



CITY PLANNING DEPARTMENT

MEMORANDUM

DATE: MAY 12, 2023

TO: DESIGN REVIEW COMMITTEE
MIKE SWINGHAMMER, RIVER ARCHITECTS

FROM: TIM ACKLIN, PLANNING & DEVELOPMENT DEPARTMENT

SUBJECT: MULTI-FAMILY DESIGN REVIEW PROJECT
7TH & CASS STREETS DEVELOPMENT (SW CORNER)

Design Review Committee Members:

Cory Brandl, Police Department
Tim Acklin, Planning & Development Department
Matt Gallager, Engineering Department
Yuri Nasonovs, Engineering Department
Eddie Young, Fire Department- Division of Fire Protection and Build Safety
Jason Riley, Fire Department- Division of Fire Protection and Building Safety
Brian Asp, Utilities Department
Kyle Soden, Fire Department- Division of Fire Protection and Building Safety
Dan Trussoni, Parks, Recreation, and Forestry Department
Jamie Hassemer, Engineering Department
Stephanie Sward, Engineering Department
Cullen Haldeman, Engineering Department

On May 7, 2023 plans were submitted to the Design Review Committee for preliminary review of a multi-family development located at the south west corner of 7th & Cass Streets. 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)

Requirements Prior to Issuance of a Building Permit

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

Requirements Prior to Issuance of an Occupancy Permit

- 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 **OR** 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.

Engineering Department (Traffic) - (Contact-Matt Gallager-789-7392, Stephanie Sward-789-8171, Jamie Hassemer- 789-8182, Cullen Haldeman- 789-8185)

- 1) Will need a Photometric plan showing the boundaries of the lights for any proposed exterior lighting. Show footcandles 25ft beyond the property line. (Jamie Hassemer)
- 2) Provide dimensions of parking stalls and drive aisles. Parking stops or curb is suggested to prevent vehicles from driving onto adjacent properties. A minimum of 1 Van accessible parking stall is required for the surface parking. Parking lot needs to be minimum 5' setback from the property lines. (Stephanie Sward)
- 3) Need to review sidewalk grades (cross slope and running slope) and driveway dimensions. (Cullen Haldeman)

Division of Fire Protection and Building Safety (Building and Inspections Department) (Contact-Eddie Young- 789-7582, Jason Riley- 789-7585)

- 1) Most issues can be addressed through zoning. (Setback. Parking, multiple buildings on lot)
- 2) Will need to combine lots-
- 3) Will need State approved Building, HVAC, AND Plumbing plans.
- 4) Will need to apply for a Fence Permit.
- 5) Will need to apply for a Demolition permit for each building to be demolished.

Police Department- Cory Brandl-789-7206

- 1) No comments have been provided at this time.

Planning Department-(Contact-Tim Acklin-789-7391)

- 1) Request off-street parking waiver through final zoning application.
- 2) Must combine lots.
- 3) Include timeline and phasing plan in the final zoning application.

Utilities Department- (Brian Asp- 789-3897)

- 1) Will need civil plans. - Show where and how you are connecting water and sewer. Include phases if applicable.
- 2) Include how you plan to meter each building or unit.

Engineering Department (Stormwater) - (Contact-Yuri Nasonovs-789-7594)

- 1) Must follow and meet the requirements in Chapter 105 of the Municipal Code.
https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodeId=PTIILAD_EOR_CH105ERCOSTMA
- 2) Must provide stormwater management plan. Show how the phasing will work with stormwater management.
- 3) Will need to obtain a Water Quality Management Letter from the Engineering Department.
- 4) The biofiltration area is depicted as being used for landscaping and snow storage. They can't be used for both.

Fire Department- (Contact-Kyle Soden 789-7271)

- 1) Sprinkler and alarms will need State plan review.
- 2) KNOX box for each building
- 3) FDC connection will need to be within 150ft of a hydrant. Need more info on distance.

Parks, Recreation, and Forestry- (Contact-Dan Trussoni 789-4915)

- 1) No comments as this time until a Landscape Plan is provided.

Public Comments

- 1) I just wanted to state how much I like this preliminary design. It is pretty much exactly what I, a young professional in La Crosse, am looking. It checks all my boxes. I particularly like that it is only planning for 0.5 parking spots per bedroom! Its dense, built with a pedestrian in mind, and takes into consideration many facets of sustainability. My only concerns is that it does not appear to have covered and secure bike storage (it all appears to be outdoor), which I think should be adjusted in their future designs. I do hope that this moves forward!