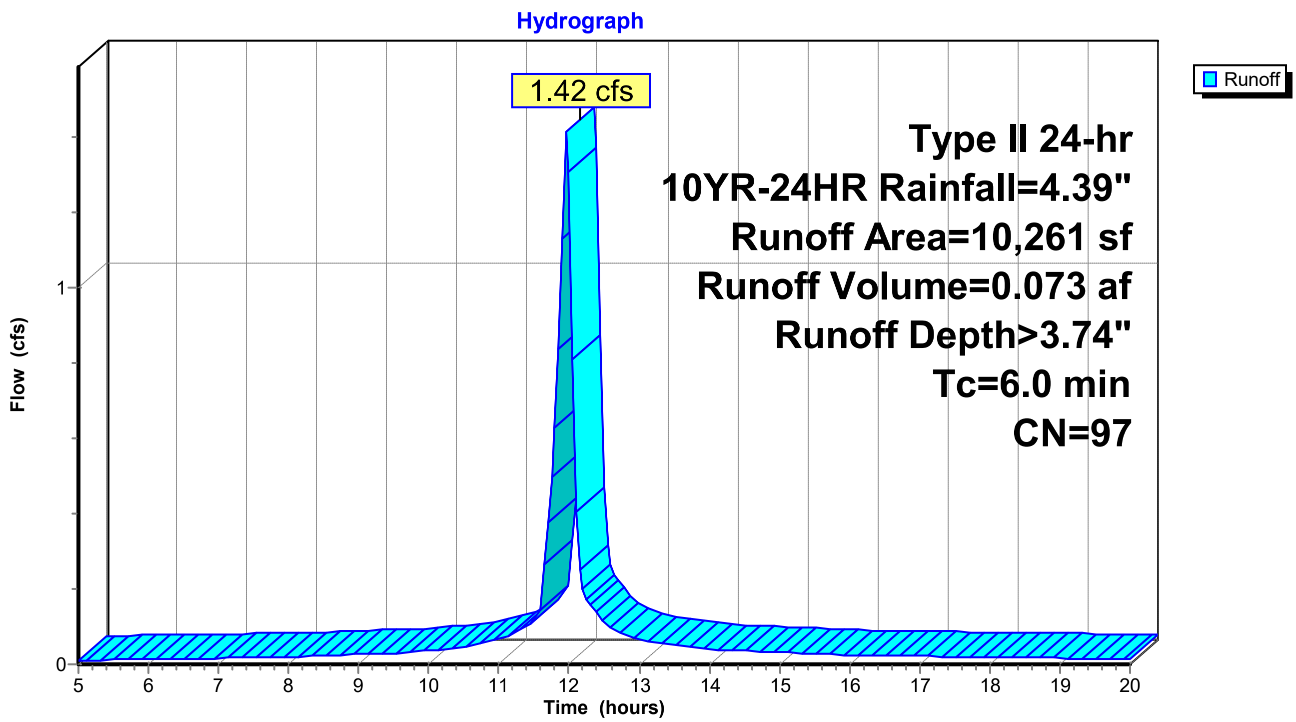
Runoff = 1.42 cfs @ 11.96 hrs, Volume= 0.073 af, Depth> 3.74"
Routed to Link PRE T : PRE DEVELOPMENT TOTAL

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10YR-24HR Rainfall=4.39"

Area (sf)	CN	Description
9,899	98	Paved parking, HSG B
362	61	>75% Grass cover, Good, HSG B
10,261	97	Weighted Average
362		3.53% Pervious Area
9,899		96.47% Impervious Area

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

Subcatchment PRE C: PRE DEVELOPMENT BASIN C

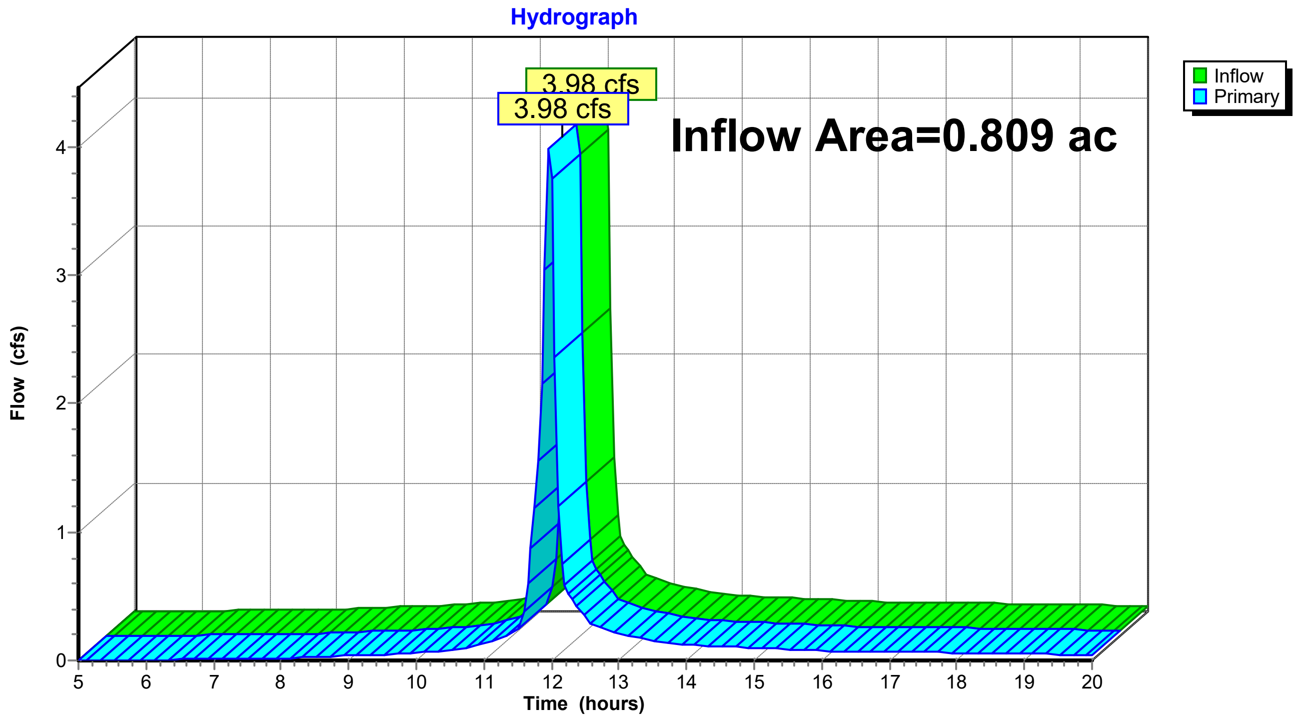


Summary for Link POST T: POST DEVELOPMENT TOTAL

Inflow Area =	0.809 ac, 69.59% Impervious,	Inflow Depth > 2.76"	for 10YR-24HR event	
Inflow =	3.98 cfs @	11.97 hrs, Volume=	0.186 af	
Primary =	3.98 cfs @	11.97 hrs, Volume=	0.186 af,	Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link POST T: POST DEVELOPMENT TOTAL

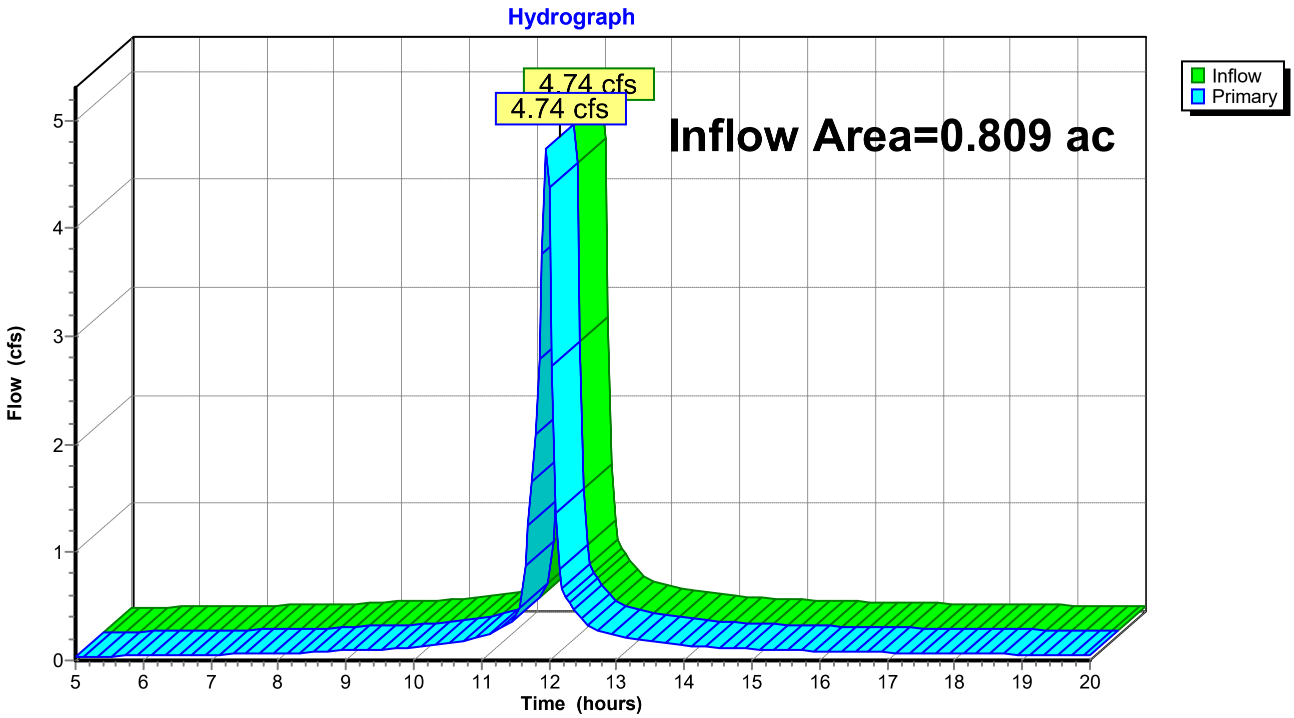


Summary for Link PRE T: PRE DEVELOPMENT TOTAL

Inflow Area = 0.809 ac, 92.61% Impervious, Inflow Depth > 3.64" for 10YR-24HR event
Inflow = 4.74 cfs @ 11.96 hrs, Volume= 0.245 af
Primary = 4.74 cfs @ 11.96 hrs, Volume= 0.245 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PRE T: PRE DEVELOPMENT TOTAL



Appendix D: Geotechnical Report & Stormwater Soil Evaluation

(To be provided once completed)

Appendix E: Storm Sewer Basin Map

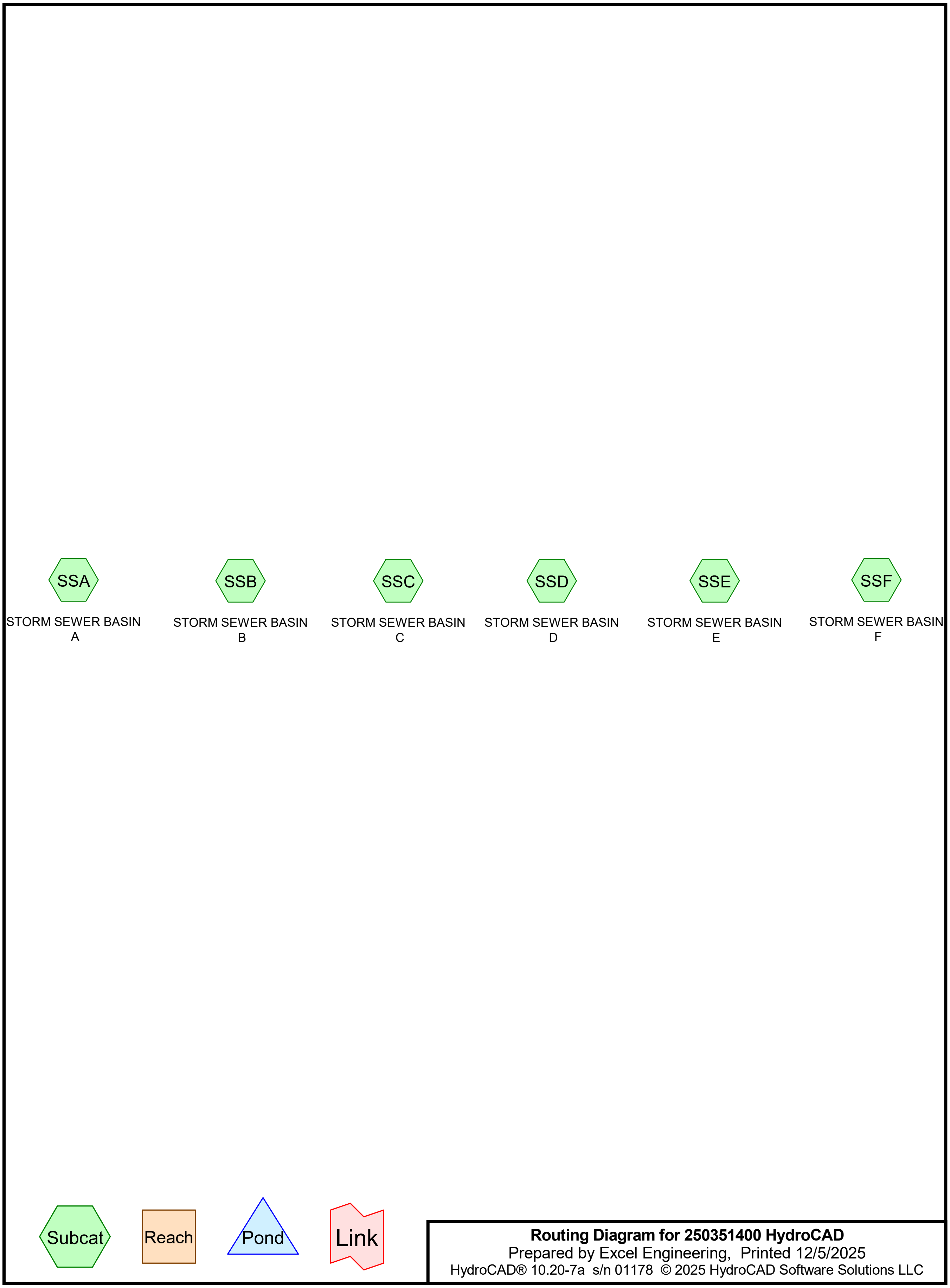
STORM SEWER BASIN MAP

SCALE: 1"= 50' (AT 11"X17" SHEET SIZE)

50' 0 50' 100'

NORTH

Appendix F: Storm Sewer TR-55 Calculations


SSA
STORM SEWER BASIN A
SSB
STORM SEWER BASIN B
SSC
STORM SEWER BASIN C
SSD
STORM SEWER BASIN D
SSE
STORM SEWER BASIN E
SSF
STORM SEWER BASIN F
Subcat
Reach
Pond
Link
Routing Diagram for 250351400 HydroCAD
Prepared by Excel Engineering, Printed 12/5/2025
HydroCAD® 10.20-7a s/n 01178 © 2025 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.209	61	>75% Grass cover, Good, HSG B (SSB, SSC, SSD, SSE, SSF)
0.614	98	Paved parking, HSG B (SSC, SSD, SSE, SSF)
0.037	98	Roofs, HSG B (SSA)
0.860	**89**	**TOTAL AREA**

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SSA: STORM SEWER Runoff Area=1,596 sf 100.00% Impervious Runoff Depth>6.55"
Tc=6.0 min CN=98 Runoff=0.38 cfs 0.020 af

Subcatchment SSB: STORM SEWER BASIN Runoff Area=2,535 sf 0.00% Impervious Runoff Depth>2.75"
Tc=6.0 min CN=61 Runoff=0.31 cfs 0.013 af

Subcatchment SSC: STORM SEWER BASIN Runoff Area=4,858 sf 77.27% Impervious Runoff Depth>5.85"
Tc=6.0 min CN=90 Runoff=1.09 cfs 0.054 af

Subcatchment SSD: STORM SEWER Runoff Area=10,478 sf 91.21% Impervious Runoff Depth>6.33"
Tc=6.0 min CN=95 Runoff=2.45 cfs 0.127 af

Subcatchment SSE: STORM SEWER BASIN Runoff Area=6,949 sf 45.88% Impervious Runoff Depth>4.54"
Tc=6.0 min CN=78 Runoff=1.30 cfs 0.060 af

Subcatchment SSF: STORM SEWER Runoff Area=11,030 sf 93.09% Impervious Runoff Depth>6.33"
Tc=6.0 min CN=95 Runoff=2.58 cfs 0.134 af

Total Runoff Area = 0.860 ac Runoff Volume = 0.409 af Average Runoff Depth = 5.70"
24.26% Pervious = 0.209 ac 75.74% Impervious = 0.651 ac

Summary for Subcatchment SSA: STORM SEWER BASIN A

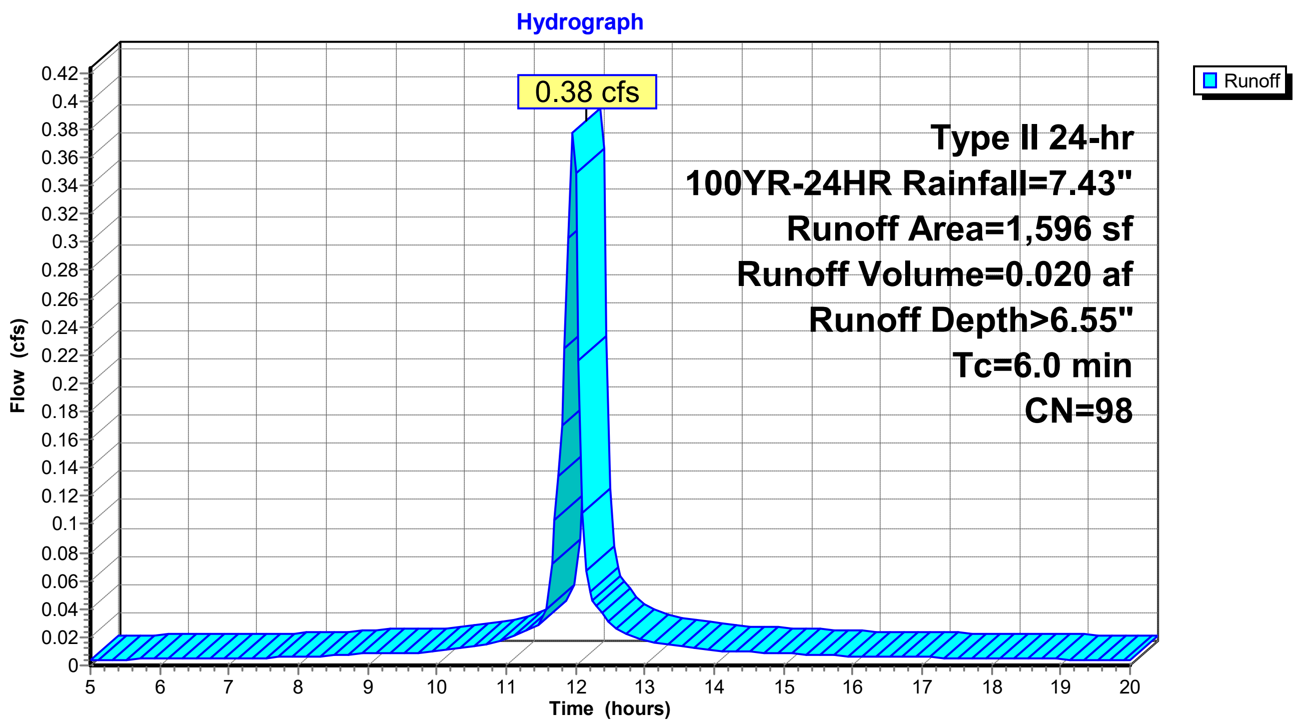
Runoff = 0.38 cfs @ 11.96 hrs, Volume= 0.020 af, Depth> 6.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100YR-24HR Rainfall=7.43"

Area (sf)	CN	Description
1,596	98	Roofs, HSG B
1,596		100.00% Impervious Area

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

Subcatchment SSA: STORM SEWER BASIN A



Summary for Subcatchment SSB: STORM SEWER BASIN B

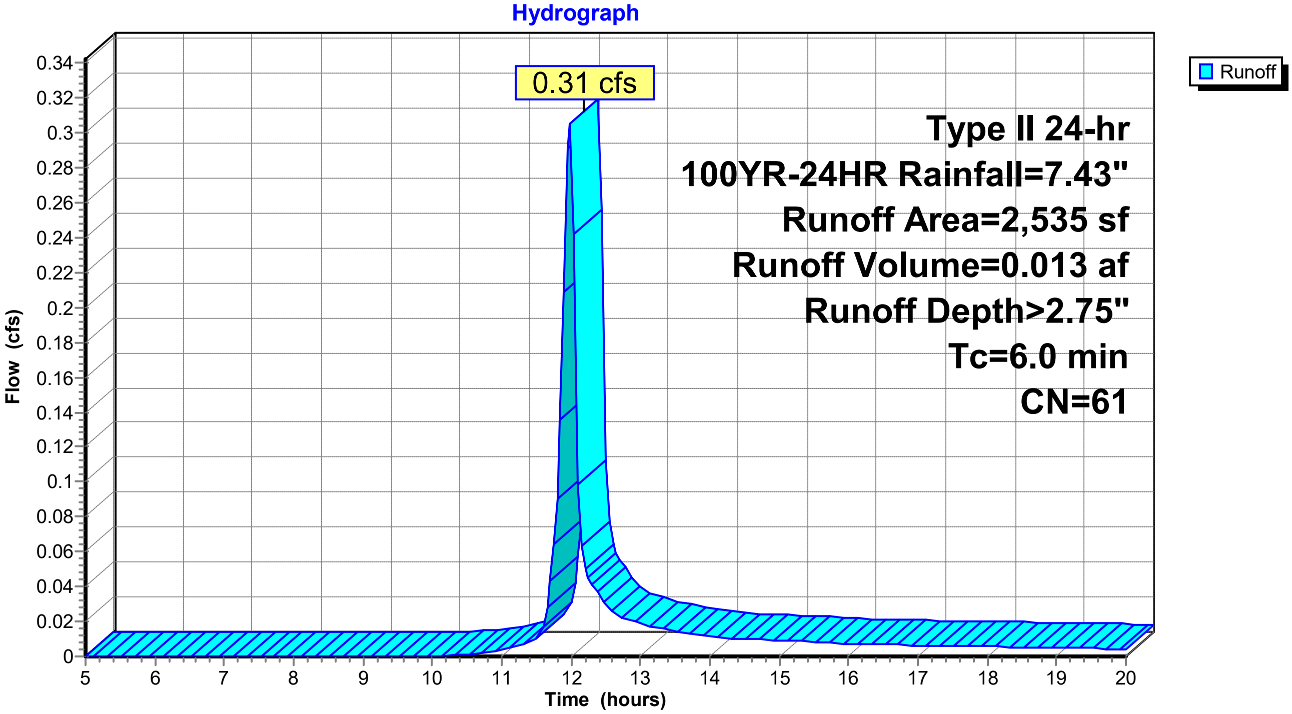
Runoff = 0.31 cfs @ 11.98 hrs, Volume= 0.013 af, Depth> 2.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100YR-24HR Rainfall=7.43"

Area (sf)	CN	Description
2,535	61	>75% Grass cover, Good, HSG B
2,535		100.00% Pervious Area

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

Subcatchment SSB: STORM SEWER BASIN B



Summary for Subcatchment SSC: STORM SEWER BASIN C

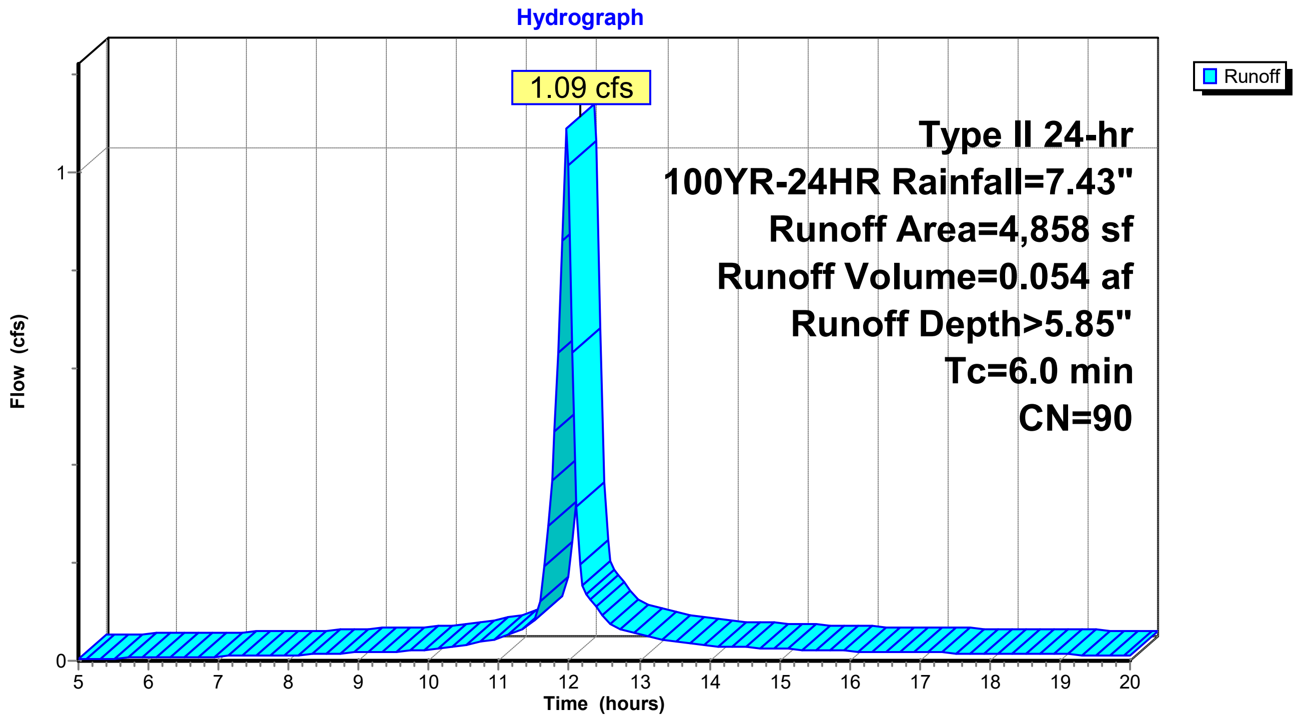
Runoff = 1.09 cfs @ 11.96 hrs, Volume= 0.054 af, Depth> 5.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100YR-24HR Rainfall=7.43"

Area (sf)	CN	Description
3,754	98	Paved parking, HSG B
1,104	61	>75% Grass cover, Good, HSG B
4,858	90	Weighted Average
1,104		22.73% Pervious Area
3,754		77.27% Impervious Area

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

Subcatchment SSC: STORM SEWER BASIN C



Summary for Subcatchment SSD: STORM SEWER BASIN D

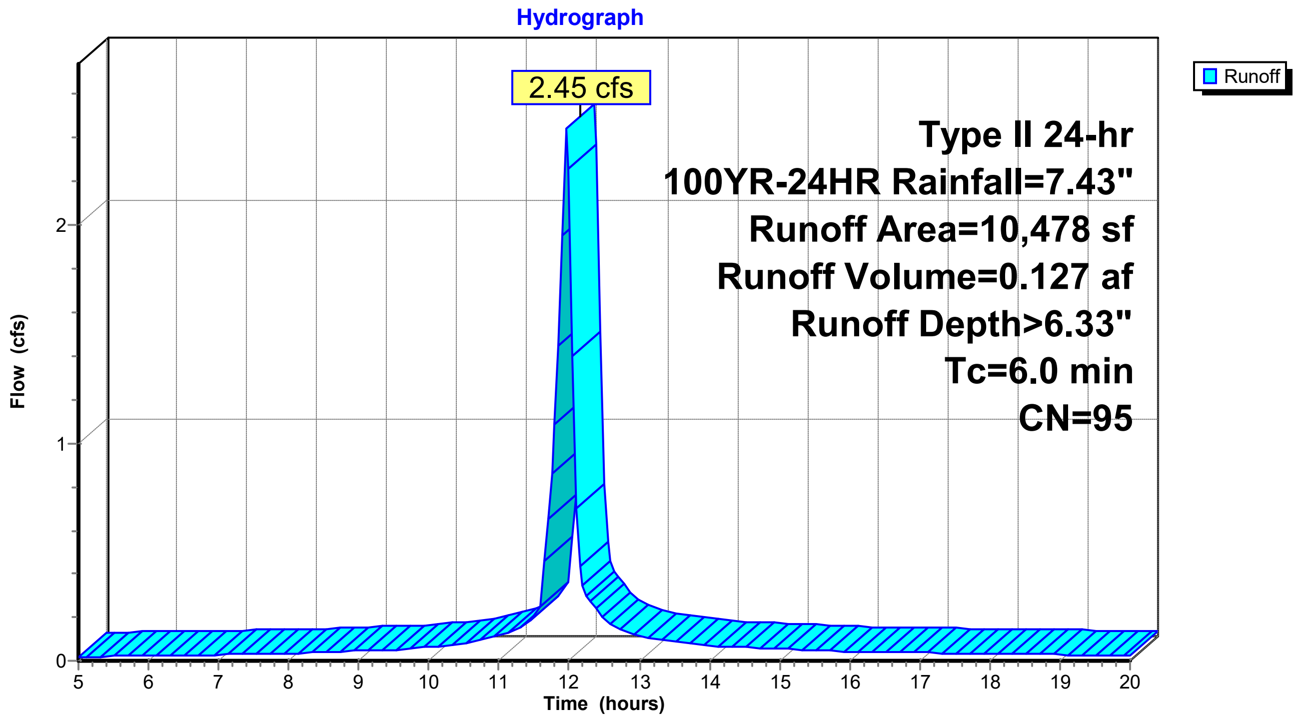
Runoff = 2.45 cfs @ 11.96 hrs, Volume= 0.127 af, Depth> 6.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100YR-24HR Rainfall=7.43"

Area (sf)	CN	Description
9,557	98	Paved parking, HSG B
921	61	>75% Grass cover, Good, HSG B
10,478	95	Weighted Average
921		8.79% Pervious Area
9,557		91.21% Impervious Area

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

Subcatchment SSD: STORM SEWER BASIN D



Summary for Subcatchment SSE: STORM SEWER BASIN E

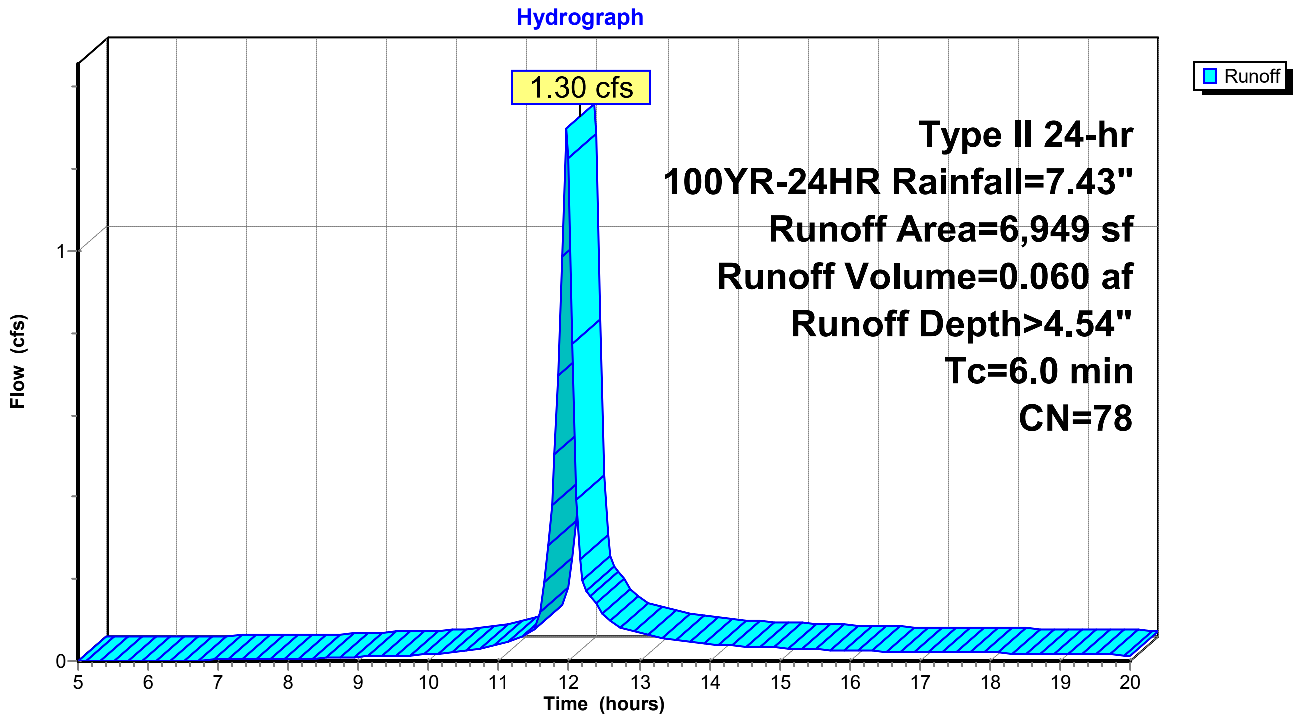
Runoff = 1.30 cfs @ 11.97 hrs, Volume= 0.060 af, Depth> 4.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100YR-24HR Rainfall=7.43"

Area (sf)	CN	Description
3,188	98	Paved parking, HSG B
3,761	61	>75% Grass cover, Good, HSG B
6,949	78	Weighted Average
3,761		54.12% Pervious Area
3,188		45.88% Impervious Area

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

Subcatchment SSE: STORM SEWER BASIN E



Summary for Subcatchment SSF: STORM SEWER BASIN F

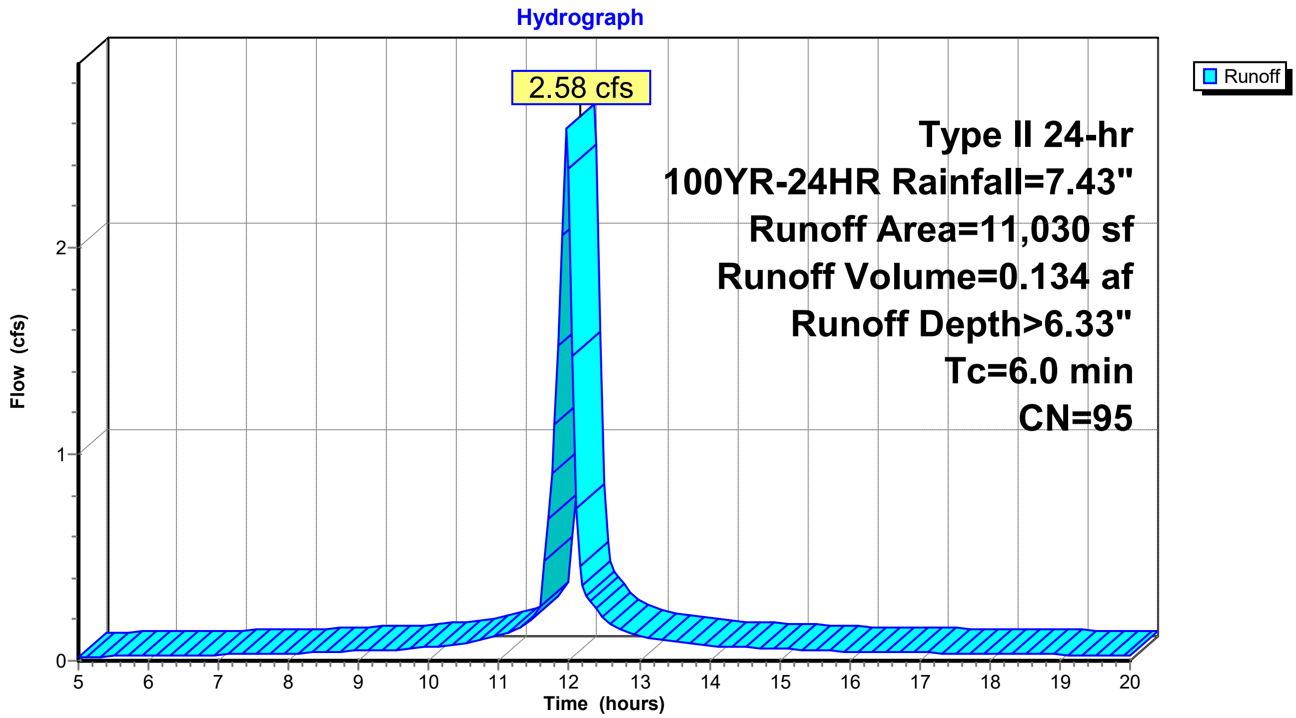
Runoff = 2.58 cfs @ 11.96 hrs, Volume= 0.134 af, Depth> 6.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100YR-24HR Rainfall=7.43"

Area (sf)	CN	Description
10,268	98	Paved parking, HSG B
762	61	>75% Grass cover, Good, HSG B
11,030	95	Weighted Average
762		6.91% Pervious Area
10,268		93.09% Impervious Area

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

Subcatchment SSF: STORM SEWER BASIN F



Appendix G: Storm Sewer Manning's Spreadsheet

Excel Engineering Project No. 250351400 Project Name 7 Brew La Crosse

Pipe Data					Pipe Capacity (100-yr, 24-hr)				
Pipe ID	Diameter (FT)	Pipe Qty.	Slope (FT/FT)	Manning's n	Basin ID	Total Flow (cfs)	Total Flow (gpm)	Full Flow Capacity (cfs)	Full Flow Capacity (gpm)
A	0.67	1	0.010	0.012	A	0.10	45	1.33	597
B	0.67	1	0.010	0.012	A	0.10	45	1.33	597
C	0.67	1	0.010	0.012	A,B	0.50	224	1.33	597
D	0.67	1	0.015	0.012	A,B,C	1.59	714	1.63	731
E	1	1	0.015	0.012	A,B,C,D	4.04	1,813	4.74	2,127
F	0.67	1	0.010	0.012	A	0.19	85	1.33	597
G	0.67	1	0.015	0.012	A,E	1.49	669	1.63	731
H	1.5	1	0.010	0.012	A,B,C,D,E,F	8.11	3,640	11.41	5,121

Full Flow Capacity based off Manning's Equation

$$Q = \frac{1.49}{n} R^{2/3} S^{1/2} a$$

Where:

Q = Full Flow Capacity of Pipe (cfs)
n = manning's roughness coefficient
R = hydraulic radius (ft) (D/4)
s = hydraulic gradient, slope (ft/ft)
a = flow area (sq. ft.)

Typical Manning's n	
HDPE	0.012
PVC	0.012
Concrete	0.013
CMP	0.024

*Total Flow calculated via TR-55 hydrologic calculations. Reference Storm Pipe Basin Map & TR-55 Calculations

Appendix H: SLAMM Input/ Output Information

Data file name: \\job-files\2025 Job Files\250351400 PSP - 7 Brew - La Crosse WI\250351404 Civil\storm water report and calculations\Calcs\250351400 SLAMM Input.m
WinSLAMM Version 10.5.0
Rain file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WisReg - Minneapolis MN 1959.ran
Particulate Solids Concentration file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter 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: 11/04   End of Winter Season: 03/13
Date: 12-05-2025   Time: 13:16:20
Site information:

LU# 1 - Commercial: Commercial 1   Total area (ac): 0.020
    45 - Large Landscaped Areas 1: 0.020 ac.   Normal Sandy   PSD File: C:\WinSLAMM Files\NURP.cpz   Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Commercial 2   Total area (ac): 0.790
    1 - Roofs 1: 0.040 ac.   Flat   Connected   PSD File: C:\WinSLAMM Files\NURP.cpz   Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
    13 - Paved Parking 1: 0.520 ac.   Connected   PSD File: C:\WinSLAMM Files\NURP.cpz   Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
    45 - Large Landscaped Areas 1: 0.230 ac.   Normal Sandy   PSD File: C:\WinSLAMM Files\NURP.cpz   Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

SLAMM for Windows Version 10.5.0

Data file name: \\job-files\2025 Job Files\250351400 PSP - 7 Brew - La Crosse WI\250351404 Civil\storm water report and calculations\Calcs\250351400 SLAMM Input.r
WinSLAMM Version 10.5.0
Rain file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WisReg - Minneapolis MN 1959.ran
Particulate Solids Concentration file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_GEO03.ppdx
Residential Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\Freeway 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: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter 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: 11/04 End of Winter Season: 03/13
Model Run Start Date: 01/02/59 Model Run End Date: 12/28/59
Date of run: 12-05-2025 Time of run: 13:11:56
Total Area Modeled (acres): 0.810
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:	35113	-	123.2	270.1	-
Outfall Total with Controls:	35113	0.00%	123.2	270.1	0.00%
Annualized Total After Outfall Controls:	35600			273.8	

Data file name: \\job-files\2025 Job Files\250351400 PSP - 7 Brew - La Crosse WI\250351404 Civil\storm water report and calculations\Calcs\250351400 SLAMM Outpu
WinSLAMM Version 10.5.0
Rain file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WisReg - Minneapolis MN 1959.ran
Particulate Solids Concentration file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter 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: 11/04   End of Winter Season: 03/13
Date: 12-05-2025   Time: 14:56:44
Site information:

LU# 1 - Commercial: Commercial 1   Total area (ac): 0.750
1 - Roofs 1: 0.040 ac.   Flat   Connected   PSD File: C:\WinSLAMM Files\NURP.cpz   Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.500 ac.   Connected   PSD File: C:\WinSLAMM Files\NURP.cpz   Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.210 ac.   Normal Sandy   PSD File: C:\WinSLAMM Files\NURP.cpz   Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

SLAMM for Windows Version 10.5.0

Data file name: \\job-files\2025 Job Files\250351400 PSP - 7 Brew - La Crosse WI\250351404 Civil\storm water report and calculations\Calcs\250351400 SLAMM Outpu
WinSLAMM Version 10.5.0
Rain file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WisReg - Minneapolis MN 1959.ran
Particulate Solids Concentration file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_GEO03.ppdx
Residential Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter Files\Freeway 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: J:\Programs\civil\WinSLAMM\v10.5.0\Parameter 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: 11/04 End of Winter Season: 03/13
Model Run Start Date: 01/02/59 Model Run End Date: 12/28/59
Date of run: 12-05-2025 Time of run: 14:53:12
Total Area Modeled (acres): 0.750
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:	33841	-	122.9	259.6	-
Outfall Total with Controls:	33916	-0.22%	61.65	130.5	49.73%
Annualized Total After Outfall Controls:	34387			132.4	

Appendix I: Post Construction Operation and Maintenance Plan

The owner of the property affected shall inspect and maintain the following stormwater management systems frequently, especially after heavy rainfalls, but at least on an annual basis unless otherwise specified.	
STORMWATER FACILITY	**TYPE OF ACTION**
1. Lawn and Landscaped Areas	All lawn areas shall be kept clear of any materials that block the flow of stormwater. Rills and small gullies shall immediately be filled and seeded or have sod placed in them. The lawn shall be kept mowed, tree seedlings shall be removed, and litter shall be removed from landscaped areas.
2. Swales	All grassed swales showing signs of erosion, scour, or channelization shall be repaired, reinforced, and revegetated immediately. All swales shall be repaired to the original plan requirements. Mowing shall take place no less than twice per year at a height of no less than 3" inches. Grasses shall not grow to a height that permits branching or bending. Mowing shall only take place when the ground is dry and able to support machinery.
3. Rip Rap	All rip rap showing signs of erosion or scour shall be repaired, reinforced, and revegetated immediately. Rip rap should be kept clean of vegetation and sediment. All rip rap shall be repaired to the construction plan requirements.
4. Catch Basin/Curb Inlet Grates	The grate openings to these structures must be cleared of any clogging or the blocking of stormwater flow from getting into the stormwater conveyance system of any kind.
5. Catch Basin/Curb Inlet Sumps	Sumps shall visually be inspected every 3 months. Siltation shall be removed and disposed of offsite when the sump depth is within 3" of the outlet pipe invert elevation. The removal of siltation should occur a minimum of once per year.
6. Forebay and Sediment Basin or Trap	Sediment shall be removed once the facility is filled to approximately 50% of its total volume. Bare areas shall be regraded, seeded, or otherwise vegetated to the original plan requirements. The removed sediment shall be placed in an appropriate upland disposal area and stabilized.
7. Up Flo Filter	Maintenance shall be in accordance with the manufacturers guidelines, which at a minimum shall be 3 inspections per year, 3 cleanings per year, and 1 filter replacement per year. More specifically, debris shall be removed and the filter medium shall be replaced any time the filter medium appears to be 50% coated with oil and grease.
8. Record of Maintenance	The operation and maintenance plan shall remain onsite and available for inspection when requested by WDNR. When requested, the owner shall make all maintenance records available for inspection to the department/agent for the life of the system.

La Crosse, WI

SUBJECT PROPERTY

3710 State Road 16, La Crosse, WI 54601

Parcel #:17-10692-0

THE BRAND: Seven Brew

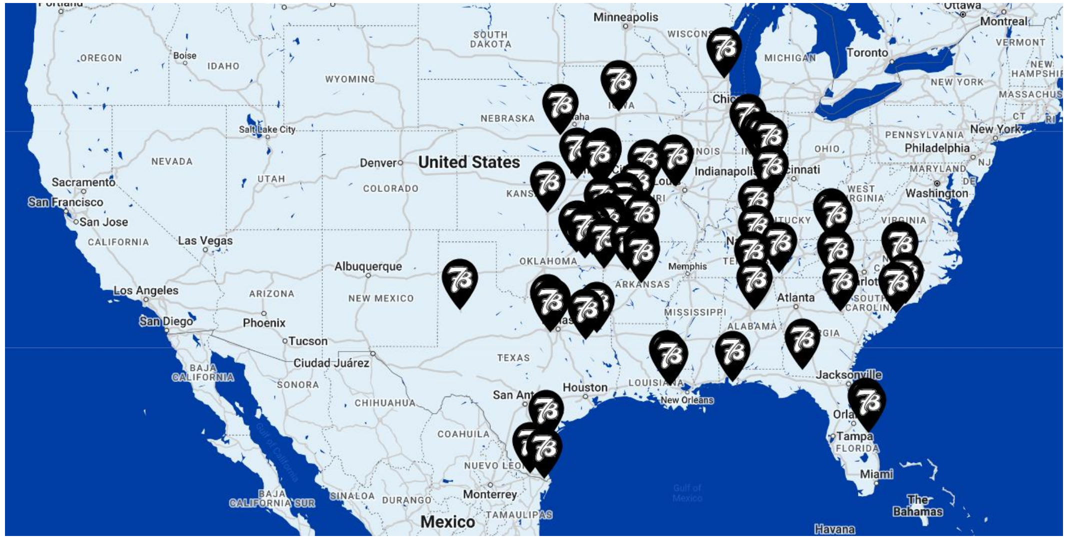
A revolution is brewing!

7 Brew Coffee is one of the fastest-growing franchises in the country.

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it.

Corporate Headquarters: Rogers, Arkansas - 2017
Existing Locations: 80+
Future Locations: 17 new stores in Wisconsin (5 years)

<u>Second location in La Crosse</u>: *We estimate this location to be open by Winter 2026*



THE OPERATOR: **Brew 4 You**

- **Brew 4 You** is a Seven Brew franchisee/operator committed to opening 17 new locations in Wisconsin over the next 5 years.

- **Brew 4 You** is managed by 3 partners:

  Jonathan Lippincott
  Loren Lippincott
  Kayla Smith

- They are experienced franchisees with over 10 years of experience operating a Planet Fitness in Missouri.
  They had some of the highest employee retention rates in the franchise.

- Jonathan and Kayla live in Eau Claire, WI

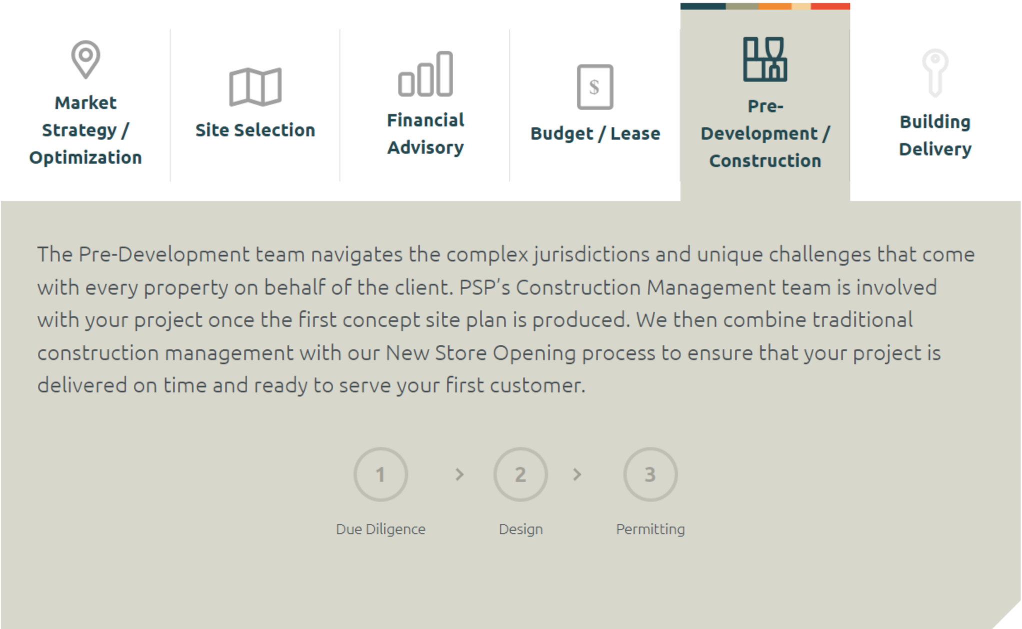
THE DEVELOPER: Plaza Street Partners

PLAZA STREET PARTNERS

- Plaza Street Partners is a process management company that partners with QSRs and other free-standing retailers in need of high-volume, value-added, new-unit delivery system to grow their brand.

- ✓ PSP has partnered with Brew 4 You to help grow the Seven Brew brand in Wisconsin.

- **Headquarters:** Kansas City, KS
  Build-to-suit: 180+
  Brands: 12+
  7 Brew In Progress with PSP: 9+



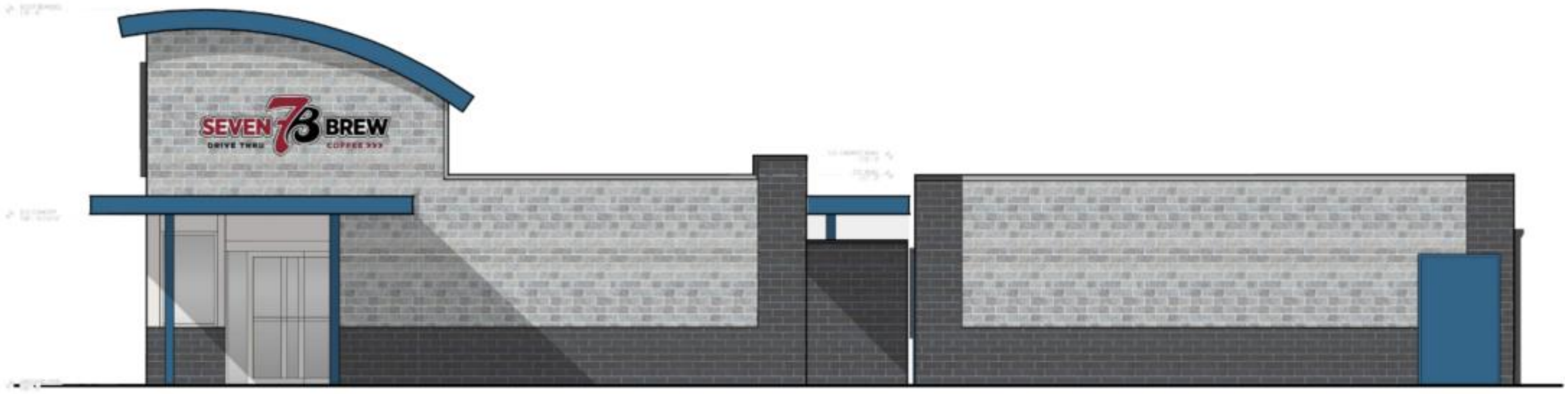
Learn more at: https://www.plazastretpartners.com/

EXTERIOR PHOTOS

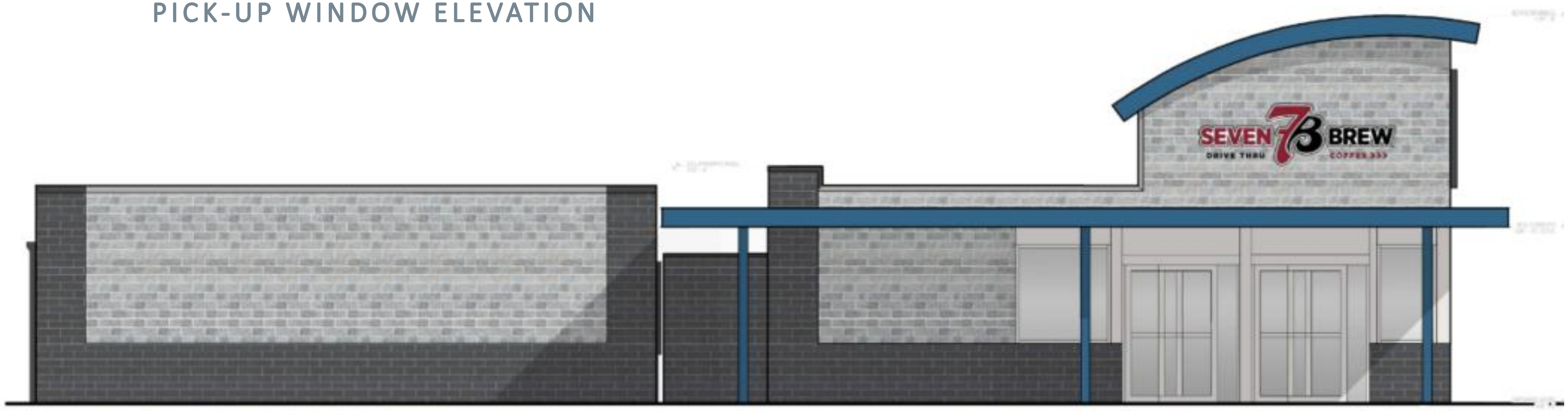
PLAZA STREET PARTNERS

EXTERIOR RENDERINGS

PLAZA STREET PARTNERS



PICK-UP WINDOW ELEVATION

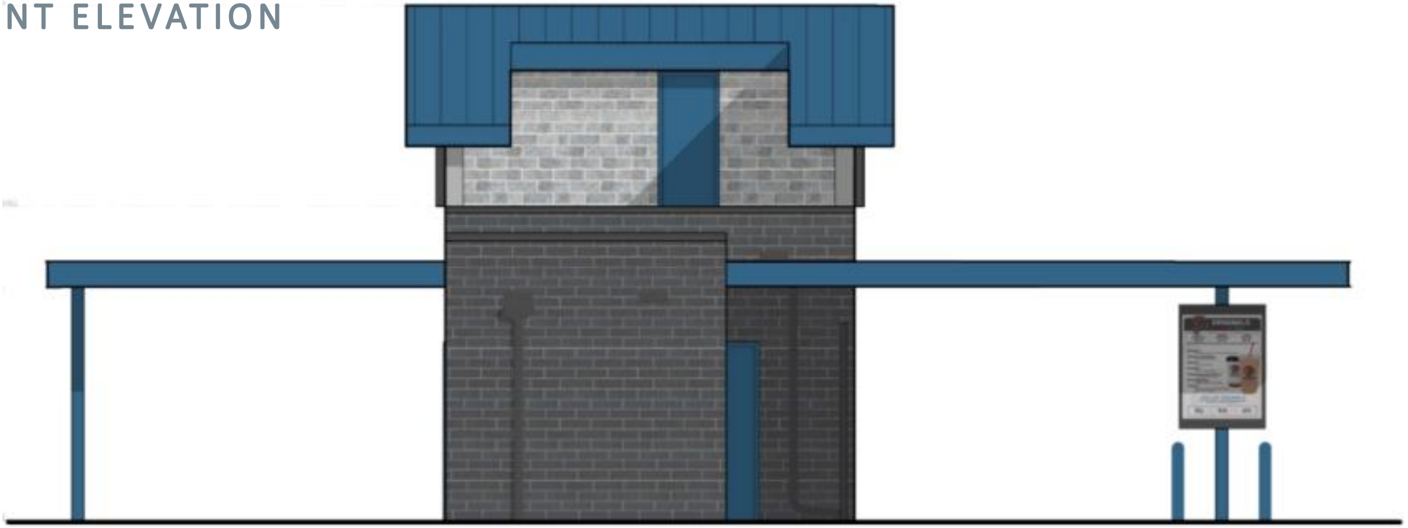


DRIVE-THRU ELEVATION

EXTERIOR COLORED ELEVATIONS

PLAZA STREET PARTNERS

FRONT ELEVATION



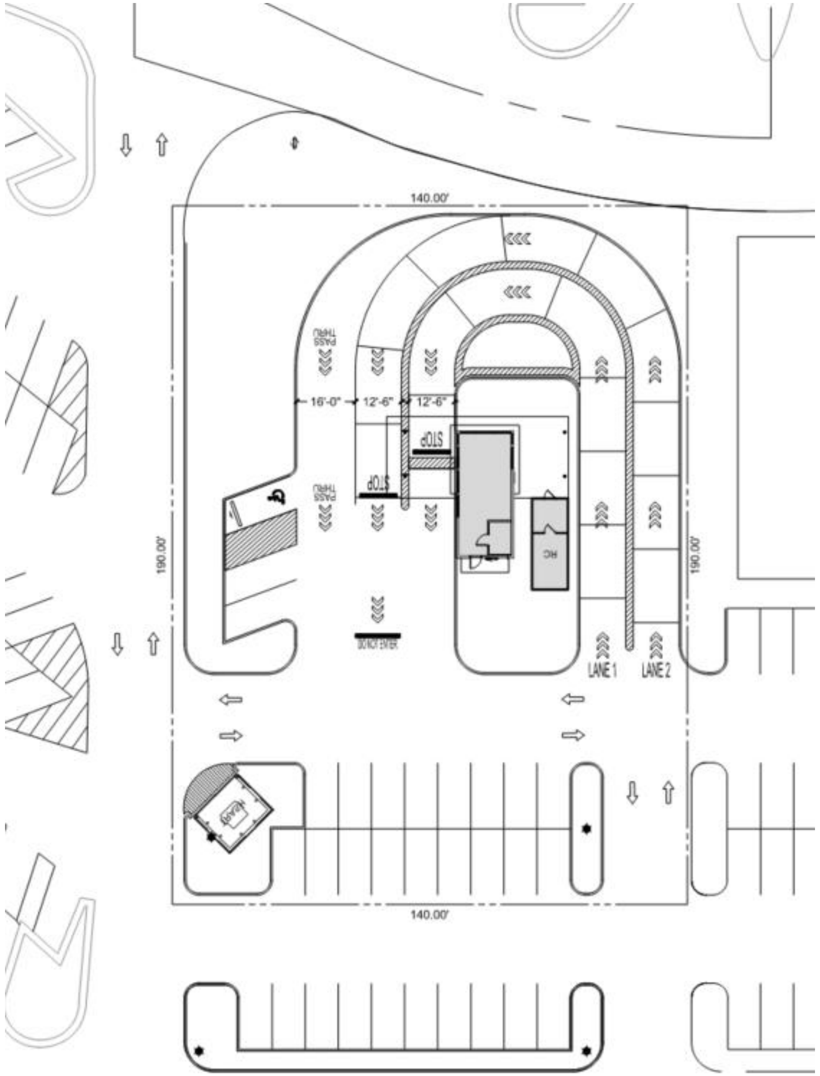
BACK ELEVATION

THE MENU

PLAZA STREET PARTNERS

CONCEPT SITE PLAN

PLAZA STREET PARTNERS



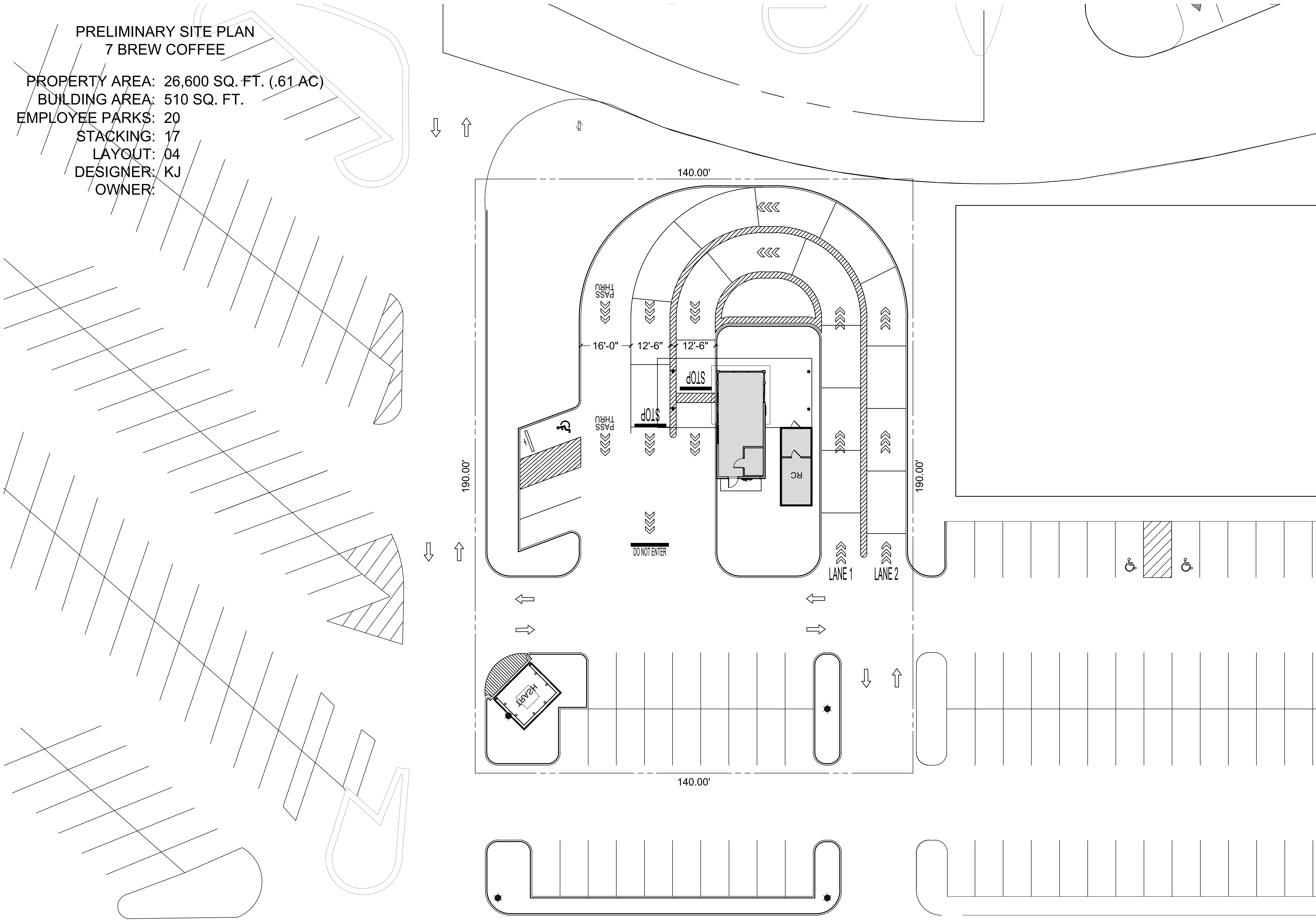
Summary of the proposed development

- **Location:** 3710 State Road 16, La Crosse, WI 54601
- **Parcel ID:** 17-10692-0
- **Size of site:** 0.81 acre
- **Current Zoning:** C-2
- **Current Land Use:** Parking lot
- **Proposed Use:** Seven Brew with a double drive-thru
- **Building square footage:** 510 ft + cooler
- **Access from:** internal Mall driveway
- **Signage:** on building / freestanding sign if allowed

Thank you!

PRELIMINARY SITE PLAN
7 BREW COFFEE

PROPERTY AREA: 26,600 SQ. FT. (.61 AC)
BUILDING AREA: 510 SQ. FT.
EMPLOYEE PARKS: 20
STACKING: 17
LAYOUT: 04
DESIGNER: KJ
OWNER:



CONCEPTUAL SITE PLAN IS PREPARED FOR PRELIMINARY TEST FIT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

3900 US HWY 16

LA CROSSE, WISCONSIN

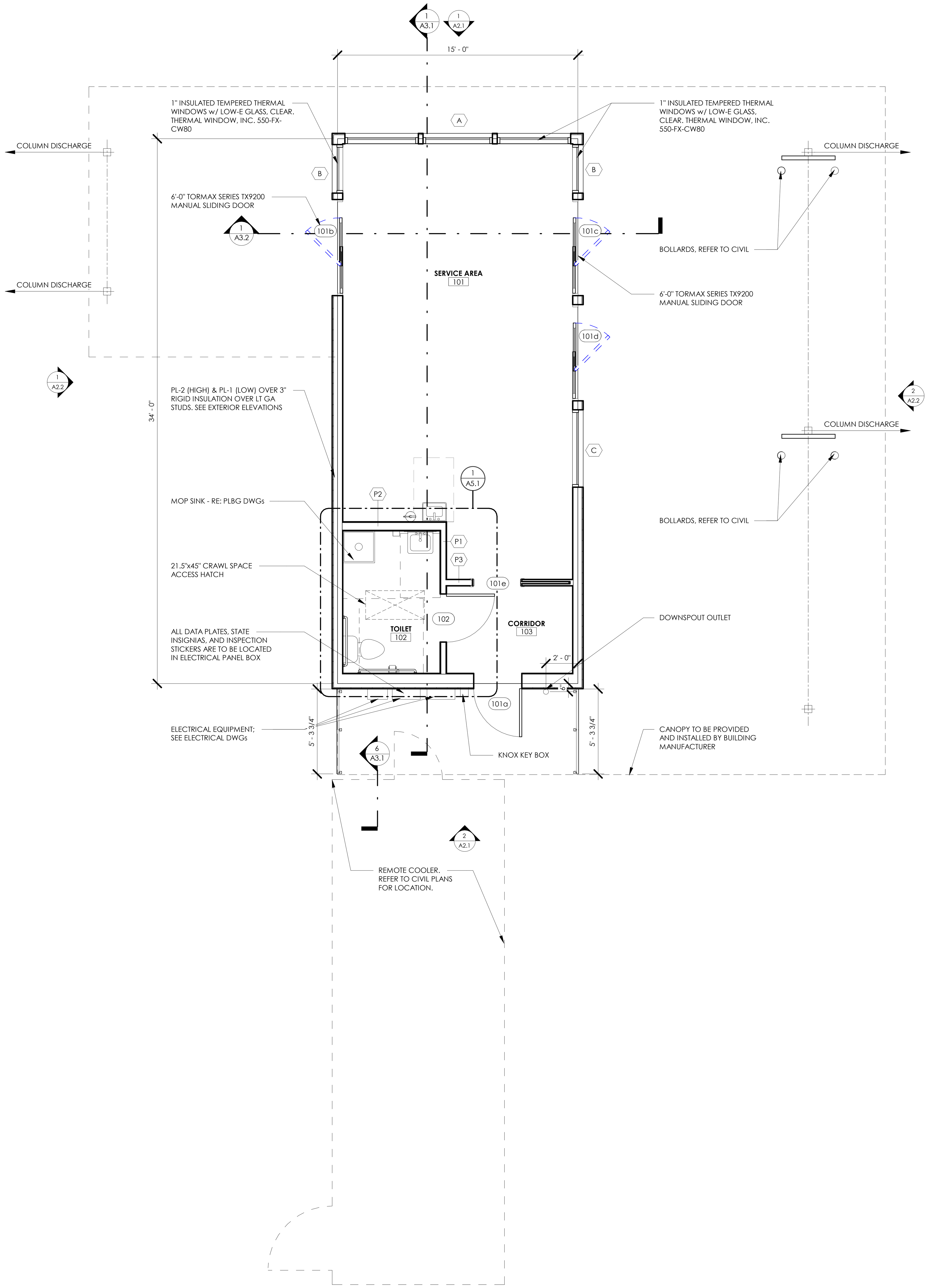
1" = 30'

0 10' 20' 30' 60'

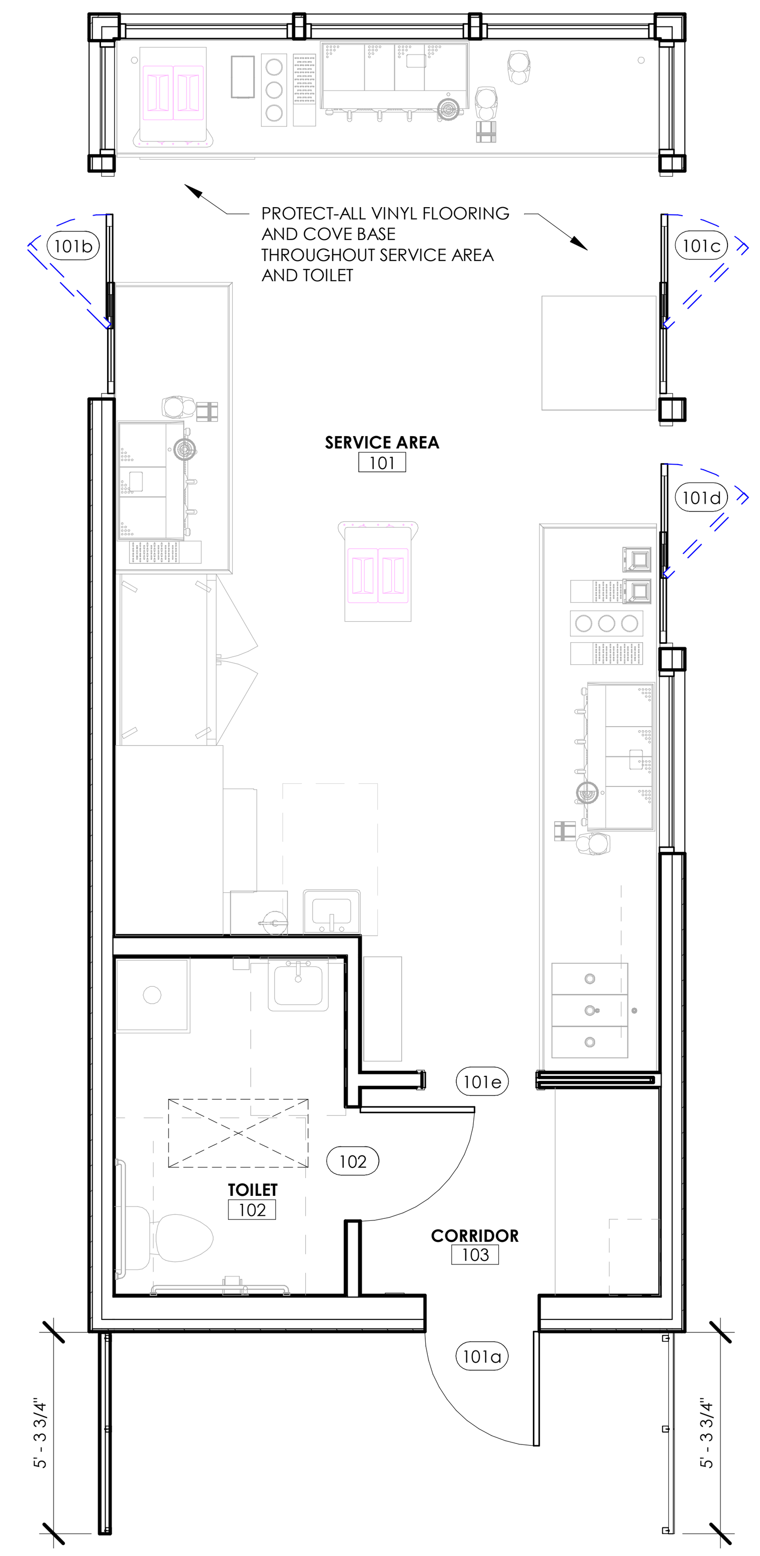
N

CONCEPTUAL SITE PLAN

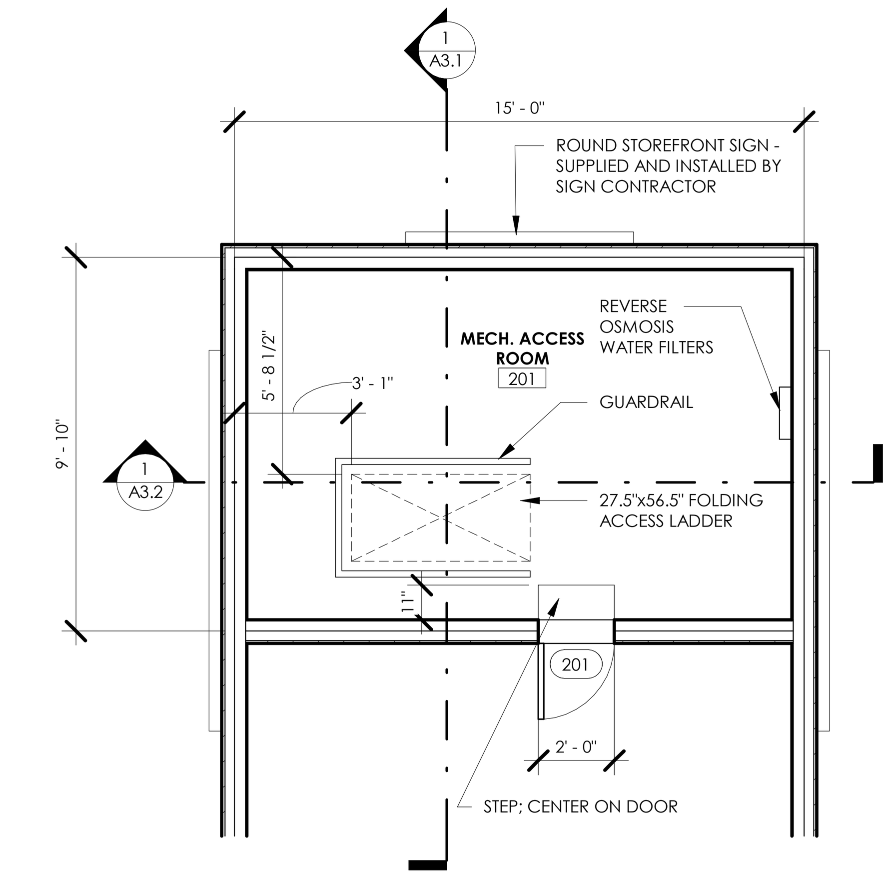
JULY 29, 2025



1 GROUND LEVEL
1/4" = 1'-0"

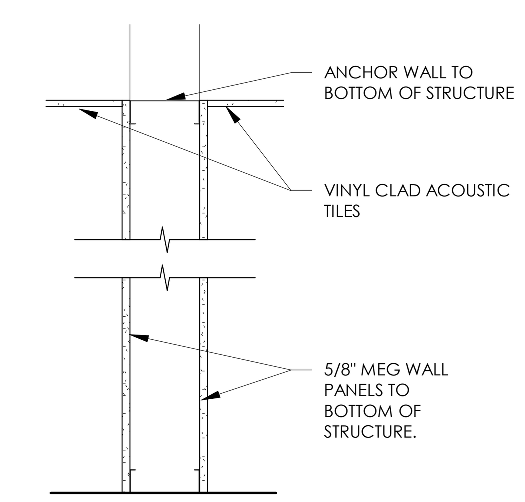


2 FLOOR FINISH PLAN
1/4" = 1'-0"



3 UPPER MECHANICAL ROOM
1/4" = 1'-0"

PARTITION TYPES



P1 USES 3-1/2" METAL STUDS
P2 USES 6" METAL STUDS
P3 REFER TO 8/A4.1

ROOM FINISH SCHEDULE

RM NO.	RM NAME	FLR	BASE	WALLS				CLG	CLG HGT
				TOP	RT	BOT	LT		
101	SERVICE AREA	F1	B1	WA1/2	WA1/2	WA1	WA1/2	C1	8' - 6 7/8"
102	TOILET	F1	B1	WA1	WA1	WA1	WA1	C1	8' - 6 7/8"
103	CORRIDOR	F1	B1	WA1	WA1	WA1	WA1	C1	8' - 6 7/8"
201	MECH ACCESS RM	F2	B2	WA3	WA3	WA3	WA3	C2	VARIES

FINISH LEGEND:

FLOORS
F1 PROTECT-ALL VINYL
F2 UNFINISHED PLYWOOD

BASE
B1 METAL COVE BASE
B2 NONE

WALLS
WA1 STRATIFICATO WALL PANELS
WA2 ALUM STOREFRONT SYSTEM
WA3 EXPOSED STRUCTURE

CEILINGS
C1 VINYL CLAD ACOUSTICAL TILES
C2 EXPOSED STRUCTURE

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF THE LANDLORDS CRITERIA PRIOR TO CONSTRUCTION. FAILURE TO ACCOUNT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM FROM ANY RESPONSIBILITY.
2. CONTRACTOR SHALL THOROUGHLY VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. REFER TO FINISH SCHEDULE ON G0.1 FOR FLOOR AND CEILING INTERIOR FINISH CLASSIFICATION.

KINETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 · SPRINGFIELD, MO 65807 · P (417) 530-4321

FIRM LICENSE NO. 5209 - 11

INTERIM REVIEW ONLY

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ARCHITECT OF RECORD:
NAME: ABBYE N BOBBETT
LICENSE NO. 13738 - 5

PROJECT NUMBER: 25017 7BWW
REVISION:

7 BREW COFFEE
LA CROSSE, WI

A1.1

FLOOR PLANS

DATE: FEBRUARY 20, 2025

EGRESS LEGEND

PATH OF EGRESS TRAVELED:

SPACE OCCUPANCY:

ROOM NAME / 101 — ROOM NAME AND NUMBER
SF — ROOM AREA, SQUARE FOOTAGE
FUNCTION — USE GROUP PER IBC SECTION 3
000 OCC. — OCCUPANCY: AREA OF SPACE/AREA ALLOWANCES PER IBC TABLE 1004.1.2

DOOR EXIT CAPACITY:

DOOR EXIT — EXIT TYPE (DOOR, STAIR, ETC)
000 OCC. — NUMBER OF OCCUPANTS USING THE EXIT.
00" REQD. — EGRESS WIDTH REQUIRED FOR NUMBER OF OCCUPANTS USING THE EXIT PER IBC SECTION 1005.
00" PROVIDED — EGRESS WIDTH PROVIDED.

EGRESS LOADING INFORMATION

OCCUPANCY LOADING CALCULATIONS
PER IBC 2015: TABLE 1004.1.2

BUSINESS: 100 S.F. PER OCCUPANT
STORAGE: 300 S.F. PER OCCUPANT

#	ROOM	OCCUPANCY	CALCULATION	OCCUPANTS
101	SERVICE AREA	BUSINESS	474 SF/100 SF	5
104	COOLER	STORAGE	140 SF/300 SF	1
				6

INCREASED OCCUPANT LOADING PER IBC 2015: 1004.2
"THE OCCUPANT LOAD PERMITTED IN ANY BUILDING, OR PORTION THEROF, IS PERMITTED TO BE INCREASED FROM THAT NUMBER ESTABLISHED FOR THE OCCUPANCIES IN TABLE 1004.1.2, PROVIDED THAT ALL OTHER REQUIREMENTS OF THE CODE ARE MET BASED ON SUCH MODIFIED NUMBER AND THE OCCUPANT LOAD DOES NOT EXCEED ONE OCCUPANT PER 7 SQUARE FEET OF OCCUPIABLE FLOOR SPACE."

= OCCUPIABLE CLEAR FLOOR SPACE

OCCUPANCY OF SERVICE AREA INCREASED TO 10
(215 SF / 7 SF = 30 OCCUPANTS MAX ALLOWED)

EXIT CAPACITY:
EGRESS WIDTH REQUIRED: 10 OCCUPANTS X 0.2" PER OCCUPANT REQUIRED = 2.0"
EGRESS WIDTH PROVIDED: 36"
EGRESS WIDTH OF O.2" PER OCCUPANT USED FOR DOORS PER IBC TABLE 1005.

NUMBER OF EXITS REQUIRED:
(1) EXIT REQUIRED FOR PER STORY FOR LESS THAN 49 OCCUPANTS PER IBC TABLE 1006.2.1.
(1) EXIT PROVIDED.

MAXIMUM TRAVEL DISTANCE:
200'-0" PER IBC TABLE 1017.2
ACTUAL MAX TRAVEL DISTANCE TO EXIT: 38'-0"

DEAD END CORRIDOR:
20'-0" MAX LENGTH OF DEAD END CORRIDOR PER IBC SECTION 1018

RESTROOM LOADING

OCCUPANCY:
12 OCCUPANTS

RESTROOM FIXTURES REQUIRED/PROVIDED · USE GROUP: BUSINESS

TOILET COUNT: = 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50

LAVATORY COUNT: = 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

TUB/ SHOWERS: = NOT REQUIRED

DRINKING FOUNTAINS: = 1 PER 100

OTHER: = 1 SERVICE SINK

PLUMBING FIXTURE COUNT PER IBC TABLE 2902.1

TOILET COUNT:
WATER CLOSETS REQUIRED: 12 OCCUPANTS / 25
= 1 WATER CLOSET REQUIRED
WATER CLOSETS PROVIDED: = 1 UNISEX WATER CLOSET PROVIDED

LAVATORY COUNT:
SINKS REQUIRED: 12 OCCUPANTS / 40
= 1 REQUIRED
SINKS PROVIDED: = 1 PROVIDED

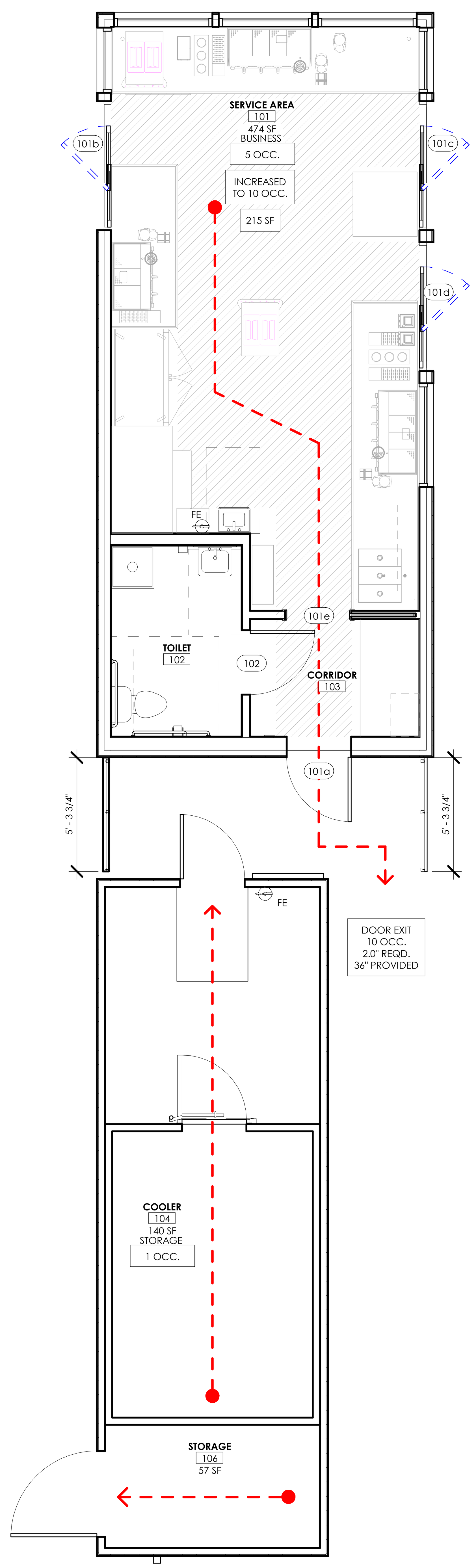
DRINKING FOUNTAIN COUNT:
DRINKING FOUNTAINS REQUIRED: 12 OCCUPANTS / 100
= 1 REQUIRED
DRINKING FOUNTAIN PROVIDED: = WATER WILL BE PROVIDED FOR FREE UPON REQUEST.

SERVICE SINK COUNT:
SERVICE SINKS REQUIRED: = 1 REQUIRED
SERVICE SINK PROVIDED: = 1 PROVIDED

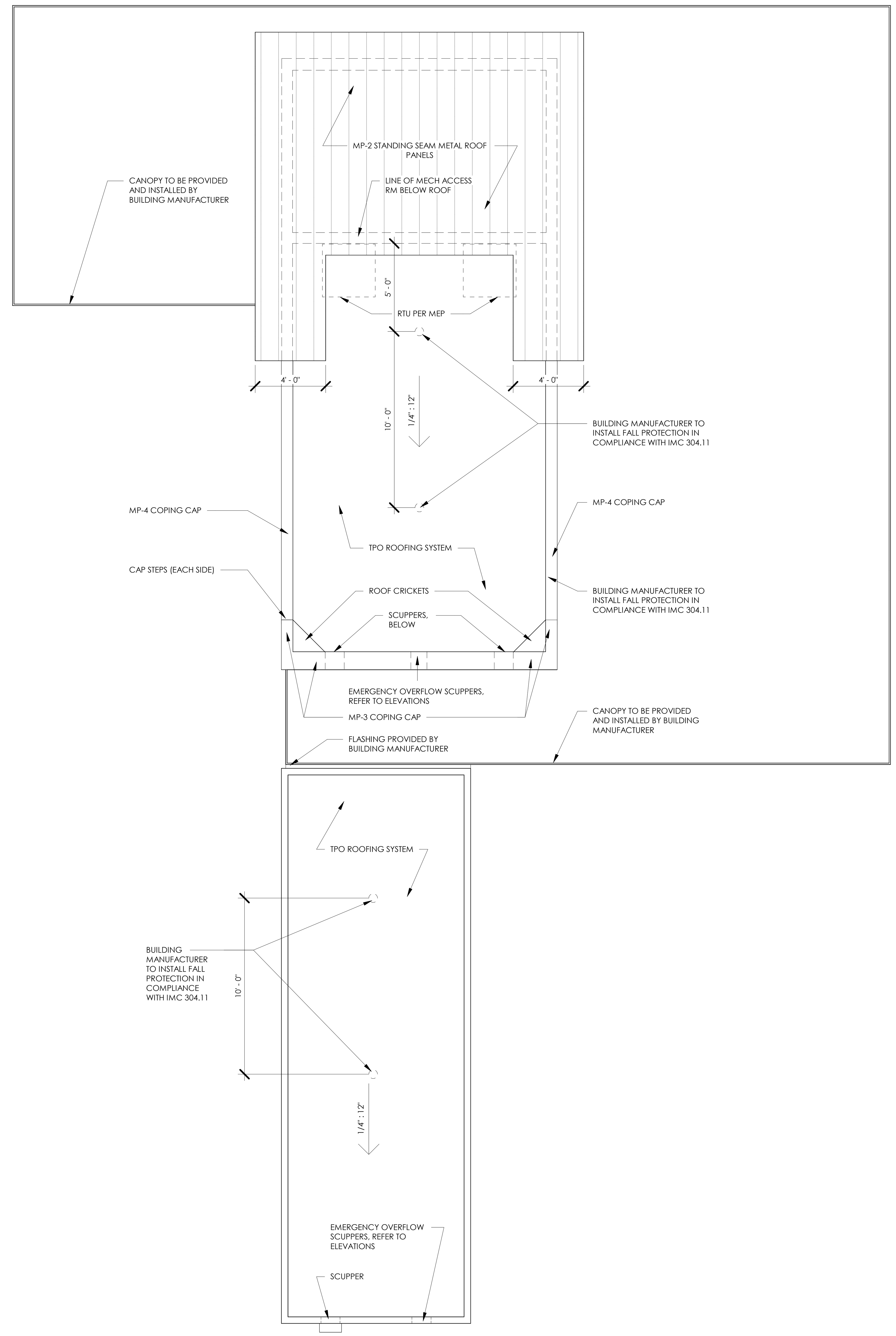
FIRE EXTINGUISHER NOTES

FE — 10 LBS, ABC FIRE EXTINGUISHER ON WALL MOUNTED BRACKET. MOUNT HANDLE @ 4'-0".

75'-0" RADIUS FROM FIRE EXTINGUISHER @ FE (NOT SHOWN, ENCOMPASSES ENTIRE BUILDING)



1 EGRESS PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

KINETIC
DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 · SPRINGFIELD, MO 65807 · P (417) 530-4321

FIRM LICENSE NO. 5209 - 11

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ARCHITECT OF RECORD:
NAME: ABBYE N BOBBETT
LICENSE NO. 13738 - 5

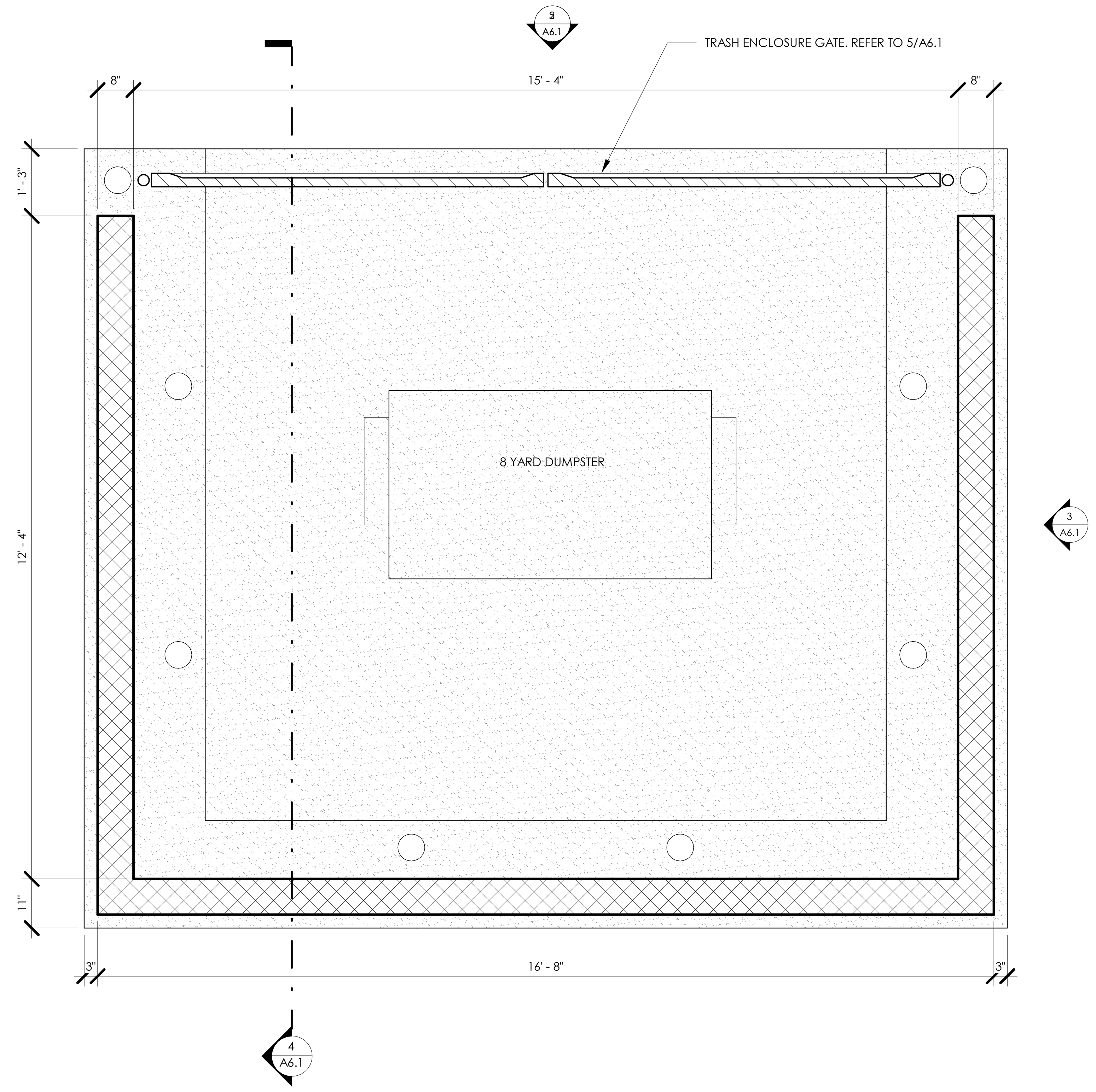
PROJECT NUMBER: 25017 7BWW
REVISION:

7 BREW COFFEE
LA CROSSE, WI

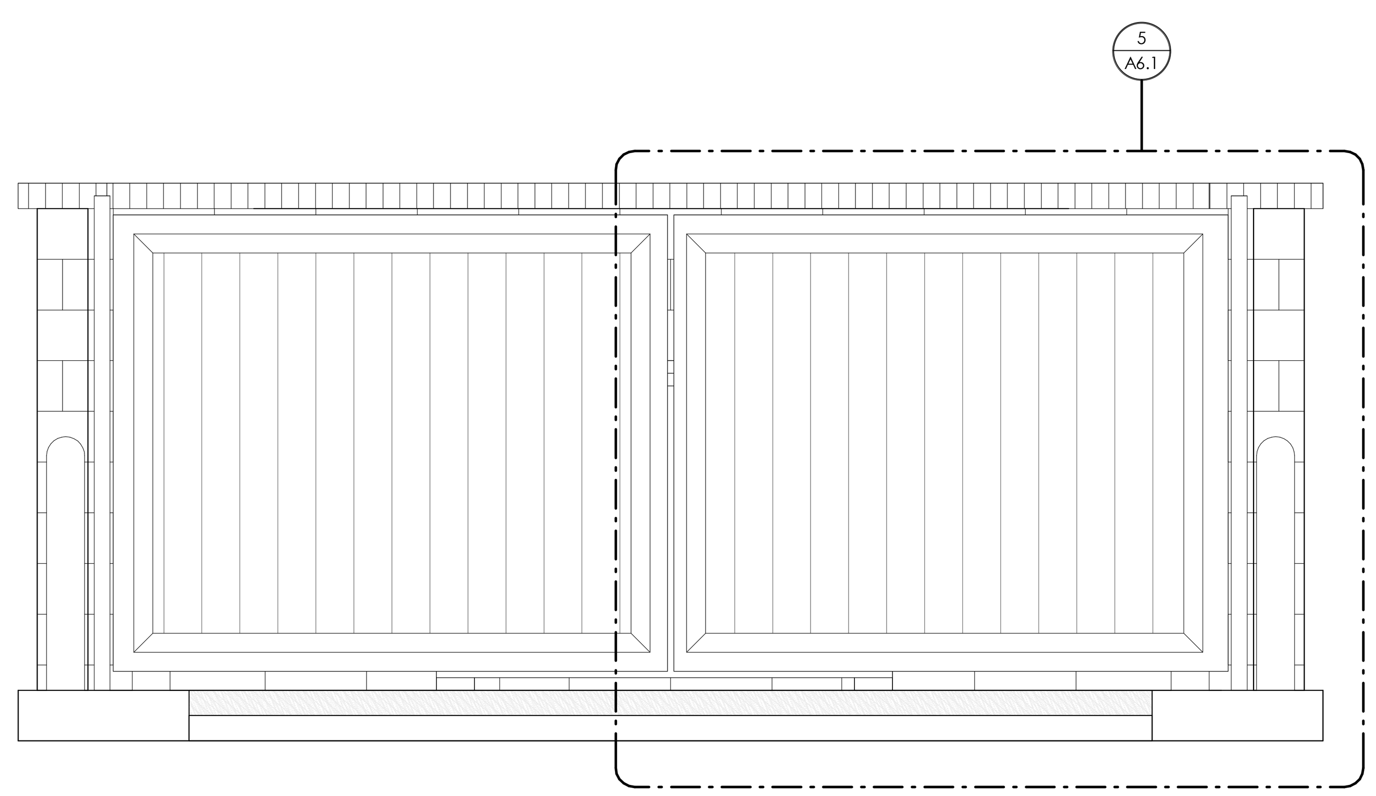
A1.2

ROOF PLAN / EGRESS PLAN

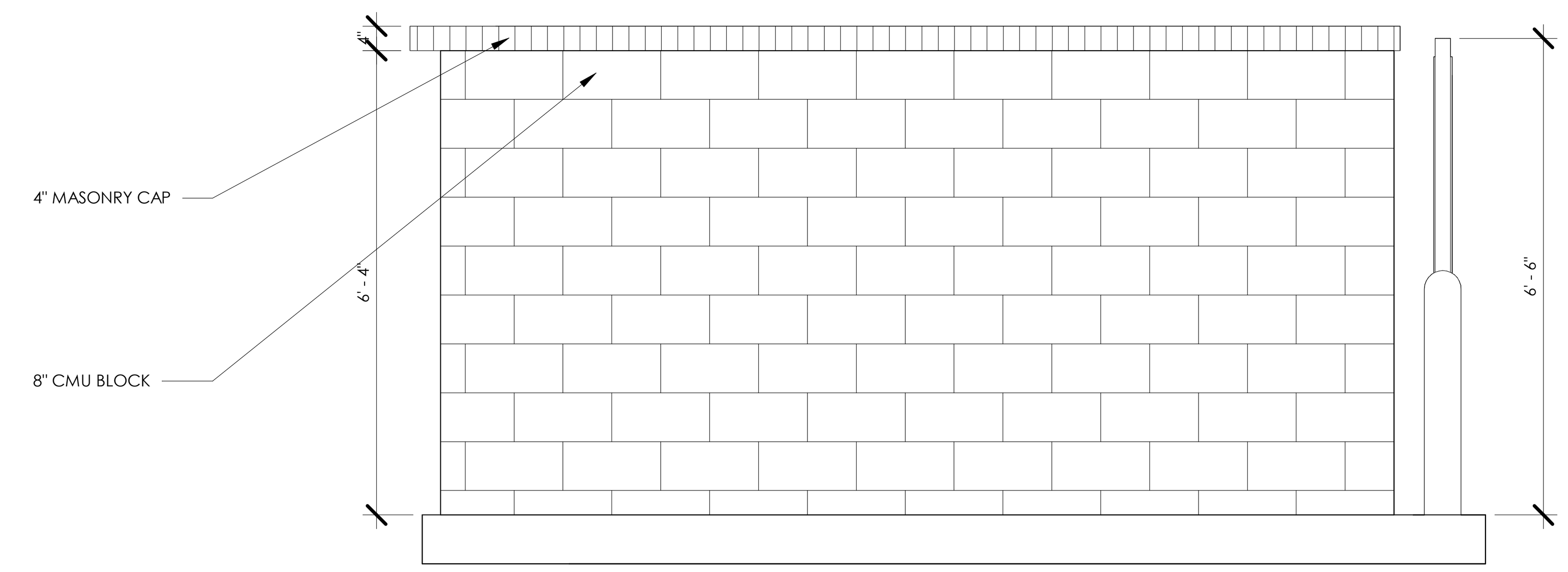
DATE: FEBRUARY 20, 2025



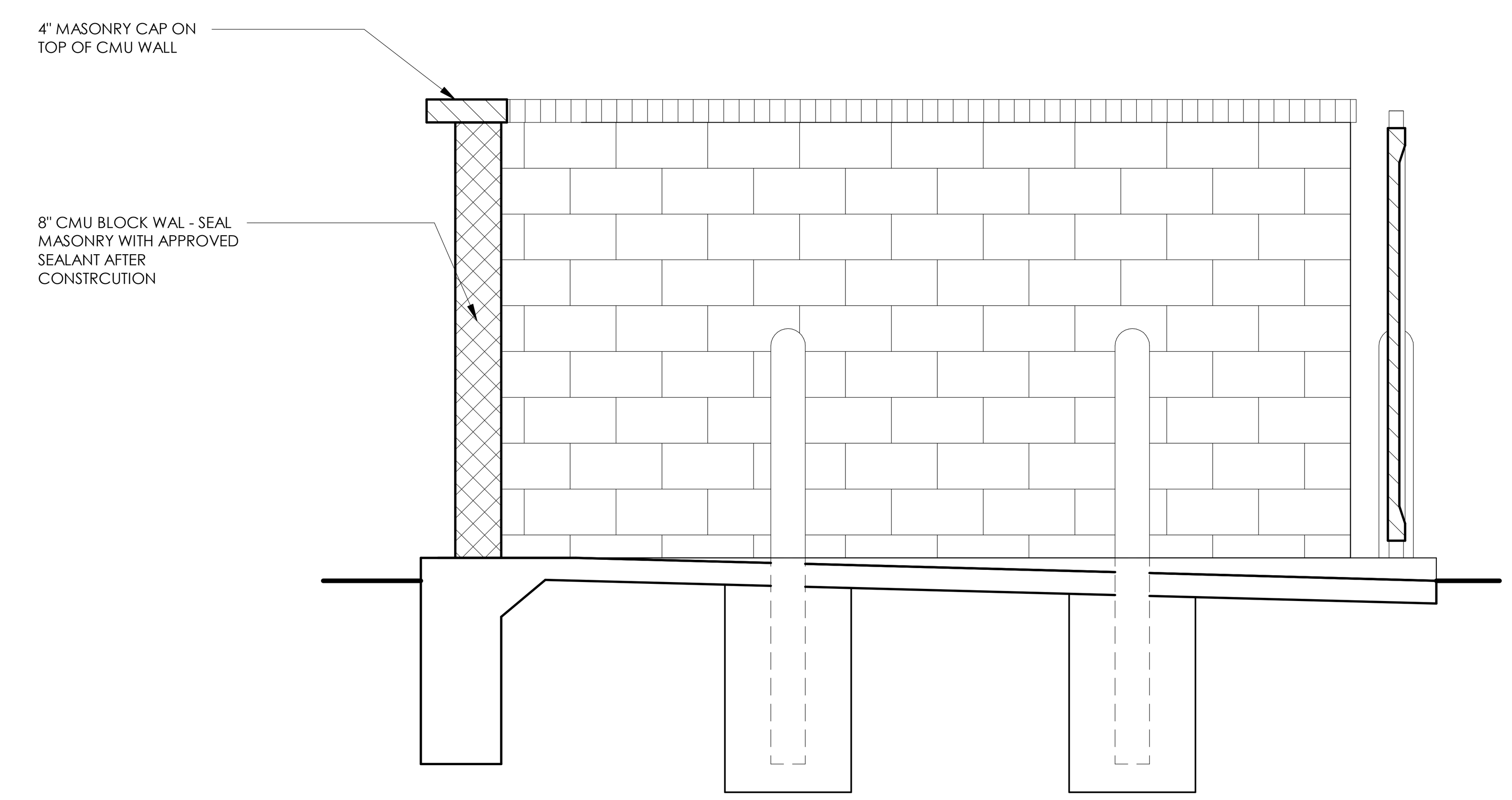
1 TRASH ENCLOSURE
1/2" = 1'-0"



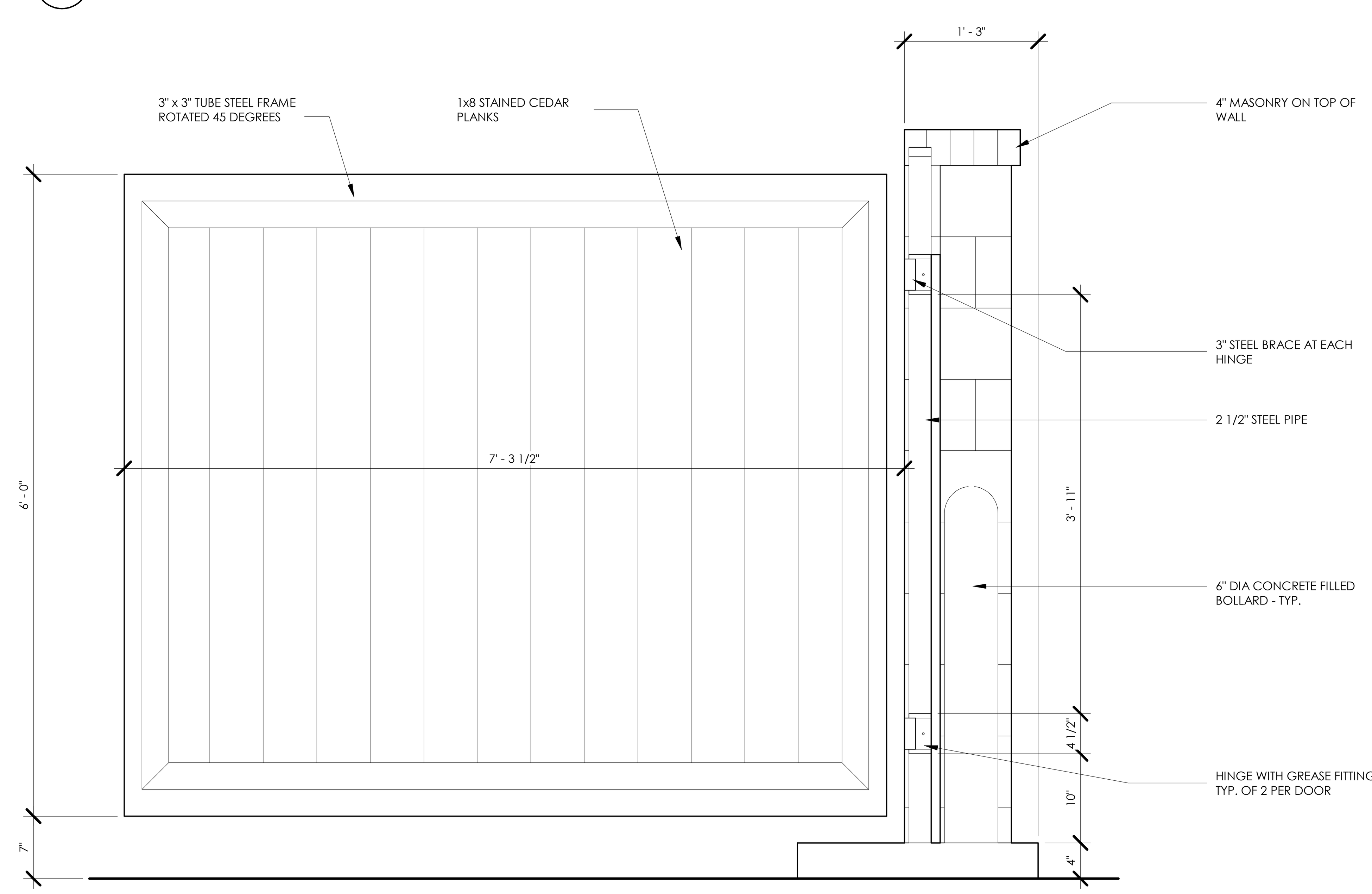
2 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



3 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



4 SECTION THRU TRASH ENCLOSURE
1/2" = 1'-0"



5 TRASH ENCLOSURE - GATE DETAIL
1" = 1'-0"

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LICENSE NO. 13738 - 5

PROJECT NUMBER: 25017 7BWW
REVISION:

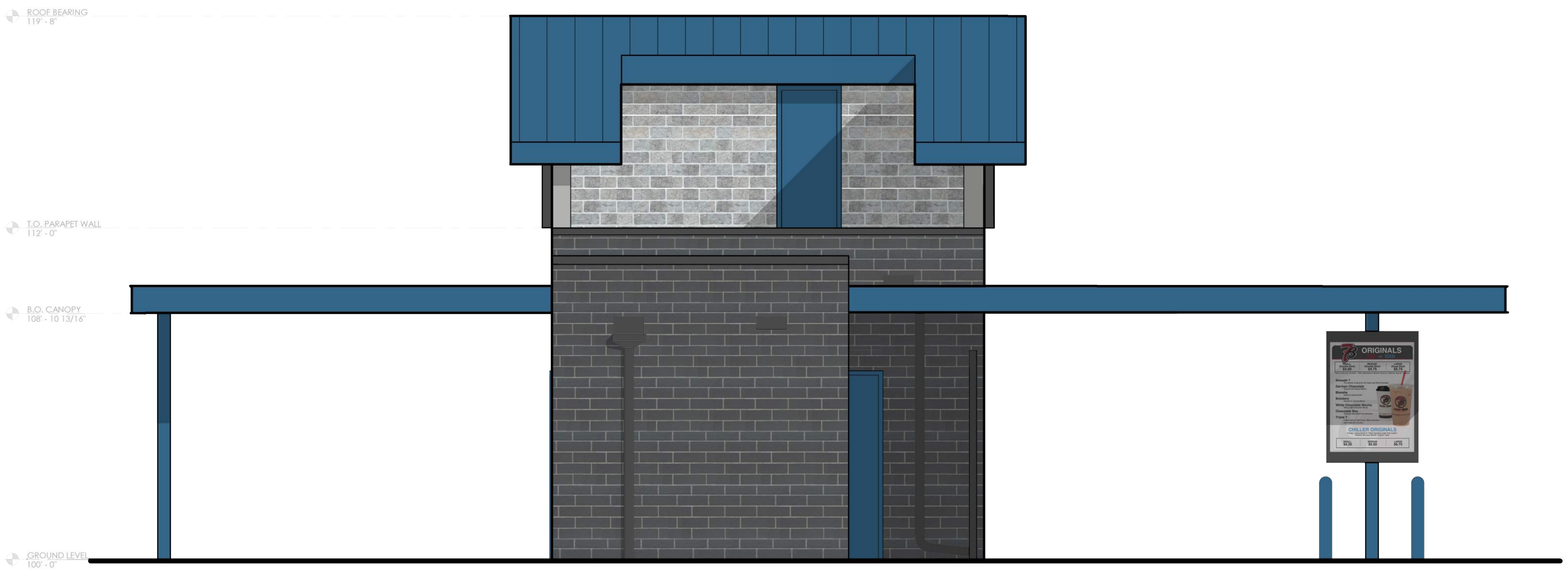
7 BREW COFFEE
LA CROSSE, WI

A6.1

TRASH ENCLOSURE DETAILS

DATE: FEBRUARY 20, 2025

1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

NICHIHA
MODERNBRICK
MIDNIGHT

NICHIHA
CANYON BRICK
SHALE BROWN

PAC-CLAD
STANDING SEAM PANEL
PACIFIC BLUE

BRAKE METAL
"CLEAR ANODIZED" TO MATCH
STOREFRONT FRAMES

BRAKE METAL
PACIFIC BLUE

BRAKE METAL
ONYX

BRAKE METAL
SANDSTONE

DOORS
HONORABLE BLUE
SW6811

KINETIC
DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO. 5209 - 11

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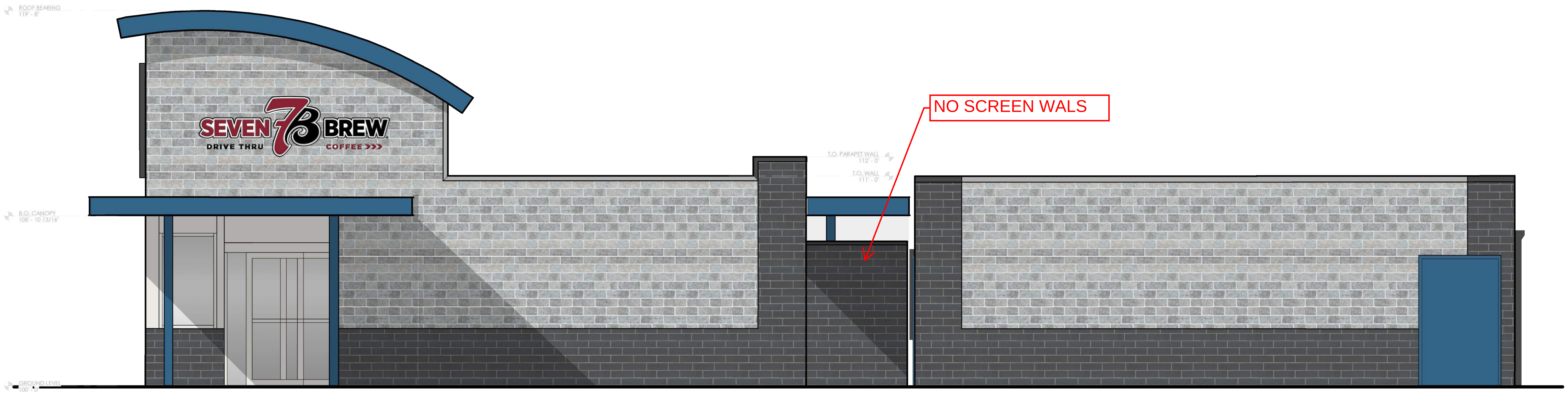
LICENSE NO. 13738 - 5

PROJECT NUMBER: 25017 7BWW
REVISION:

7 BREW COFFEE
LA CROSSE, WI

A2.1
EXTERIOR ELEVATIONS

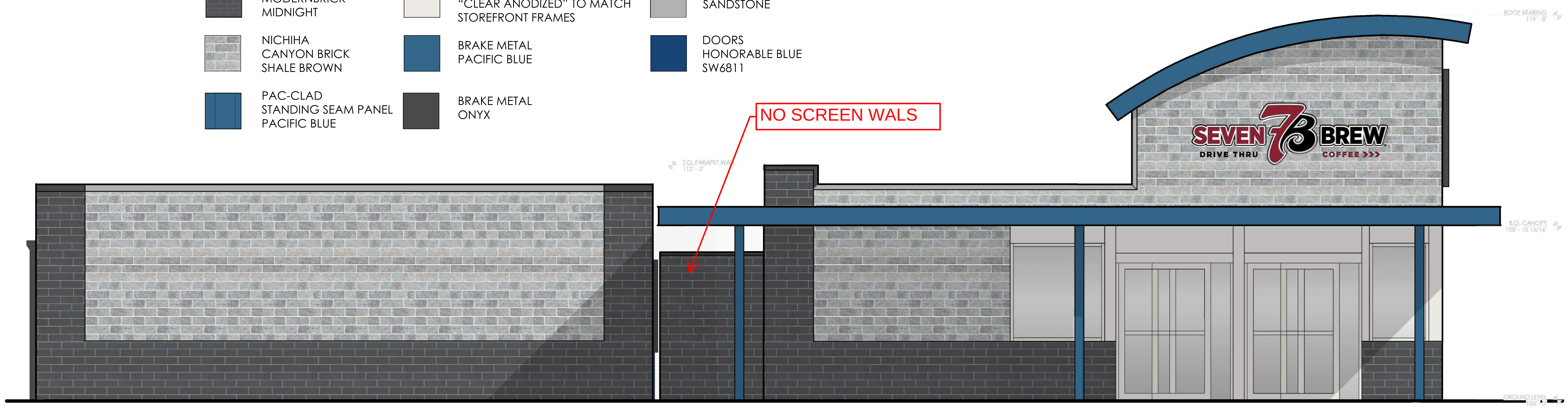
DATE: FEBRUARY 20, 2025



1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA MODERNBRICK MIDNIGHT
- NICHIHA CANYON BRICK SHALE BROWN
- PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
- BRAKE METAL "CLEAR ANODIZED" TO MATCH STOREFRONT FRAMES
- BRAKE METAL PACIFIC BLUE
- BRAKE METAL ONYX
- BRAKE METAL SANDSTONE
- DOORS HONORABLE BLUE SW6811



2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

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DESIGN + DEVELOPMENT
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REVISION:

7 BREW COFFEE
LA CROSSE, WI

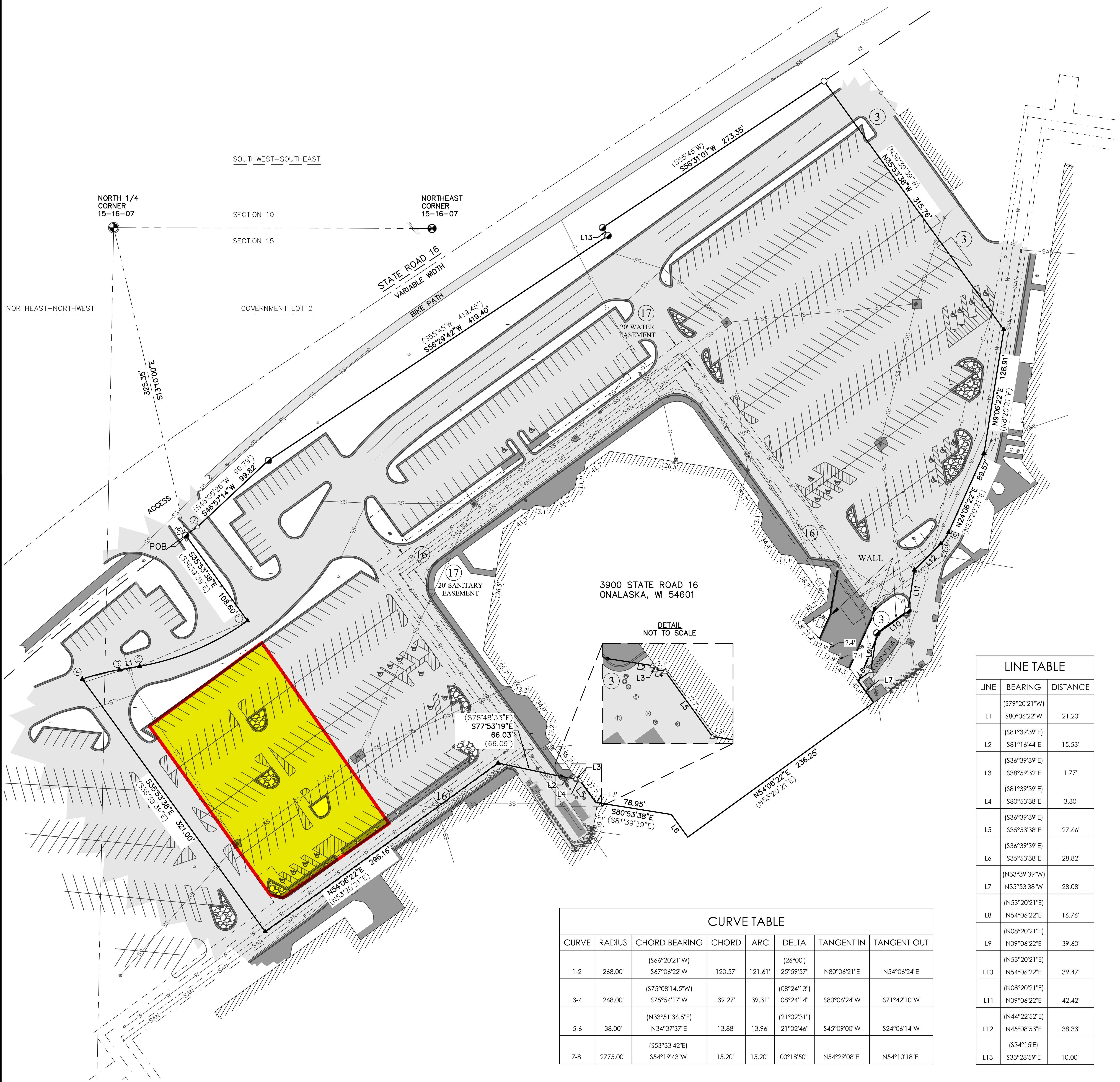
A2.2

EXTERIOR ELEVATIONS

DATE: FEBRUARY 20, 2025

ALTA / NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF GOVERNMENT LOT 2 OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 15, ALL BEING IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN



LEGEND

FOUND BERNTSEN NAIL	UNDERGROUND ELECTRIC
FOUND 2" OUTSIDE DIAMETER IRON PIPE	UNDERGROUND GAS
FOUND 3/4" IRON BAR	UNDERGROUND WATER MAIN
FOUND PARKER-KALON NAIL	UNDERGROUND SANITARY SEWER
SET MAGNAIL	UNDERGROUND STORM SEWER
SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAR FOOT	FENCE
FOUND DRILL HOLE	
( ) RECORD INFORMATION	CLEAN OUT
POB POINT OF BEGINNING	SANITARY SEWER MANHOLE
TELEPHONE PEDESTAL	STORM SEWER MANHOLE
CABLE PEDESTAL	CATCH BASIN
ELECTRIC PEDESTAL	HYDRANT
UTILITY PEDESTAL	VALVE
LIGHT POLE	ADA PARKING STALL
ELECTRIC PULL BOX	ASPHALT SURFACE
ELECTRIC METER	CONCRETE SURFACE
SIGN	GRAVEL SURFACE
BOLLARDS	

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 15 ASSUMED TO BEAR N89°51'13"W.

NORTH

0 30 60 120

1"=60'

NOTES:

1. Surveyed parcel contains 429,523 square feet or 9.86 total acres, more or less.
2. The surveyed parcel contains 554 total stalls. 528 standard stalls and 26 ADA stalls. Portions of stalls lie on the adjacent property to the east as shown on the face of this map and were included in the stall count. Paint striping was greatly faded and difficult to delineate in many areas. Aerial photography and previous mapping were used to delineate parking areas.
3. The utilities shown are based on a Diggers Hotline utility locate, observable evidence and mapping provided to the surveyor. Underground communication lines were not marked by the Diggers Hotline request. Exact location of underground utilities cannot be verified by the surveyor without excavation. Underground communications lines were not marked but likely exist.

FLOOD PLAIN INFORMATION

THIS AREA IS SHOWN AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 55063C, PANEL 0252D,
EFFECTIVE DATE: JANUARY 6, 2012

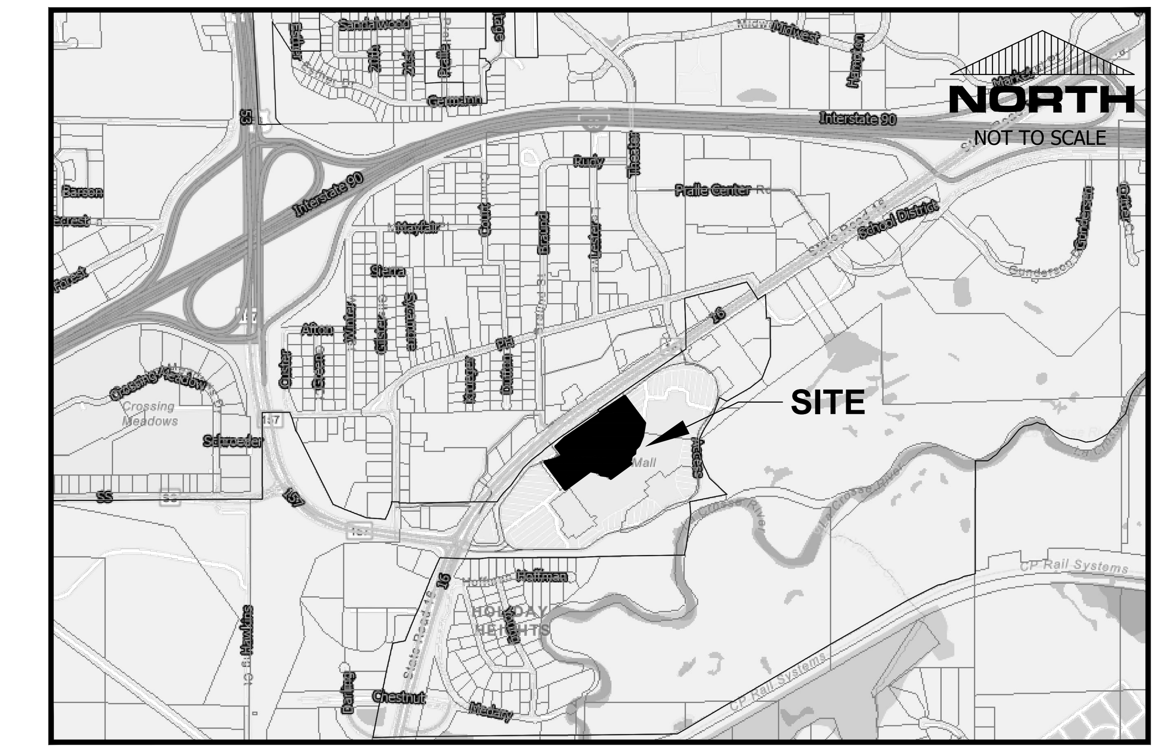
CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2	268.00'	(S66°20'21"W) S67°06'22"W	120.57'	121.61'	(26°00') 25°59'57"	N80°06'21"E	N54°06'24"E
3-4	268.00'	(S75°08'14.5"W) S75°54'17"W	39.27'	39.31'	(08°24'13") 08°24'14"	S80°06'24"W	S71°42'10"W
5-6	38.00'	(N33°51'36.5"E) N34°37'37"E	13.88'	13.96'	(21°02'31") 21°02'46"	S45°09'00"W	S24°06'14"W
7-8	2775.00'	(S53°33'42"E) S54°19'43"W	15.20'	15.20'	00°18'50"	N54°29'08"E	N54°10'18"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	(S79°20'21"W) S80°06'22"W	21.20'
L2	(S81°39'39"E) S81°16'44"E	15.53'
L3	(S36°39'39"E) S38°59'32"E	1.77'
L4	(S81°39'39"E) S80°53'38"E	3.30'
L5	(S36°39'39"E) S35°53'38"E	27.66'
L6	(S36°39'39"E) S35°53'38"E	28.82'
L7	(N33°39'39"W) N35°53'38"W	28.08'
L8	(N53°20'21"E) N54°06'22"E	16.76'
L9	(N08°20'21"E) N09°06'22"E	39.60'
L10	(N53°20'21"E) N54°06'22"E	39.47'
L11	(N08°20'21"E) N09°06'22"E	42.42'
L12	(N44°22'52"E) N45°08'53"E	38.33'
L13	(S34°15'E) S33°28'59"E	10.00'

VICINITY MAP



EXCEPTIONS XX

The following items were listed as exceptions on First American Title Insurance Company Title Commitment File Number NCS-1153629-CHI2 dated November 9, 2022 at 7:30 a.m. Schedule B - Section 2 of the Title Commitment was used as the sole source of record encumbrances and Everyday Surveying & Engineering, LLC assumes no liability for errors or omissions therein. Those portions of the circled items listed below are shown hereon:

1.) Not addressed by survey.
2.) Not addressed by survey.
3.) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records. *Possible encroachments:The wall near the loading dock crosses property line, compactor pad crosses property line, parking stalls and island cross property line, and curb line*
4.) Not addressed by survey.
5.) Not addressed by survey.
6.) Not addressed by survey.
7.) Not addressed by survey.
8.) Not addressed by survey.
9.) Not addressed by survey.
10.) Not addressed by survey.
11.) Not addressed by survey.
12.) Does not affect the parcel.
13.) Not addressed by survey.
14.) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Construction, Operating and Reciprocal Easement Agreement recorded on October 23,1979 in Volume 636, Page 261, as Document No, 901840. Modification and/or amendment by instrument: First Amendment to a Construction, Operating and Reciprocal Easement Agreement recorded October 22, 1980 in Volume 652 Page 534 as Document No, 912904. Assignment of Operating Agreement recording February 02, 1981 in Volume 657, Page 265 as Document No. 914931. Assignment and Assumption Agreement (Real Estate) recorded August 19, 2004 as Document No, 1401940. Modification and/or amendment by instrument: Second Amendment to Construction, Operating and Reciprocal Easement Agreement recorded February 23, 2010 as Document No. 1544962. Assignment and Assumption Agreement recorded April 19, 2017 as Document No. 1692059. *Affects parcel, blanket in nature.*
15.) Not addressed by survey.
16.) Agreement upon the terms, conditions and provisions contained therein:
Dated: July 29, 1980
Parties: Dayton Development Company, a Minnesota corporation; Dayton Hudson Corporation, a Minnesota corporation; Sears, Roebuck and Co. a New York corporation; Ryan Construction Company of Minnesota, Inc., a Minnesota Corporation; and G. R. Herberger's Inc., a Delaware corporation and The City of La Crosse, a Wisconsin municipal corporation
Recorded: August 08, 1980 in Volume 648, Page 220
Instrument No.: 909431
Affects parcel as shown.
17.) Utility Easement to The City of La Crosse, a Wisconsin municipal corporation, dated July 29, 1980, recorded/filed August 08, 1980 in Volume 648, Page 233 as Document No. 909432. *Affects parcel as shown.*
18.) Not addressed by the survey.

SURVEYOR'S CERTIFICATE:

To GMX Real Estate Group Acquisitions, LLC, and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 14, and 19, of the Table A thereof. Field work was completed on December 6th, 2022.

Dated this 12th day of December, 2022.

Jeffrey C. Stockburger
Jeffrey C. Stockburger, Wisconsin Land Surveyor, S-2708
Project Number: 22165

WISCONSIN LAND SURVEYOR
JEFF C. STOCKBURGER
S-2708
EAU CLAIRE, WI
12-12-22

EVERYDAY SURVEYING & ENGINEERING
711 S HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

SHEET 2 OF 2 SHEETS

ALTA / NSPS LAND TITLE SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF GOVERNMENT LOT 2 OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 15, ALL BEING IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LEGAL DESCRIPTIONS PER TITLE COMMITMENT:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF GOVERNMENT LOT 2 OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 15, ALL BEING IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION15; THENCE NORTH 89°32'55" EAST ALONG THE SOUTH LINE THEREOF 647.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 16 (FORMERLY US HIGHWAY 16); THENCE NORTH 21°48'58" EAST ALONG SAID RIGHT OF WAY 215.16 FEET; THENCE NORTH 28°43'49" EAST ALONG SAID RIGHT OF WAY 95.84 FEET; THENCE NORTH 37°43'10" EAST 478.44 FEET TO A KNOWN POINT ON SAID RIGHT OF WAY; THENCE NORTH 35°52'20" EAST ALONG SAID RIGHT OF WAY 194.95 FEET; THENCE NORTH 50°03'42" EAST 323.64 FEET TO A POINT ON SAID RIGHT OF WAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 36°39'39" EAST 108.60 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL AND OF 26°00' AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 121.61 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 66°20'21" WEST 120.57 FEET; THENCE SOUTH 79°20'21" WEST 21.20 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 8°24'13" AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ART OF SAID CURVE 39.31 FEET; THE CHORD OF SAID CURVE BEARS SOUTH 75°08'14.5" WEST 39.27 FEET; THENCE SOUTH 36°39'39" EAST 321.00 FEET; THENCE NORTH 53°20'21" EAST 257.00 FEET; THENCE SOUTH 36°39'39" EAST 49.00 FEET; THENCE NORTH 53°20'21" EAST 83.51; THENCE SOUTH 81°39'39" EAST 15.53 FEET; THENCE SOUTH 36°39'39" EAST 1.77 FEET; THENCE SOUTH 81°39'39" EAST 3.30 FEET; THENCE SOUTH 36°39'39" EAST 27.66 FEET; THENCE SOUTH 81°39'39" EAST 78.95 FEET; THENCE SOUTH 36°39'39" EAST 28.82 FEET; THENCE NORTH 53°20'21" EAST 236.25 FEET; THENCE NORTH 36°39'39" WEST 28.08 FEET, THENCE NORTH 53°20'21" EAST 16.76 FEET; THENCE NORTH 08°20'21" EAST 39.47 FEET; THENCE NORTH 08°20'21" 42.42 FEET; THENCE 44°22'52" EAST 38.33 FEET TO A POINT OF A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 21°02'31" AND A RADIUS OF 38.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 13.96 FEET, THE CHORD OF SAID CURVE BEARS NORTH 33°51'36.5" EAST 13.88 FEET; THENCE NORTH 23°20'21" EAST 89.57 FEET; THENCE NORTH 08°20'21" EAST 128.91 FEET; THENCE NORTH 36°39'39" WEST 315.76 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 16 (FORMERLY US HIGHWAY 16); THENCE SOUTH 55°45' WEST ALONG SAID RIGHT OF WAY 273.35 FEET; THENCE SOUTH 34°15' EAST ALONG SAID RIGHT OF WAY 10.00 FEET; THENCE SOUTH 55°45' WEST ALONG SAID RIGHT OF WAY 419.45 FEET; THENCE SOUTH 46°05'26" WEST ALONG SAID RIGHT OF WAY 99.79 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 0°18'50" AND A RADIUS OF 2,775 FEET AND A CHORD THAT BEARS SOUTH 53°33'42" WEST 15.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 15.20 FEET TO THE PONT OF BEGINNING.

LESS AND EXCEPT THE PROPERTY CONVEYED TO PR VALLEY VIEW LIMITED PARTNERSHIP, BY QUIT CLAIM DEED RECORDED ON FEBRUARY 23, 2010 IN DOCUMENT NO. 1544960, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF GOVERNMENT LOT 2 OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 27°35'46" WEST 1,518.56 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 16 (FORMERLY US HIGHWAY 16). SAID INTERSECTION RECORDED AS NORTH 89º32'55" EAST 647.50 FEET FROM THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 21°50'25" EAST (RECORDED AS NORTH 21°48'58" EAST) 215.16 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 28°43'49" EAST 95.84 FEET, THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 37°43'10" EAST 478.44 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 35°55'26" EAST 194.98 FEET (RECORDED AS NORTH 35°52'20" EAST 194.95 FEET); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE HAVING A CHORD BEARING OF NORTH 50°03'42" EAST (RECORDED AS NORTH 50°13'42" EAST) 323.64 FEET, THENCE SOUTH 36°39'39" EAST 108.60 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEWEST, HAVING A CENTRAL ANGLE OF 26°00'00" AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 121.61 FEET. THE CHORD OF SAID CURVE BEARS SOUTH 66°20'21" WEST 120.57 FEET; THENCE SOUTH 79°20'21" WEST 21.20 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 08°24'13" AND A RADIUS OF 268.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 39.31 FEET THE CHORD OF SAID CURVE BEARS SOUTH 75°08'14.5" WEST 39.27 FEET; THENCE SOUTH 36°39'39" EAST 321.00 FEET; THENCE NORTH 53°20'21" EAST 257.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 36°39'39" EAST 49.00 FEET; THENCE NORTH 53°20'21" EAST 83.51 FEET; THENCE NORTH 78°48'33" WEST 66.09 FEET, THENCE SOUTH 53°20'21" WEST 39.16 FEET TO THE POINT OF BEGINNING.

AS SURVEYED LEGAL DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND PART OF GOVERNMENT LOT 2 OF SECTION 15, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 15, ALL BEING IN TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. THE PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast Corner of said Section 15;
Thence N89°51'13"W, 2628.93 feet to the North Quarter Corner of said Section 15;
Thence S13°10'00"E, 325.35 feet to a point on the southeasterly right-of-way line of State Road 16 and the Point of Beginning;
Thence S35°53'38"E, 108.60 feet;
Thence 121.61 feet along the arc of a curve concave northwesterly, with a chord bearing of S67°06'22"W, a chord length of 120.57 feet, and a radius of 268.00 feet;
Thence S80°06'22"W, 21.20 feet;
Thence 39.31 feet along the arc of a curve concave southeasterly, with a chord bearing of S75°54'17"W, a chord length of 39.27 feet, and a radius of 268.00 feet;
Thence S35°53'38"E, 321.00 feet;
Thence N54°06'22"E, 296.16 feet;
Thence S77°53'19"E, 66.03 feet;
Thence S81°16'44"E, 15.53 feet;
Thence S38°59'32"E, 1.77 feet;
Thence S80°53'38"E, 3.30 feet;
Thence S35°53'38"E, 27.66 feet;
Thence S80°53'38"E, 78.95 feet;
Thence S35°53'38"E, 28.82 feet;
Thence N54°06'22"E, 236.25 feet;
Thence N35°53'38"W, 28.08 feet;
Thence N54°06'22"E, 16.76 feet;
Thence N09°06'22"E, 39.60 feet;
Thence N54°06'22"E, 39.47 feet;
Thence N09°06'22"E, 42.42 feet;
Thence N45°08'53"E, 38.33 feet;
Thence 13.96 feet along the arc of a curve concave northwesterly, with a chord bearing of N34°37'37"E, with a chord length of 13.88 feet, and a radius of 38.00 feet;
Thence N24°06'22"E, 89.57 feet;
Thence N09°06'22"E, 128.91 feet;
Thence N35°53'38"W, 315.76 feet to the southeasterly right-of-way line of State Road 16;
Thence S56°31'01"W, along said right-of-way line 273.35 feet;
Thence S33°28'59"E, along said right-of-way line 10.00 feet;
Thence S56°29'42"W, along said right-of-way line 419.40 feet;
Thence S46°57'14"W, along said right-of-way line 99.82 feet;
Thence 15.20 feet along the arc of a curve and said right-of-way line, concave northwesterly, with a chord bearing of S54°19'43"W, a chord length of 15.20 feet, and a radius of 2775.00 feet to the Point of Beginning.

WISCONSIN LAND SURVEYOR
JEFF C. STOCKBURGER
S-2708
EAU CLAIRE, WI
12-12-22

EVERYDAY SURVEYING & ENGINEERING
711 S HILLCREST PARKWAY • ALTOONA, WI 54720
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GRAND RIVER • GREAT CITY
La Crosse • Wisconsin

CITY PLANNING DEPARTMENT

MEMORANDUM

DATE: **APRIL 26, 2024**

TO: **DESIGN REVIEW COMMITTEE**
MYLENA OLIVEIRA, PLAZA STREET PARTNERS

FROM: **TIM ACKLIN, PLANNING & DEVELOPMENT DEPARTMENT**

SUBJECT: **COMMERCIAL DESIGN REVIEW PROJECT**
7 BREW COFFEE- VALLEY VIEW MALL

Design Review Committee Members:
Linnea Miller, Police Department
Tim Acklin, Planning & Development Department
Matt Gallager, Engineering Department
Yuri Nasonovs, Engineering Department
Andy Berzinski, Fire Department- Division of Fire Protection and Build Safety
Jason Riley, Fire Department- Division of Fire Protection and Building Safety
Brian Asp, Utilities Department
Bee Xiong, Fire Department- Division of Fire Protection and Building Safety
Brian Asp, Utilities Department
Leah Miller, Parks, Recreation, and Forestry Department
Jamie Hassemer, Engineering Department
Stephanie Sward, Engineering Department
Cullen Haldeman, Engineering Department

On April 19, 2024, plans were submitted to the Design Review Committee for review of plans for 7 Brews Coffee located at Valley View Mall. The following comments/feedback have been provided.

All revised plans in accordance with this memo must be submitted to the Planning and Development Department for review, unless otherwise stated. No permits will be issued for this project by the Division of Fire Prevention and Building Safety until they receive written confirmation/approval from the Planning and Development Department.

Requirements Prior to Issuance of a Demolition or Footing &Foundation Permit

1) Approval of a Certified Survey Map. (If applicable)
2) Combination of parcels for project site. (If applicable)

3) Approval of Final Plans from the Engineering Department.
4) Approval of Final Plans from the Utility/Water Department.
5) Approval of Final Plans from the Division of Fire Prevention and Building Safety (Inspections)

<u>Requirements Prior to Issuance of a Building Permit</u>

1) Approval of Final Plans from the Planning and Development Department.

<u>Requirements Prior to Issuance of an Occupancy Permit</u>

1) A Letter of Credit in the estimated cost amount of the proposed landscaping has been submitted to the Planning and Development Department to guarantee the proper installation and growth of all landscape improvements proposed in the approved Landscape Plan **<u>OR</u>** all proposed landscaping in the approved Landscape Plan has been installed.
2) A stamped letter of substantial completion from the design engineer of the project within 10 days of completion.
3) Field review and approval of the completed stormwater management facility by the City's Utilities Department.

<u>Engineering Department</u> - (Contact-Matt Gallager-789-7392, Stephanie Sward-789-8171, Jamie Hassemer- 789-8182, Cullen Haldeman- 789-8185, Jackson Overby)

1) Add all dimensions of all parking spaces and one ADA designated space.
2) Indicate access to building from ADA space on the site plan.
3) Add dimensions of drive thru lanes and aisles on the site plan.
4) Remove existing parking overlay on the site plan.
5) Will need to submit a Photometric Plan. Include a summary of fixtures and model numbers used. Plan must also provide calculations/foot candles 25ft outside off of property lines. (Jamie Hassemer)

<u>Fire Department- Division of Community Risk Management</u>
(Contact-Andy Berzinski- 789-7562, Jason Riley- 789-7585)

1) Storm water permit will be required from our engineering department and need to be approved prior to any building permits being issued.
2) State approval of Building & HVAC plans since the building exceeds 50,000 cubic feet, make sure to include the canopy with the submittal to the state.
3) Separate permits will be required for the proposed trash & vacuum enclosure, Canopy, Attendant Shelter
4) Separate permits will be required for all proposed signage, and it must meet the city's municipal code.
5) Wall signs may be placed on no more than two separate walls of a building and must face a public street or principal off-street parking. Unless the criteria is met to use Uniform Sign Plan ordinance Sec 111-35.
6) Stormwater permit and WQM Letter must be approved by Engineering prior to any plumbing permits being issued. (Jason Riley)
7) Connections fee with the Utilities Department must be paid prior to any plumbing permits being issued. (Jason Riley)

<u>Police Department</u>- (Linnea Miller-789-7205)

1) No concerns at this time.

<u>Planning Department</u>- (Contact-Tim Acklin-789-7391)

1) Will need to submit a Certified Survey Map to create new parcel.
2) No parking closer to the street than the building. Must provide a clearer site plan.
3)
4) Non-architectural metal is not a permitted exterior material. Please provide additional material to support the proposed vertical metal siding.
5) K5- Visual connection of building facing Hwy 16. 20% of northwest elevation must be windows and doors. Please provide calculation.
6) Section F. Must provide a Landscaping Plan as part of the final plan review.
7) Section I- Must provide a Photometric Plan if applicable.
8) Must meet Section C of the commercial design standards.
9) Section E- Show location of all exterior mechanical elements on final plans.
10) E7- Must provide bicycle parking.
    a. Show location and number on final plans.
11) Link to Design Standards
    a. https://www.cityoflacrosse.org/home/showpublisheddocument/6084/637847479856030000
12) Any exceptions to the design standards will need Common Council approval.
    a. https://www.cityoflacrosse.org/your-government/departments/city-clerk/forms-chart/request-for-exception-to-multi-family-housing-or-commercial-design-standards

<u>Utilities Department</u>- (Brian Asp- 789-3897)

1) Location is a problem. Need direct access to utilities but buildings are over utilities. Need to move project to the south or have mall own utilities.
2) Need Utility Plan to show connections.
3) Subject to connection fees.

<u>Engineering Department</u> (Stormwater) - (Contact-Yuri Nasonovs-789-7594)

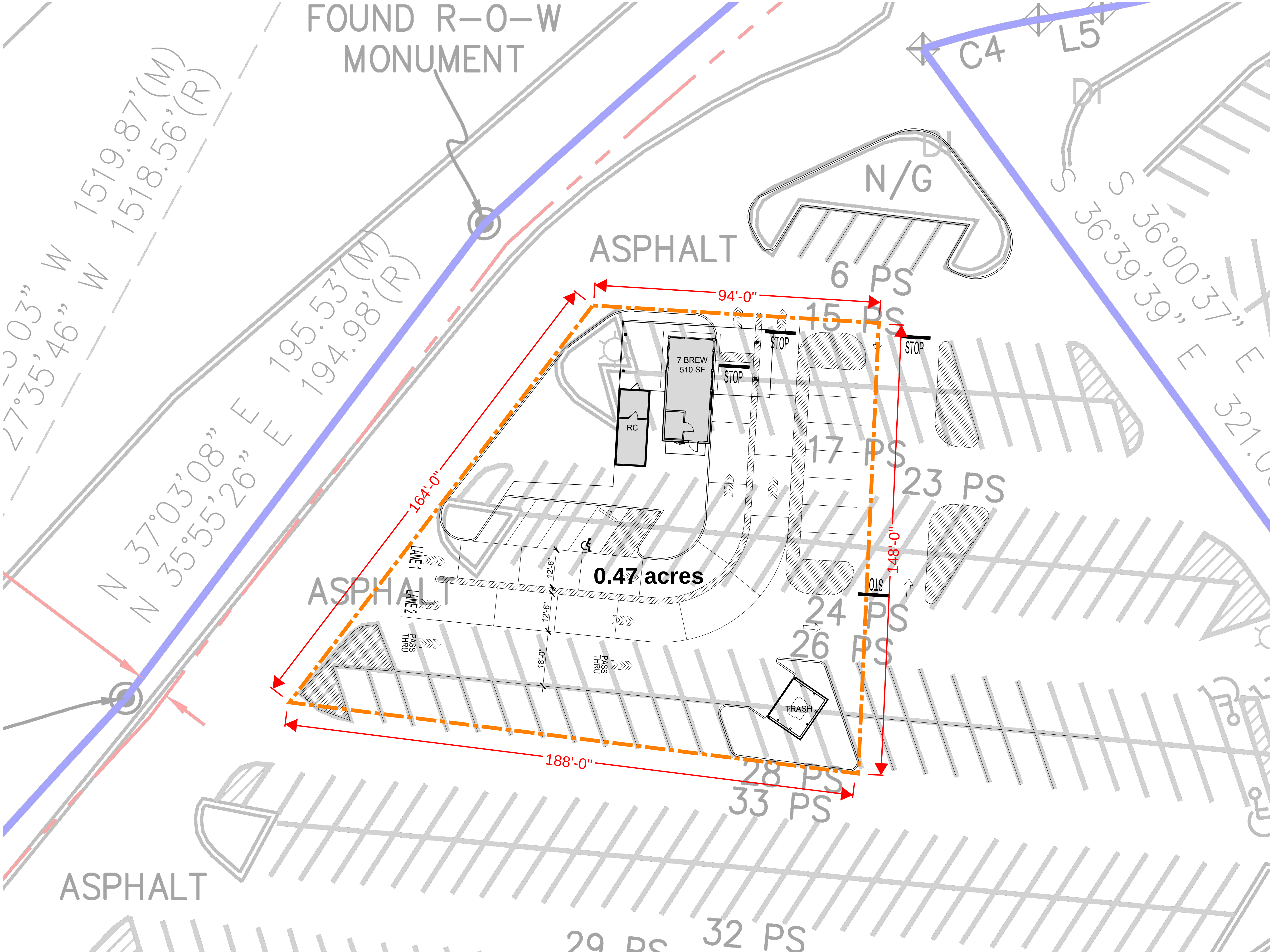
1) Must obtain a stormwater permit per Chapter 105.
2) WQM letter will be required. Follow the link below for submittal requirements: https://www.cityoflacrosse.org/home/showpublisheddocument/410/637106595820700000

<u>Fire Department</u>- (Contact-Bee Xiong 789-7271)

1) No comments at this time.

<u>Parks, Recreation, and Forestry</u>- (Contact-Leah Miller 789-8672, Dan Trussoni 789-4915)

1) Requesting tree and plant specifications, including depth and spacing on final landscape plan.



CONCEPTUAL SITE PLAN IS PREPARED FOR PRELIMINARY TEST FIT PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

3900 US HWY 16

LACROSS, WISCONSIN

1" = 30'

0 10' 20' 30' 60'

N

CONCEPTUAL SITE PLAN

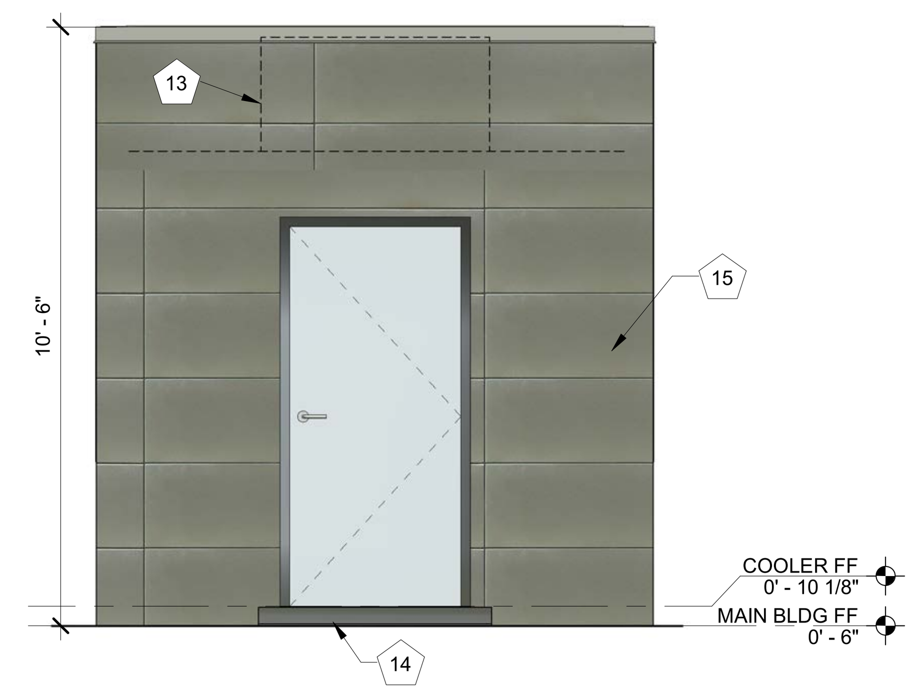
FEBRUARY 14, 2024

EXTERIOR ELEVATION KEYNOTES

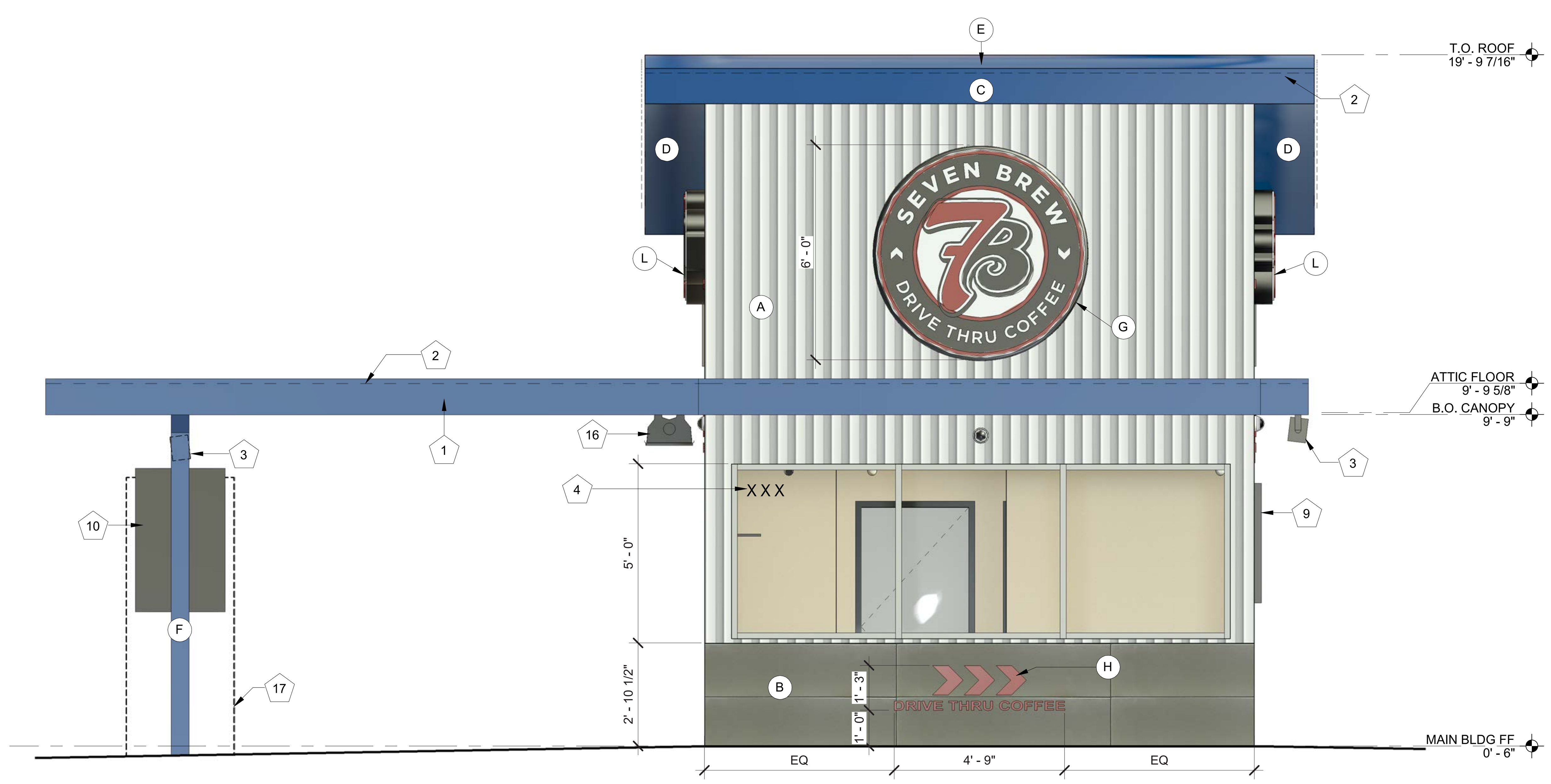
Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED) - TYP. - RE: ELECTRICAL DRAWINGS
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; SEE ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	THROUGH WALL ROOF SCUPPER DRAIN - TYP.
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER - CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; RE: CIVIL
12	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
13	HVAC EQUIPMENT
14	RUBBERIZED RAMP TO COOLER DOOR; LESS THAN 36" RUN LENGTH
15	NATIONAL MODULAR MANUFACTURING COOLER W/ STORAGE; REF: STRUCTURAL
16	OVERHEAD GAS FIRED HEATER - RE: MECHANICAL DRAWINGS
17	TEMPORARY WARMING HUT LOCATION

EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	VERTICAL METAL SIDING (MP-1)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; RE: CIVIL
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	METAL BRAKE CAP (MP-3)
K	PAINTED STRUCTURAL CANOPY COLUMN; RE: CIVIL
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	OUTLINE OF MECHANICAL UNIT BEYOND



2 COOLER ELEVATION - NORTH
3/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"

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consulting engineer:

7 BREW DRIVE THRU
PLAZA STREET PARTNERS, LLC

REVISIONS

No.	Description	Date

sheet issue date: 08/08/2023
project no.:
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.0

EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE STRUCTURAL
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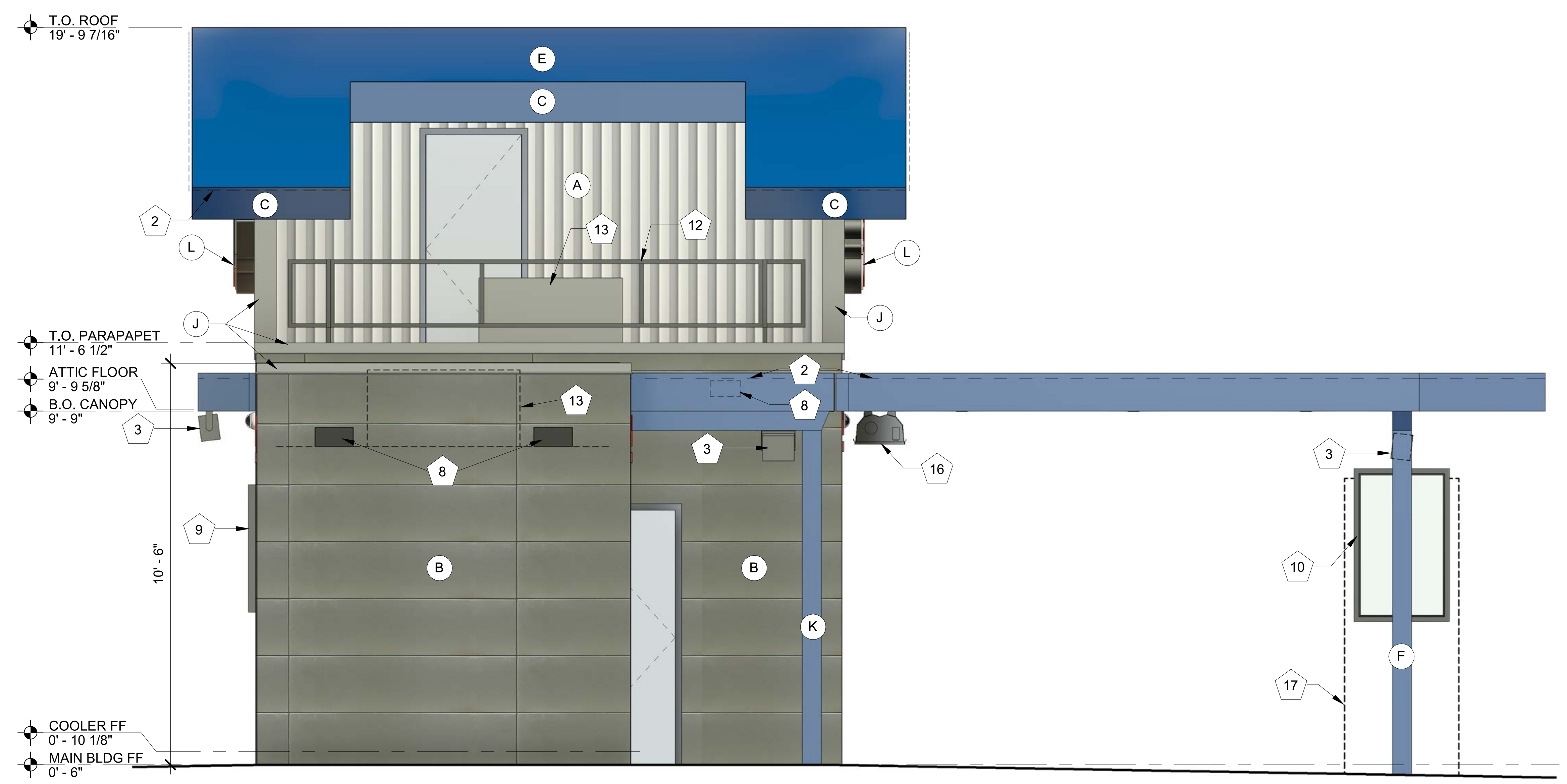
M	OUTLINE OF MECHANICAL UNIT BEYOND

2 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH W/ COOLER & WARMING HUT
3/8" = 1'-0"

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7 BREW DRIVE THRU
PLAZA STREET PARTNERS, LLC

REVISIONS

No.	Description	Date

sheet issue date:
08/08/2023
project no.:

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:
A2.1

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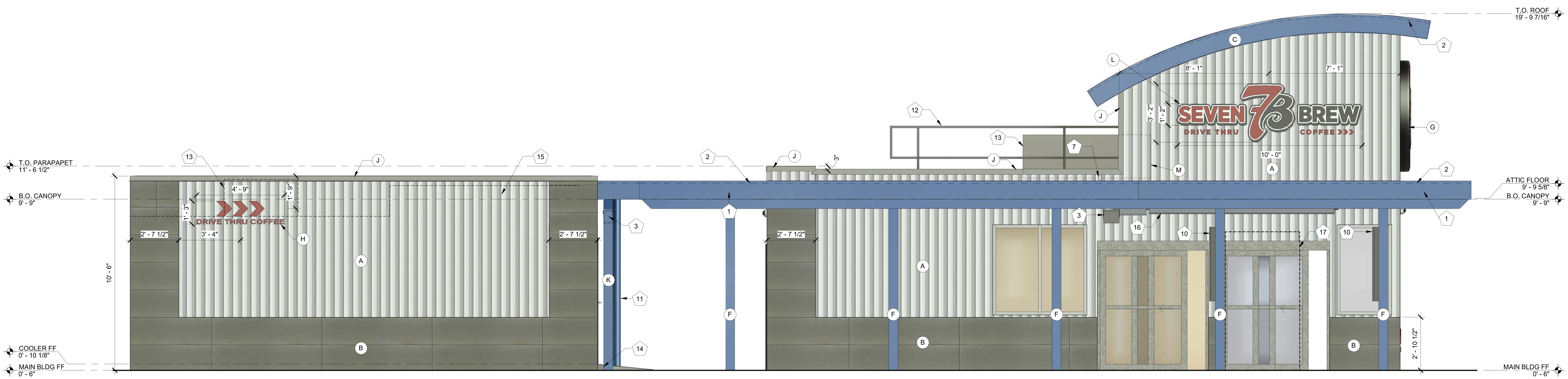
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	OUTLINE OF MECHANICAL UNIT BEYOND



1 EXTERIOR ELEVATION - EAST

3/8" = 1'-0"

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www.veritas-ad.com
913.624.1610

consulting engineer:

7 BREW DRIVE THRU

PLAZA STREET PARTNERS, LLC

REVISIONS

No.	Description	Date

sheet issue date:
08/08/2023

project no.:

sheet contents:
EXTERIOR ELEVATIONS

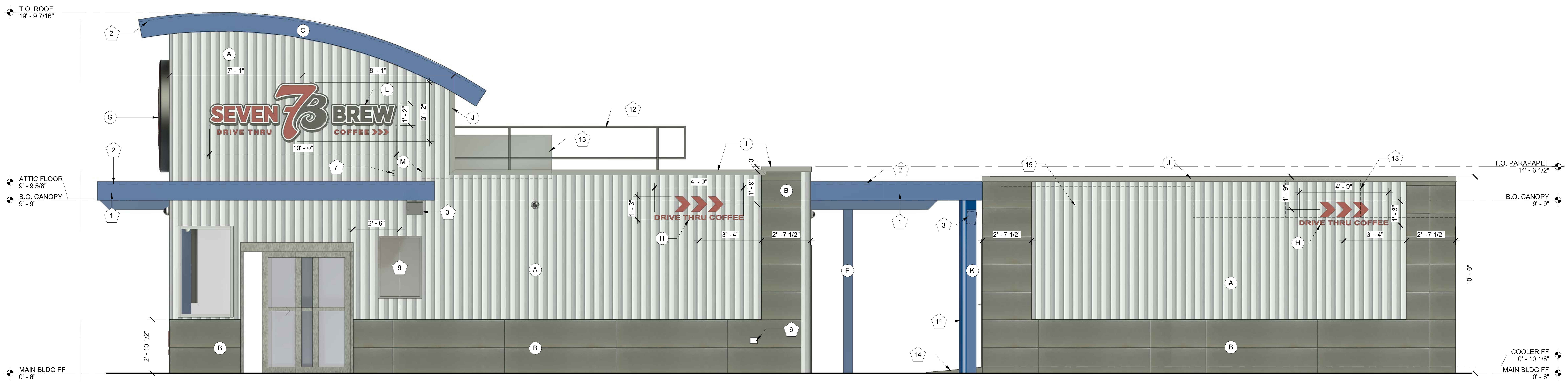
sheet no.:
A2.2

EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED) - TYP. - RE: ELECTRICAL DRAWINGS
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; SEE ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	THROUGH WALL ROOF SCUPPER DRAIN - TYP.
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER - CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; RE: CIVIL
12	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
13	HVAC EQUIPMENT
14	RUBBERIZED RAMP TO COOLER DOOR; LESS THAN 36" RUN LENGTH
15	NATIONAL MODULAR MANUFACTURING COOLER W/ STORAGE; REF: STRUCTURAL
16	OVERHEAD GAS FIRED HEATER - RE: MECHANICAL DRAWINGS
17	TEMPORARY WARMING HUT LOCATION

EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	VERTICAL METAL SIDING (MP-1)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; RE: CIVIL
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	METAL BRAKE CAP (MP-3)
K	PAINTED STRUCTURAL CANOPY COLUMN; RE: CIVIL
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	OUTLINE OF MECHANICAL UNIT BEYOND



1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

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7 BREW DRIVE THRU
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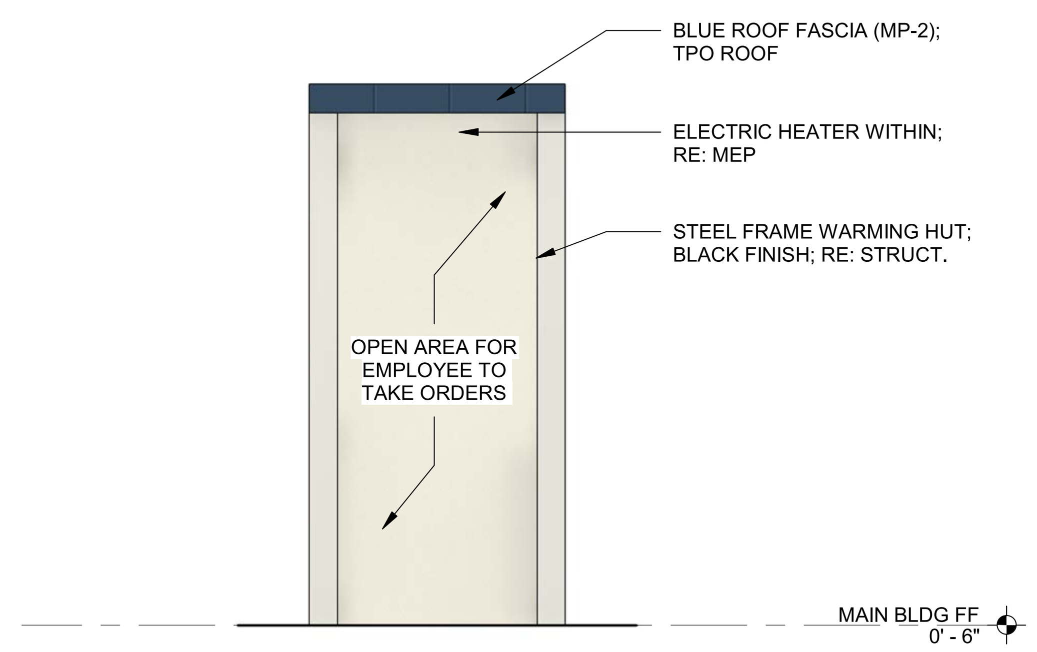
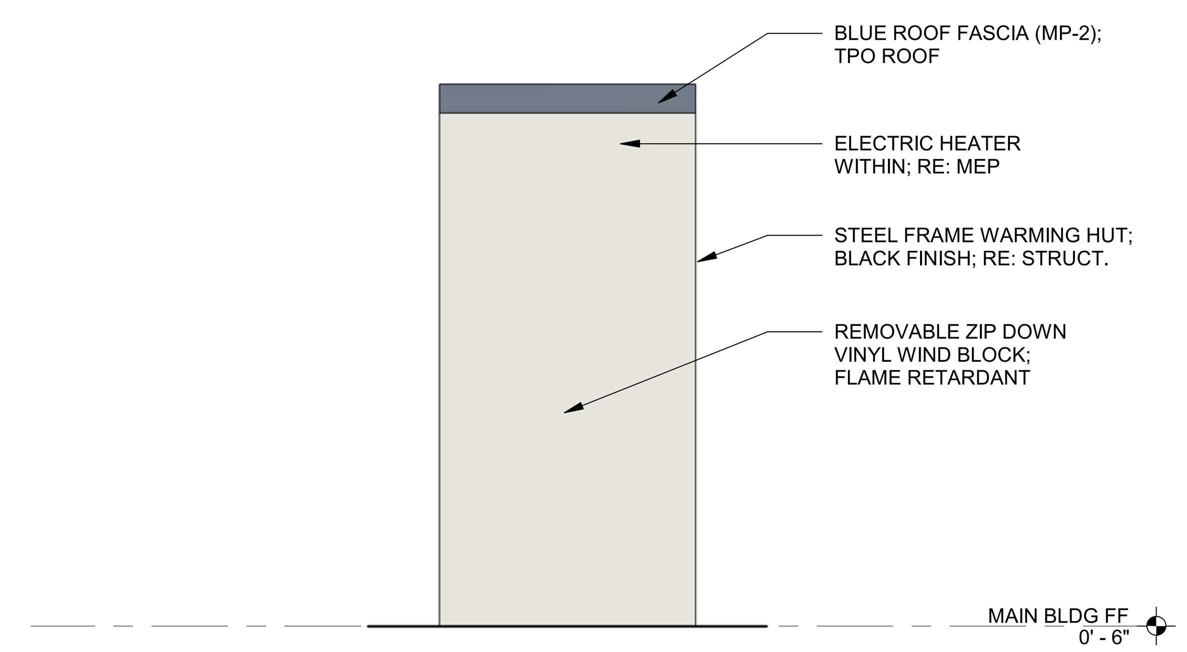
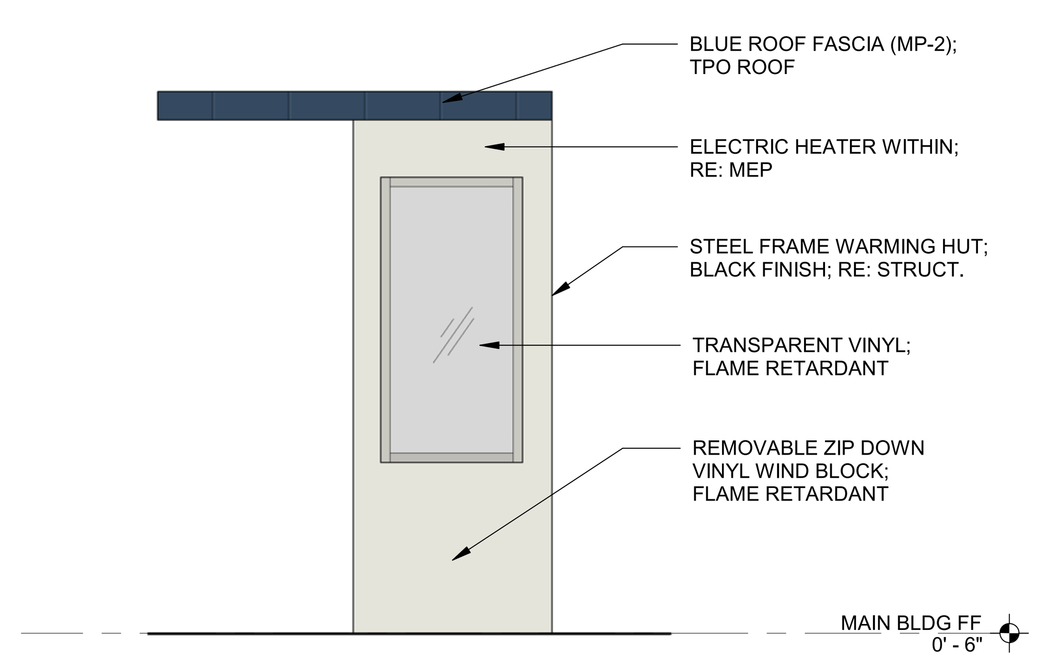


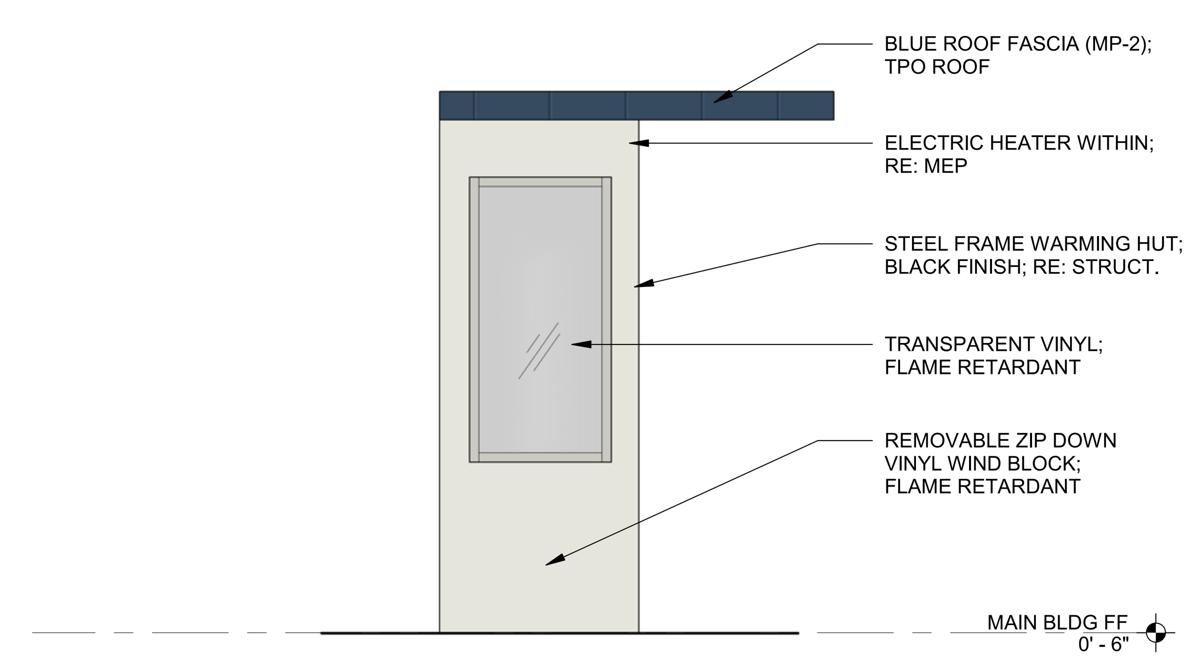
4 WARMING HUT ELEVATION - FRONT
3/8" = 1'-0"



3 WARMING HUT ELEVATION - BACK
3/8" = 1'-0"



2 WARMING HUT ELEVATION - LEFT
3/8" = 1'-0"



1 WARMING HUT ELEVATION - RIGHT
3/8" = 1'-0"

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7 BREW DRIVE THRU
PLAZA STREET PARTNERS, LLC

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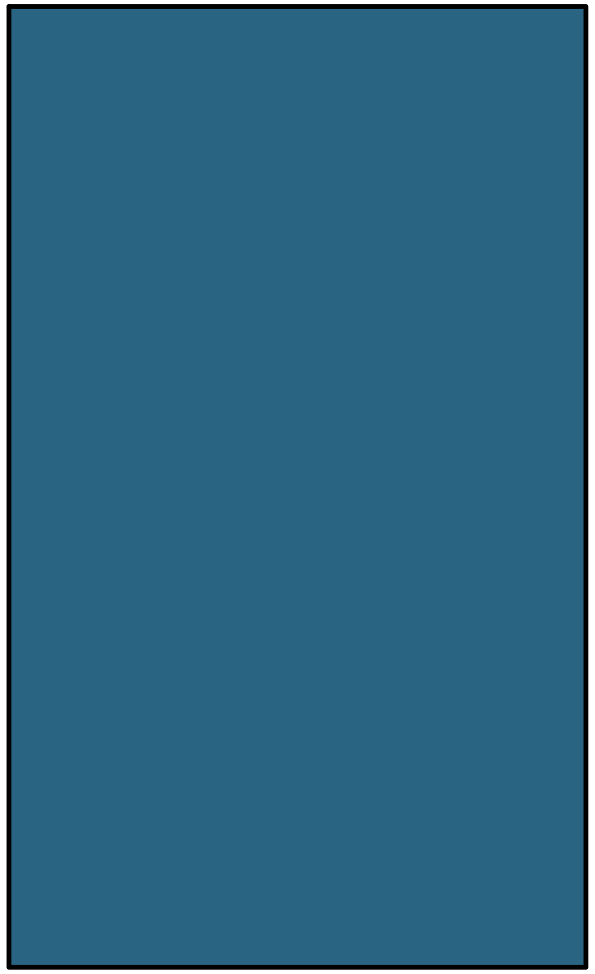
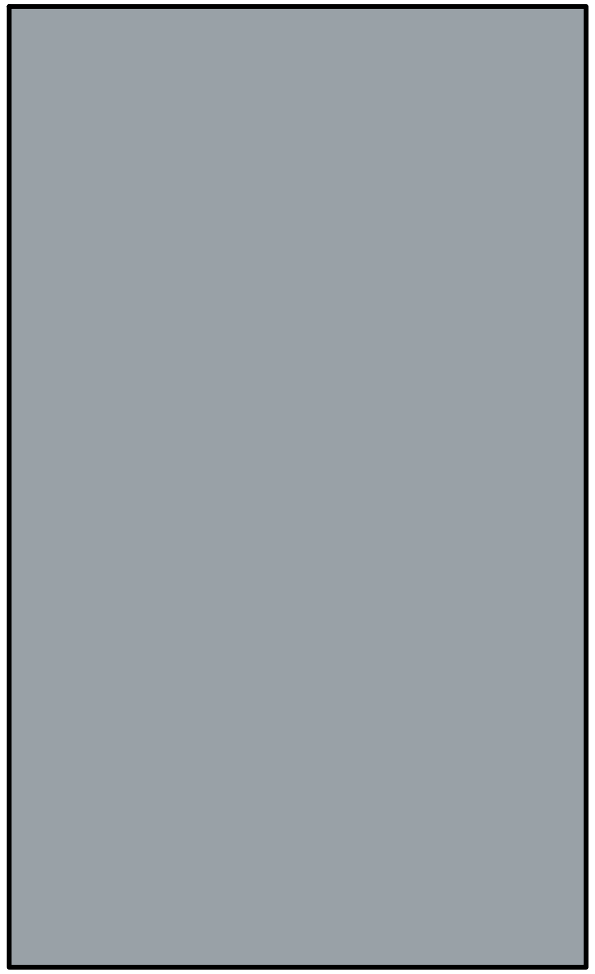
EXTERIOR ELEVATIONS
sheet no.:
A2.4

SEVEN BREW DRIVE THRU COFFEE



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3; SCREENING METAL MP-4
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39

VERTICAL METAL PANEL MP-1
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: BR-12

FIBER CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: STEELE
FINISH: TUFFBLOCK

MATERIAL COLOR BOARD

RENDERINGS

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

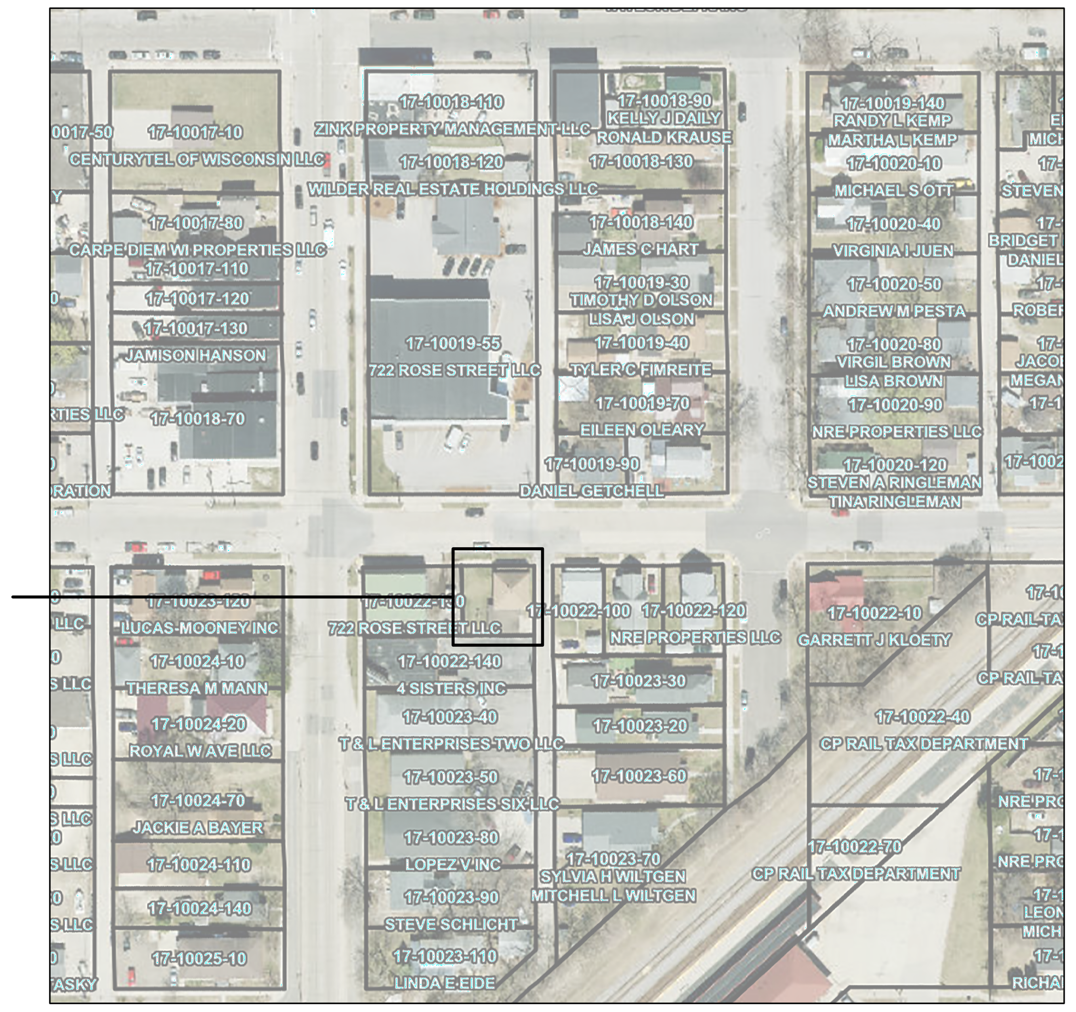
Text File

File Number: 26-0016

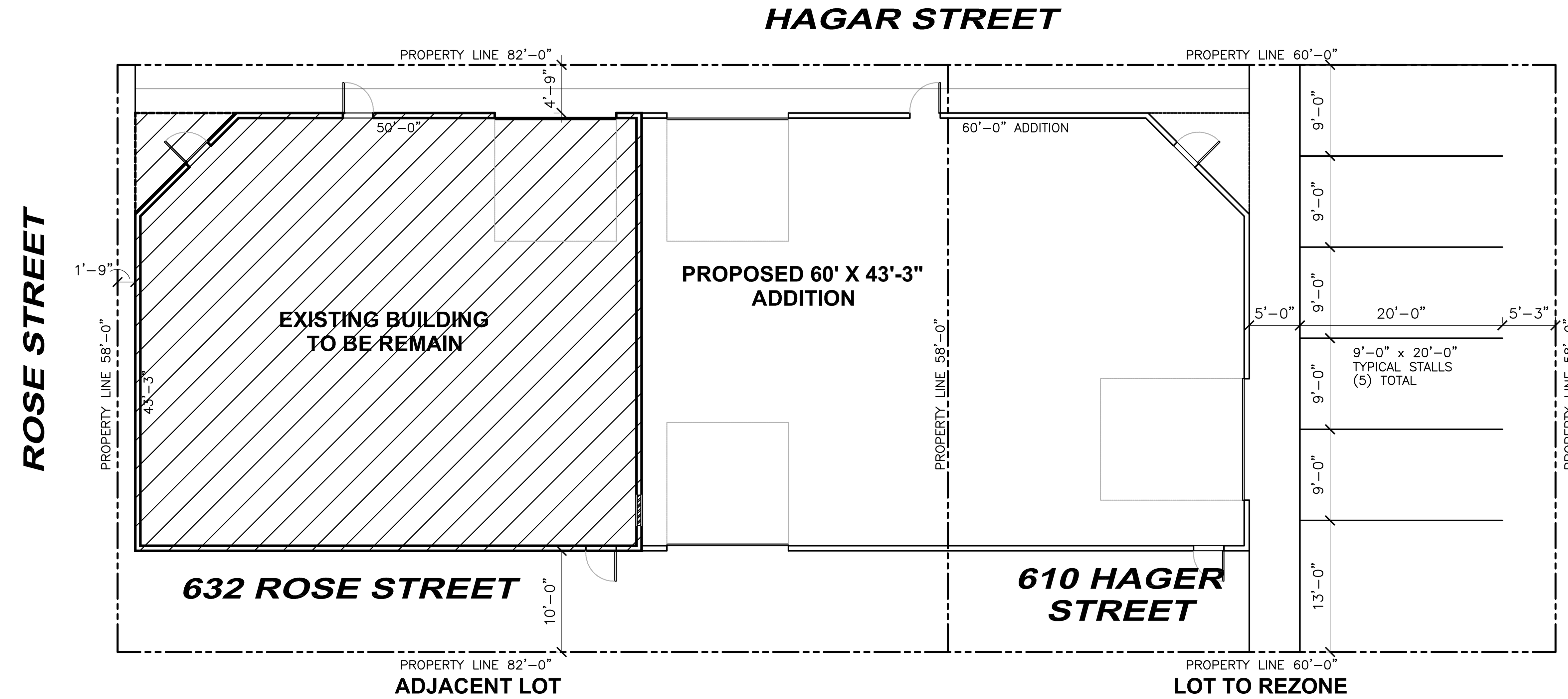
Agenda Date: **Version:** 1 **Status:** Agenda Ready

In Control: Commercial/Multi-Family Design Review Committee **File Type:** Review of Plans

Agenda Number: 2.



1 LOCATION PLAN
NO SCALE
NORTH



2 PROPOSED SITE PLAN
1" = 10'-0"
NORTH

3 ENLARGED AREA SITE PLAN
1" = 10'-0"
NORTH

PROJECT SCOPE

1) RE-ZONE 610 HAGER STREET TO C-2
2) DEMOLISH EXISTING SINGLE FAMILY RESIDENCE @ 610 HAGER STREET
3) COMBINE 632 ROSE AND 610 HAGER STREET INTO SINGLE LOT OF 142' X 58' (SAME OWNER OF BOTH PARCELS)
4) PROPOSE ADDITION OF 60'-0" X 43'-3" TO EXISTING BUILDING ON 632 ROSE STREET.

DRAWING INDEX

MIDWEST
Design & Development, LLC
N5560 CTH ZM, Suite 3 Onalaska, WI 54650
PH: 608-785-2760

REZONING FOR 610 HAGER STREET
LA CROSSE, WISCONSIN

No.	Description	Date

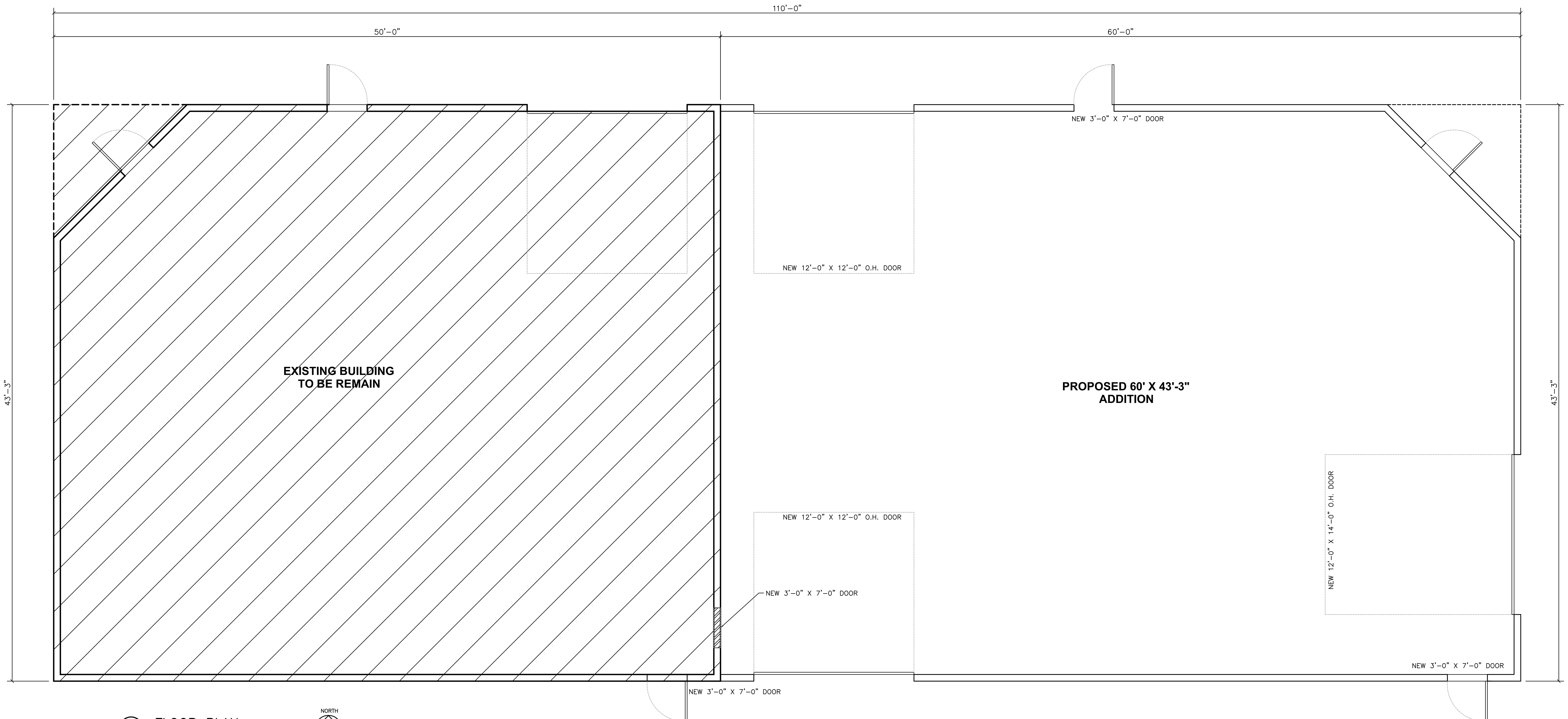
SITE PLAN, ENLARGED AREA SITE PLAN AND LOCATION PLAN

Project Number:

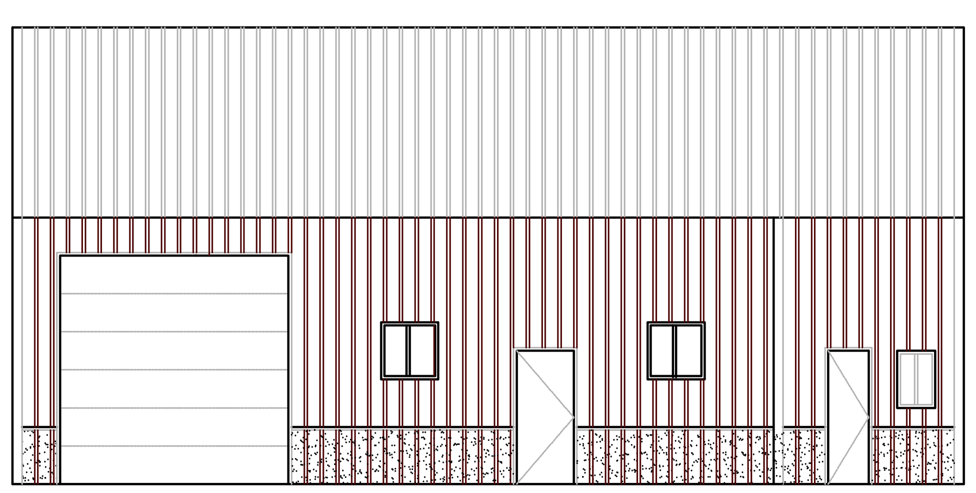
Date 12/31/25
Drawn By TRB
Checked By CHK

A1

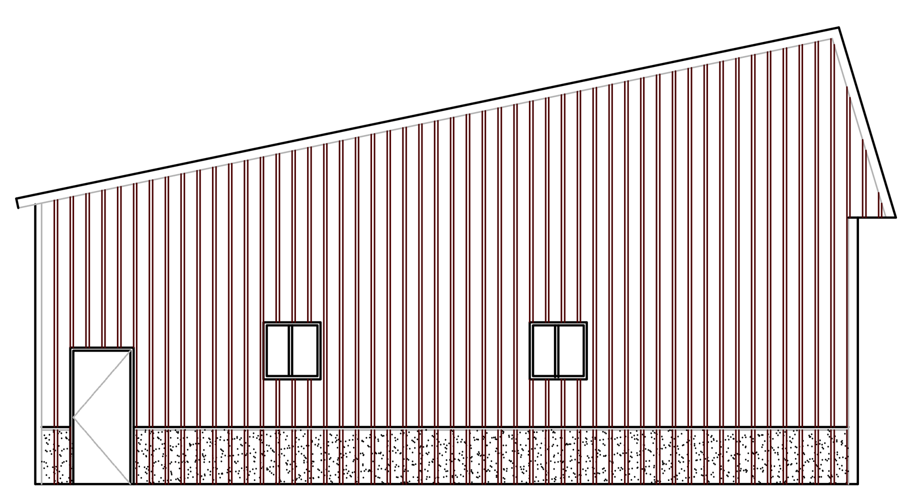
Scale



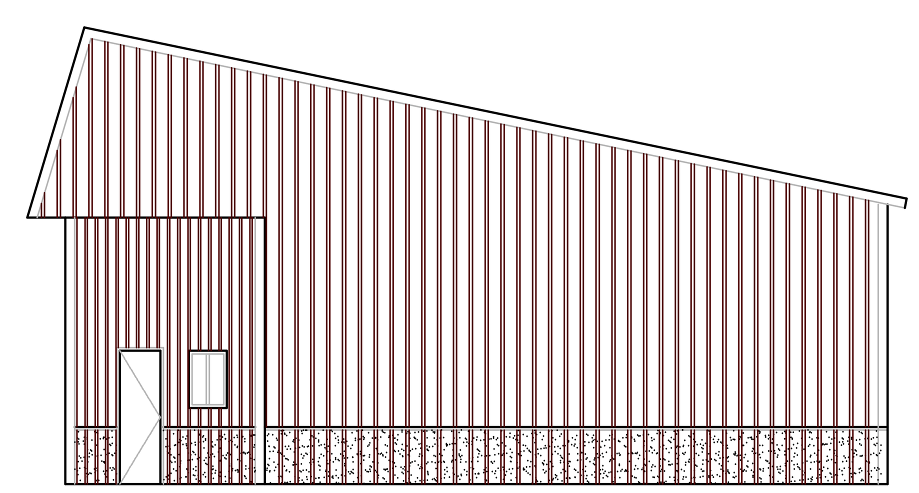
1 FLOOR PLAN
1/4" = 1'-0"



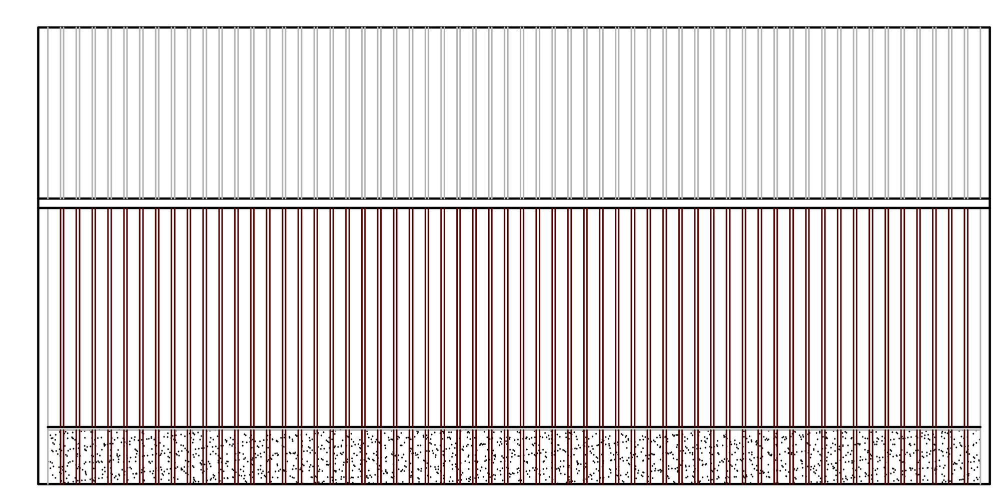
1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



2 EXISTING EAST ELEVATION
1/4" = 1'-0"



3 EXISTING WEST ELEVATION
1/4" = 1'-0"



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

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REZONING FOR
610 HAGER STREET
LA CROSSE, WISCONSIN

No.	Description	Date

FLOOR PLAN

Project Number:

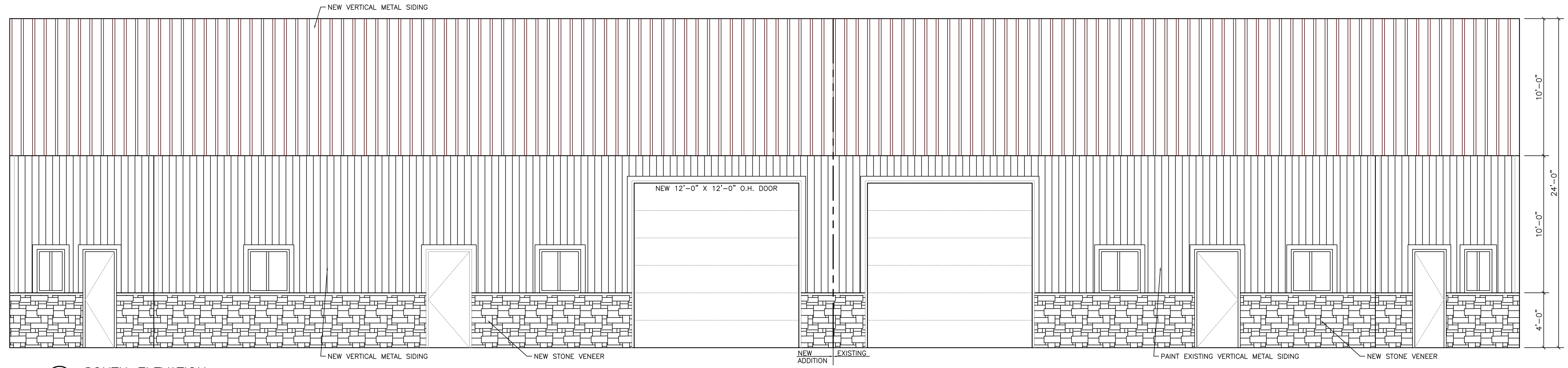
Date 12/31/25

Drawn By TRB

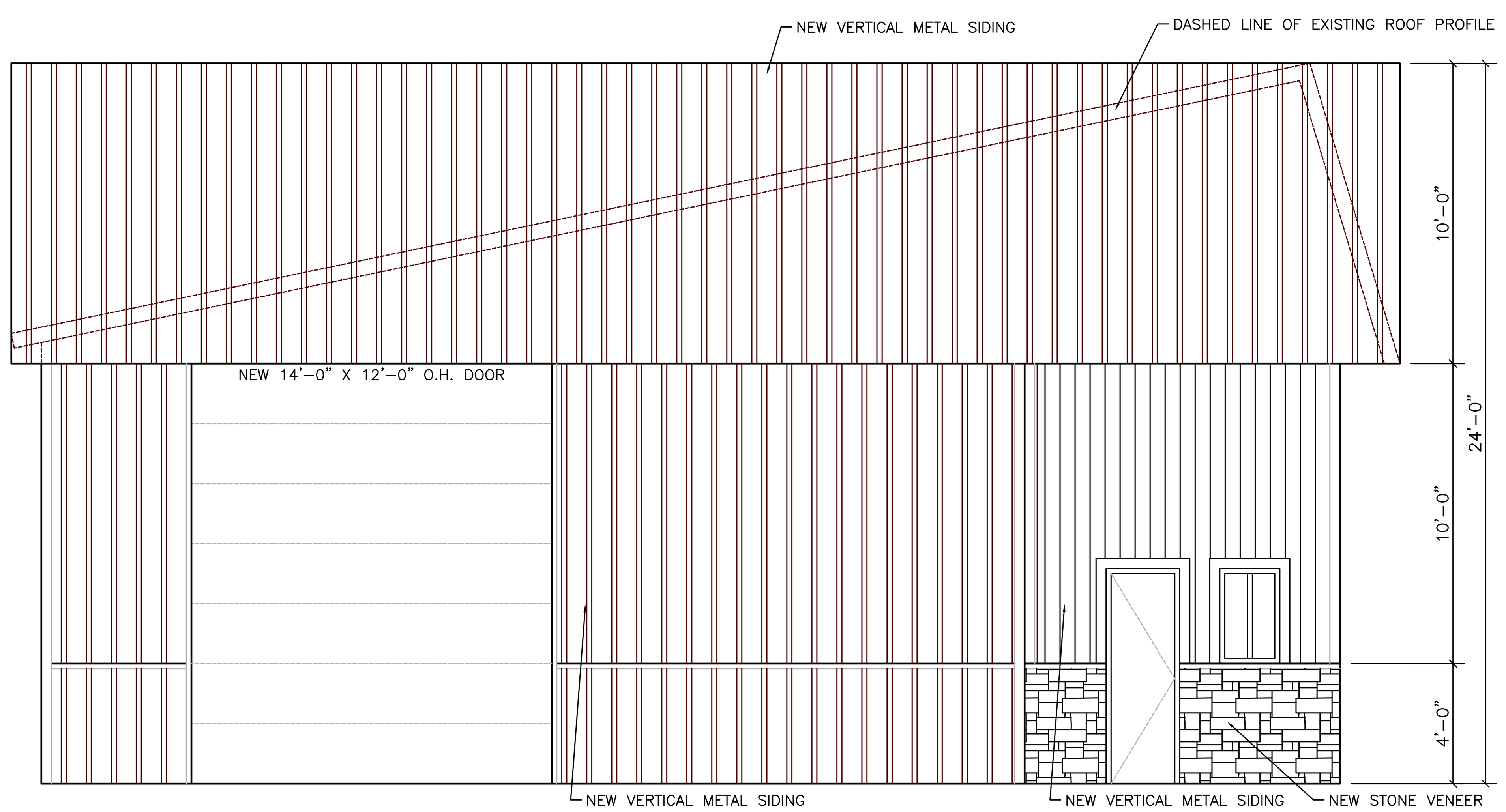
Checked By CHK

A2

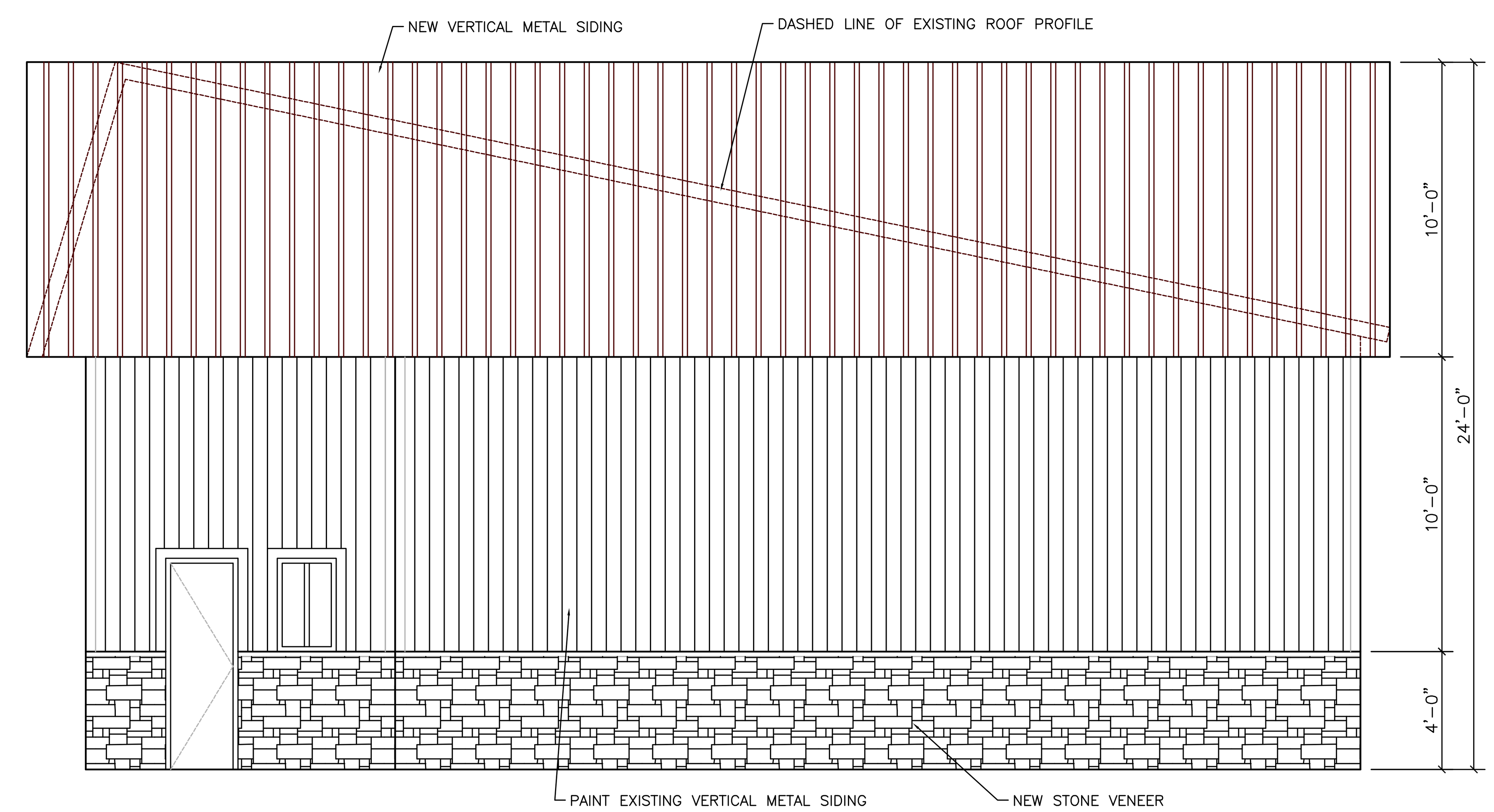
Scale



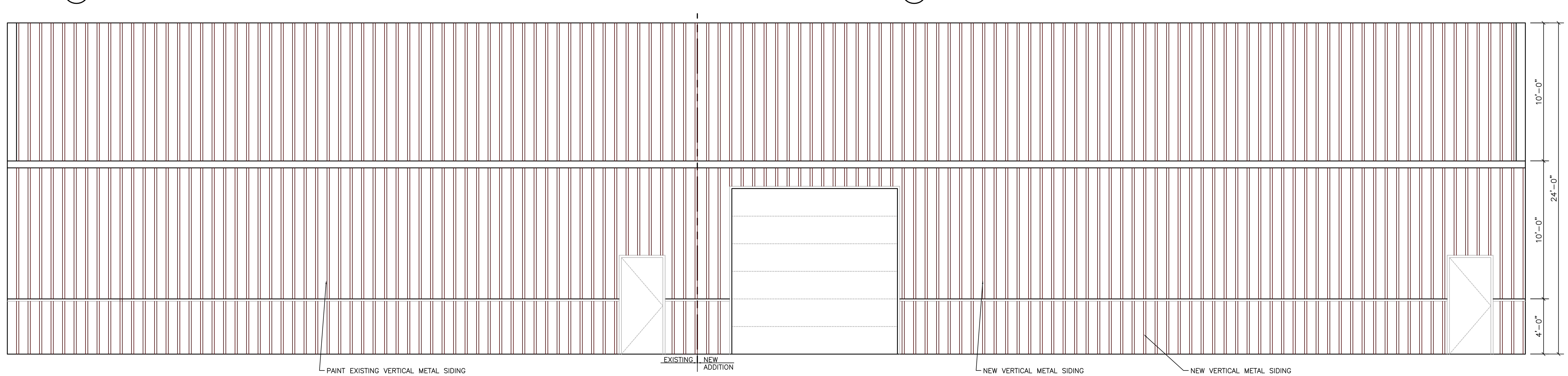
1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



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

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REZONING FOR 610 HAGER STREET
LA CROSSE, WISCONSIN

No.	Description	Date

PROPOSED EXTERIOR ELEVATIONS

Project Number:

Date 12/31/25
Drawn By TRB
Checked By CHK

A3

Scale