



August 3, 2015

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

Dear Members of the Plan Commission,

On behalf of Western Technical College, Paragon Associates would like to apply for a variance of the required ten foot setback from public right-of-way along Vine Street for the Coleman Center at 304 North 6<sup>th</sup> Street. The existing portion of the building that is to be removed falls approximately along the right-of-way with no setback. This portion of the building will be replaced with a new entry that has a setback of 8.5'.

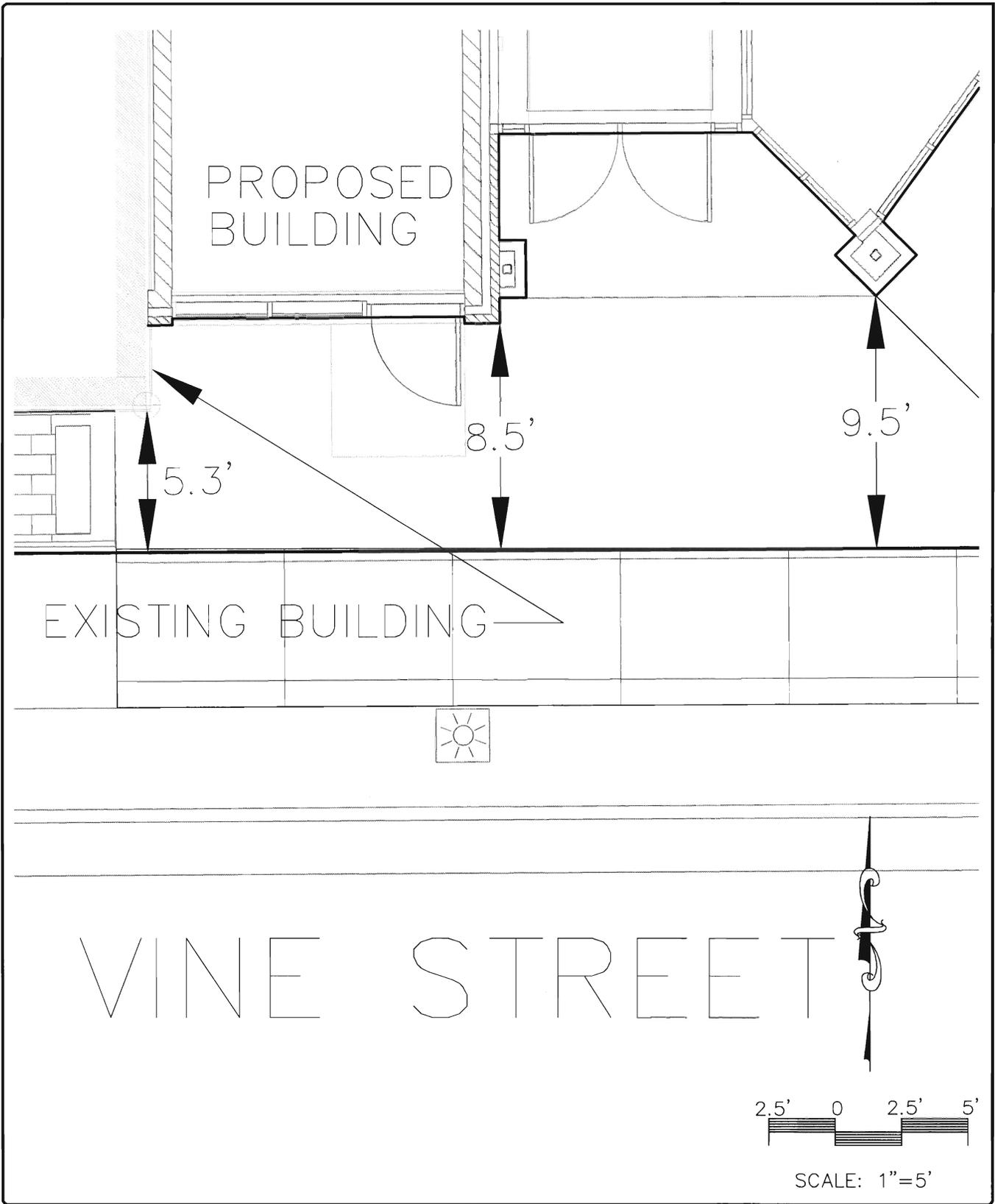
Western Technical College feels that this setback is appropriate considering the portion of the building that the addition is replacing had no setback and the portion of the building that remains also has some areas that do not have a setback.

Attached are a full site plan and large scale plan of the requested variance location. We thank you for your consideration of the variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey S. Moorhouse", with a long horizontal line extending to the right.

Jeffrey S. Moorhouse, President

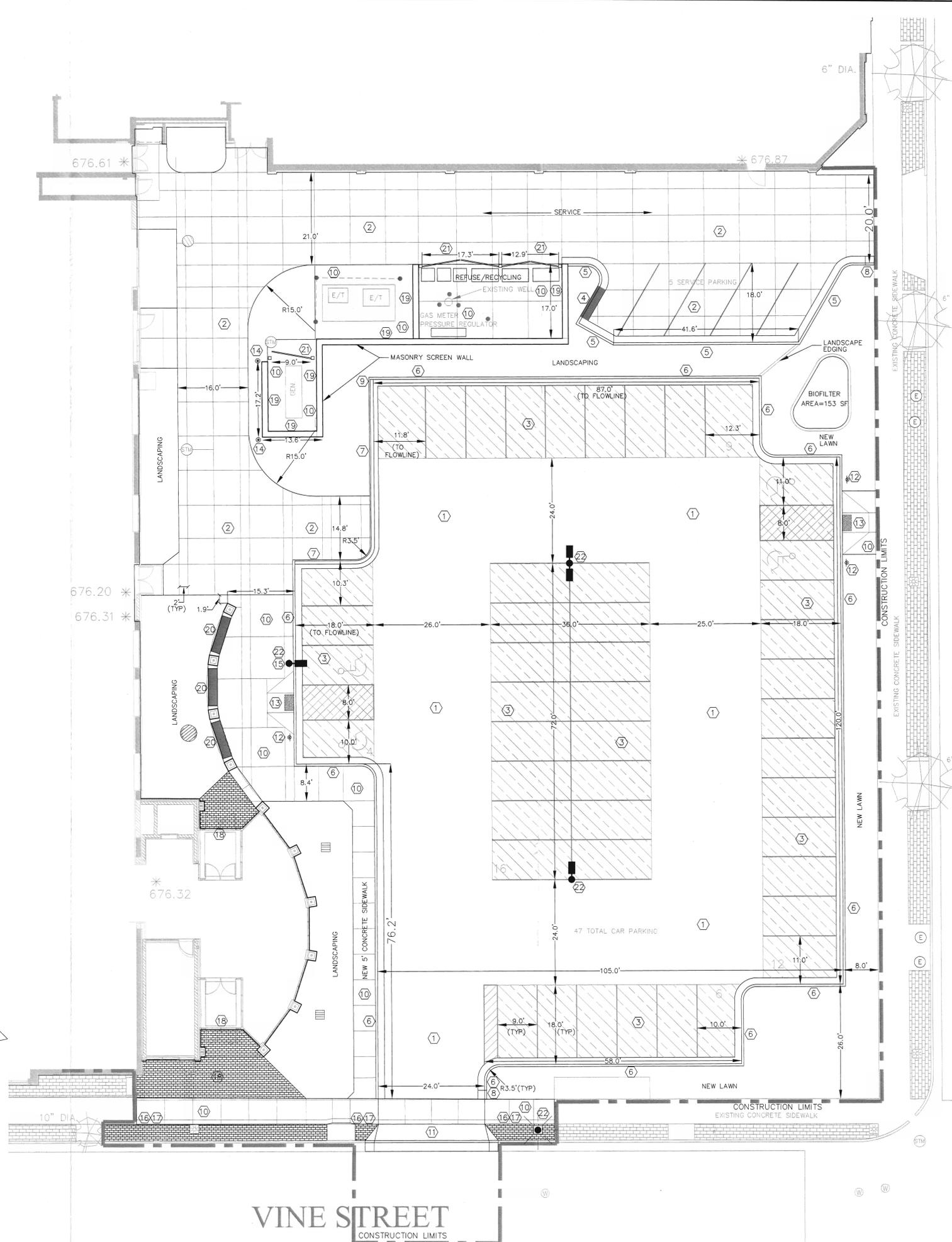


**WESTERN TECHNICAL COLLEGE  
 COLEMAN CENTER RENOVATIONS - PHASE 2B  
 304 NORTH 6TH STREET  
 LA CROSSE, WISCONSIN**

**REQUEST FOR VARIANCE**

**DATE: 07/31/15**

**PARAGON ASSOCIATES**  
 Environmental Design & Consulting  
 CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING  
 632 COPELAND AVENUE · LA CROSSE, WI 54603  
 Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

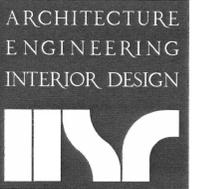


**SITE NOTES**

- The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to exactly locate and preserve any and all utilities. CALL DIGGERS HOTLINE (800) 242-8511
- The underground locations of the Public Utilities were marked by representatives of those companies. The locations of the privately owned underground utilities were not marked.
- There may be more underground utility installations within the project area that are not shown.
- It shall be the contractor's responsibility to arrange for any necessary inspections by local government that may be required.
- Any and all parties utilizing vertical datum shall always check into at least two (2) benchmarks to avoid mistakes due to hydrant adjustments or transpositional errors. Failure to do so will be considered tantamount to gross negligence and subject the offending party to any damages resulting therefrom.
- All dimensions are to face of curb unless otherwise noted.

**SITE NOTES**

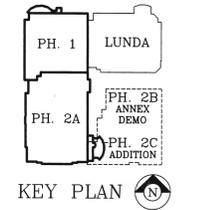
- 1 SEE DETAIL (A) FOR ASPHALT PAVEMENT SECTION
- 2 SEE DETAIL (B) FOR CONCRETE PAVEMENT SECTION
- 3 SEE DETAIL (C) FOR PERVIOUS FLEXIBLE PAVEMENT SECTION
- 4 SEE DETAIL (D) FOR TYPICAL 24" CURB AND GUTTER SECTION
- 5 SEE DETAIL (E) FOR 24" CURB AND GUTTER SECTION - REVERSE SLOPE
- 6 SEE DETAIL (F) FOR 24" CURB AND GUTTER SECTION - REVERSE SLOPE (ADJACENT TO RESERVOIR COURSE)
- 7 SEE DETAIL (G) FOR 24" MOUNTABLE CURB AND GUTTER SECTION - REVERSE SLOPE (ADJACENT TO RESERVOIR COURSE)
- 8 SEE DETAIL (H) FOR END SECTION CURB AND GUTTER
- 9 SEE DETAIL (I) FOR END SECTION CORNER MOUNTABLE CURB
- 10 SEE DETAIL (J) FOR SIDEWALK PAVING AND JOINTING
- 11 SEE DETAIL (K) FOR STANDARD CONCRETE APRON
- 12 SEE DETAIL (L) FOR DISABLED SIGN DETAIL
- 13 SEE DETAIL (M) FOR SIDEWALK RAMP
- 14 SEE DETAIL (N) FOR PIPE BOLLARD
- 15 INSTALL DISABLED SIGN ON LIGHT POLE. SEE DETAIL (O) FOR DISABLED SIGN
- 16 SEE DETAIL (P) FOR BRICK PAVER BOULEVARD DETAIL
- 17 SEE DETAIL (Q) FOR REUSE OF SALVAGED BRICK PAVERS
- 18 SEE DETAIL (R) FOR PERVIOUS BRICK ADJACENT TO BRICK COVERED STOOP
- 19 SEE A097 FOR SCREEN WALL A (EXISTING FOUNDATION) SEE A097 FOR SCREEN WALL B (NEW FOUNDATION)
- 20 BENCH - SEE SPECIFICATIONS
- 21 METAL FENCE, SEE DETAIL (S)
- 22 SEE ELECTRICAL FOR LIGHT POLE INSTALLATION



HSR ASSOCIATES INC.  
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**WESTERN TECHNICAL COLLEGE  
COLEMAN CENTER RENOVATIONS - PHASE 2B  
ANNEX DEMOLITION & SITE WORK**

304 NORTH 6TH STREET  
LACROSSE, WI 54601

| Date | Revision Description |
|------|----------------------|
|      |                      |
|      |                      |
|      |                      |
|      |                      |

**CONSTRUCTION DRAWINGS**

|               |                 |
|---------------|-----------------|
| DATE: 6/15/15 | PROJECT # 13064 |
| DRAWN BY: CO  | CHECKED BY: JM  |

DRAWING TITLE  
**SITE PLAN**

DRAWING NUMBER  
**C200**

