



CITY PLANNING DEPARTMENT

MEMORANDUM

DATE: SEPTEMBER 13, 2019

TO: DESIGN REVIEW COMMITTEE
MARK WELCH, G CUBED

FROM: TIM ACKLIN, PLANNING & DEVELOPMENT DEPARTMENT

SUBJECT: COMMERCIAL DESIGN REVIEW PROJECT
FARNAM FLATS-7TH AND FARNAM STREETS

Design Review Committee Members Present:

Tim Acklin, Planning & Development Department
Yuri Nasonovs, Engineering Department
Jon Molledahl, Fire Department- Division of Fire Protection and Building Safety
Tina Erickson, Utilities Department
Jason Riley, Fire Department- Division of Fire Protection and Building Safety
Steve Cash, Fire Department
Tom Walsh, Police Department

On September 13, 2019 the Design Review Committee **Conditionally Approved** the plans submitted for the project located at 7th & Farnam Streets subject to the following:

Important:

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 Utilities 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.

Engineering Department - (Matt Gallager-789-7392)

- 1) Plans show that you are proposing to sawcut into the alley to extend utilities. Your cut into the alley will be required to extend the width of the alley and a length of 6ft. (6ft x width of alley)
- 2) There are 8 bollards located in the alley ROW. The Engineering Department prefers that these bollards are moved to private property. If they must remain in the alley ROW then a Revocable Occupancy Permit will be needed from the Board of Public Works.
- 3) Will need an Excavation Permit for any work done in the ROW.
- 4) All public sidewalks must meet City specifications. The public sidewalks at this location must be 5 inches thick.

Division of Fire Protection and Building Safety (Building and Inspections Department) **(John Molledahl- 789-7583/Jason Riley 789-7585)**

- 1) Will need State approved interior and external Plumbing Plans. Highly recommended to being the process immediately.
- 2) Will need State approved Plans for Building, Plumbing, HVAC, precast trusses, and electrical plans. Will need 2 sets of plans. 1 hard copy and 1 electronic.
- 3) Will need a Sprinkler Permit Application. Plans will need to be reviewed by the State and submitted to the City with the Building Permit application.
- 4) Will need separate permits for HVAC, Plumbing, Electric, Fence/wall, Signage, Building, etc
- 5) Will need a Land Disturbance and an Erosion Control Plan. Erosion Control Measures will need to be in place prior to construction and maintained throughout the process. This includes a DOT approved silt fence and clean rock for the tracking pad.
- 6) Will need to provide fire stopping details and have them approved prior to framing inspection.
- 7) Must provide UL assemblies.
- 8) Must provide Section Drawings.
- 9) Must show all trench drains and where they drain to on Plumbing Plans.
- 10) Must obtain a Water Quality Letter from the Engineering Department. Can be found here:
https://www.cityoflacrosse.org/filestorage/593/844/1391/1449/Water_Quality_Management_Letter_Request.pdf



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Planning Department (Tim Acklin-789-7391)

- 1) Will need to meet the off-street parking requirement for the Commercial Space or ask for a waiver from the Common Council. (115-550(q))
- 2) Will need to provide all required on the same lot as the building or ask for a waiver from the Common Council. (115-550(l))
- 3) Must meet the requirement of a 15ft landscaped buffer between the parking lot and the building or request a waiver from the Common Council. (115-550(d))
- 4) Revise Site Plan to indicate where snow storage will be located or provide a note that states it will be removed from site.
- 5) Must provide a stamped Landscape Plan by a Landscape Architect or Nurseryman that includes a planting schedule.
- 6) Must provide bicycle parking for the commercial space.
- 7) Must screen outside mechanical equipment from Hood Street. Highly preferred to screen with landscaping instead of a fence.

Police Department -(Tom Walsh-789-7206)

- 1) Highly recommend the installation of security cameras. Police Department can work with the applicant to determine the best location for alarms and cameras. Would also like to tie system into the Project Blue Light. Contact Tom Walsh for more information.

Utilities Department- Bernie Lenz-789-7588

- 1) Confirm metering was one meter for entire facility and will be located within the building. (Tina Erickson)

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

- 1) A Post Construction Maintenance Agreement will need to be reviewed and approved by the Engineering Department and recorded with the Register of Deeds prior to receiving a Building Permit.
- 2) Must meet 40% TSS removal for the site and provide a WinSLAMM Model that shows how this is achieved.
- 3) Will need a Revocable Occupancy Permit from the Board of Public Works for the proposed piping in the ROW.
- 4) Must provide data that you are decreasing the amount of impervious surface on the site.
- 5) Highly encouraged to submit a Stormwater Utility Credit Application to receive stormwater credits after completion of the project.
- 6) A stamped letter of substantial completion from the design engineer of the project within 10 days of completion will be needed to obtain an Occupancy Permit.

Fire Department (Craig Snyder/Kyle Soden/Steve Cash 789-7264/789-7271/789-7260)

- 1) Will need State approved plans Sprinkler and Alarms. Must also submit to the City.
- 2) Will need a KNOX Box. Can be purchased online. Must have confirmed correct address.
- 3) Fire Department Connection must be within 150ft of a hydrant. 5" STORZ.

Public Comments

The building does not meet the 20-foot vision requirement at the corner of 7th and Hood. 7th is a busy street. The building is 2 feet off the sidewalk on Hood with occupant's bedroom and living rooms directly on the sidewalk. This is bad planning in a neighborhood this busy. It will be tempting to window peeping and forced entry. The setback on Hood is 5 feet. In my adjacent building, Adams on 7th we have a 15-foot setback from 7th. Again, living and bedrooms right on the sidewalk. This is not good planning for residences. There is a good reason the city has 15- and 25-foot setbacks in other residential zones. Why is the community being asked to grant these poor planning changes? The answer is profitability. The developers are asking the community to accept substandard design that will be in place for 100 years so they can make a greater rate of return. Apparently, this deal is already done. It has been worked out in planning and other departments where subsidies to the group have already been agreed to. The Design Review Committee is now being asked to rubber stamp it. The city should be demanding good design. Instead they are facilitating poor design. This project is a joint venture of the City and Gundersen Health. If it costs a little more to get a good project the city should increase its subsidy and Gundersen should increase its contribution. Saving money on bad design is not what the residents of La Crosse want. The developers could then still get a good rate of return with a few less units, a smaller footprint and better setbacks. An additional floor could be added. I know the city has approved other buildings that go up to the sidewalk but the first-floor uses were parking and commercial not bedroom windows on the sidewalk.