



CITY PLANNING DEPARTMENT

MEMORANDUM

DATE: MARCH 11, 2022

TO: DESIGN REVIEW COMMITTEE
STEPHANIE MERDAN, ISG
KEVIN BILLS, ISG
KRIS ROPPE, ISG
JEREMY NOVAK, 360 REAL ESTATE SOLUTIONS, LLC
MARVIN WANDERS, 360 REAL ESTATE SOLUTIONS, LLC

FROM: TIM ACKLIN, PLANNING & DEVELOPMENT DEPARTMENT

SUBJECT: COMMERCIAL DESIGN REVIEW PROJECT
COPPER ROCKS DEVELOPMENT (2415 STATE RD)

Design Review Committee Members:

Cory Brandl, Police Department
Tim Acklin, Planning & Development Department
Matt Gallager, Engineering Department
Yuri Nasonovs, Engineering Department
Eddie Young, Community Risk Management Department
Jason Riley, Community Risk Management Department
Brian Asp, Utilities Department
Steve Cash, Fire Department
Bernie Lenz, Utilities Department
Dan Trussoni, Parks, Recreation, and Forestry Department
Jamie Hassemer, Engineering Department
Stephanie Sward, Engineering Department
Cullen Haldeman, Engineering Department

On March 4, 2022 plans were submitted to the Design Review Committee for review of preliminary plans for the Coper Rocks Development located at 2415 State Rd. The following comments/feedback have been provided.

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 Utility/Water 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.
- 3) Field review and approval of the completed stormwater management facility by the City's Utilities Department.

Engineering Department (Traffic) - (Contact-Matt Gallager-789-7392, Stephanie Sward-789-8171, Jamie Hassemer- 789-8182, Cullen Haldeman- 789-8185)

- 1) Will the surface stalls for the townhomes be labeled as per townhome residents only? (Stephanie Sward)
 - a. Applicant-Yes
- 2) The parking stalls proposed on Farnam Street cannot be included in the total number of parking provided for the site since they are public on street parking. (Stephanie Sward)
- 3) Please show sidewalk connection with 25th Street S. (Stephanie Sward)
- 4) Change ROW line along Farnam Street to include new sidewalk in public right of way. (Stephanie Sward)
- 5) Provide dimensions of parking stalls along Farnam Street length and width of rectangular parking stall. (Stephanie Sward)
- 6) Provide dimensions of parking stalls (typical is adequate) (Stephanie Sward)
- 7) Provide driving aisle dimensions. (Stephanie Sward)
- 8) Provide ADA and access isle dimensions. (Stephanie Sward)
- 9) The sidewalk along State Road preferred width of 7 feet with a 1-foot utility strip. (Stephanie Sward)
- 10) Provide standard driveway taper for driveway on State Road. (Stephanie Sward)
- 11) Will need a photometric plan and cut sheets/specifications of the lighting fixtures.
 - a. 1 ft candle average /uniformity 4 or better. (Jamie Hassemer)
- 12) Need grades on new and replacement sidewalks and curb ramps. (Cullen Haldeman)
- 13) ROW issue on Farnarm should be addressed as part of the CSM submittal for the site. (Matt Gallager)

Division of Fire Protection and Building Safety (Building and Inspections Department)
(Contact-Eddie Young- 789-7582, Jason Riley- 789-7585)

- 1) State Plumbing Plans are required. (Jason Riley)
- 2) Show details of looped main. (surface laterals). (Jason Riley)
- 3) If tying into existing water off of Losey Blvd need to meet the City requirements for connection and design. (Jason Riley)
- 4) Must meet the City's meter policy. Policy attached. (Jason Riley)
- 5) Setbacks and parking spots can be approved by Council through zoning. – no issues
- 6) Will need separate permits for each building- Also includes state review.
- 7) Will need a Demolition Permit for existing building- CUP is required if demolition is desired before applying for building permits.
- 8) Any fencing and signage will need separate permits.

Police Department- Cory Brandl-789-7206

- 1) No comments have been provided at this time.

Planning Department-(Contact-Tim Acklin-789-7391)

- 1) Flat Roofs are permitted must incorporate a parapet wall on all sides unless rear is sloped for drainage. Should include architectural details appropriate to the building design that create a positive visual termination for the building. (M3-Commerical) (N4-Multi-Family)
- 2) Garage doors- encouraged to consider a window slat or some other feature to break up a wall look.

Utilities Department- (Bernie Lenz-789-7588, Brian Asp- 789-3897)

Water

- 1) The utility needs to see the details of the water lines include on future plans
 - a. Pipe size
 - b. Valve locations
 - c. Any proposed cross connections, with check valves (tap records attached)
 - i. https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodeId=PTIGEOR_CH46UT_ARTIIWAUT_S46-40CRCOCO
 - d. Meter and curb stop locations (meter access code attached)

Storm Sewer

- 1) You show tying into an existing catch basin, with this large property, the capacity of the catch basin lead concerns the city.
- 2) The storm sewer at the SE corner of the lot crosses the parcel lines, please address this in future plans.
- 3) You do show at least a small amount of surface flow from the neighboring parcel, please address this in future plans.

Sanitary Sewer

- 1) The capacity of the 8” sewer in Farnam St. is a concern to the utilities, if the 12” line is too shallow to connect to, please provide the city with flow calculations for the sanitary sewer to assess our capacity in the 8” line, and the lift station downstream.

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

- 1) Understanding: Developer will pursue same concept as 5th Ward residences.

- 2) Need to see completed and approved (by Scott Dunnum) CSM. Adequate drainage easements should be included.
- 3) Each proposed parcel will need to obtain separate WQML, stormwater permit and record Maintenance Agreement (same template as 5th Ward).
- 4) Provide model 40% TSS removal.
- 5) HydroCADD model is not necessary (1.5 ac. decrease in impervious area) but might be necessary to show load at the point(s) of connection to the public stormwater system.
Concern: public system has adequate capacity.
- 6) 100-year safe passage.

Fire Department- (Contact-Steve Cash- 789-3868)

- 1) Sprinkler and Fire Alarm plans need State review and approval.
- 2) KNOX Box required for each building.
- 3) Any commercial spaces requiring a Hood Systems will need to be permitted separately.
- 4) Fire Department will need access to the center building of site. Need to see turning radius. The Fire Department access road to needs to meet NFPA 1 (2012) 18.2.3
- 5) Fire connection has to be within 150ft of hydrant.
 - a. Private hydrant must meet specs, labeled and identify location on plans.

Parks, Recreation, and Forestry- (Contact-Dan Trussoni 789-4915)

- 1) Blvd space along Losey Blvd and State Rd- plantings on private land or ROW?
 - a. State Rd on private land.
 - b. Losey Blvd shows multi-stem- needs to be single stem. Please revise.
 - c. Needs to be 35ft between trees in blvd
 - d. Planting specifications needed on plan