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Scott M Dunnum
City Surveyor
Engineering Department
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601
dunnums@cityoflacrosse.org
608-789-7369



RE: Plan Review Response for Red Cloud Addition

Dear Scott:

Thank you for your plan review letter dated May 26, 2021. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

1. 113-10 Dedication and Reservation of lands

(b & c) No land is being dedicated for playground, park, school site or other public use, other than right-of-way. **(Public Site Fee may be levied per 113-13 (e))**

Engineer's Response: Requesting waiver because development does have walking paths and other recreational open space. Also, proximity to Red Cloud Park and Goose Green Park is favorable

113-11 Improvements

(a) It appears they are asking for approval of the final plat as well as the preliminary plat. If so, they must enter into a contract with the City agreeing to install the required improvements and shall file with said contract a bond that complies with section 2-3.

Engineer's Response: This will be handled in the developer's agreement

113-14 Planned Development Districts

This subdivision falls within the requirement of a planned development district.

Engineer's Response: Noted

113-69 Preliminary Plats - Required Contents

(b 7) There are City of La Crosse sanitary and storm sewer lines within the exterior boundary of the plat. Location, size and invert elevation need to be shown. There are no easement widths shown for these. **If the easement width is unknown, then an easement width should be agreed upon between the city and the developer and it should be placed on the face of the plat to make it legal and binding. The sanitary main is deep enough that these easements should maybe be 30 feet wide.**

Engineer's Response: PLS to add utility sizes + inverts and width of existing easement to Plat. Will add 20' easement to existing utilities along north and east boundaries as called for on the Cedar Corporation plans dated October 2014.

113-69 (3) Plan does not show the elevation datum used.

Engineer's Response: *This will be added to the title sheet.*

113-37 Design Standards – Street design standards

- (a) The minimum right-of-way of a Local Residential street is 60 feet. The developer is asking for a 50-foot right-of-way.
- (b) Street length exceeds the 500-foot maximum and does not include a cul-de-sac at the closed end. 50-foot minimum radius cul-de-sac required.

Engineer's Response: *Discussions with City staff determined that the 50' right-of-way and hammerhead turnaround are acceptable. A highway easement is required for the hammerhead turnaround at the east end of Hager Street.*

113-38 Street Intersections

Stopping sight distance is not met for traffic entering George Street from proposed Hager Street. (minimum S/B 200 feet, vision obstructed by existing retaining wall)

Engineer's Response: *We will just take a couple lifts out of the retaining wall to get it below 3' tall at the corner after confirming sight distance.*



Hager Street pavement shows a back of curb to back of curb distance of 25 feet. The minimum per Aashto green book is 29 feet, back of curb to back of curb.

Engineer's Response: *After further discussion this is acceptable by City staff.*

113-140 Lots

(d) Access

Lot 2 of the Plat technically has access to ST. Cloud Street. However, the plans show the parking and access on the south side of the property with no Ingress/Egress easement. I would recommend adding this easement in the Plat.

Engineer's Response: Drainage and utility easements will also serve as access easements. Will update Plat accordingly.

Additional changes needed per City of La Crosse Engineering Standards.

Sheet C0-11

Sanitary manholes must have concentric cones and no steps are allowed in the manholes.

Engineer's Response: Sanitary manholes will be to City standards as detailed on Sheet C0-16. Tracer wire detail will be modified to show concentric cones and no steps

The watermain detail calls out PVC watermain. The City of La Crosse does not allow the use of PVC watermain for city owned facilities.

Engineer's Response: Watermain will be DIP and any references to PVC will be removed from the plan.

The typical water service detail calls out the use of HDPE blue ultra. The City of La Crosse only allows 1-inch type "K" copper for use from the corporation joint to the curb stop for new services.

Engineer's Response: Reference to alternate material of HDPE pipe will be removed from the plan.

Sheet C3-11

The 3 driveways entering the property should have 6-inch concrete sidewalk sections running through them with no truncated domes, as these are simply driveways and not street intersections.

Engineer's Response: Proposed sidewalk across the driveways is 6-inch. Truncated domes will be removed.

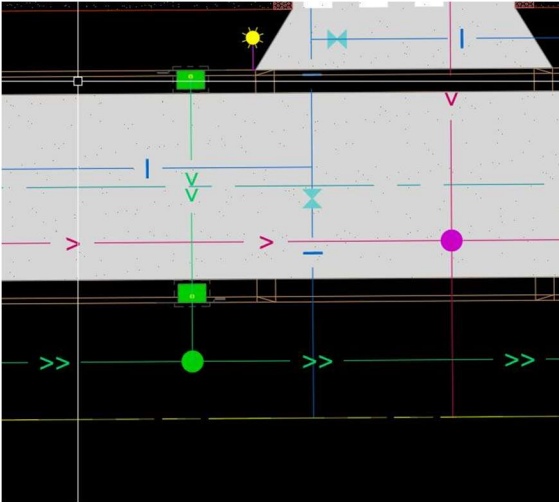
Truncated domes shown on the ramps at the intersection of Hagar Street and George Street should point across the street TO each other. Not out into the traffic of George Street.

Engineer's Response: Direction of Truncated domes will be adjusted accordingly.

Sheet C3-20

The utilities in Hagar Street are not to City of La Crosse Standards. The Sanitary main should be in the center of the street with the water main located 8-feet north (minimum) and the storm sewer should be located 8-feet south (minimum) of the sanitary sewer. Also, the storm sewer needs to have its own main with manholes (not from catch basin to catch basin as shown). Manholes are required for access and proper cleaning of the lines.

Engineer's Response: Standard spacing of utilities was adjusted to this section of Hagar Street to accommodate the requested narrow street width while still maintaining required separation of storm and sanitary from watermain. We propose placing the manholes and storm main in the center of the future sidewalk running on the south side of Hagar Street as shown below. The 8' spacing is achieved as proposed below.



The detention pond at the east end of Hagar Street is not allowed. It needs to be on private property. The City of La Crosse does not want to own or be responsible for maintaining this.

Engineer's Response: Detention pond was solely for Hagar Street and does not treat runoff from the development. In talking with Yuri this can be removed.

Who is going to own the water main and sanitary main on private property?

Engineer's Response: All sanitary sewer and watermain is proposed to be public with proposed easements on the lots for City access to the facilities.

The watermain supplying the subdivision is inadequate. There needs to be a 2nd source / looping to keep the buildings supplied in the event of a main break or other needed repair / shutdown.

Engineer's Response: A second connection to George Street will be constructed. City will be responsible for the additional costs, some of which will be offset by the removal of the biofiltration basin.

What is the reasoning behind a 4 lot subdivision? By doing this you are creating a number of possible issues in the future. By selling off or having the lots under different ownership / LLC you are creating the need for maintenance and repair agreements for the storm sewer on private property. (The City will require this if Lots under different LLC's). If lot 2 is under a different LLC or sold there is then an access issue when using the existing driveways to reach the parking areas.

Engineer's Response: The developer is aware of these issues and will be drafting legal documents to contain maintenance and repair agreements.

There should be a 2nd access to the site. If Hagar Street is ever shut down near George Street. there is no other access. What then happens if there is a fire? There are many residential units here and no way in or out because the site has a retaining wall around it.

Engineer's Response: A second access to St Andrews Street to the south is planned as a future phase of the project, to occur a maximum of 36 months from final occupancy of Phase 1.

The sewer utility needs to have access to the manhole on the subdivision site that is directly east of the sanitary lift station.

Engineer's Response: *See comments below.*

The following addition comments and considerations from our call and emails from Bernie Lenz on 5/28/2021 will be included in plat and plan revisions:

- Regarding access to the lift station, as long as it remains drivable for the vac truck and drainage works grades can be changed on the wellhouse side. A paved hammerhead turn pad will be paved by the City behind the lift station after completion of Hagar Street.
- For access to the manhole on the SW corner of Apartment Building #1, the path will be paved to 10 ft wide to 10ft beyond the manhole and be centered on the manhole.
- Due to groundwater elevations, sanitary sewer and manholes should be coated ("Type W" in the city specs).
- A 10ft drivable surface and/or turf reinforcements will be provided for access to the manholes on the east edge of the property.
- Utilities will be revised to divert to water, sanitary sewer, and storm sewer facilities in the George Street/Lang Drive right-of-way, if found to be feasible. The City will facilitate the permitting of lane closures on George Street/Lang Drive during construction.

It is understood that the developer's agreement will include the cost for these additional public improvements to be paid for with TID funds in addition to the already agreed upon amount.

Please contact me at 608.789.2034 with any questions or requests for further information.

Sincerely,

Kris Roppe, PE

Civil Engineer

Kris.Roppe@ISGInc.com