

**West Coast Development, LLC
3152 S 33rd Street
La Crosse, WI 54602**

July 9, 2013

City Council
City of La Crosse
400 La Crosse St.
La Crosse, WI 54601

Attn: Teri Lehrke, City Clerk

Ladies/Gentlemen:

DUPLICATE RECEIPT

405 CITY CLERK/LICENSES 7589
PG306415579 001 1.00/10
7/09/13 3:54PM PAID 250.00

Enclosed for your review and approval are 12 prints of the Preliminary Plat of The Harbor Subdivision along with 5 prints of the preliminary Plans and Profiles for streets and utilities located in the City of La Crosse. The Harbor Subdivision is a proposed 19 lot single family residential subdivision. The development is within a Tax Increment Finance District so we are requesting the use of these funds for improvements that benefit the public, such as water, sanitary, and street improvements; especially the relocation, abandonment and off-site extensions.

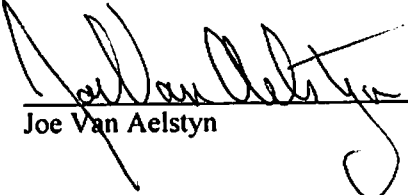
The proposed subdivision is already serviced by public water with a connection at the northeast corner. This water main will be extended in Park Plaza Place within the subdivision. The gravity sanitary sewer will be abandoned and a force main will be used to collect discharges from each grinder pumps serving individual lots. These grinder pumps will be maintained by the homeowners. The utilities are shown on the proposed plans. The dashed proposed utility lines are those that do not benefit this development but provide service to adjacent owners.

Harbor Street is a new street with sidewalk on the east and south side. One tree is proposed to be planted in the park way for each lot along Harbor Street. Said street will be 27 feet wide between the back-of-curbs. The existing streets will remain without any improvement although the west portion of existing east-west street will be removed and replaced with a walkway and landscaping to improve the view from the river. A second connection for pedestrians and non-motorized vehicles is proposed between the Mississippi River frontage and Harbor Street and the existing streets. This connection is in an easement dedicated between lots 4 and 5 of Block 2.

The intent is to begin construction on these proposed improvements in the fall of this year. Refer to the attached covenants and Exhibit F for more information on the construction schedule.

Sincerely,

WEST COAST DEVELOPMENT, LLC


Member
Joe Van Aelstyn

Enc.



(PRELIMINARY AND FINAL) PLAT SUBMITTAL CHECK LIST
To be completed before filing with the City Clerk

(Note: More than one checklist item may be on a sheet of paper)

- | | | | |
|-----|---|--|-----------------------|
| 1. | ✓ | Preliminary Plat (Face Plat) | |
| 2. | ✓ | Survey Plat (Existing Conditions) | <i>on prelim plat</i> |
| 3. | ✓ | Site Plan (Tree, Lighting, Parks) | |
| 4. | ✓ | Grading Plan (Proposed Grades) | |
| 5. | ✓ | Erosion Control Plan | |
| | | a. Silt fence | |
| | | b. Mats | |
| | | c. Tracking Pads | |
| | | d. 30 % Slopes (If Necessary) | |
| | | e. Rip-Rap | |
| | | f. Grades (Proposed/Existing) | |
| 6. | ✓ | Hydrology (Pre/Post), Soils, and Calculations book | |
| | | a. Storm water Narrative | |
| 7. | ✓ | Utility Plan | |
| | | a. Sanitary | |
| | | b. Water | |
| | | c. Storm | |
| 8. | ✓ | Plan and Profile | |
| | | a. Street | |
| | | b. Utility | |
| 9. | ✓ | Structure Details | |
| | | a. Erosion Protection | |
| | | b. Street | |
| | | c. Utilities (If Necessary) | |
| 10. | ✓ | Covenants and Restrictions | |

Rec'd 7/9/13

Scott D

To be completed by City Clerk at time of filing:

- | | | |
|-----|---------------|--|
| 11. | ✓ | Twelve (12) sets; five (5) of those full sets (i.e. site plan, grading plan, erosion control, etc.) |
| 12. | <i>N/A</i> | Public Site Fee (Due at Final Plat Submittal - \$100/lot in lieu of public lands dedication)
<i>(Applies to all residential projects, including condos; does not apply to commercial plats or commercial condos.)</i> |
| 13. | <i>250.00</i> | Reviewing Fees
Preliminary \$250.00
Final \$150.00
Reapplication \$50.00
<i>(If filing prelim and final simultaneously, \$400.00 is due at filing.)</i> |

Plat Name: _____ Date _____
(Submitted)

Developer(s): _____ Phone# _____

Engineer's Name: _____ Phone# _____

**PLAT REVIEW & APPROVAL CHECKLIST
REF. CHAPTER 14-SUBDIVISION REGULATION**

I. PRELIMINARY PLAT

- _____ A. Date of application letter & plat submittal to City according to 14.14
- _____ B. Date of submittal of Erosion & Sedimentation Control (E.S.C.) plan to County L.C.C.
- _____ C. Date of approval of E.S.C. plan by County L.C.C.
- _____ D. Date of review & approval of E.S.C. plan by City Engineering Dept. for compliance with 14.12
- _____ E. Date of initial review of preliminary plat by City Engr. Dept. (attach notes & comments)
- _____ F. Date of approval of preliminary plat for conformance to Chapter 14 by City Engr. Dept.
- _____ G. Date of resolution by Council acting on preliminary plat (attach resolution for reference to any approval conditions)

II. FINAL PLAT

- _____ A. Date of application letter & plat submittal to City according to 14.16.
- _____ B. Date of review & approval E.S.C. plan by City Engr. Dept. for compliance with 14.12
 - 1. Date(s) of inspection of site to enforce conformance to approved E.S.C. plan.
 - 2. Date of final inspection of site prior to City acceptance of improvements to ensure E.S.C. plan measures in-place.
- _____ C. Date of initial review of final plat by City Engr. Dept. (attach notes & comments)
- _____ D. Date of approval of final plat for conformance to Chapter 14.
- _____ E. Date "As -built" drawings submitted to City.
- _____ F. Date of Engineer's Certification stating improvements in conformance to City Specs.
- _____ G. Date of State approval of final plat.
- _____ H. Date of receipt of deed and final bill of sale conveying ownership of improvements to City.
- _____ I. Date of receipt of signed covenants and deed restrictions.
- _____ J. Date of resolution by Council acting on final plat (attach resolution for reference).