



Meeting Agenda

Commercial/Multi-Family Design Review Committee

Friday, May 29, 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](mailto: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. [26-0600](#) Review of plans for the Commercial Development located at 1319-1325 St Andrew St. (Borton Construction Office)

**Attachments:** [Prelim Plans- 5-29-26](#)

[Prelim CSM- 5-29-26](#)

[Prelim Floor plan and Elevations- 5-29-26](#)

[Prelim Photometrics- 5-29-26](#)

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](mailto: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: 26-0600

---

**Agenda Date:**

**Version:** 1

**Status:** Agenda Ready

**In Control:** Commercial/Multi-Family Design Review Committee

**File Type:** Review of Plans

**Agenda Number:** 1.

# BORTON CONSTRUCTION NEW OFFICE

LA CROSSE, WISCONSIN

XX% PLAN REVIEW

ISG PROJECT # 26-34320



LOCATION MAP

SHEET INDEX

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.  
THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.  
© 2024 I & S GROUP, INC.

**PROJECT GENERAL NOTES**

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



**PROJECT CONTACTS**

COMPANY NAME	CONTACT	PHONE NUMBER
PAUL BORHSEIM	PRESIDENT	608.779.0400

PROJECT  
**BORTON  
CONSTRUCTION  
NEW OFFICE**

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 CO-GENERAL
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KR
ORIGINAL ISSUE DATE	05/08/2026
CLIENT PROJECT NO.	-

**PROJECT INDEX:**

**OWNER:**  
BORTON CONSTRUCTION, INC.  
  
PAUL BORHSEIM  
2 COPELAND AVENUE + SUITE 201  
LA CROSSE, WISCONSIN, 54603  
  
PHONE: 608.779.0400  
paulborhseim@bortonconstruction.com

**PROJECT ADDRESS / LOCATION:**  
  
1325 ST ANDREW ST  
LA CROSSE, WISCONSIN, 54603

**MANAGING OFFICE:**  
I & S GROUP, INC. (ISG)  
  
MANKATO OFFICE  
115 EAST HICKORY STREET  
SUITE 300  
MANKATO, MN 56001  
PHONE: 507.387.6651  
  
PROJECT MANAGER: KRIS ROPPE  
EMAIL: Kristopher.Roppe@ISGinc.com



SPECIFICATIONS REFERENCE

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

**B.M. ELEVATION=645.45**

PROJECT DATUM

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

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MONTH YEAR BY COMPANY NAME.

TITLE  
**TITLE SHEET**

SHEET  
**CO-00**



PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.  
THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.  
© 2024 I & S GROUP, INC.

PROJECT  
**BORTON  
CONSTRUCTION  
NEW OFFICE**

LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 CO-GENERAL
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KR
ORIGINAL ISSUE DATE	05/08/2026
CLIENT PROJECT NO.	-

TITLE  
**LEGEND AND  
NOTES**

SHEET  
**C0-01**

**SYMBOL LEGEND**

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

NOTE:  
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

**LINETYPE LEGEND**

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

NOTE:  
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

**ABBREVIATIONS**

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



55,437 SQ FT  
1.27 AC

3  
56,815 SQ FT  
1.30 AC

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.  
THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.  
© 2024 I & S GROUP, INC.

PROJECT  
**BORTON CONSTRUCTION  
NEW OFFICE**

LA CROSSE WISCONSIN

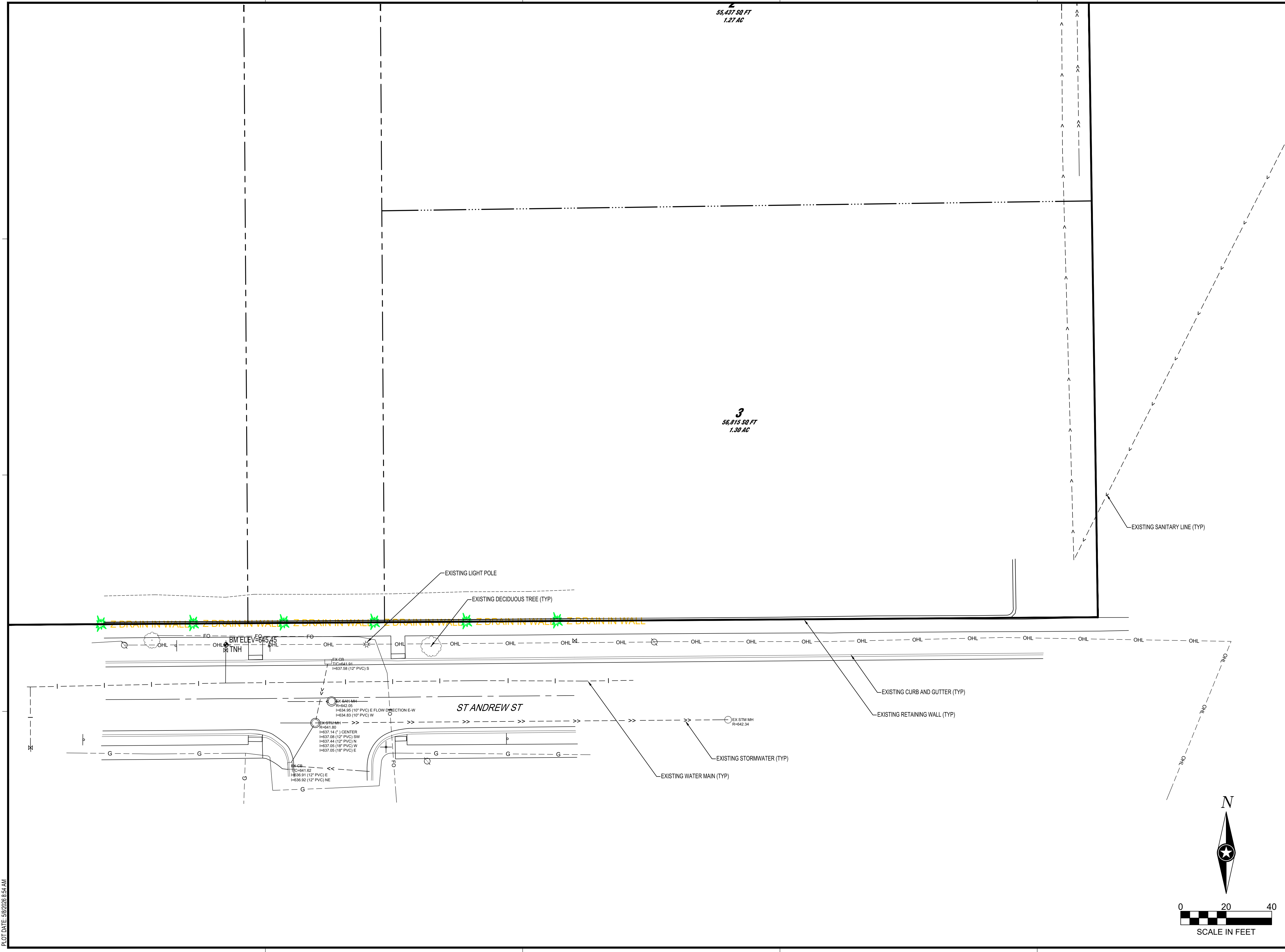
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C2-EXIST
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KR
ORIGINAL ISSUE DATE	05/08/2026
CLIENT PROJECT NO.	-

TITLE  
**EXISTING SITE PLAN**

SHEET  
**C2-10**

PRELIMINARY NOT FOR CONSTRUCTION



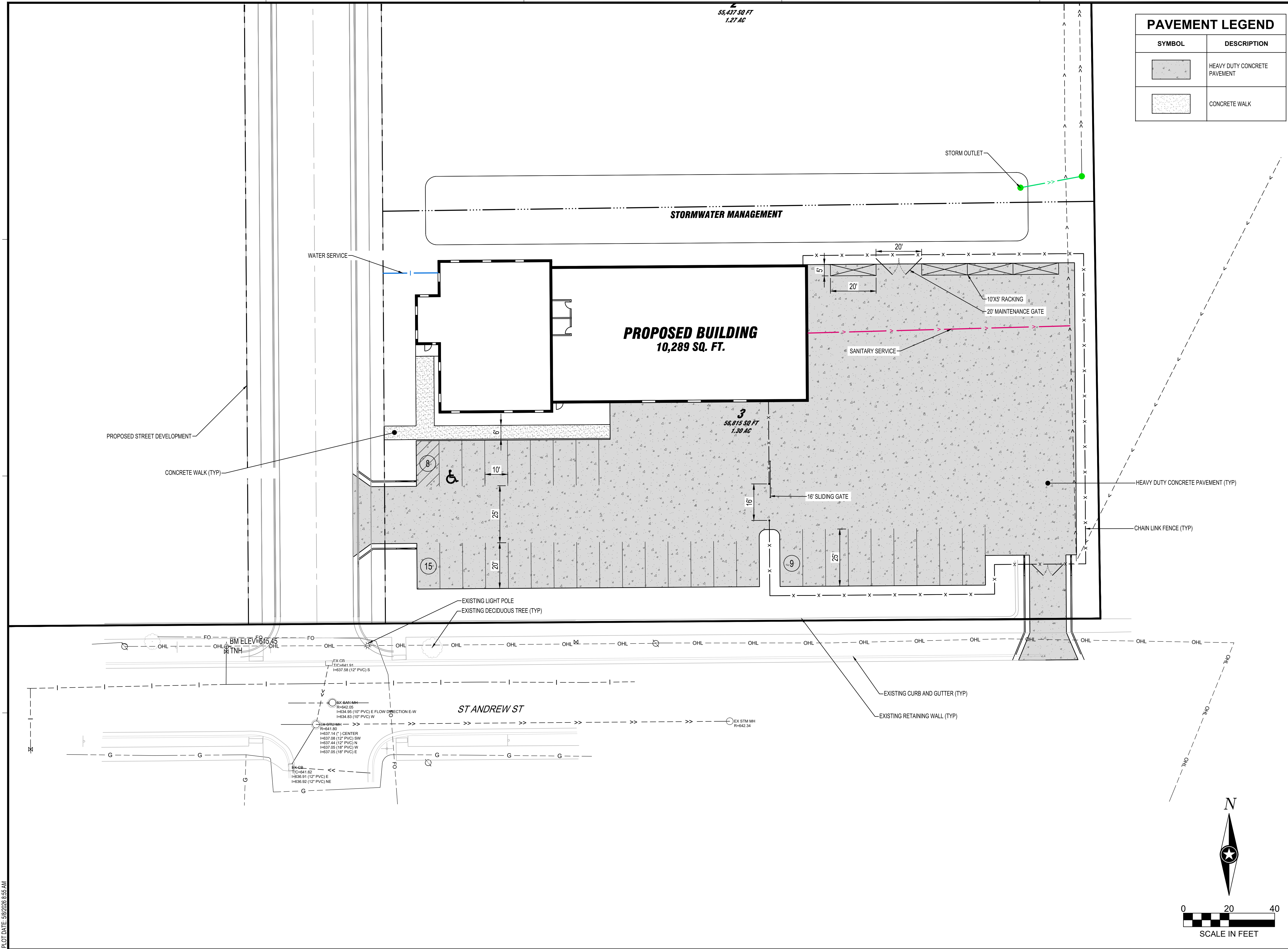
PLOT DATE: 5/8/2026 9:54 AM

55,437 SQ FT  
1.27 AC

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK



PRELIMINARY NOT FOR CONSTRUCTION



**SHEET NOT VALID UNLESS THIS TEXT IS COLOR.**  
THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.  
© 2024 I & S GROUP, INC.

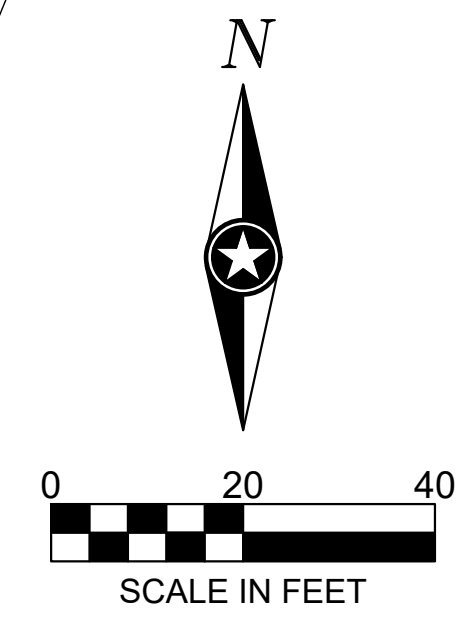
PROJECT  
**BORTON CONSTRUCTION NEW OFFICE**  
LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY


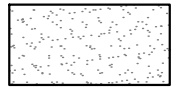
PROJECT NO. 26-34320  
FILE NAME 34320 C3-SITE  
DRAWN BY AAE  
DESIGNED BY AAE  
REVIEWED BY KR  
ORIGINAL ISSUE DATE 05/08/2026  
CLIENT PROJECT NO. -

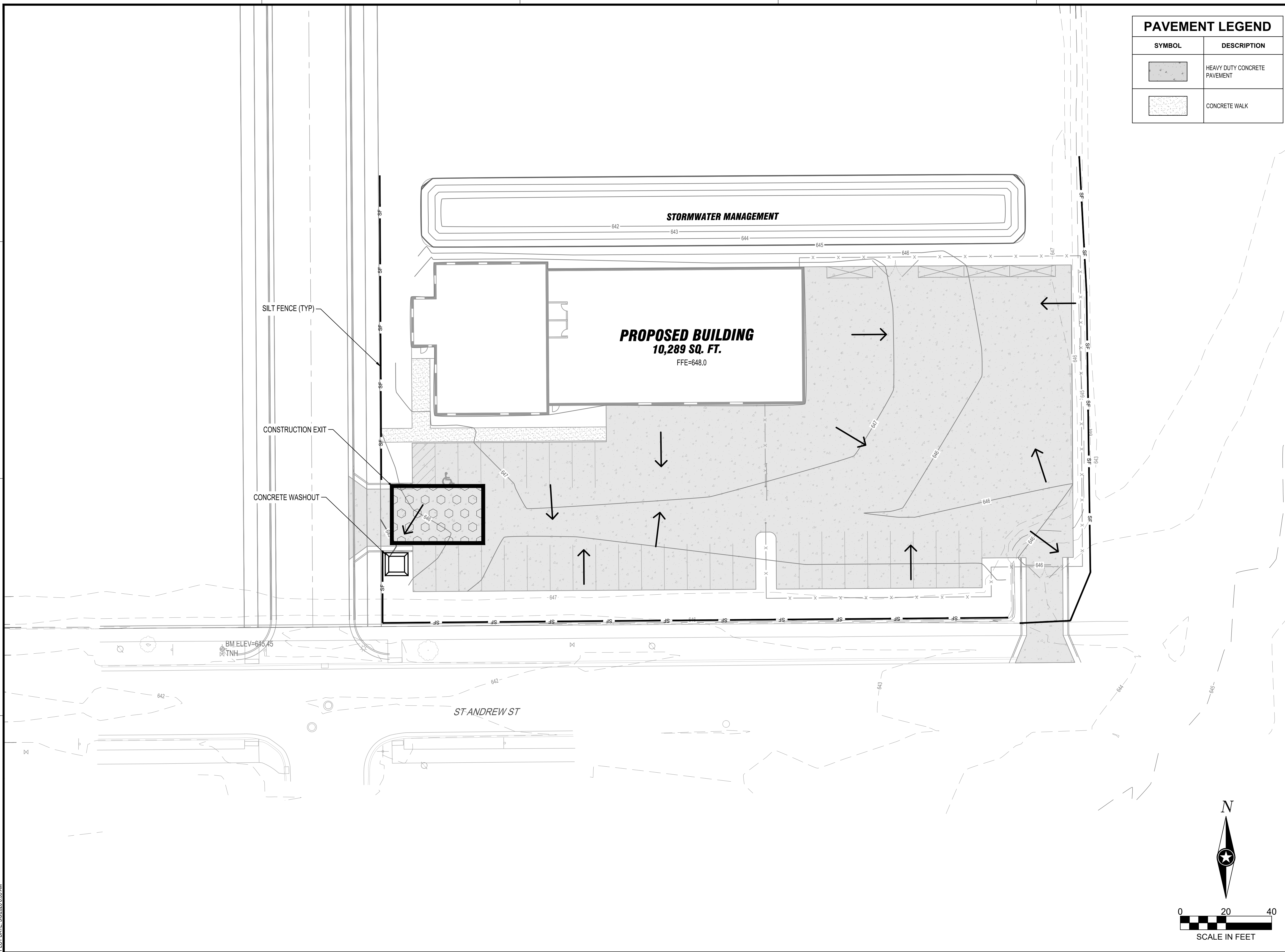
TITLE  
**SITE AND UTILITY PLAN**

SHEET  
**C3-10**



PLOT DATE: 5/8/2026 9:55 AM

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK



**SHEET NOT VALID UNLESS THIS TEXT IS COLOR.**  
 THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.  
 © 2024 I & S GROUP, INC.

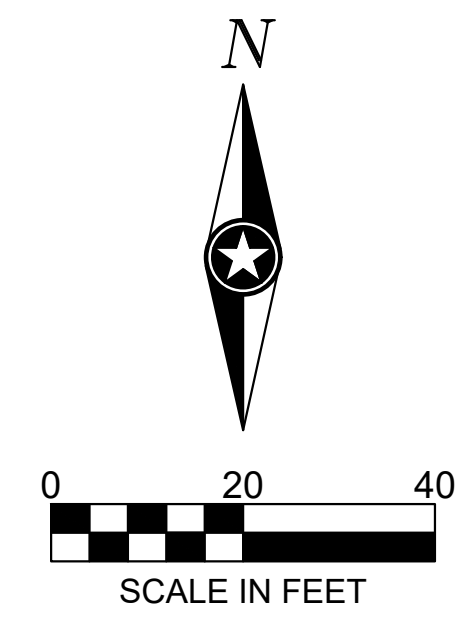
PROJECT  
**BORTON CONSTRUCTION**  
**NEW OFFICE**  
 LA CROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 26-34320  
 FILE NAME 34320 C4-GRAD  
 DRAWN BY AAE  
 DESIGNED BY AAE  
 REVIEWED BY KR  
 ORIGINAL ISSUE DATE 05/08/2026  
 CLIENT PROJECT NO. -

TITLE  
**GRADING PLAN**

SHEET  
**C4-10**



PLOT DATE: 5/8/2026 9:57 AM

PRELIMINARY NOT FOR CONSTRUCTION

ISG

**CERTIFIED SURVEY MAP**

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

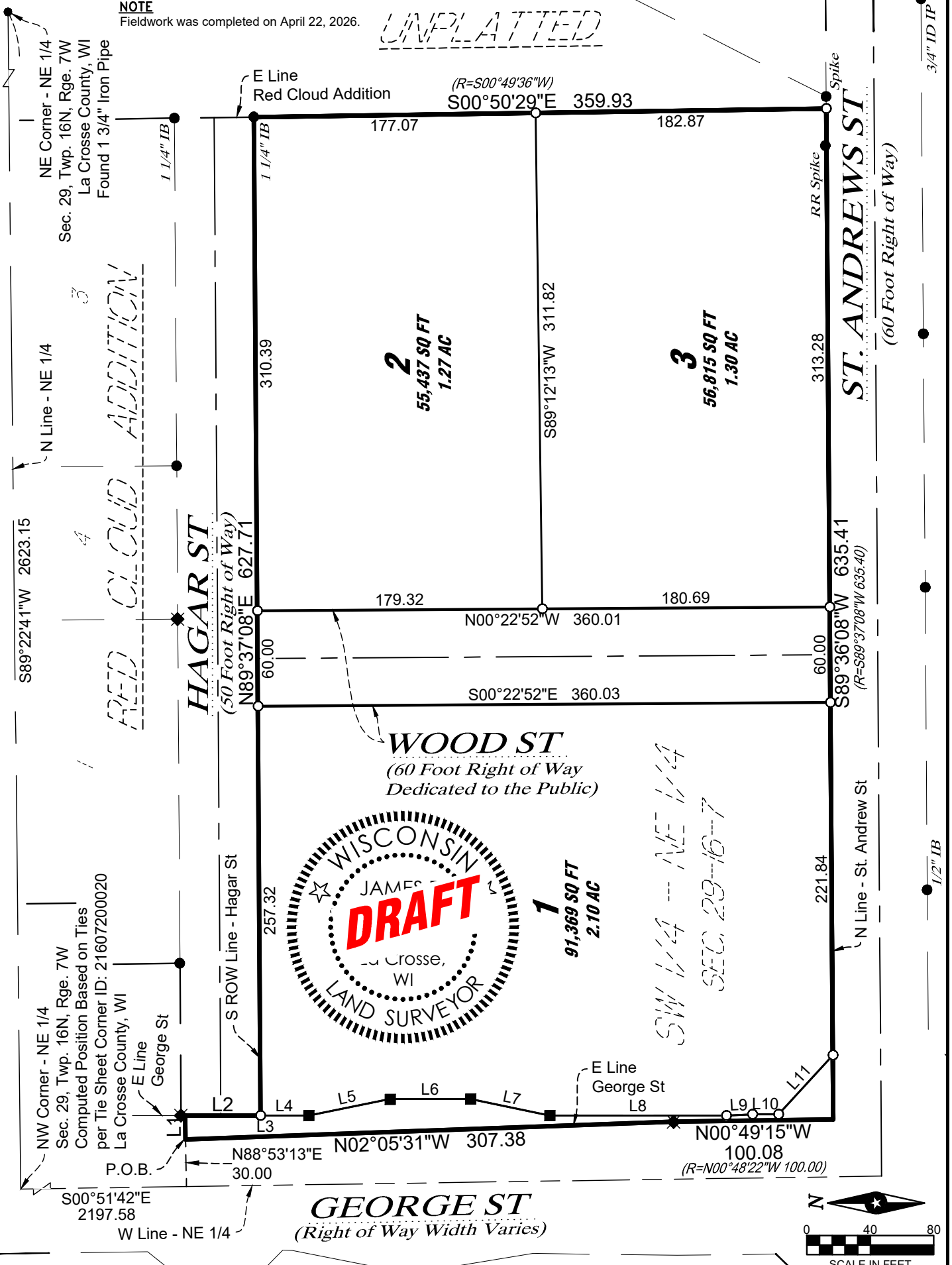
**BEARING BASIS**

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

**NOTE**

Fieldwork was completed on April 22, 2026.

*UNPLATTED*



ISG

CERTIFIED SURVEY MAP

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



UNPLATTED

RED CLOUD ADDITION  
HAGAR ST  
(50 Foot Right of Way)

N Line - Easement (per Vol. 207, Pg. 392)  
Said easement covers subject property  
south of this line except for a portion on  
the southeast corner, see additional note.

**2**  
55,437 SQ FT  
1.27 AC

Appx. sewer location per Doc #772634 & 889956.  
(No width or description included in document)

Appx. Se'rly Line - Easement  
(per Vol. 207, Pg. 392)

**3**  
56,815 SQ FT  
1.30 AC

ST. ANDREWS ST  
(60 Foot Right of Way)

WOOD ST  
(60 Foot Right of Way  
Dedicated to the Public)

2' Utility Easement  
(per Doc. #1217486)

Bus Stop Shelter Easement  
(per Doc. #1217486)

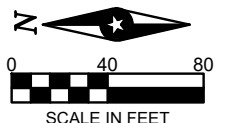
Highway Easement  
(per Doc. #720219)

**1**  
91,369 SQ FT  
2.10 AC

Bus Stop Easement  
(per Doc. #916658)

Highway Easement  
(per Doc. #722939)

GEORGE ST  
(Right of Way Width Varies)



SHEET 2 OF 3 SHEETS

ISG

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

LAND DESCRIPTION:

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

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

CERTIFICATION:

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

CITY OF LA CROSSE APPROVAL CERTIFICATE

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk



OWNERS CERTIFICATE

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name Title

State of Wisconsin )

County of \_\_\_\_\_ ) SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named Owner to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_ County, Wisconsin

My commission expires: \_\_\_\_\_

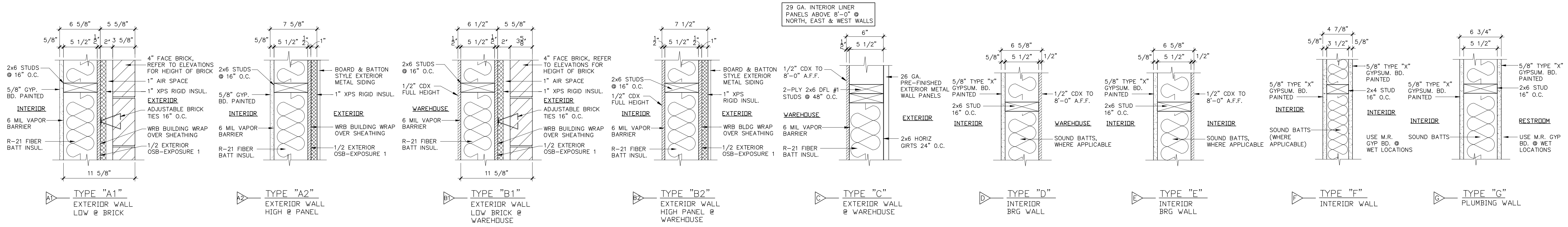
LAND SURVEYOR:

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

OWNER:

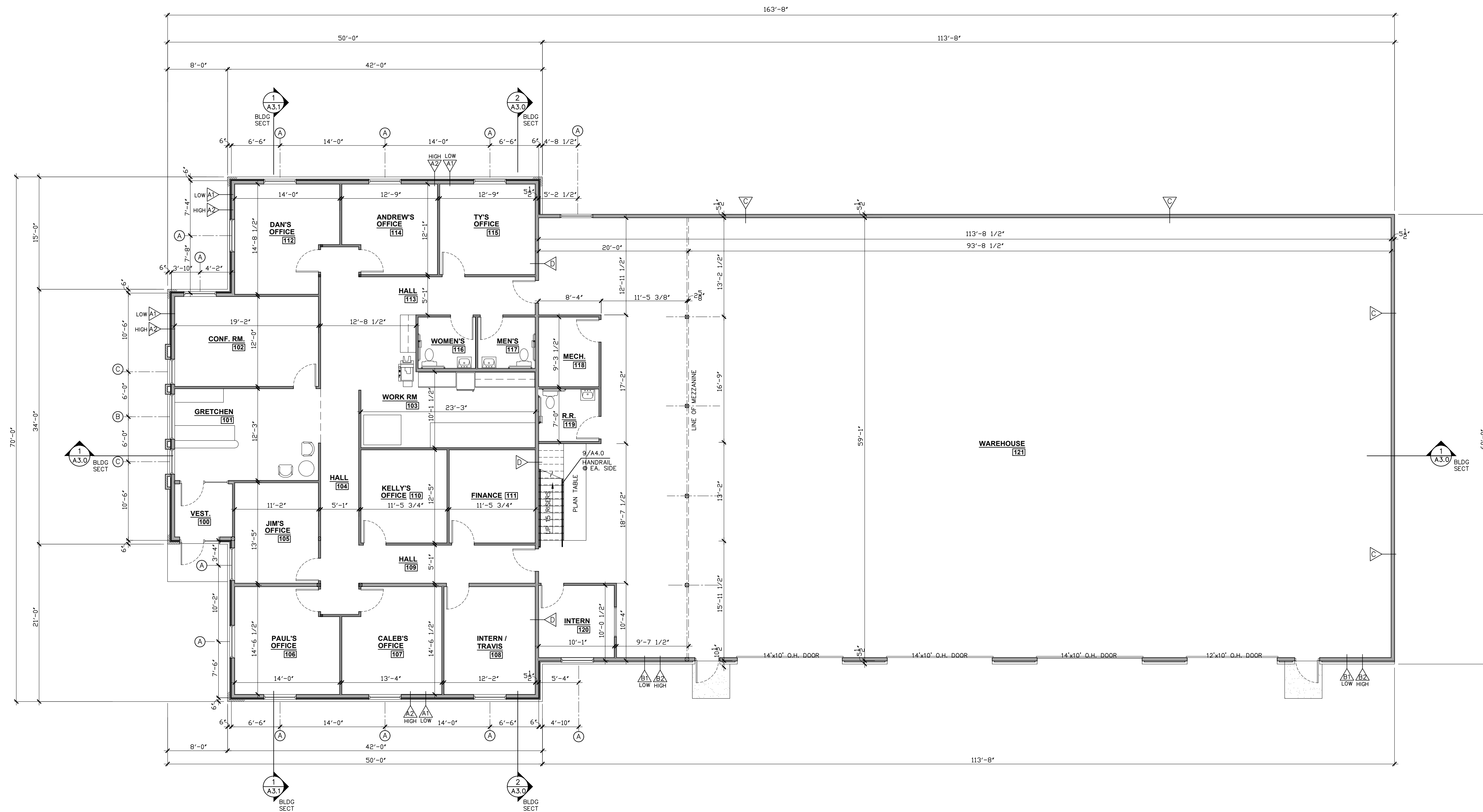
Stizo Development  
1243 Badger St  
La Crosse, WI 54601

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



**2 WALL TYPES**  
NTS

PROVIDE TREATED BOTTOM PLATES @ SLAB  
PLAN VIEW



- GENERAL NOTES**
- OBSERVE ALL STATE, LOCAL CODES AND O.S.H.A. SAFETY STANDARDS. HARD HATS AND EYE PROTECTION TO BE WORN AT ALL TIMES WHILE WORKING ON THIS PROJECT.
  - STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2308 - CONVENTIONAL LIGHT-FRAME CONSTRUCTION.
  - ALL NEW FRAMING TO BE WOOD STUDS @ 16" O.C. W/(2) TOP PLATES, NO 2 GRADE LUMBER OR BETTER. WOOD PLATES SET AGAINST CONCRETE OR CMU TO BE TREATED.
  - ALL GYPSUM BOARD AT WALLS TO BE 5/8" TYPE X. U.N.O.
  - ALL GYPSUM BOARD AT WET WALLS TO BE M.R. GYPSUM BOARD. ALL BACKER BEHIND TILE TO BE CEMENT BOARD "DUROCK" OR EQUAL.
  - DOOR HARDWARE TO MEET ICC/ANSI A117.1, 404.2.6 FOR OPERABILITY.
  - (A) DENOTES WINDOW TYPE. SEE WINDOW SCHEDULE
  - (100) DENOTES DOOR TYPE. SEE DOOR SCHEDULE
  - PROVIDE BLOCKING IN WALLS FOR GRAB BARS, SHELVING AND WALL MOUNTED ITEMS. VERIFY OTHER BLOCKING LOCATIONS WITH OWNER.
  - PREP ALL WALLS AND FLOORS TO RECEIVE FINISHES AS REQ'D PER FINISH MATERIAL MANUFACTURERS SPECIFICATIONS.
  - ALL FINAL SELECTIONS OF COLORS/MATERIALS/FINISHES TO BE APPROVED BY OWNER.
  - ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS FOR ALL ITEMS/ EQUIPMENT BEING INSTALLED. ON THIS PROJECT, COORDINATE WITH OWNER ON FINAL KITCHEN EQUIPMENT. PROVIDE GF'S WHERE REQ'D.
  - ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY ALL LIGHTING FIXTURES BEING INSTALLED ON THIS PROJECT.
  - ELECTRICAL DESIGNER/CONTRACTOR TO PROVIDE DESIGN LAYOUT DRAWINGS AND SPECIFICATIONS THAT MEET CURRENT CODES AND HAVE READILY AVAILABLE ON SITE FOR INSPECTORS REVIEW.
  - PLUMBING DESIGNER/CONTRACTOR TO VERIFY ALL PLUMBING REQUIREMENTS FOR ALL EQUIPMENT BEING INSTALLED ON THIS PROJECT. VERIFY PLUMBING TIE IN LOCATIONS AND COORDINATE WITH NEW FIXTURE LAYOUT. PROVIDE AIR GAPS, BACK FLOW PREVENTERS AND CLEAN OUTS WHERE REQ'D. PROVIDE ENGINEERED DESIGNED DRAWINGS TO THE STATE OF WISCONSIN FOR REVIEW/ APPROVAL WHEN REQUIRED.
  - HVAC DESIGNER/CONTRACTOR TO VERIFY EXISTING SYSTEM. REWORK DUCTWORK, DIFFUSERS AND RETURN GRILLES AS NEEDED. VERIFY TIE IN LOCATIONS AND COORDINATE WITH LAYOUT. PROVIDE ENGINEERED DESIGNED DRAWINGS TO THE STATE OF WISCONSIN FOR REVIEW/ APPROVAL.
  - MEP CONTRACTORS ARE RESPONSIBLE FOR ANY CUTTING AND PATCHING AS NEEDED FOR THE INSTALL OF THEIR WORK. GENERAL CONTRACTOR TO COORDINATE WITH MEP DESIGNERS/ CONTRACTORS. "DO NOT CUT STRUCTURAL MEMBERS".
  - FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECTION 906 AND MAINTAINED PER NFPA 10. LOCATION PER LOCAL FIRE MARSHALL. (75' MAX. SEPARATION)
  - SMOKE DETECTORS, FIRE ALARM, EMERGENCY EXIT LIGHTING, EXIT LIGHTS AND ANY OTHER SERVICES REQUIRED BY THE LOCAL BUILDING CODE OR ANY OTHER APPLICABLE CODES AND BYLAWS SET FORTH BY LOCAL AUTHORITIES MUST BE INSTALLED
- WOOD BLOCKING REQUIRED FOR ALL WALL MOUNTED ACCESSORIES, EQUIPMENT & SHELVING. COORDINATE WITH OWNER FOR ADDITIONAL BLOCKING REQUIREMENTS

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

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

**GENERAL CONTRACTOR:**  
**Borton Construction**  
9,866 S.F. W/1200 SQ. FT. MEZZANINE  
PROJECT LOCATION:  
ST. ANDREWS STREET  
LACROSSE, WI 54601

PROJECT TITLE:  
BORTON CONSTRUCTION  
9,866 S.F. W/1200 SQ. FT. MEZZANINE  
PROJECT LOCATION:  
ST. ANDREWS STREET  
LACROSSE, WI 54601

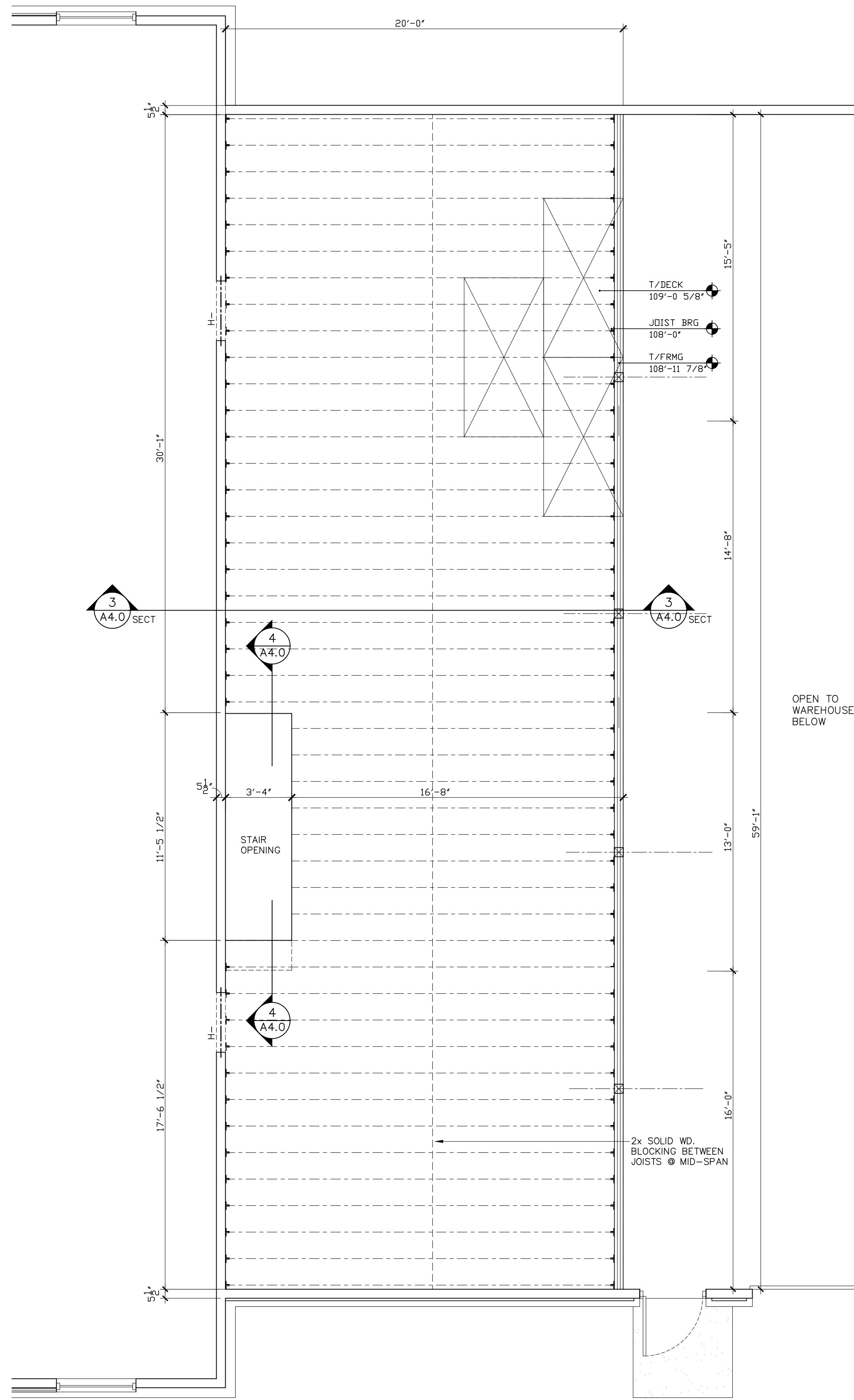
DATE / SET - TYPE  
05/07/26 PRELIMINARY

DRAWN BY:

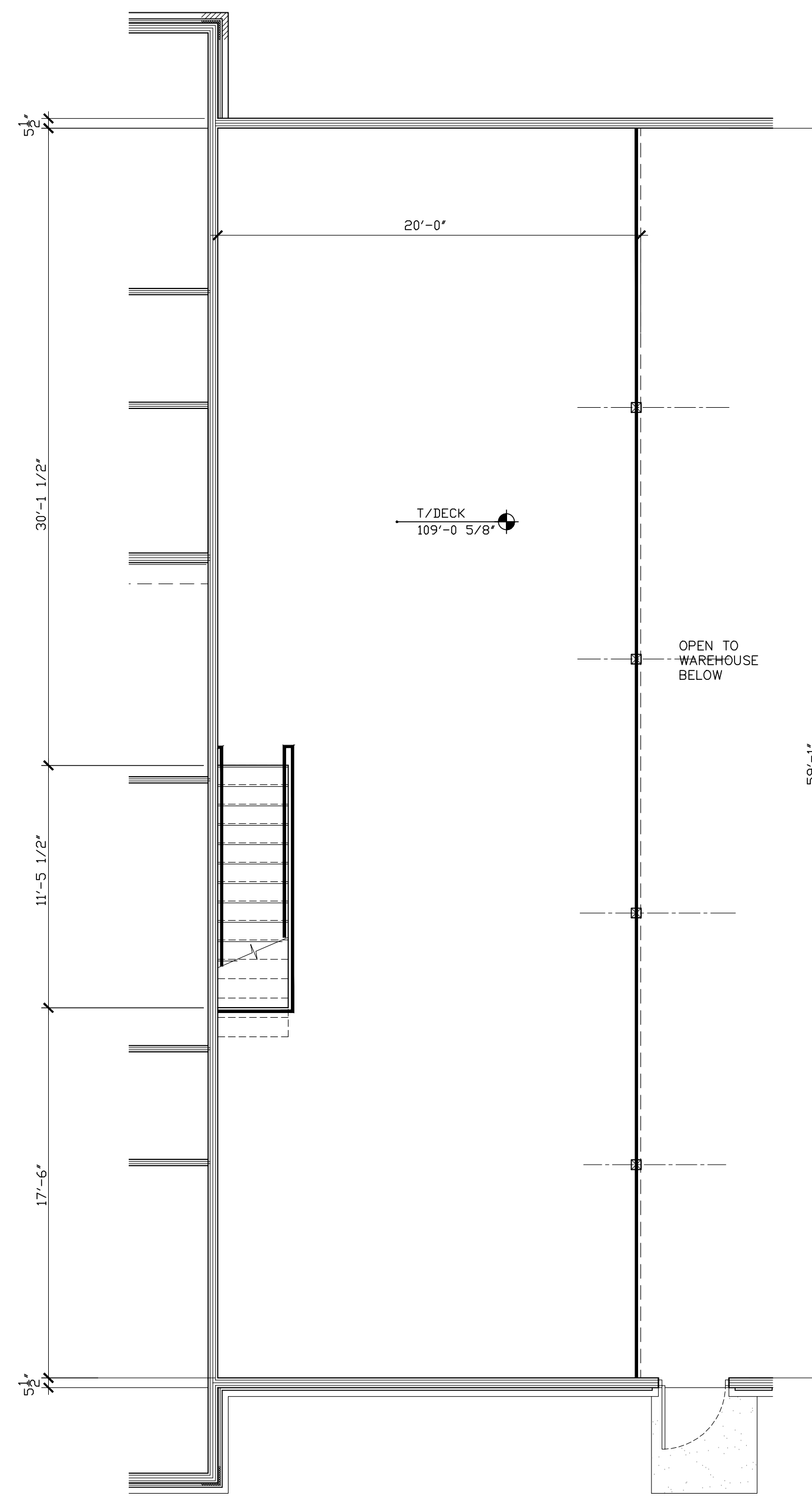
REVISIONS  
NO. | DATE

SHEET TITLE  
OVERALL FLOOR PLAN

SHEET NO.  
A1.0



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



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

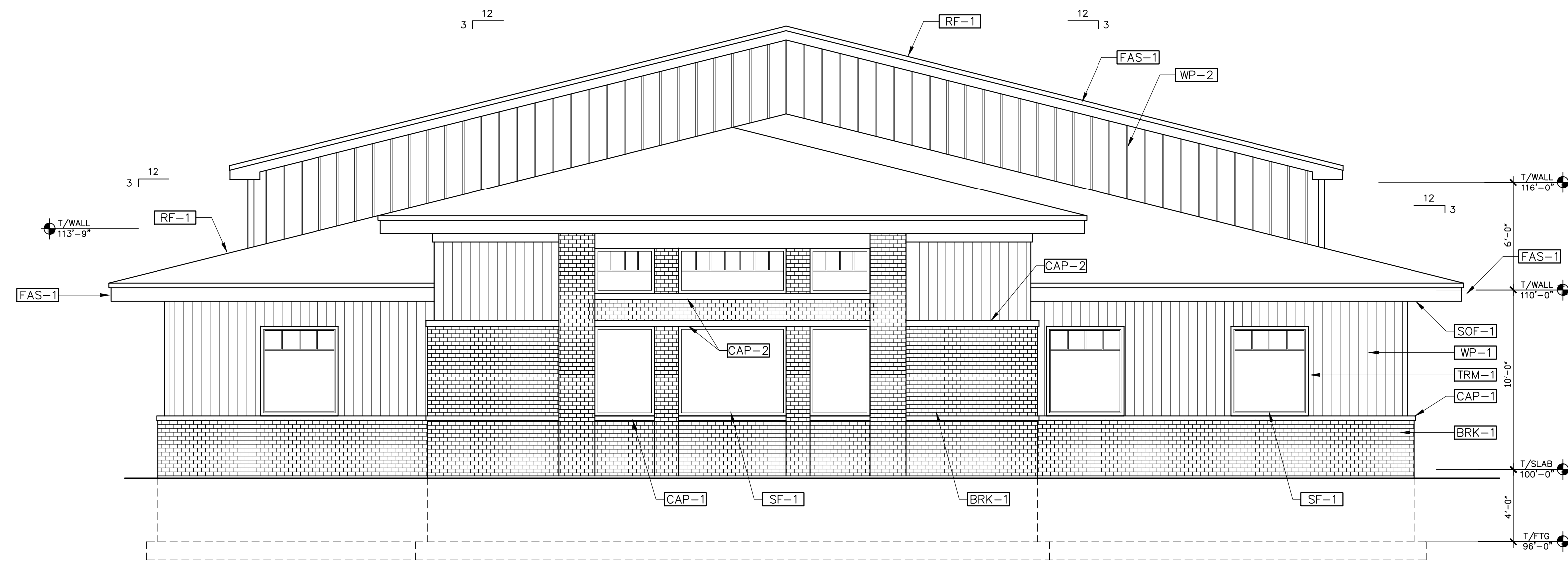
DRAWN BY:

REVISIONS	NO.	DATE

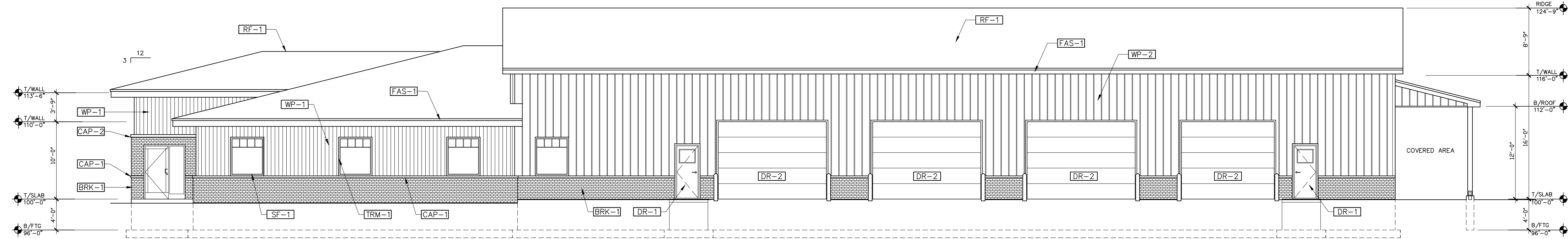
SHEET TITLE  
 MEZZANINE AND FRAMING PLAN

SHEET NO.

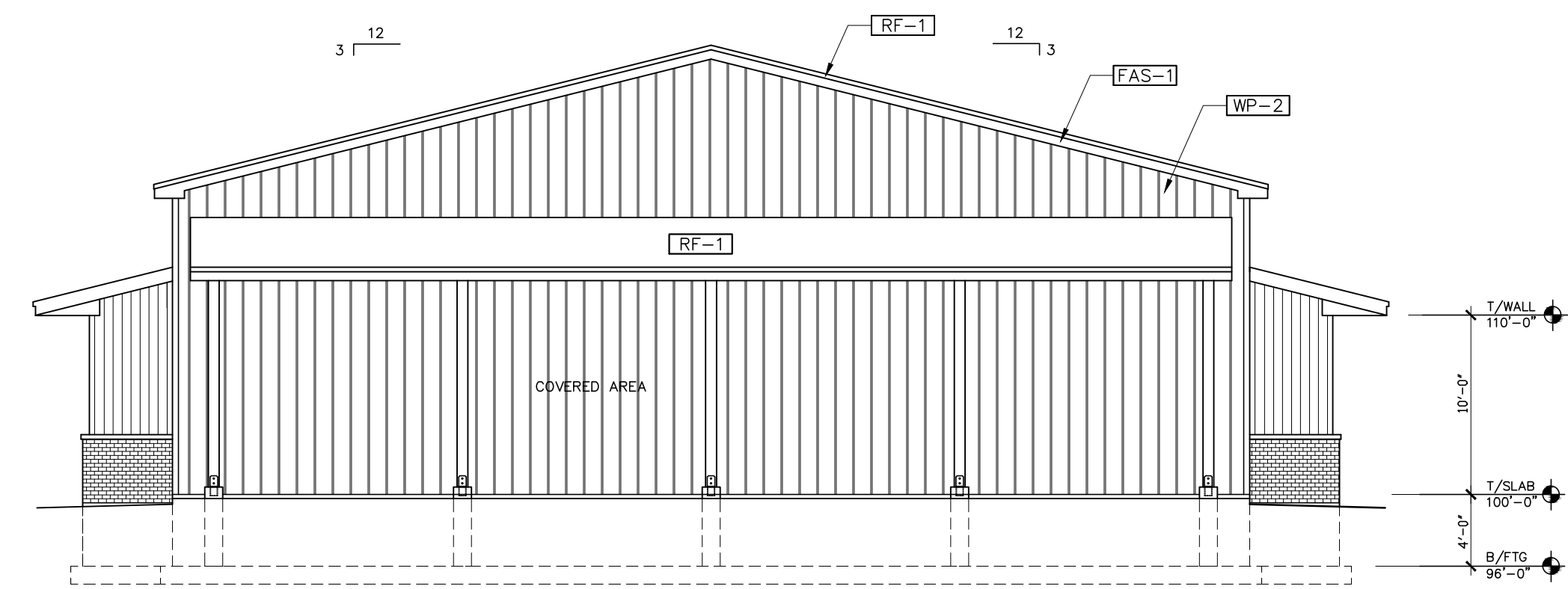
**A4.0**



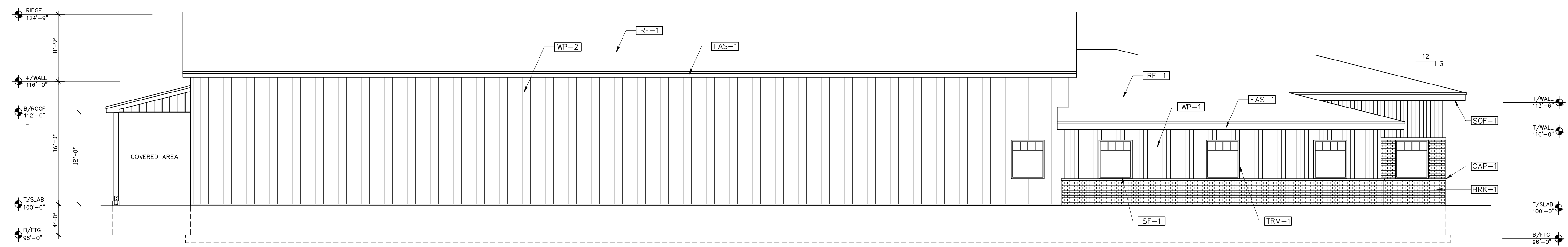
**1 WEST ELEVATION**  
3/16"=1'-0"



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



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



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

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

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

