City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Board of Zoning Appeals

Tuesday, June 17, 2025 | **4:00 PM** | **Grandad Room, City Hall, First Floor**

The Board of Zoning Appeals meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by through Zoom at the link below: https://us06web.zoom.us/j/88469796524?pwd=OUhNTVE3aXdDZURqR0daeFZyR0xWUT09 (Passcode: BOZA2025)

Call to Order

Roll Call

Notice is hereby given that the Board of Zoning Appeals will hear the following variance appeals in the Grandad Room on the first floor of City Hall, 400 La Crosse Street, at 4:00 p.m. on Tuesday, June 17, 2025:

2691 An appeal regarding the requirement to provide a 25-foot front yard setback at 2546 7th St. S, La Crosse, Wisconsin.

Referred from May 2025 meeting.

2692 An appeal regarding the requirement that allows only 60 multi-family apartment units above a commercial space at 922 & 928 State St., 915 & 927 Main St., and 115 & 119 10th St. N., La Crosse, Wisconsin (Haven on Main project).

Referred from May 2025 meeting.

2693 An appeal regarding the requirement that allows only 9 multi-family apartment units at 518 & 526 10th St S, La Crosse, Wisconsin (C & C Residences project).

2694 An appeal regarding the requirement that allows only 29 multi-family apartment units at 413, 417, 423, 425, & 431 West Ave N and 1204 Badger St (Badger West project).

2695 An administrative appeal of the Zoning Administrator's interpretation of the City of La Crosse Zoning Code, Chapter 115-151 pursuant to Wis. Stat. Section 62.23(7)(e)7(b) and La Crosse Municipal Code Section 115-59(1), in regard to permitted and non-permitted uses at 3102 Chestnut Place, La Crosse, WI 54603.

Adjournment

Property owners affected by an appeal may appear either in person, by agent, or by attorney, and may express their written approval of or objection to the granting of the appeal by filing a letter in the office of the City Clerk, or in lieu thereof may, upon oath, testify thereto. Written comments are encouraged to be submit in writing prior to the meeting and should be submitted to craigs@cityoflacrosse.org, dropped in a drop box outside of City Hall, or mailed to the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

Dated this 5th day of June, 2025.
Board of Zoning Appeals
Nikki Elsen, Secretary

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, with as much advance notice as possible.

Board of Zoning Appeals Members:
James Cherf, Douglas Farmer, Anastasia Gentry, James Szymalak, Second Alternate Jai Johnson, Regular Member Vacant, First Alternate Vacant

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 2691

Agenda Date: 6/17/2025 **Version:** 1 **Status:** Referred

In Control: Board of Zoning Appeals **File Type:** BOZA - Request for Variance

Agenda Number:

Board of Zoning Appeals Variance Application

(To be completed by City Clerk or Zoning Staff)

City of La Crosse, Wisconsin

Application No.: 2691 Filing Fee: 300.00
Date Filed: 4/7/25 Date Paid: 4/7/25
Application Complete: Yes X No _____ Reviewed By AB (Initial)

(To be completed by the applicant)

Application Deadline: 5:00 p.m. the first Monday of every month.
Building Permit Application Deadline: 10 Calendar Days prior to the first Monday of every month for the City of La Crosse Fire Department – Division of Community Risk Management to provide review. Any building permit submitted after this deadline must wait until the following month's Board of Zoning Appeals meeting.

	Owner / Agent	Contractor
Name	Doug Buchner	Self
Address	2546 7th St S	
Phone	608-769-1400	

Legal Description: Assessor's Plat Government Lot 1, City of La Crosse, Wis.
Tax Parcel Number: 17-20242-090
Lot Dimensions and Area: 155 x 143 feet. = 22,165 sq. ft.
Zoning District: R1 - Single Family

A variance is a relaxation of a standard in a land use ordinance. The Board of Zoning Appeals decides variances. The Board is a quasi-judicial body because it functions like a court. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden. The burden of proof falls on the variance applicant.

Process:

At the time of application, you will be asked to:

- **Complete an application** form and timely submit it with a non-refundable fee as required in La Crosse Municipal Code § 115-60; Failure to complete any section of the application form will result in rejection of the application. If additional space is needed, please attach additional pages.
- **Provide detailed plans** describing your lot and project (location, dimensions, and materials);
- **Provide a written statement** of verifiable facts showing that your project meets the legal criteria for a variance (Three-Step Test below); and
- **Stake out lot corners or lines**, the proposed building footprint and all other features of your property related to your request so that the Zoning Board and/or City staff may inspect the site.

Following these steps, the City of La Crosse Fire Department – Division of Community Risk Management must approve the application as to form and completeness and then the application and fee must be sub mitted to the City Clerk. The zoning agency will then provide notice of your request for a variance to the City of La Crosse's official newspaper noting the location and time of the required public hearing before the Zoning Board. Your neighbors and any affected state agency will also be notified. The burden will be on you as a property owner to provide information upon which the Board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. If any of these requirements are not met or if you or your agent does not appear at the public hearing, the Board **must** deny your request for a variance and your fee will be forfeited.

Part A: General Information and Alternatives Analysis.
(To be completed by the applicant).

1. General Information.

Complete the questions in the general information section of the application to provide the necessary background information needed for the property at issue.

(a) Current use and improvements.

Single Family

(b) Proposed Use.

Single Family

(c) Description and date of any prior petition for variance, appeal, or special exception.

None

(d) Description and location of all nonconforming structures and uses on the property.

Home 2546 S. 7th St

(e) Ordinance standard from which variance is being sought (include code citation).

115-142

(f) Describe the variance requested.

12.5 Set back From lot line From the curb

(g) Specify the reason for the request.

loss of rear yard.
neighboors loss of veiw
to make best use of property.

(h) Describe the effects on the **property** if the variance is not granted.

unable to build structure
the proper way to Fit the property

2. Alternatives.

Describe alternatives to your proposal such as other locations, designs, and construction techniques. Attach a site map showing alternatives you considered in each category below.

- **Alternatives you considered that comply with existing standards.** If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons why you rejected them.

Neigbors are afraid of IT blocking Their Veiw of the river.

- **Alternatives you considered that require a lesser variance.** If you reject such alternatives, provide the reasons why you rejected them.

Same as above

Part B: Three-Step Test.

To qualify for a variance, applicants must demonstrate that their property meets the following three requirements:

1. Unique Property Limitation. *(To be completed by the applicant).*

Unique physical characteristics of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances or desires of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

You will be asked whether there exist any unique physical characteristics to your property that prevent compliance with the ordinance. You will be asked to show where these unique physical characteristics are located on your property by showing the boundaries of these features on a site map. If there is not a unique property limitation, a variance cannot be granted.

Do unique physical characteristics of your property prevent compliance with the ordinance?

☒ **Yes.** Where are they located on your property? In addition, please show the boundaries of these features on the site map that you used to describe alternatives you considered.

☐ **No.** A variance cannot be granted.

2. No Harm to Public Interest.

A variance may not be granted which results in harm to public interests or undermines the purpose(s) of the ordinance. In applying this test, the Zoning Board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community, and the general public. These interests may be listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety, and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures, and lots*
- *Any other public interest issue*

(a) Ordinance Purpose. *(To be completed by zoning staff).*

The Zoning Board must consider the purpose and intent of zoning codes when considering a variance request. As promulgated by the City of La Crosse Common Council, the purpose and intent of the La Crosse Zoning Code include, but is not limited to, the following:

§ 8-86	§ 101-58	§ 109-6
§ 115-3	§ 115-140	§ 115-141
§ 115-148	§ 115-156	§ 115-158
§ 115-211	§ 115-319	§ 115-437
§ 115-510	§ 115-548	§ 115-594

The failure of any particular city official to identify additional purpose and intent information on the application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(b) Purpose(s) of Standard from which Variance is Requested. *(To be completed by zoning staff).*

The City of La Crosse Building Inspector, Code Enforcement Officer and any other officials may be aware of other reasons a particular ordinance standard is required. The city official(s) may list those reasons on this application. The failure of any particular city official to identify additional purpose information on this application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(c) Analysis of Impacts. *(To be completed by applicant).*

Discuss impacts (e.g. increased runoff, eroding shoreline, etc.) that would result if the variance were granted. For each impact, describe potential mitigation measures and the extent to which they reduce the impacts (i.e. completely, somewhat, or marginally). Mitigation measures must address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term, and cumulatively.

Short-term impacts are those that occur through the completion of construction. Long-term impacts are those that occur after construction is completed. Cumulative impacts are those that would occur if a similar variance requested were granted for many properties. After completing the impact analysis, you will be asked to give your opinion whether granting the variance will harm the public interest.

(1) **Short-term Impacts** (through the completion of construction):

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

(2) **Long-term Impacts** (after construction is completed):

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

(3) **Cumulative Impacts** (what would happen if a similar variance request was granted for many properties?):

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

Will granting the variance harm the public interest?

☐ **Yes.** A variance cannot be granted.

☒ **No.** Mitigation measures described above will be implemented to protect the public interest.

3. Unnecessary Hardship. *(To be completed by the applicant).*

The unique property limitation must create the unnecessary hardship. An applicant may not claim unnecessary hardship because of conditions that are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel.

You will be asked whether you are requesting an area variance or a use variance and to detail whether there exists an unnecessary hardship.

An **area variance** is a relaxation of lot area, density, height, frontage, setback, or other dimensional criterion. Unnecessary hardship exists when compliance with the strict letter of the area restrictions would unreasonably prevent the owner from using the property for a permitted purpose (i.e. leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The Zoning Board must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term, and cumulative effects of the variance on the neighborhood, the community, and on the public interests. This standard reflects the Wisconsin Supreme Court decisions in *State v. Waushara County Bd. Of Adjustment,* 2004 WI 56; and *State ex rel. Ziervogel v. Washington County Bd. of Adjustment,* 2004 WI 23.

A **use variance** is a relaxation of the zoning regulation on how the property is fundamentally used. A use variance allows property to be utilized in a manner not permitted by zoning regulations (i.e. an appropriate adaptive re-use of a school or church in a residential district). Unnecessary hardship exists only if the property owners show that they would have no reasonable or viable use of the property without the variance. Though not specifically restricted by statute or case law, a use variance is very rare because of the drastic effects it has on the neighborhood, the community, and the public interests. The Zoning Board must consider whether the owner has no reasonable return if the property is only used for the purpose allowed in zoning regulation, whether the plight of the owner is due to unique circumstances and not merely general conditions in the neighborhood, and whether the use sought to be authorized will alter the nature of the locality. *See generally State ex rel. Ziervogel v. Washington County Bd. of Adjustment,* 2004 WI 23.

Are you applying for an area variance or a use variance?

☒ **Area variance**

☐ **Use variance**

Is unnecessary hardship present?

☐ **Yes.** Describe.

The set back is to far back to make project work.

☐ **No.** A variance cannot be granted.

Part C: Additional Materials / Exhibits.

In order for the zoning staff to conduct evaluations, the applicant's site map, with a scale of not less than 1"=50', and other exhibits must show the following:

☐ Location of requested variance
☐ Property lines
☐ Ordinary high-water mark
☐ Flood plain and wetland boundaries
☐ Dimensions, locations, and setbacks of existing and proposed structures
☐ Utilities, roadways, driveways, off-street parking areas, and easements
☐ Existing highway access restrictions and existing proposed street, side and rear yards
☐ Location and type of erosion control measures
☐ Vegetation removal proposed
☐ Contour lines (2 ft. interval)
☐ Well and sanitary system
☐ Location and extent of filling/grading
☐ Any other construction related to your request
☐ Anticipated project start date
☐ Sign locations, dimensions, and other specifications
☐ Alternatives considered
☐ Location of unique property limitation
☐ Lot corners, lines, and footprints have been staked out
☐ Abutting street names and alleys
☐ Abutting property and land within 20 feet
☐ Indication of the direction "North"

Part D: Authorization to Examine

You **must complete and sign** the authorization for the City of La Crosse Board of Zoning Appeals and the Planning and Development Department to examine the property of the variance request.

I hereby authorize the City of La Crosse Board of Zoning and Appeals and the Planning and Development Department to inspect premises

At: 2546 S. 7th St.

(Address where variance is sought)

Date: 4-3-25 Signature of Owner: Doug Buchner

Part E: Certification.

You **must sign your application,** certifying that it and any additional materials are accurate and do not contain any misrepresentations or omissions. An unsigned variance application will not be considered. You also must get the application notarized by a certified notary.

Submit completed application to:

Board of Zoning Appeals
400 La Crosse St.
Clerk's Office- 2nd Floor
La Crosse, Wisconsin 54601

Submit complete copy to:

Chief Inspector
400 La Crosse St.
City of La Crosse Fire Department – Division
of Community Risk Management
La Crosse, Wisconsin 54601

By signing below, I certify that I have received and reviewed all of the application materials. I further certify that all of my answers herein are true and accurate; I have not made any intentional misrepresentation or omission. I understand that if I intentionally misrepresented or omitted anything in this application that my application will be denied and any variance granted thereunder may be revoked.

Signed: (Applicant or Agent)_____

Date: _____

Signed: (Owner,if different from applicant) Doug Buchner

Date: 4-3-25

THE APPLICANT OR AGENT

_____

By:

THE OWNER Doug Buchner

Doug Buchner

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this _____ day of _____,20__, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, La Crosse County, WI

My commission expires: _____.

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

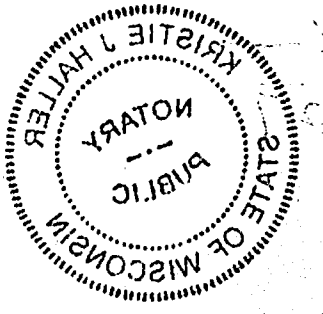
Personally came before me this 3rd day of April ,2025, the above named Doug Buchner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Kristie J Haller

Notary Public, La Crosse County, WI

My commission expires: 9/13/27

KRISTIE J HALLER NOTARY PUBLIC STATE OF WISCONSIN


KRISTIE J HALLER
NOTARY
PUBLIC
STATE OF WISCONSIN

Board of Zoning Appeals Standards

The Board of Zoning Appeals functions like a court, and must follow State laws and local zoning ordinances. The Board of Zoning Appeals cannot change or ignore any part of the zoning ordinance or State laws, but must apply the laws as written.

The Board may only grant a variance, special exception, or administrative appeal if the applicant provides evidence showing that they meet **all** of the legal standards for that decision. The burden of proof falls on the variance applicant, not the Board of Zoning Appeals. The legal standards the Board will use to decide on each application are shown below.

STANDARDS FOR USE or AREA VARIANCE

☐ 1. **The proposed variance is not contrary to the public interest.** The purpose statement of the ordinance and related statutes must be reviewed in order to identify the public interest. Variances must observe the spirit of the ordinance, secure public safety and welfare, and do substantial justice. In considering effects of a variance on public interests, broad community and even statewide interests should be examined; the public interest standard is not confined to scrutiny of impacts on neighbors or residents in the vicinity of the project.

☐ 2. **The property has a special or unique condition.** The property must have unique or physical features which prevent compliance with the ordinance. The circumstances of an applicant, such as growing family or need for a larger garage, are not legitimate factors in meeting this standard. Property limitations that prevent ordinance compliance that are not unique but common to a number of properties should be addressed by amendment of the ordinance.

☐ 3. **The special condition of the property creates an unnecessary hardship:**

a. Unnecessary hardship means unnecessarily burdensome, considering the purpose of the ordinance.
b. Unnecessary hardship may not be self-created. An applicant may not claim hardship because of conditions which are self-imposed. Examples include claiming hardship for a substandard lot after having sold off portions that would have allowed building in compliance or claiming hardship where construction was commenced without required permits in violation of ordinance standards.
c. Financial hardship is not a deciding factor. Economic loss or financial hardship does not justify a variance.

Board of Zoning Appeals Procedure Handout

1) You, or someone speaking on your behalf, should arrive at 4:00 p.m. for the meeting even if you are not listed first on the agenda.
2) Neighbors within 100 feet of the property (where the variance is requested) will receive a copy of the meeting notice. They may appear before the Board to speak for or against your appeal or they may write a letter in support of your appeal or against your appeal and submit it to the City Clerk's office. You may contact your neighbors and share your proposal with them so they are aware.
3) The Board will have received a copy of your denial letter from the Building and Inspections department, your variance application, and any other materials you have attached to your application. Any presentation to the Board is limited to written materials, diagrams and photographs. No electronic devices for presentations will be allowed. This restriction does not apply to the presentation by Building & Inspections. Public hearings before the Board may be limited to ten (10) minutes for the proponents, ten (10) minutes for the opponents and a three (3) minute rebuttal for each side. The Board reserves the right to extend these time limits as it determines.
4) The Board follows the criteria listed on the previous page to determine whether or not your request meets the standards set forth by the Wisconsin Supreme Court.
5) If the Board grants your appeal, after you receive your letter of the Board's decision, you may apply for your building permit. The letter will be mailed to you within a week, after the meeting has taken place.

Department of Planning and Development
Building and Inspections

4/3/2025

Doug Buchner
2546 7th St S
La Crosse, WI 54601

RE: An appeal regarding the requirement to provide a 25-foot front yard setback.

Dear Doug Buchner,

We have received the permit application for a proposed addition, that does not meet the requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code) regarding setbacks for development in single family zoning districts.

The project as proposed is in direct violation of the following subparagraph of the Code:
Sec. 115-142. – R-1 Single Family Residence District Regulations.
(c)*Area regulations.* (1) *Front yard, side yard and rear yard.* Front yard, side yard and rear yard regulations applicable in the Residence District shall apply to the Single-Family Residence District.
Sec. 115-143
(2) *Front yards.* **On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet**, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such areas as may be required for driveways and walks.

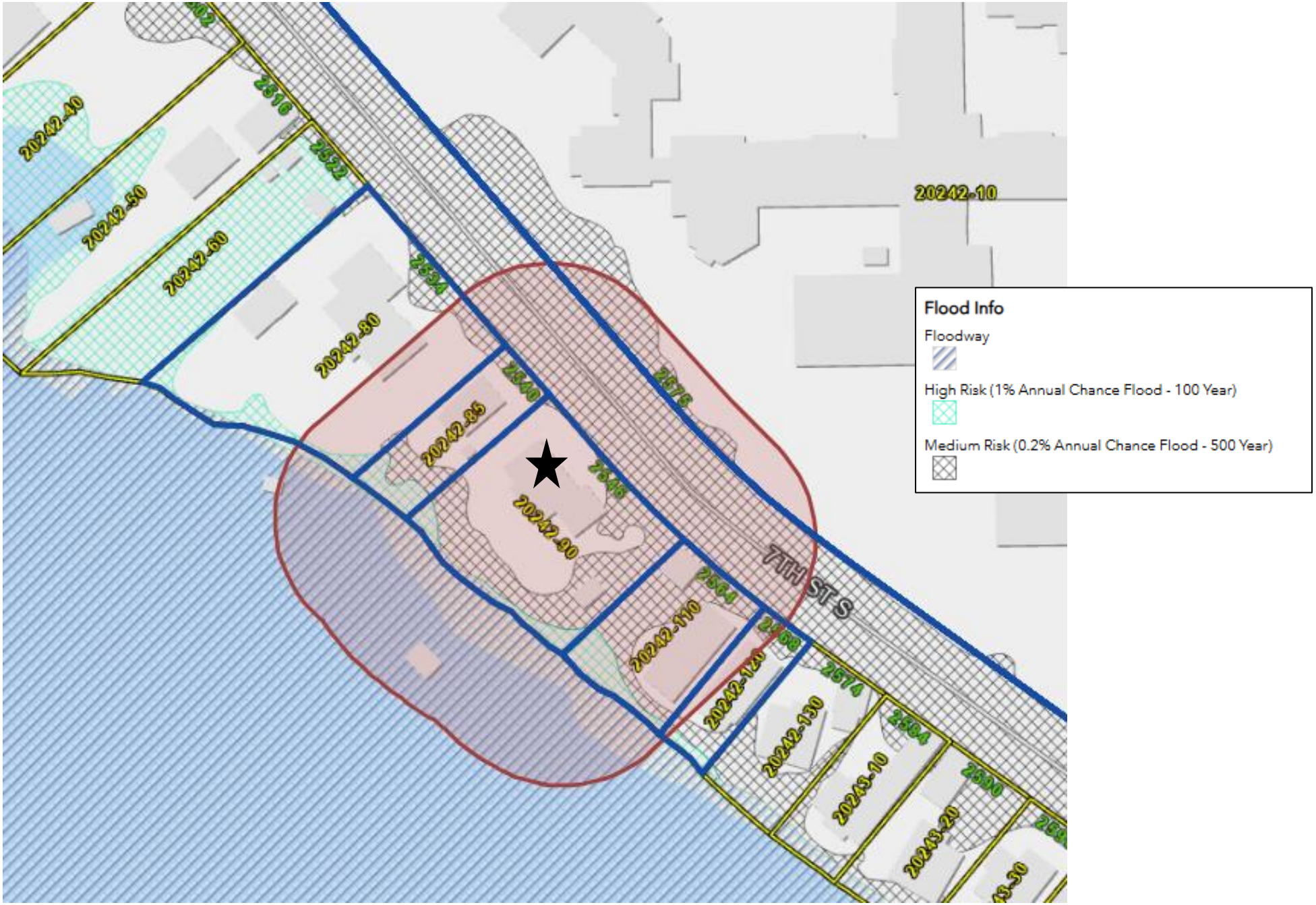
Therefore, if upon consideration of all of the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for the granting of variances, the Board of Zoning Appeals would have to grant of 12.5 feet for the new addition to proceed as proposed.

Sincerely,
Andy Berzinski
Building Inspector

Properties within 100 feet of 2546 7th St S.

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-20242-10	BETHANY RIVERSIDE LUTHERAN HOME	2555, 2571, 2573, 2575 7TH ST S	2575 7TH ST S	LA CROSSE WI 54601
17-20242-80	DAVID E ERICKSON, BARBARA ERICKSON	2534 7TH ST S	2534 7TH ST S	LA CROSSE WI 54601
17-20242-85	DAVID E ERICKSON, BARBARA ERICKSON	2540 7TH ST S	2534 7TH ST S	LA CROSSE WI 54601
17-20242-110	LARRY AND NANCY FAMILY TRUST	2560 7TH ST S	2564 7TH ST S	LA CROSSE WI 54601
17-20242-120	MARK A DRYER	2568 7TH ST S	2568 7TH ST S	LA CROSSE WI 54601
Owner/Applicant:	DOUG BUCHNER	2546 7TH ST S	2704 7TH ST S	LA CROSSE WI 54601
WI DNR CONTACT FOR FLOODPLAIN APPEALS	MICHELLE HASE WATER REG/ZONING ENGINEER	WI DEPT. OF NATURAL RESOURCES	141 NW BARSTOW ST SUITE 180	WAUKESHA WI 53188-3789

Properties within 100 feet of 2546 7th St S.



LA CROSSE Tribune

AFFIDAVIT OF PUBLICATION

Lacrosse Tribune
1407 St. Andrew St., La Crosse, WI 54603
(866) 735-5631

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

State of New Jersey, County of Burlington, ss:

India Johnston, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of Lacrosse Tribune, a newspaper at, La Crosse, for county of La Crosse, in the state of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published, therein on the dates listed below.

PUBLICATION DATES:
April. 15 2025

NOTICE ID: te19CtiTklpOkuCS4Kwp
PUBLISHER ID: COL-WI-101111
NOTICE NAME: BOZA - April 2025
Publication Fee: $73.53

Section: Legals
Category: 0001 Wisconsin Legals

India Johnston
(Signed)_____

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

Subscribed in my presence and sworn to before me on this: 04/16/2025

_____
Notary Public
Notarized remotely online using communication technology via Proof.

Notice

Notice is hereby given that the Board of Zoning Appeals will hear the following variance appeals in the Council Chambers on the first floor of City Hall, 400 La Crosse Street, at 4:00 p.m. on April 21, 2025:

2690 - An appeal regarding the requirement to provide fill 15 feet beyond the structure at one foot or more above the regional flood elevation, and an appeal of the required front yard setback at 1806 Caledonia Street, La Crosse, Wisconsin.

2691 - An appeal regarding the requirement to provide a 25-foot front yard setback at 2546 7th St. S, La Crosse, Wisconsin.

The Board of Zoning Appeals meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (https://cityoflacrosse.legistar.com/Calendar.aspx) and clicking on the "In Progress" video link to the far right in the meeting list.

Property owners affected by an appeal may appear either in person, by agent, or by attorney, and may express their written approval of or objection to the granting of the appeal by filing a letter in the office of the City Clerk, or in lieu thereof may, upon oath, testify thereto. Written comments are encouraged to be submit in writing prior to the meeting and should be submitted to craigs@cityoflacrosse.org, dropped in a drop box outside of City Hall, or mailed to the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

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, with as much advance notice as possible.

Dated this 8th day of April, 2025.
Board of Zoning Appeals
Nikki Elsen, Secretary
4/15 LAC
COL-WI-101111 WNAXLP

Board of Zoning Appeals

APRIL 21ST 2025

4:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

1806 Caledonia St

1806 Caledonia St

- The applicant has applied for a permit to construct a new Single-Family Dwelling that does not meet the 15 feet of fill requirement for construction in the Floodfringe district and the required 17.75-foot front yard setback.
- Sec. 115-281 – Floodfringe district (FF) 1. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.

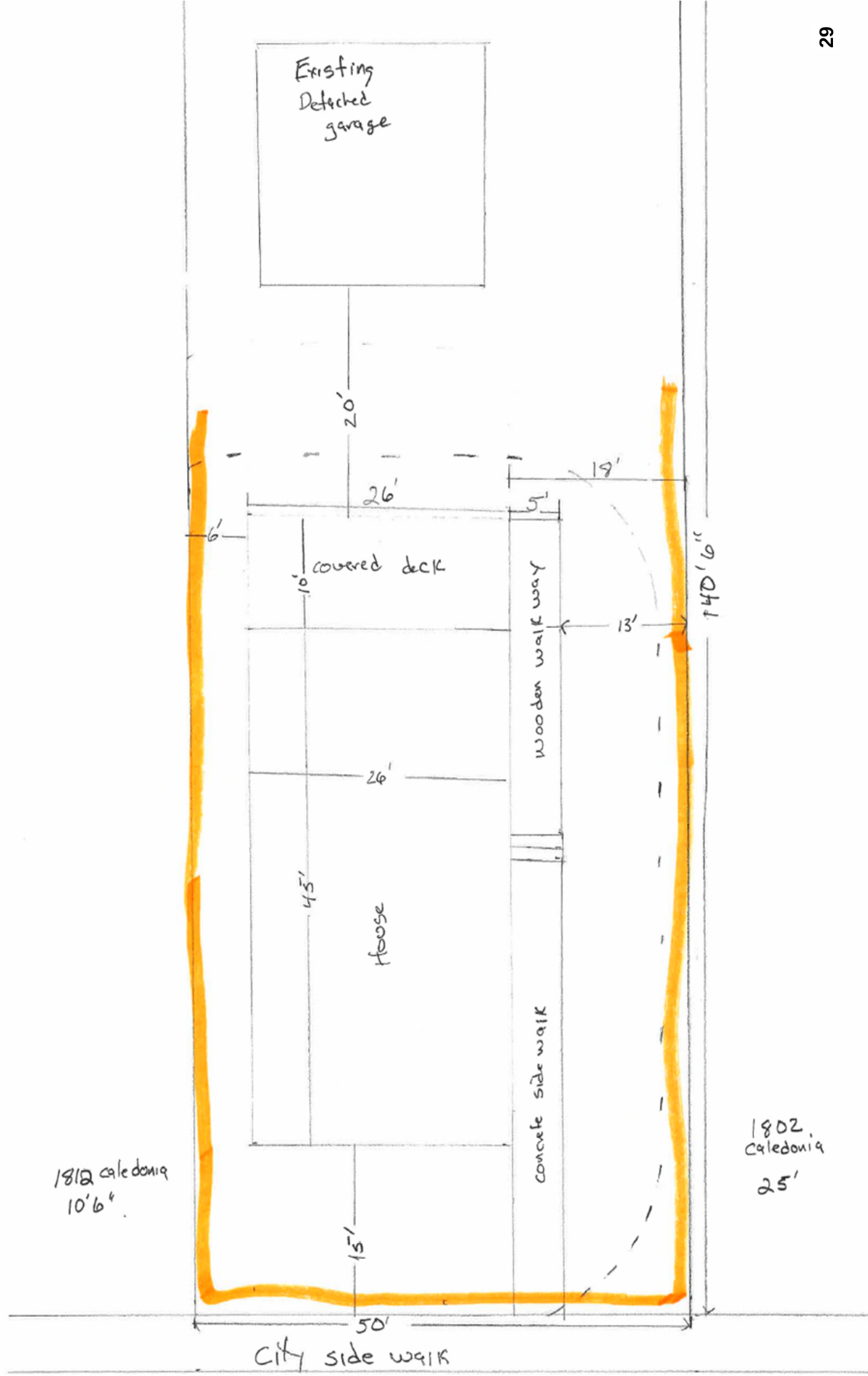
1806 Caledonia St

- Sec. 115-143(c)(2) Front Yards. On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings.
- Two separate variances would need to be granted for the new Single-Family Dwelling to proceed as proposed. A variance of 9 feet for the fill requirement and 2.75 feet for the required front yard setback.


CALEDONIA ST
1812
10187-40
1806
10187-50
1802
10187-60


1806 Caledonia St
La Crosse, Wisconsin
View on Google Maps


© 2023 Google



1/8" = 1'

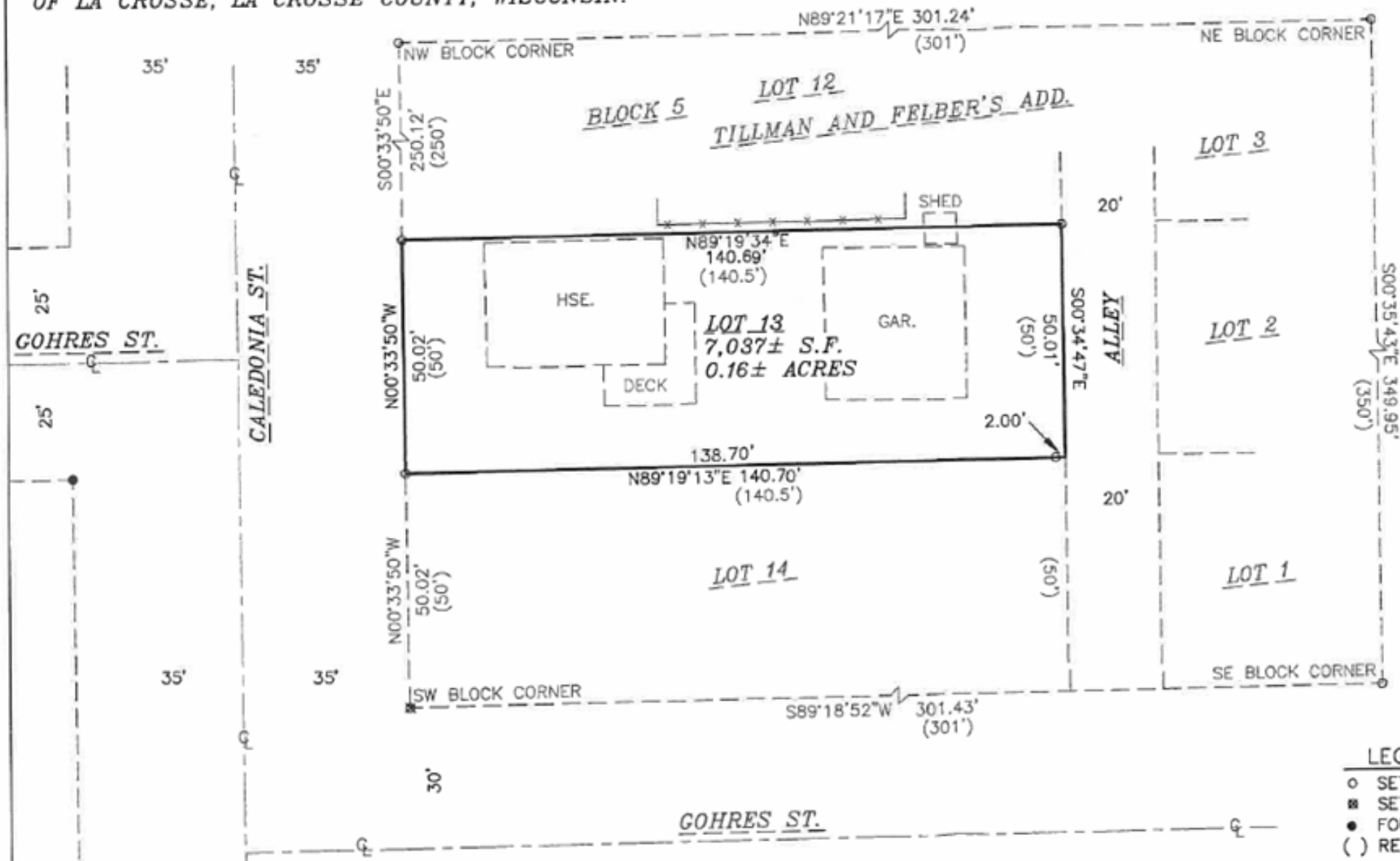
Erosion control Measures

151 Perimeter Fill

1806 Caledonia St.

PLAT OF SURVEY

LOT 13 BLOCK 5 OF TILLMAN AND FELBER'S ADDITION TO THE CITY OF LA CROSSE, LOCATED IN PART OF THE SW–NW, SECTION 20, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY FOR DEBRA HENTHORN COMPLIES WITH AE–7 OF THE WISCONSIN STATUTES AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTIAN J. RUNNING
PLS 2558
DATE: 3/26/2025

WISCONSIN
CHRISTIAN J. RUNNING
S-2558
LA CROSSE
WIS.
LAND SURVEYOR

N
W E
S

BEARING REF
LA CROSSE COUNTY
COORD. SYSTEM

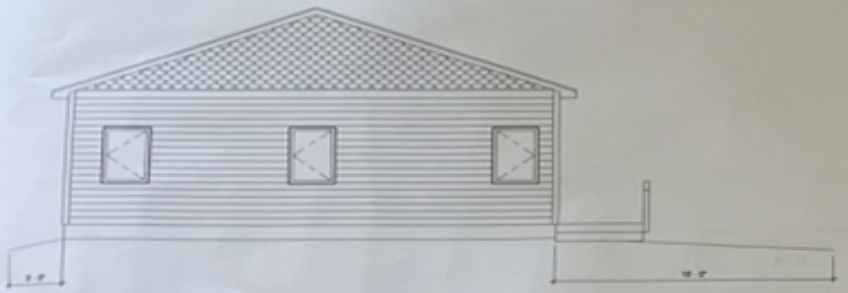
1"=30'

0' 15' 30'

LEGEND

- o SET 3/4" X 18" IRON BAR 1.5 LB/FT
- ⊠ SET DRILL HOLE
- • FOUND MAG NAIL
- ( ) RECORDED AS

FILE: CITY OF LACROSSE GOHRES AND CALEDONIA 2025



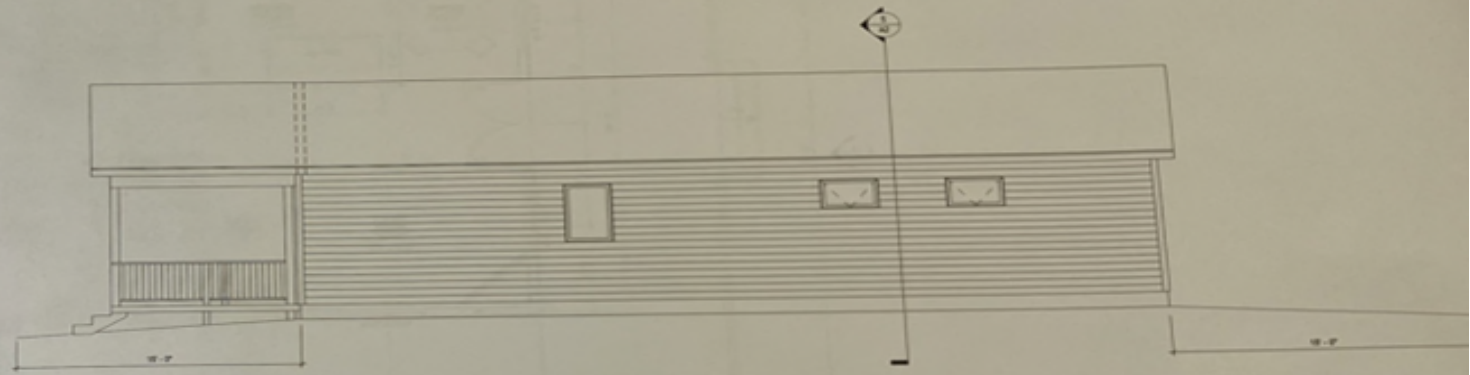
1 WEST ELEVATION



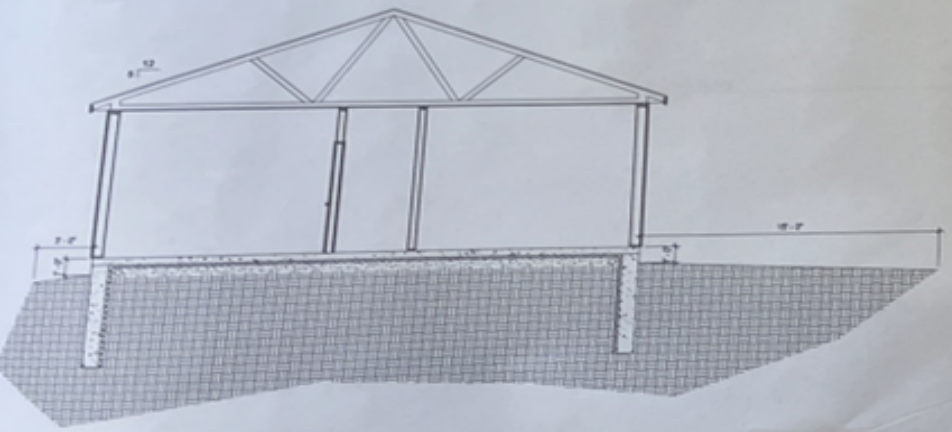
2 SOUTH ELEVATION



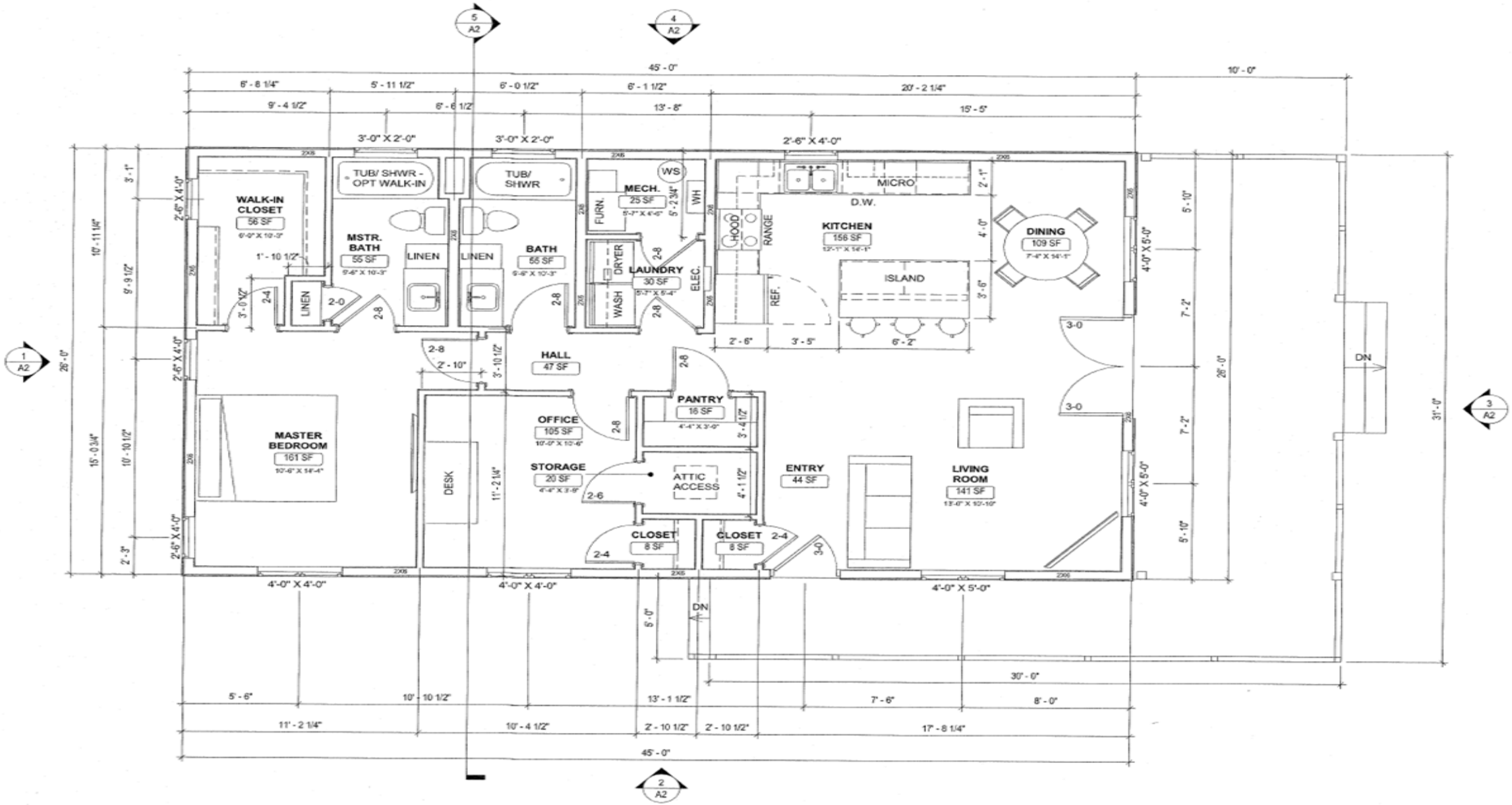
3 EAST ELEVATION



4 NORTH ELEVATION



5 CROSS-SECTION 1



1 FLOOR PLAN

1/4" = 1'-0"

NORTH

1806 Caledonia St

Front yard setback variance.

- Unnecessary Hardship. There is no unnecessary hardship as the dwelling could be moved back to meet the setback and still meet all other Municipal code requirements.

- Hardship Due to Unique Property Limitations. There are no unique property limitations as this lot is the same size as the other lots in this area.

- No Harm to Public Interests. No harm to the public interest.

This variance should not be granted.

1806 Caledonia St

Fill variance.

- Unnecessary Hardship. The property cannot be developed because it is in the floodplain if the proper fill cannot be provided.

- Hardship Due to Unique Property Limitations. The size of the lot doesn’t allow for the required fill.

- No Harm to Public Interests. There is no harm to the public interest.

This variance should be granted.

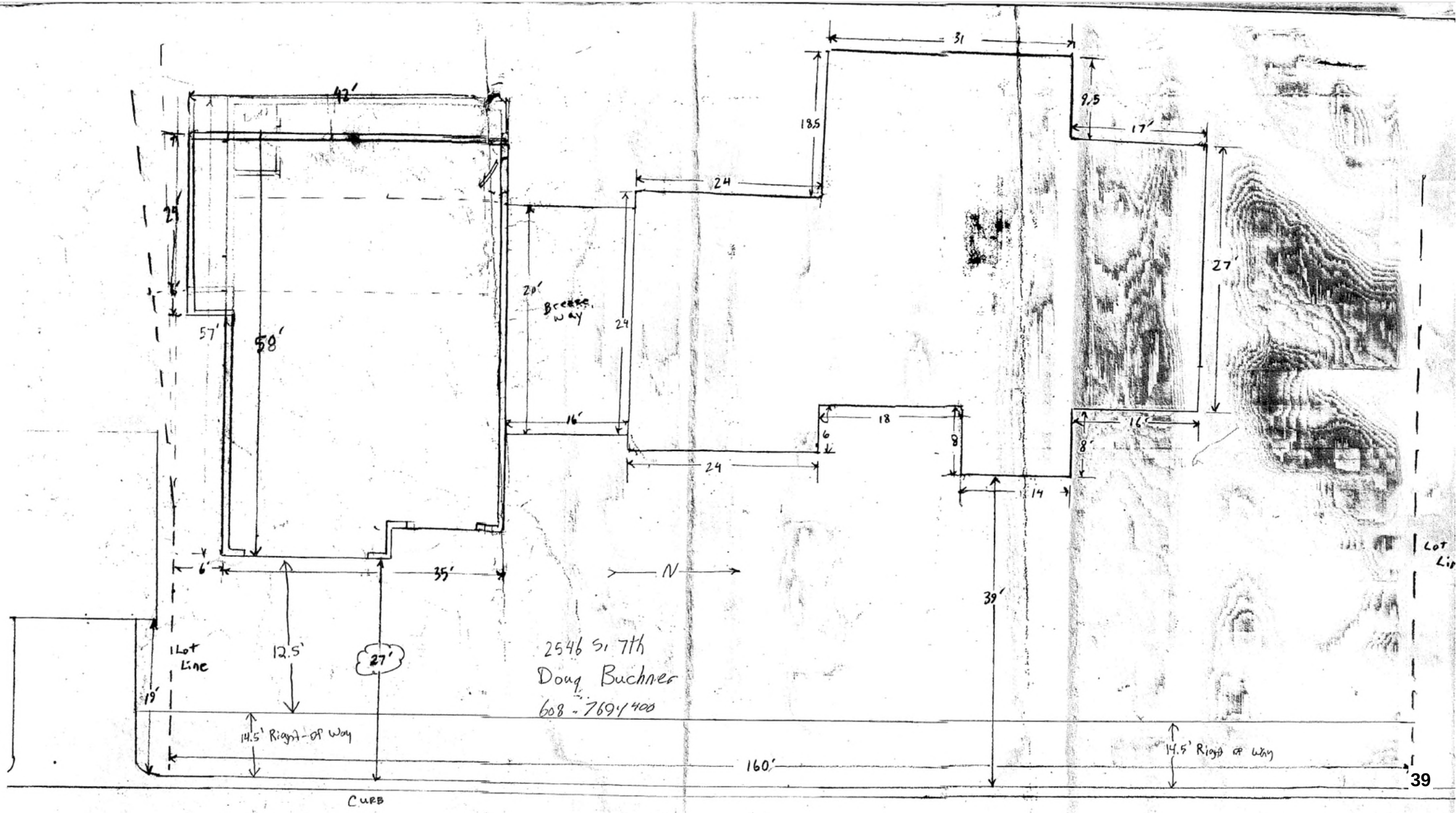
2546 7th St S

2546 7th St S

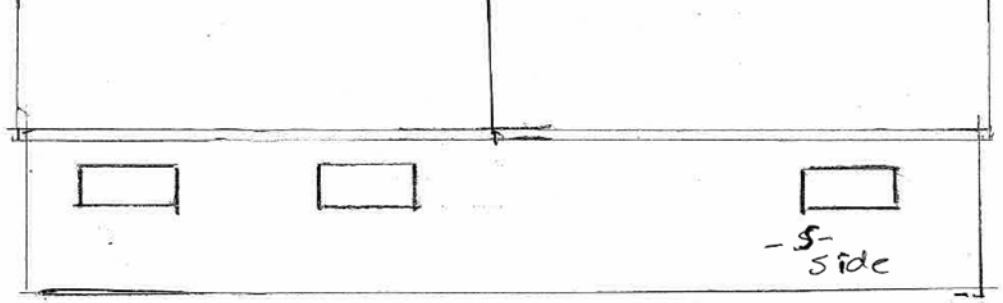
- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(2) Front Yards. **On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet,** provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings.
- The two adjacent main buildings are setback over 25 feet.
- A variance of 12.5 feet would need to granted for this project to proceed as proposed.

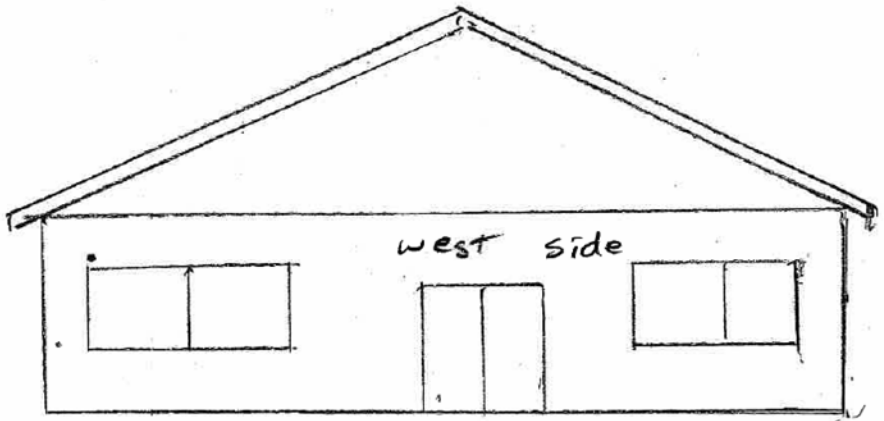
2540
2575
20242-85
2546
20242-90
7TH
2564
20242-110
20242-120

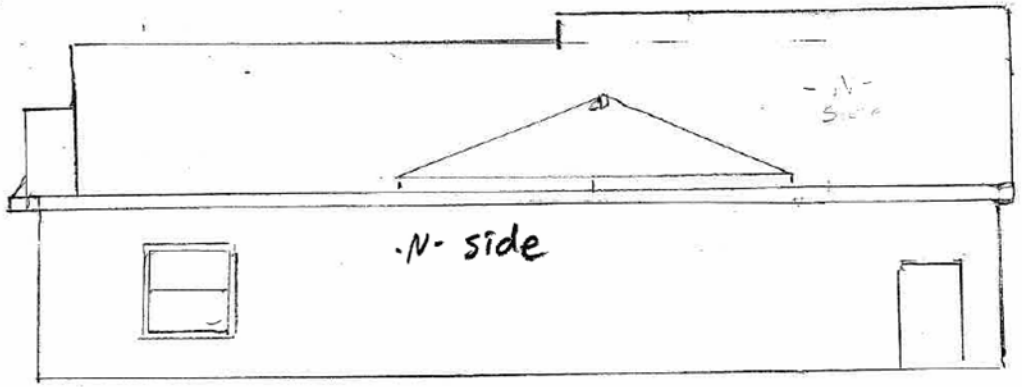

38

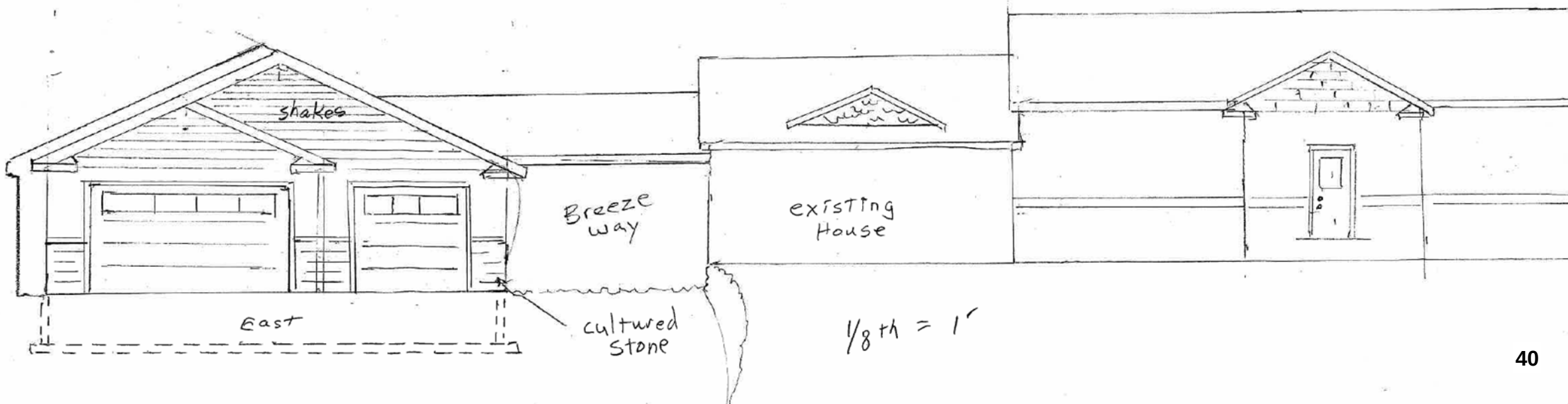

42'
29'
57'
58'
20'
Breeze Way
24
16'
24
18.5
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31
9.5
17'
27'
16'
8'
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6
8
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39'
6'
35'
N
Lot Line
12.5'
27'
19'
14.5' Right-of Way
160'
CURB
14.5' Right of Way
2546 S. 7th
Doug Buchner
608-769-1400

Doug Buchner
608.769.1400
2546 S. 7th

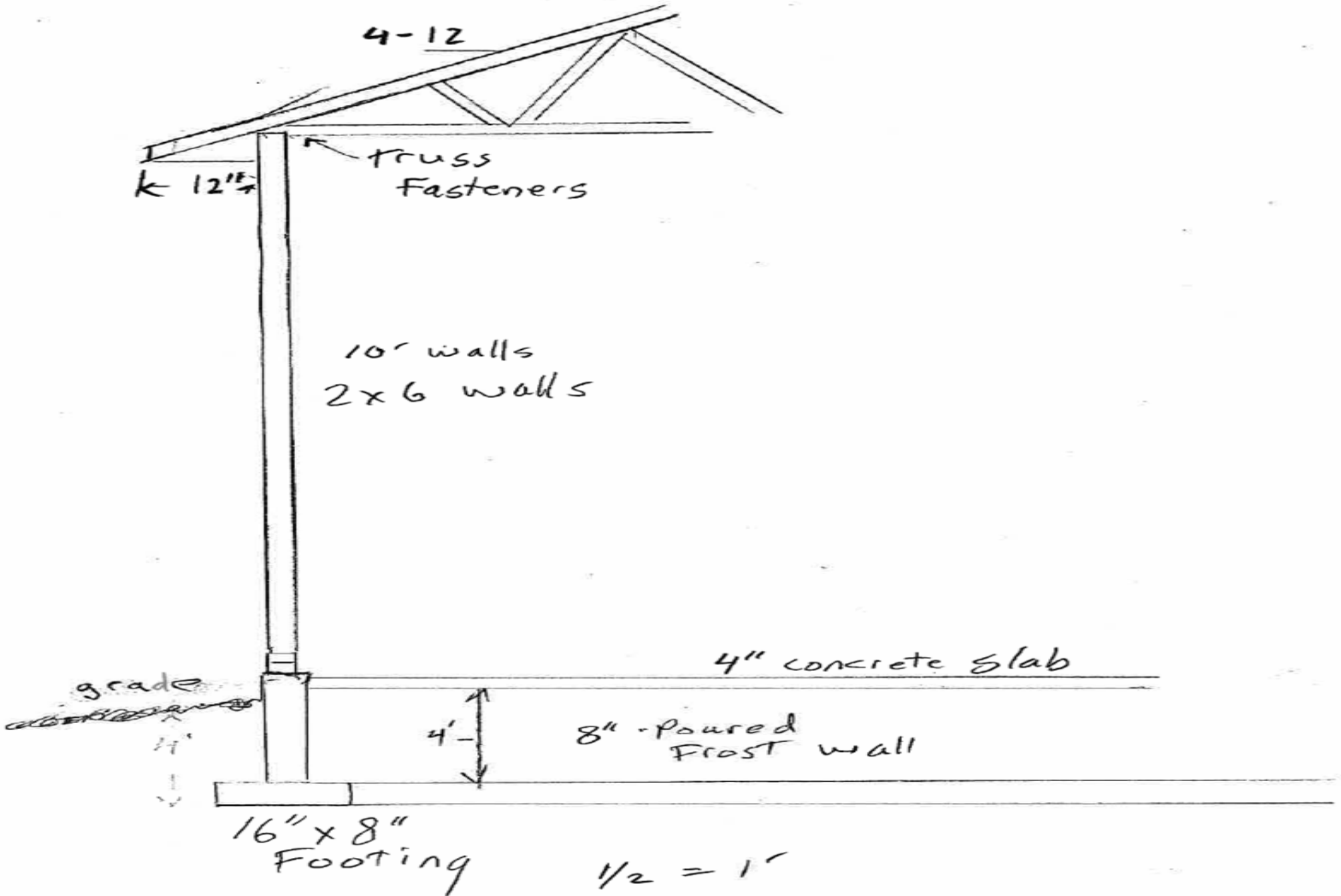








1/8th = 1'


4-12
truss
Fasteners
12"
10' walls
2x6 walls
4" concrete slab
grade
4'
8" - Poured
Frost wall
16" x 8"
Footing
1/2 = 1'

2546 7th St S

- Unnecessary Hardship. There is no unnecessary hardship as the property can continue to be used as a dwelling without the proposed addition.

- Hardship Due to Unique Property Limitations. There are no unique property limitations. This lot is larger than most lots in the City.

- No Harm to Public Interests. There is no harm to the public interest.

This variance should not be granted.

Board of Zoning Appeals

- This presentation shall be added to the minutes of this meeting.

PRAY
TO END
ABORTION



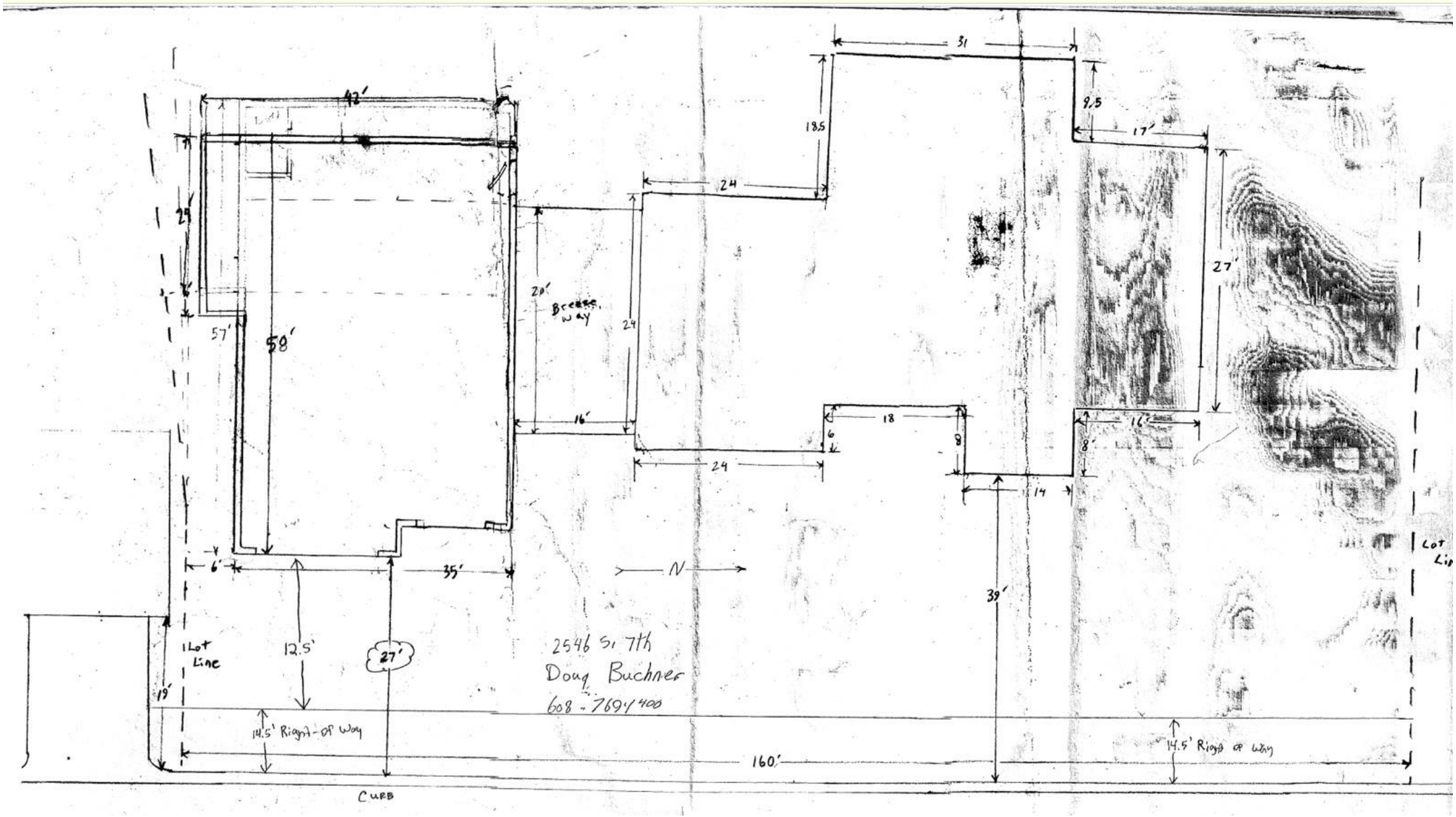

YAMAHA
G3



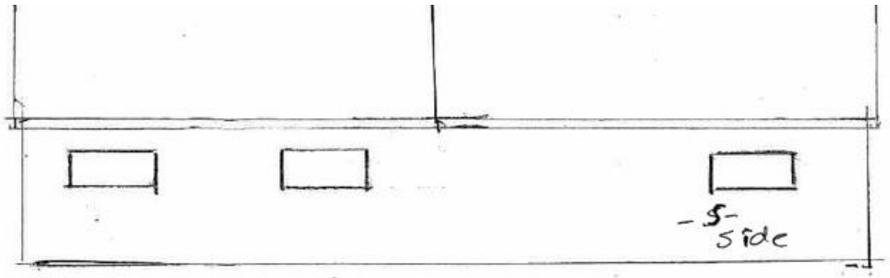

Cub Cadet
XT1

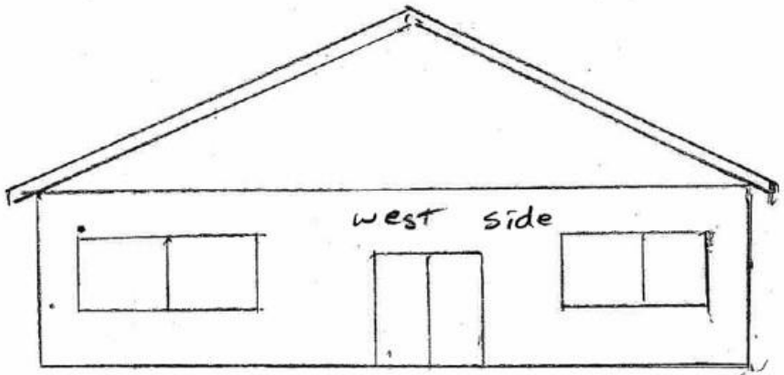


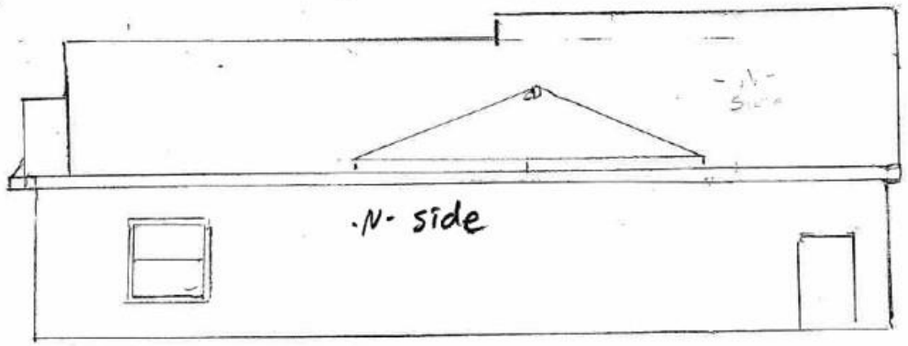


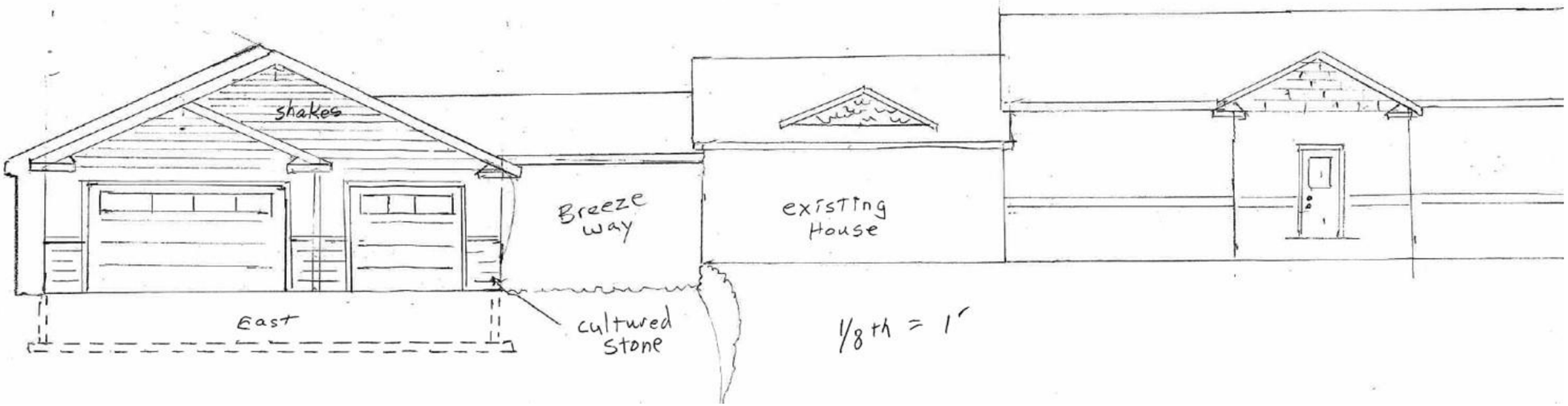

31
9.5
17'
18.5
24
27'
20'
Access Way
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16'
18
6
8
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8'
16'
14
42'
29'
57'
58'
6'
35'
N
39'
Lot Line
12.5'
27'
19'
14.5' Right-of Way
160'
14.5' Right of Way
CURB
2546 S. 7th
Doug Buchner
608-769-1400

Doug Buchner
608.769.1400
2546 S. 7th









Topography


Flood Info
Floodway
High Risk (1% Annual Chance Flood - 100 Year)
Medium Risk (0.2% Annual Chance Flood - 500 Year)
2534
20242-80
2540
20242-85
2546
20242-90
2575
7TH ST S
2564
20242-110
2568
20242-120
2574
20242-130
1,638,963.510 653,557.996 Feet
La Crosse County, City of La Crosse | FEMA | La Crosse County | City of La Crosse
POWERED BY esri

LA CROSSE Tribune

AFFIDAVIT OF PUBLICATION

Lacrosse Tribune
1407 St. Andrew St., La Crosse, WI 54603
(866) 735-5631

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of Lacrosse Tribune, a newspaper at, La Crosse, for county of La Crosse, in the state of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published, therein on the dates listed below.

PUBLICATION DATES:
May. 13 2025

NOTICE ID: 3AuJkIXsaJDrasWxjYT8
PUBLISHER ID: COL-WI-101202
NOTICE NAME: BOZA - May 2025
Publication Fee: $75.63

Section: Legals
Category: 0001 Wisconsin Legals

Edmar Corachia
(Signed)_____

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 05/19/2025

_____
Notary Public
Notarized remotely online using communication technology via Proof.

Notice

Notice is hereby given that the Board of Zoning Appeals will hear the following variance appeals in the Council Chambers on the first floor of City Hall, 400 La Crosse Street, at 4:00 p.m. on May 19, 2025:

2691 - An appeal regarding the requirement to provide a 25-foot front yard setback at 2546 7th St. S, La Crosse, Wisconsin. (Referred from April meeting).

2692 - An appeal regarding the requirement that allows only 60 multi-family apartment units above a commercial space at 922 & 928 State St., 915 & 927 Main St., and 115 & 119 10th St. N., La Crosse, Wisconsin (Haven on Main project).

The Board of Zoning Appeals meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (https://cityoflacrosse.legistar.com/Calendar.aspx) and clicking on the "In Progress" video link to the far right in the meeting list.

Property owners affected by an appeal may appear either in person, by agent, or by attorney, and may express their written approval of or objection to the granting of the appeal by filing a letter in the office of the City Clerk, or in lieu thereof may, upon oath, testify thereto. Written comments are encouraged to be submit in writing prior to the meeting and should be submitted to craigs@cityoflacrosse.org, dropped in a drop box outside of City Hall, or mailed to the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

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, with as much advance notice as possible.

Dated this 6th day of May, 2025.
Board of Zoning Appeals
Nikki Elsen, Secretary
5/13 LAC
COL-WI-101202 WNAXLP

Board of Zoning Appeals

MAY 19TH 2025

4:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

2546 7th St S

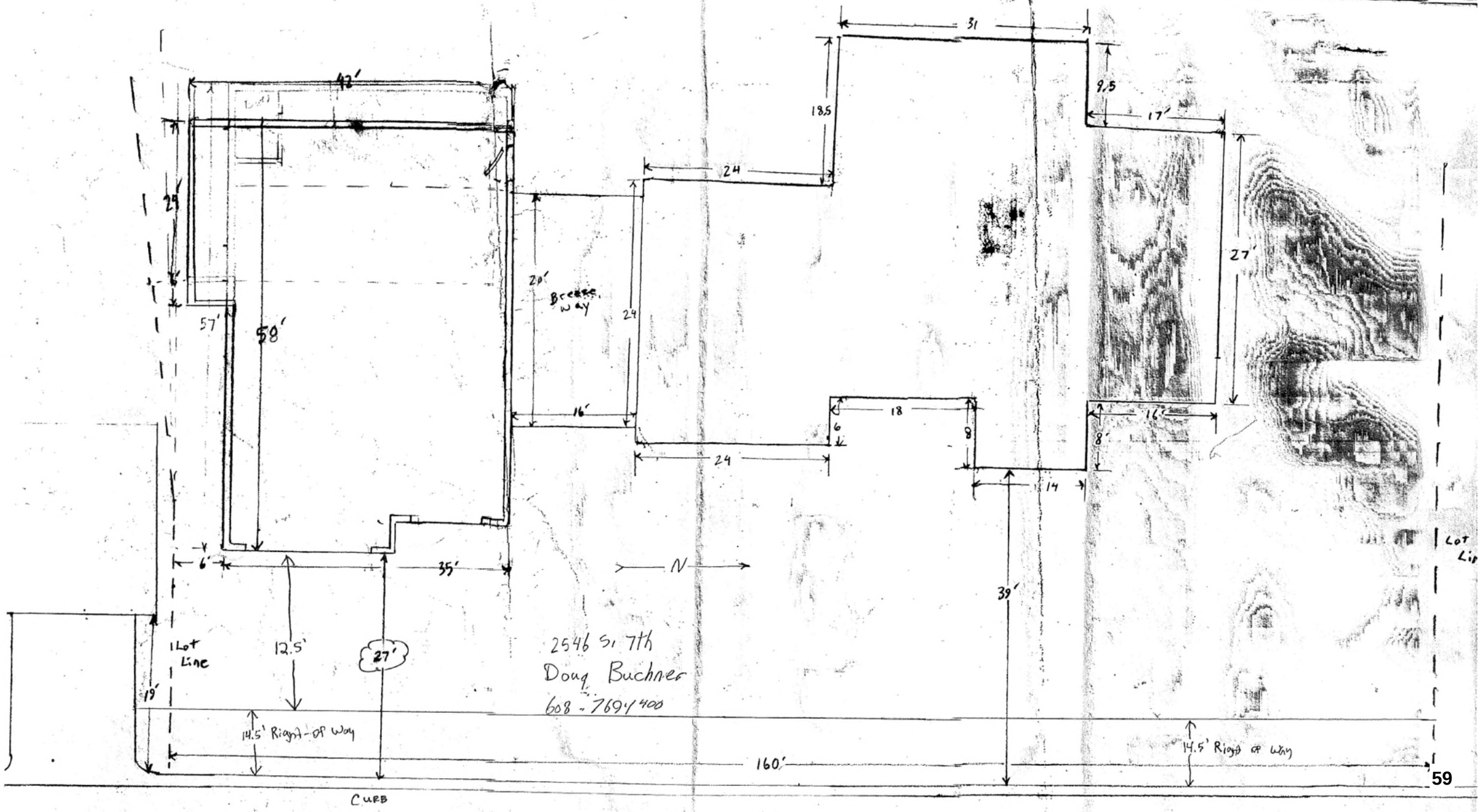
2546 7th St S

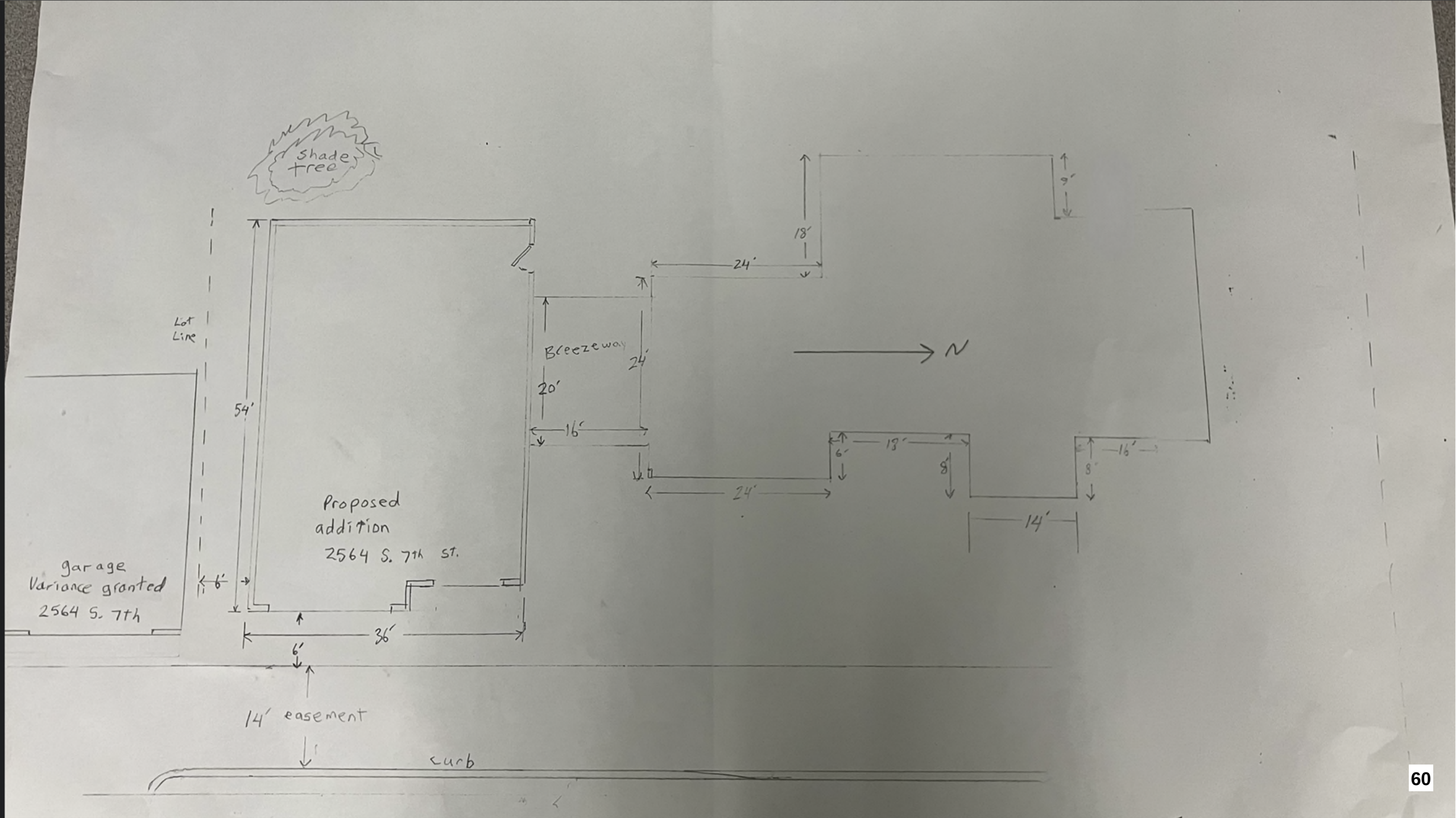
- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(2) Front Yards. **On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet,** provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings.
- The two adjacent main buildings are setback over 25 feet.
- A variance of 12.5 feet would need to granted for this project to proceed as proposed.


20242-60
2534
20242-80
2540
20242-85
2546
20242-90
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20242-10
7TH ST S
2564
20242-110
2568
20242-120
2574
20242-130
1,638,963.510 653,557.996 Feet
30
60ft
La Crosse County, City of La Crosse | FEMA | La Crosse County | City of La Crosse
esri

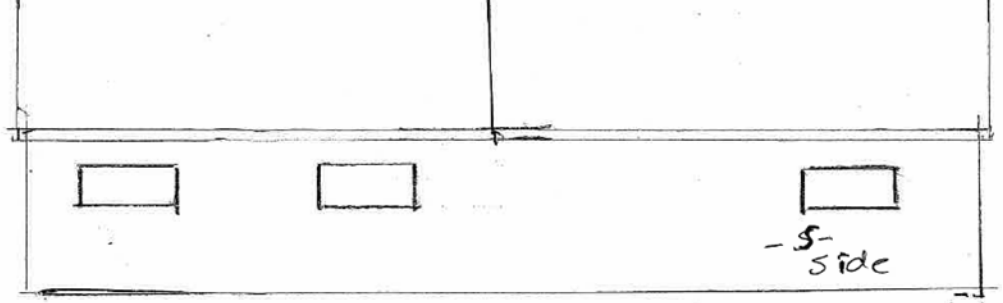


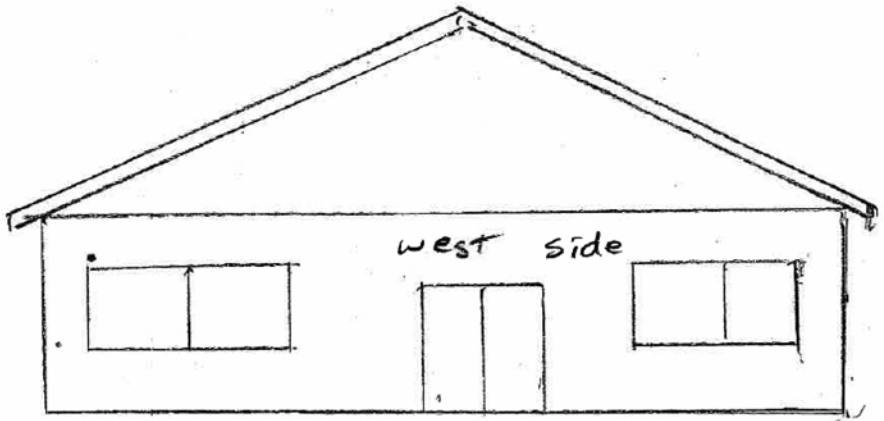


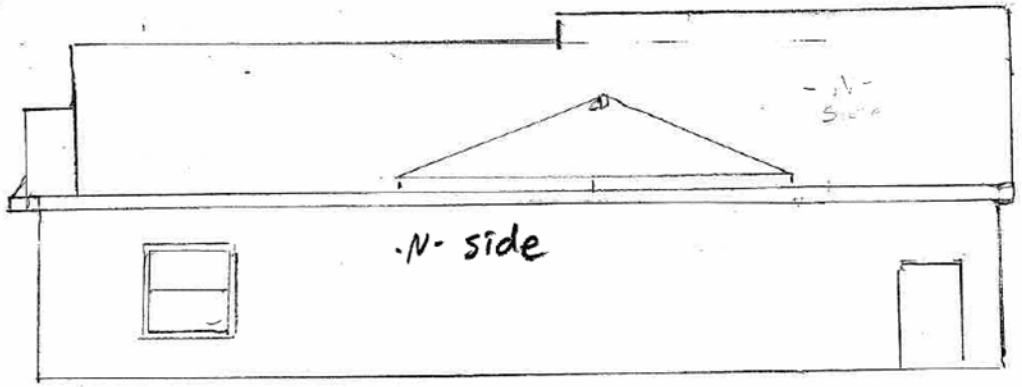

42'
29'
57'
58'
20'
Breeze Way
24
16'
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18.5
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9.5
17'
27'
16'
8'
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6'
12.5'
27'
19'
Lot Line
14.5' Right-of Way
160'
14.5' Right of Way
CURB
2546 S. 7th
Doug Buchner
608-769-1400

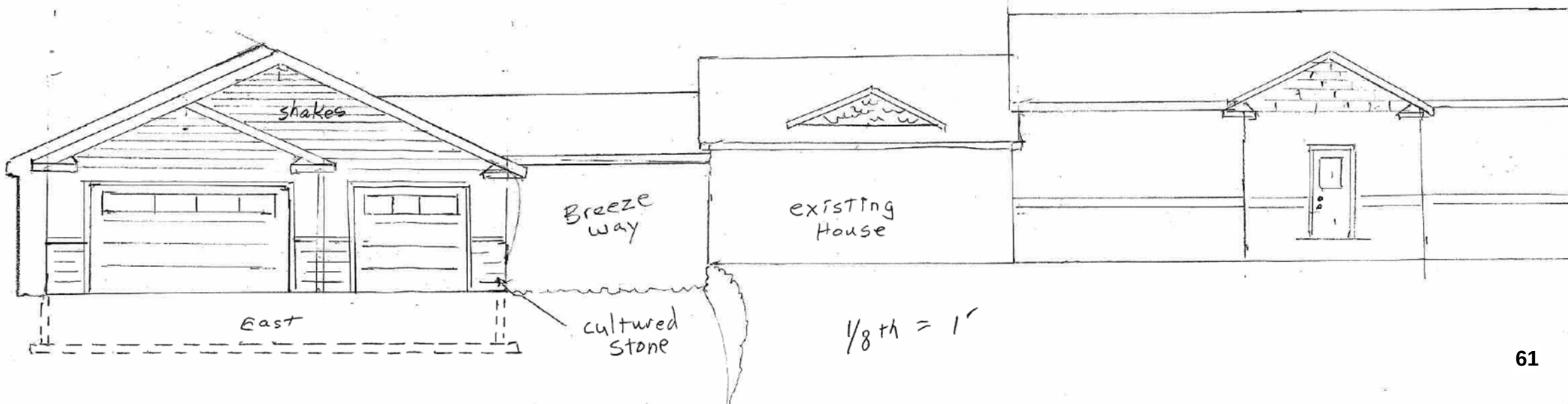

Shade tree
Lot Line
54'
Breezeway
24'
20'
16'
18'
24'
9'
N
6'
18'
8'
16'
8'
24'
14'
Proposed addition
2564 S. 7th St.
garage
Variance granted
2564 S. 7th
6'
36'
6'
14' easement
curb

Doug Buchner
608.769.1400
2546 S. 7th

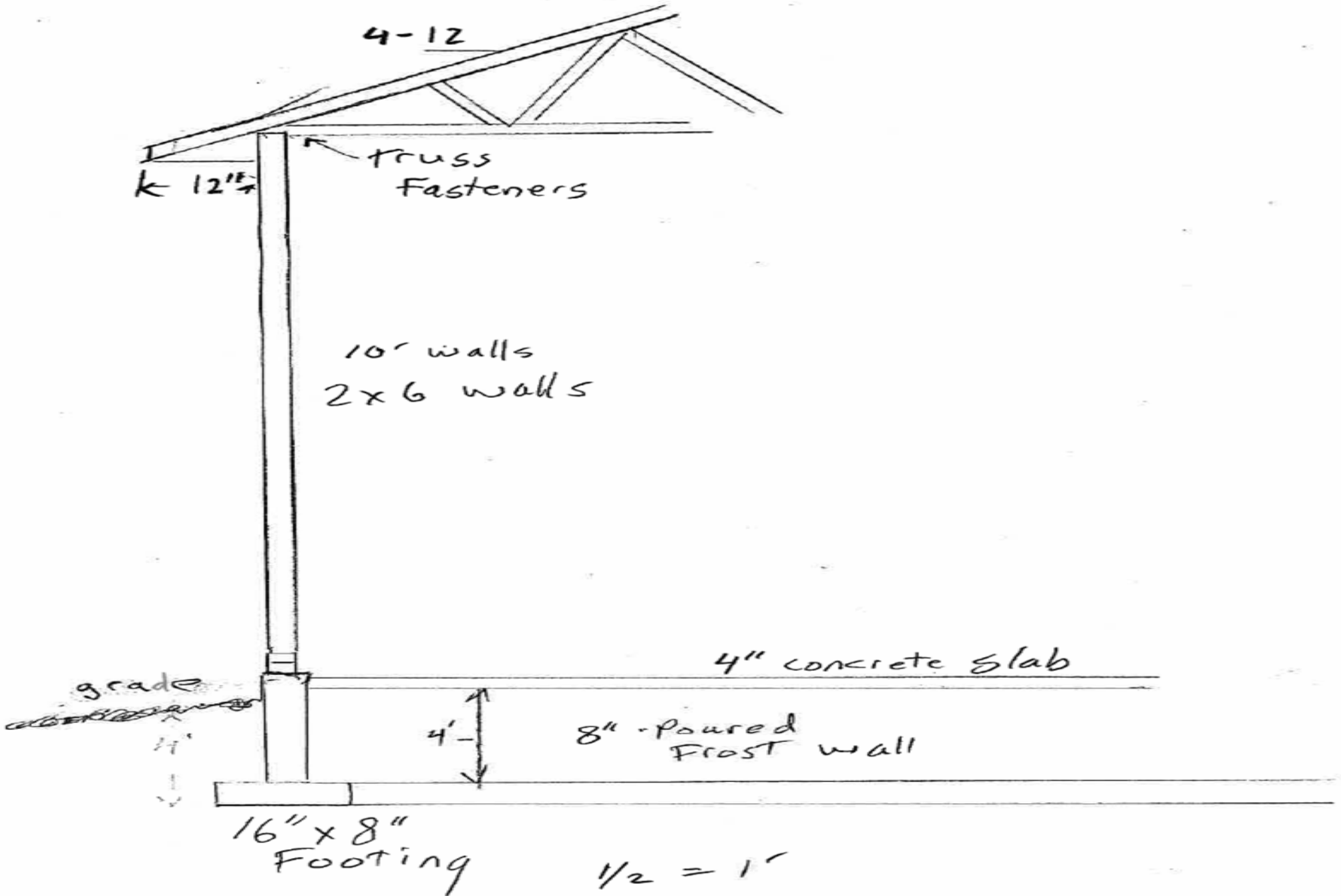








1/8th = 1'


4-12
truss
Fasteners
12"
10' walls
2x6 walls
4" concrete slab
grade
4'
8" - Poured
Frost wall
16" x 8"
Footing
1/2 = 1'

2546 7th St S

- Unnecessary Hardship. There is no unnecessary hardship as the property can continue to be used as a dwelling without the proposed addition.

- Hardship Due to Unique Property Limitations. There are no unique property limitations. This lot is larger than most lots in the City.

- No Harm to Public Interests. There is no harm to the public interest.

This variance should not be granted.

915 Main St.

915 Main St

- The applicant has applied for a building permit to construct a 70-Unit multi-family apartment unit with commercial space on the main floor that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density.* The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

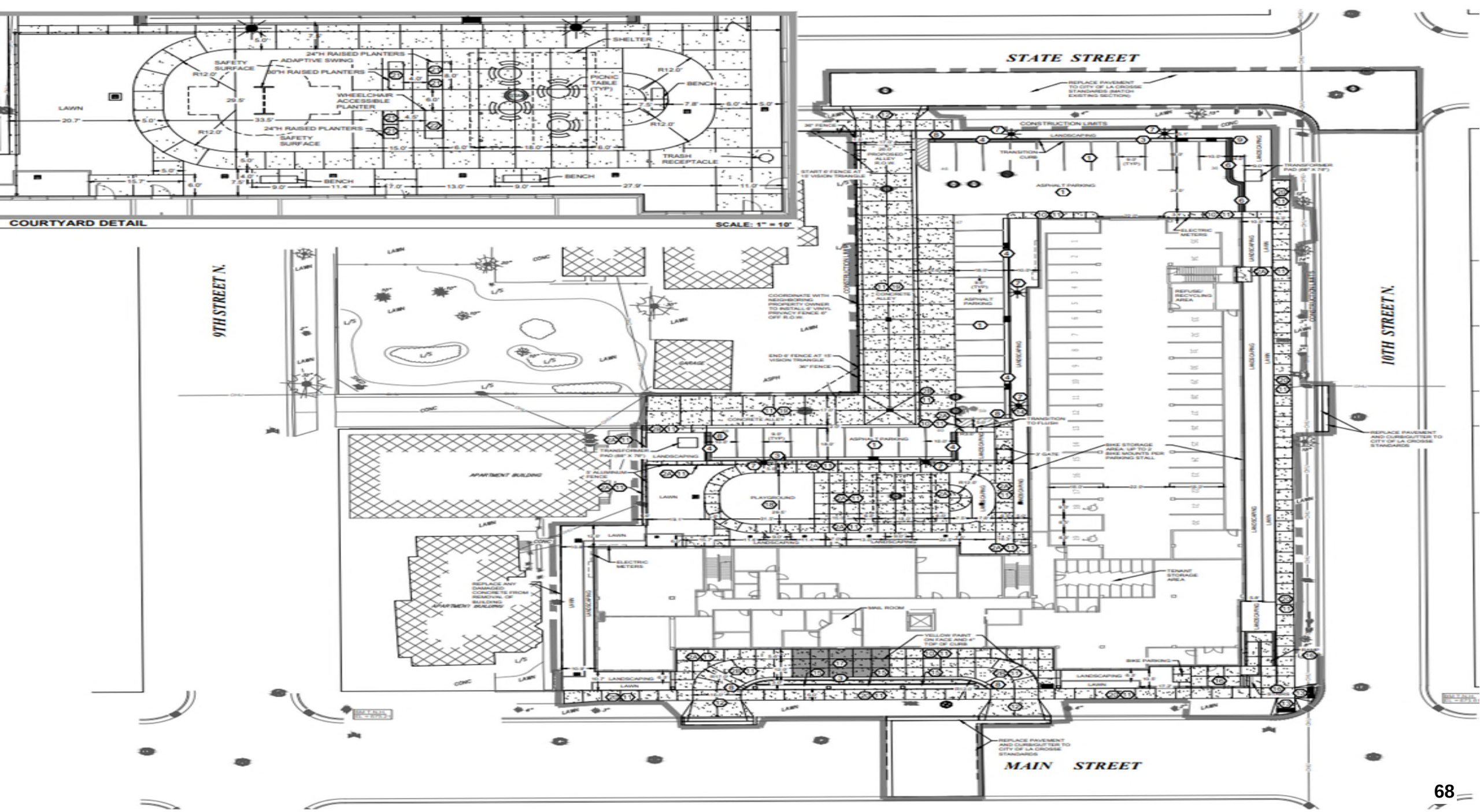
b. The number of multi-family units shall be 15—40 dwelling units per net acre.

d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

915 Main St.

- A variance allowing 10 additional apartment units on this 1.25-acre development would need to be granted for this project to proceed as proposed.




STATE STREET
9TH STREET N.
10TH STREET N.
MAIN STREET
COURTYARD DETAIL
SCALE: 1" = 10'
SHELTER
PICNIC TABLE (TYP.)
BENCH
TRASH RECEPTACLE
WHEELCHAIR ACCESSIBLE PLANTER
SAFETY SURFACE
ADAPTIVE SWING
24"H RAISED PLANTERS
LAWN
CONSTRUCTION LIMITS
ASPHALT PARKING
CONCRETE ALLEY
TRANSFORMER PAD (66" X 78")
ELECTRIC METERS
REFUSE/ RECYCLING AREA
TRANSITION TO FLUSH
BIKE STORAGE AREA (UP TO 2 BIKE MOUNTS PER PARKING STALL
TENANT STORAGE AREA
MAIL ROOM
BIKE PARKING
APARTMENT BUILDING
GARAGE
PLAYGROUND
LANDSCAPING
REPLACE PAVEMENT AND CURB/GUTTER TO CITY OF LA CROSSE STANDARDS
YELLOW PAINT ON FACE AND 4" TOP OF CURB


Main St


WIESER BROTHERS
HAVEN
COMING SOON


Main St
COMING SOON

915 Main St.

- Unnecessary Hardship. The Council approved the general plan for this property prior to the code changing. The old code would have allowed this project.

- Hardship Due to Unique Property Limitations. There are no unique property limitation as several lots were combined.

- No Harm to Public Interests. There is no harm to the public interest.

Board of Zoning Appeals

- This presentation shall be added to the minutes of this meeting.

May 19, 2025

RE: Property at 2546 South 7th Street, La Crosse, WI 54601

The purpose of having extra garage space is for extra storage. Most of my neighbors don't have extra storage space so they must park their boats and trailers in their front yards since there is no alley access to our homes. I also have boats, canoes, kayaks, a riding lawn mower, utility cart, grill and various carts that I currently keep outside.

The extra storage space I propose to build will be climate controlled for my collector cars as recommended by my mechanic from Andy's Auto. The climate-controlled environment will protect them from damage.

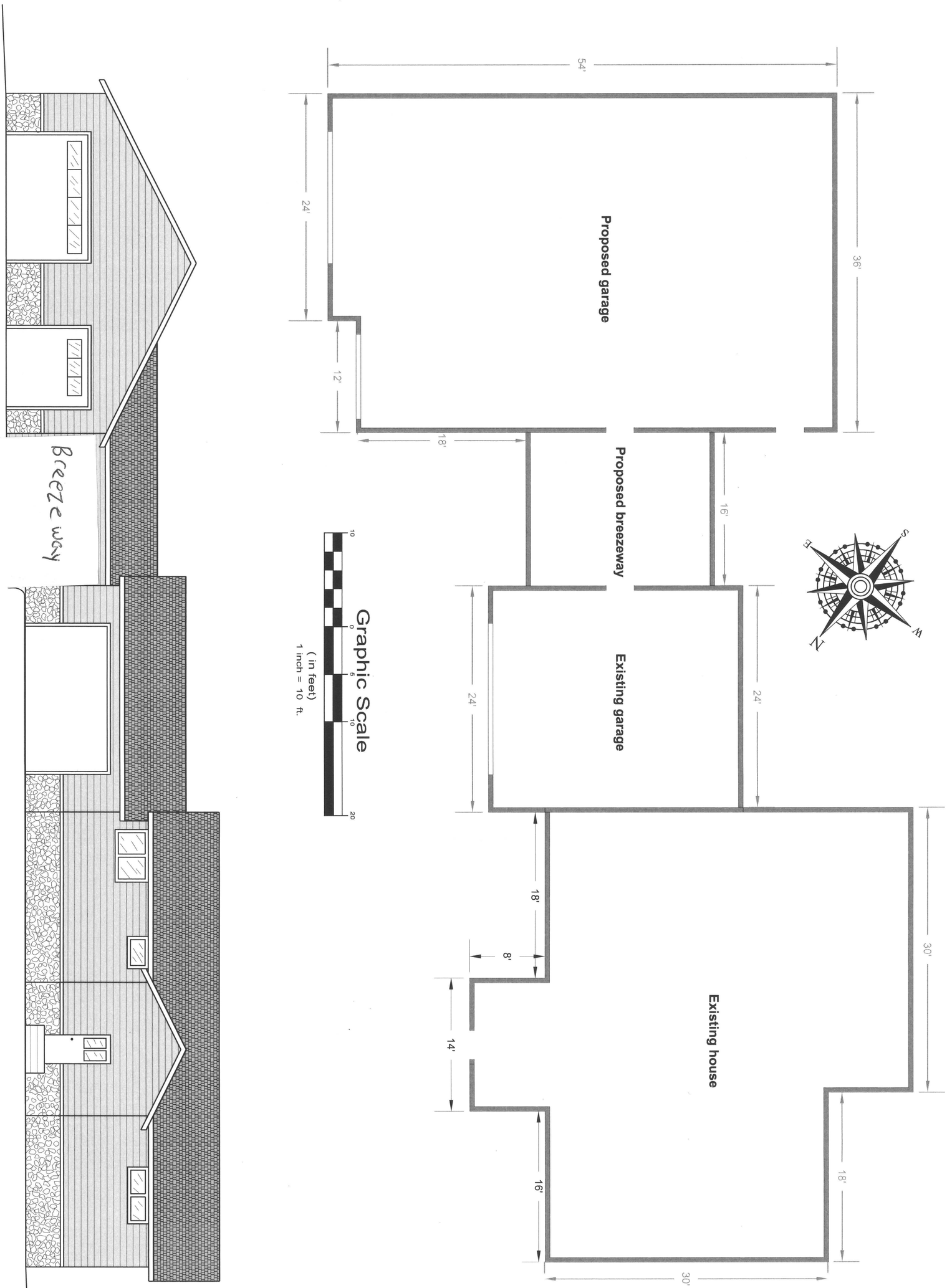
The addition will be built with windows and stone on the front to match my house. It will also be insulated and finished off inside with painted, drywall interior walls.

After meeting with my surveyor, he noticed that if I build the addition any further back on the property than originally proposed, I will have to remove a large shade tree in the rear yard. This would be a huge loss in the heat of the summer since this is the only shade tree I have in the rear yard. Also, building the addition any further back than proposed would block the view of the river for my neighbor and myself, potentially devaluing the property.

There are eleven properties on South 7th Street near my property that are closer than allowed for set back in accordance with the lot line. Nine of these properties are even closer to the road than I am proposing! Having to build my addition any further back on the lot would make it look out of place in comparison to my neighbors.

Sincerely,

Doug Buchner



Drawn by Steve Solberg 5-17-25

Proposed Garage - Buchner Properties

Parcel No. 17-20242-030
Part of Lot 9, Assessor's Plat of Gov. Lot 1
SW ¼ - SW 1/4, Section 8, T15N-R7W
City of La Crosse, La Crosse County WI
2704 7th Street S. La Crosse WI 54601


17'
17'
17'
18' Variance granted
20-
Proposed addition
Shade tree
Extra garage Variance granted
18-
set back measurements are from the curb, less 14' utility easement
20242-10
20242-110
20242-120
20242-130
20242-80
20242-85
20242-60
20242-50
20242-40
20243-10
20243-20
20243-30
2564
2574
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2596
2600
2540
2534
2522
2570
2575

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 2692

Agenda Date: 6/17/2025 **Version:** 1 **Status:** Referred

In Control: Board of Zoning Appeals **File Type:** BOZA - Request for Variance

Agenda Number:

GERRARD
DEVELOPMENT
GENERAL CONTRACTORS

100 N. 6th St. Suite A
La Crosse, Wisconsin 54601
Phone (608) 782-4488
Fax (608) 782-4478

To whom it may concern.

Enclosed is the cover letter to the board of zoning appeals variance and application for this project,

Please be aware that this project did receive approval January 2024 please see submitted letter, therefore we are really wondering why we are submitting this application anyway.

This application includes the following exhibits.

Exhibit 1 includes the legal description and CSM, please be aware the CSM has not been fully approved by the city as we are waiting for comments to be coming back from the design review Board, for example city needs to vacate the alley for us to complete what we need to do, this is a catch 22 item,

Exhibit 2 includes the plan set. This is a very large document, and we will reprint this off for you on 8.5 x 11 I have included that in the packet.

Exhibit 3 provides for a schedule of construction, we are assuming a construction start June 16, 2025.

Respectfully.



Paul A Gerrard owner

Board of Zoning Appeals Variance Application

(To be completed by City Clerk or Zoning Staff)

City of La Crosse, Wisconsin

Application No.: 2692
Date Filed: 5/5/2025
Filing Fee: 300.00
Date Paid: 5/5/2025
Application Complete: Yes X No _____ Reviewed By AB (Initial)

(To be completed by the applicant)

Application Deadline: 5:00 p.m. the first Monday of every month.
Building Permit Application Deadline: 10 Calendar Days prior to the first Monday of every month for the City of La Crosse Fire Department – Division of Community Risk Management to provide review. Any building permit submitted after this deadline must wait until the following month's Board of Zoning Appeals meeting.

	Owner / Agent	Contractor
Name	Gerrard Development LLC	
Address	100 n 6th st La Crosse	
Phone	608-782-4375	

Legal Description: see attach Exhibit 1, City of La Crosse, Wis.
Tax Parcel Number: "
Lot Dimensions and Area: 132.42 x _____ feet. = 57,715 sq. ft.
Zoning District: TND

A variance is a relaxation of a standard in a land use ordinance. The Board of Zoning Appeals decides variances. The Board is a quasi-judicial body because it functions like a court. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden. The burden of proof falls on the variance applicant.

Process:

At the time of application, you will be asked to:

- **Complete an application** form and timely submit it with a non-refundable fee as required in La Crosse Municipal Code § 115-60; Failure to complete any section of the application form will result in rejection of the application. If additional space is needed, please attach additional pages.
- **Provide detailed plans** describing your lot and project (location, dimensions, and materials);
- **Provide a written statement** of verifiable facts showing that your project meets the legal criteria for a variance (Three-Step Test below); and
- **Stake out lot corners or lines**, the proposed building footprint and all other features of your property related to your request so that the Zoning Board and/or City staff may inspect the site.

Following these steps, the City of La Crosse Fire Department – Division of Community Risk Management must approve the application as to form and completeness and then the application and fee must be sub mitted to the City Clerk. The zoning agency will then provide notice of your request for a variance to the City of La Crosse's official newspaper noting the location and time of the required public hearing before the Zoning Board. Your neighbors and any affected state agency will also be notified. The burden will be on you as a property owner to provide information upon which the Board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. If any of these requirements are not met or if you or your agent does not appear at the public hearing, the Board **must** deny your request for a variance and your fee will be forfeited.

Part A: General Information and Alternatives Analysis.
(To be completed by the applicant).

1. General Information.

Complete the questions in the general information section of the application to provide the necessary background information needed for the property at issue.

(a) Current use and improvements.

vacant Land

(b) Proposed Use.

Mix Use with Emphasis on individuals with disabilities

(c) Description and date of any prior petition for variance, appeal, or special exception.

none

(d) Description and location of all nonconforming structures and uses on the property.

none

(e) Ordinance standard from which variance is being sought (include code citation).

The project does not meet the requirements set forth in the Municipal Code of Ordinances of the City of La Crosse regarding development density for development in Traditional neighborhood development zoning. The project as proposed is in direct violation of the following subparagraph of the Code:
Sec. 115-403 – Traditional neighborhood development. (2) Development Density. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:
a. The number of single-family attached and detached units permitted shall be four—15 dwelling units per net acre.
b. The number of multi-family units shall be 15—40 dwelling units per net acre.
c. Secondary dwelling units are calculated into the dwelling's units per acre as stated above.
d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

(f) Describe the variance requested.

Proposed has building has 70 units as allowed in the previous code. We are now only allowed 60 units in the new code the code was changed after are general plan was approved

(g) Specify the reason for the request.

we need 70 units

(h) Describe the effects on the property if the variance is not granted.

the project terminates

2. Alternatives.

Describe alternatives to your proposal such as other locations, designs, and construction techniques. Attach a site map showing alternatives you considered in each category below.

- **Alternatives you considered that comply with existing standards**. If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons why you rejected them.

  none

- **Alternatives you considered that require a lesser variance**. If you reject such alternatives, provide the reasons why you rejected them.

  none

Part B: Three-Step Test.

To qualify for a variance, applicants must demonstrate that their property meets the following three requirements:

1. Unique Property Limitation. *(To be completed by the applicant).*

Unique physical characteristics of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances or desires of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

You will be asked whether there exist any unique physical characteristics to your property that prevent compliance with the ordinance. You will be asked to show where these unique physical characteristics are located on your property by showing the boundaries of these features on a site map. If there is not a unique property limitation, a variance cannot be granted.

Do unique physical characteristics of your property prevent compliance with the ordinance?

☑ **Yes.** Where are they located on your property? In addition, please show the boundaries of these features on the site map that you used to describe alternatives you considered.

the location Of this property is unique to the community and individuals that it will serve. the number of units being server ,Predicates the number of units in the building, this building close to shopping the public library the central business district the public bus stop

☐ **No.** A variance cannot be granted.

2. No Harm to Public Interest.

A variance may not be granted which results in harm to public interests or undermines the purpose(s) of the ordinance. In applying this test, the Zoning Board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community, and the general public. These interests may be listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety, and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures, and lots*
- *Any other public interest issue*

(a) Ordinance Purpose. *(To be completed by zoning staff).*

The Zoning Board must consider the purpose and intent of zoning codes when considering a variance request. As promulgated by the City of La Crosse Common Council, the purpose and intent of the La Crosse Zoning Code include, but is not limited to, the following:

§ 8-86	§ 101-58	§ 109-6
§ 115-3	§ 115-140	§ 115-141
§ 115-148	§ 115-156	§ 115-158
§ 115-211	§ 115-319	§ 115-437
§ 115-510	§ 115-548	§ 115-594

The failure of any particular city official to identify additional purpose and intent information on the application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(b) Purpose(s) of Standard from which Variance is Requested. *(To be completed by zoning staff).*

The City of La Crosse Building Inspector, Code Enforcement Officer and any other officials may be aware of other reasons a particular ordinance standard is required. The city official(s) may list those reasons on this application. The failure of any particular city official to identify additional purpose information on this application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(c) Analysis of Impacts. *(To be completed by applicant).*

Discuss impacts (e.g. increased runoff, eroding shoreline, etc.) that would result if the variance were granted. For each impact, describe potential mitigation measures and the extent to which they reduce the impacts (i.e. completely, somewhat, or marginally). Mitigation measures must address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term, and cumulatively.

Short-term impacts are those that occur through the completion of construction. Long-term impacts are those that occur after construction is completed. Cumulative impacts are those that would occur if a similar variance requested were granted for many properties. After completing the impact analysis, you will be asked to give your opinion whether granting the variance will harm the public interest.

(1) **Short-term Impacts** (through the completion of construction):

- Impact: none
  Mitigation measure(s): none
  Extent to which mitigation reduces project impact:

- Impact: none
  Mitigation measure(s): none
  Extent to which mitigation reduces project impact:
  none

(2) **Long-term Impacts** (after construction is completed):

- Impact: parking
  Mitigation measure(s): regirer fewer parking stalls
  Extent to which mitigation reduces project impact:
  the nature of our tenant require fewer parking stalls

- Impact: more reisidents
  Mitigation measure(s): consuldation of resourse for this population
  Extent to which mitigation reduces project impact:
  these resources are now being condensed into one building making it more Efficient

(3) **Cumulative Impacts** (what would happen if a similar variance request was granted for many properties?):

- Impact: none
  Mitigation measure(s): none
  Extent to which mitigation reduces project impact:
  none

- Impact: none
  Mitigation measure(s): none
  Extent to which mitigation reduces project impact:
  none

Will granting the variance harm the public interest?

☐ **Yes.** A variance cannot be granted.

☑ **No.** Mitigation measures described above will be implemented to protect the public interest.

3. **Unnecessary Hardship.** *(To be completed by the applicant).*

The unique property limitation must create the unnecessary hardship. An applicant may not claim unnecessary hardship because of conditions that are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel.

You will be asked whether you are requesting an area variance or a use variance and to detail whether there exists an unnecessary hardship.

An **area variance** is a relaxation of lot area, density, height, frontage, setback, or other dimensional criterion. Unnecessary hardship exists when compliance with the strict letter of the area restrictions would unreasonably prevent the owner from using the property for a permitted purpose (i.e. leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The Zoning Board must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term, and cumulative effects of the variance on the neighborhood, the community, and on the public interests. This standard reflects the Wisconsin Supreme Court decisions in *State v. Waushara County Bd. Of Adjustment*, 2004 WI 56; and *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

A **use variance** is a relaxation of the zoning regulation on how the property is fundamentally used. A use variance allows property to be utilized in a manner not permitted by zoning regulations (i.e. an appropriate adaptive re-use of a school or church in a residential district). Unnecessary hardship exists only if the property owners show that they would have no reasonable or viable use of the property without the variance. Though not specifically restricted by statute or case law, a use variance is very rare because of the drastic effects it has on the neighborhood, the community, and the public interests. The Zoning Board must consider whether the owner has no reasonable return if the property is only used for the purpose allowed in zoning regulation, whether the plight of the owner is due to unique circumstances and not merely general conditions in the neighborhood, and whether the use sought to be authorized will alter the nature of the locality. See *generally State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

Are you applying for an area variance or a use variance?

☐ **Area variance**

☑ **Use variance**

Is unnecessary hardship present?

☑ **Yes.** Describe. our general development was approved in 2024

Our preliminary Design Review was November 22, 2024 where that review allowed the 70 unit design presented. Based on that, we have proceeded to complete our plans and only now have been told our project is not permitted due to the 10 additional units. Because there is no reasonable negative impacts to the public but results in a significant burden to recreate our project at this late stage, our request should be granted.

☐ **No.** A variance cannot be granted.

Part C: Additional Materials / Exhibits.

In order for the zoning staff to conduct evaluations, the applicant's site map, with a scale of not less than 1"=50', and other exhibits must show the following:

- ☑ Location of requested variance
- ☑ Property lines
- ☐ Ordinary high-water mark
- ☐ Flood plain and wetland boundaries
- ☑ Dimensions, locations, and setbacks of existing and proposed structures
- ☑ Utilities, roadways, driveways, off-street parking areas, and easements
- ☐ Existing highway access restrictions and existing proposed street, side and rear yards
- ☑ Location and type of erosion control measures
- ☑ Vegetation removal proposed
- ☑ Contour lines (2 ft. interval)
- ☐ Well and sanitary system
- ☑ Location and extent of filling/grading
- ☑ Any other construction related to your request
- ☑ Anticipated project start date
- ☐ Sign locations, dimensions, and other specifications
- ☐ Alternatives considered
- ☐ Location of unique property limitation
- ☑ Lot corners, lines, and footprints have been staked out
- ☑ Abutting street names and alleys
- ☑ Abutting property and land within 20 feet
- ☑ Indication of the direction "North"

Part D: Authorization to Examine

You **must complete and sign** the authorization for the City of La Crosse Board of Zoning Appeals and the Planning and Development Department to examine the property of the variance request.

I hereby authorize the City of La Crosse Board of Zoning and Appeals and the Planning and Development Department to inspect premises

At: 915 MAIN ST
(Address where variance is sought)

Date: 5-2-25 Signature of Owner

Part E: Certification.

You **must sign your application,** certifying that it and any additional materials are accurate and do not contain any misrepresentations or omissions. An unsigned variance application will not be considered. You also must get the application notarized by a certified notary.

Submit completed application to:

Board of Zoning Appeals
400 La Crosse St.
Clerk's Office- 2nd Floor
La Crosse, Wisconsin 54601

Submit complete copy to:

Chief Inspector
400 La Crosse St.
City of La Crosse Fire Department –
Division
of Community Risk Management
La Crosse, Wisconsin 54601

By signing below, I certify that I have received and reviewed all of the application materials. I further certify that all of my answers herein are true and accurate; I have not made any intentional misrepresentation or omission. I understand that if I intentionally misrepresented or omitted anything in this application that my application will be denied and any variance granted thereunder may be revoked.

Signed: (Applicant or Agent) _____

Date: May 2, 2025

Signed: (Owner,if different from applicant) _____

Date: _____

THE APPLICANT OR AGENT

Peter Gerrard
By:

STATE OF WISCONSIN)
COUNTY OF LA CROSSE)

Personally came before me this 2nd day of May ,2025 the above named Peter Gerrard to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Janna Erickson
Notary Public, La Crosse County, WI
My commission expires: 4/10/28

JANNA C. ERICKSON NOTARY PUBLIC STATE OF WISCONSIN

THE OWNER

_____

STATE OF WISCONSIN)
COUNTY OF LA CROSSE)

Personally came before me this _____ day of _____ ,20__, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, La Crosse County, WI
My commission expires: _____

Board of Zoning Appeals Standards

The Board of Zoning Appeals functions like a court, and must follow State laws and local zoning ordinances. The Board of Zoning Appeals cannot change or ignore any part of the zoning ordinance or State laws, but must apply the laws as written.

The Board may only grant a variance, special exception, or administrative appeal if the applicant provides evidence showing that they meet **all** of the legal standards for that decision. The burden of proof falls on the variance applicant, not the Board of Zoning Appeals. The legal standards the Board will use to decide on each application are shown below.

STANDARDS FOR USE or AREA VARIANCE

☐ 1. **The proposed variance is not contrary to the public interest.** The purpose statement of the ordinance and related statutes must be reviewed in order to identify the public interest. Variances must observe the spirit of the ordinance, secure public safety and welfare, and do substantial justice. In considering effects of a variance on public interests, broad community and even statewide interests should be examined; the public interest standard is not confined to scrutiny of impacts on neighbors or residents in the vicinity of the project.

☐ 2. **The property has a special or unique condition.** The property must have unique or physical features which prevent compliance with the ordinance. The circumstances of an applicant, such as growing family or need for a larger garage, are not legitimate factors in meeting this standard. Property limitations that prevent ordinance compliance that are not unique but common to a number of properties should be addressed by amendment of the ordinance.

☐ 3. **The special condition of the property creates an unnecessary hardship:**

a. Unnecessary hardship means unnecessarily burdensome, considering the purpose of the ordinance.
b. Unnecessary hardship may not be self-created. An applicant may not claim hardship because of conditions which are self-imposed. Examples include claiming hardship for a substandard lot after having sold off portions that would have allowed building in compliance or claiming hardship where construction was commenced without required permits in violation of ordinance standards.
c. Financial hardship is not a deciding factor. Economic loss or financial hardship does not justify a variance.

Board of Zoning Appeals Procedure Handout

1) You, or someone speaking on your behalf, should arrive at 4:00 p.m. for the meeting even if you are not listed first on the agenda.
2) Neighbors within 100 feet of the property (where the variance is requested) will receive a copy of the meeting notice. They may appear before the Board to speak for or against your appeal or they may write a letter in support of your appeal or against your appeal and submit it to the City Clerk's office. You may contact your neighbors and share your proposal with them so they are aware.
3) The Board will have received a copy of your denial letter from the Building and Inspections department, your variance application, and any other materials you have attached to your application. Any presentation to the Board is limited to written materials, diagrams and photographs. No electronic devices for presentations will be allowed. This restriction does not apply to the presentation by Building & Inspections. Public hearings before the Board may be limited to ten (10) minutes for the proponents, ten (10) minutes for the opponents and a three (3) minute rebuttal for each side. The Board reserves the right to extend these time limits as it determines.
4) The Board follows the criteria listed on the previous page to determine whether or not your request meets the standards set forth by the Wisconsin Supreme Court.
5) If the Board grants your appeal, after you receive your letter of the Board's decision, you may apply for your building permit. The letter will be mailed to you within a week, after the meeting has taken place.

Department of Planning and Development
Building and Inspections

4/29/2025

Gerrard Development, LLC
100 6th St. N Suite A
La Crosse, WI 54601

RE: An appeal regarding the requirement allowing only 60 multi-family apartment units above a commercial space at 915 Main St La Crosse, WI 54601.

Dear Peter Gerrard,

We have received the permit application to construct a new 70-unit multi-family apartment building above a commercial space at 915 Main St La Crosse, WI. The project does not meet the requirements set forth in the Municipal Code of Ordinances of the City of La Crosse regarding development density for development in Traditional neighborhood development zoning. The project as proposed is in direct violation of the following subparagraph of the Code:
Sec. 115-403 – Traditional neighborhood development. (2) *Development Density.* The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:
a. The number of single-family attached and detached units permitted shall be four—15 dwelling units per net acre.
b. The number of multi-family units shall be 15—40 dwelling units per net acre.
c. Secondary dwelling units are calculated into the dwelling's units per acre as stated above.
d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

Therefore, if upon consideration of all of the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for the granting of variances, the Board of Zoning Appeals would have to grant a variance allowing 10 additional apartment units on this 1.25 acre development for this project to proceed as proposed.

Sincerely,

Andy Berzinski

Building Inspector

Department of Planning and Development

Building and Inspections

inspection@cityoflacrosse.org 608-789-7530

APPLICATION FOR *COMMERCIAL BUILDING* PERMIT

Application Number: _____ Date: 4-28-25 Parcel Number: _____

OWNER INFORMATION

Name:			
Gerrard Development, LLC			
Address of above: Street	**City**	**State**	**Zip Code**
100 6th St. N, Suite A	La Crosse	WI	54601
Phone:	**Cell:**	**Email:**	
608-782-4488		peter@gerrardcompanies.com	

CONTRACTOR INFORMATION

Name:			
Wieser Brothers General Contractor, Inc.			
Address of Above: Street	**City**	**State**	**Zip Code**
200 Twilite Street	La Crescent	MN	55947
Phone:	**Cell:**	**Email:**	
507-895-8903	608-738-5105	ethant@wieserbrothers.com	

PROJECT INFORMATION

Project Address:
915 Main Street

Construction Cost:
$ TBD

Project Type:
☑ Building ☐ Addition ☐ Demo ☐ Alteration/Remodel

Description of Work:
If Demolition, include intended use of land after demolition

Permit application for the new 70-unit apartment building for Haven on Main. We expect this application to be denied as the plans are not complete, and we are also over the density threshold. Once the denial letter is received back we will apply for a variance.

Architect/Engineer Name:	Architect/Engineer Phone:	Level of Alteration (per IEBC):
James Pankratz	414-588-5311	N/A

PROPERTY INFORMATION

Zoning:	Nbr. Dwelling Units	Flood Plain	Historical District	Fire Limits	Arch. District
	70	☐ Yes ☑ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No

Building Construction Type:	Occupancy Type:

FEE INFORMATION

Plan Review:	Permit:	Record Mtce:	Other:	Total:
$	$	$	$	$

IT IS HEREBY AGREED between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building adding or property as above described, to be issued and granted by Building and Inspections of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

Ethan Thomas		4-28-25
Agent/Contractor: (Print)	**(Sign)**	**(Date)**
Owner (Print)	**(Sign)**	**(Date)**

OFFICE USE ONLY

Application Approved:	Inspector:	Date:

Exhibit 1

Legal Description

All of Lot 1 Lot 2, Lot 9, Lot 10, Lot11 & Lot 12 and Parts of Lot 3, Lot 8 & vacated alley of Metzger's Addition to the City of La Crosse, located in Part of the SE 1/4 of the SW 1/4 of Section 32, T16N, R7W, City of La Crosse, La Crosse County, Wisconsin (see attached CSM Map).

Tax Parcel No. 17-20204-100

Tax Parcel No. 17-20204-120

Tax Parcel No. 17-20204-110

Tax Parcel No. 17-20204-30

Tax Parcel No. 17-20204-20

Tax Parcel No. 17-20204-10

CERTIFIED SURVEY MAP

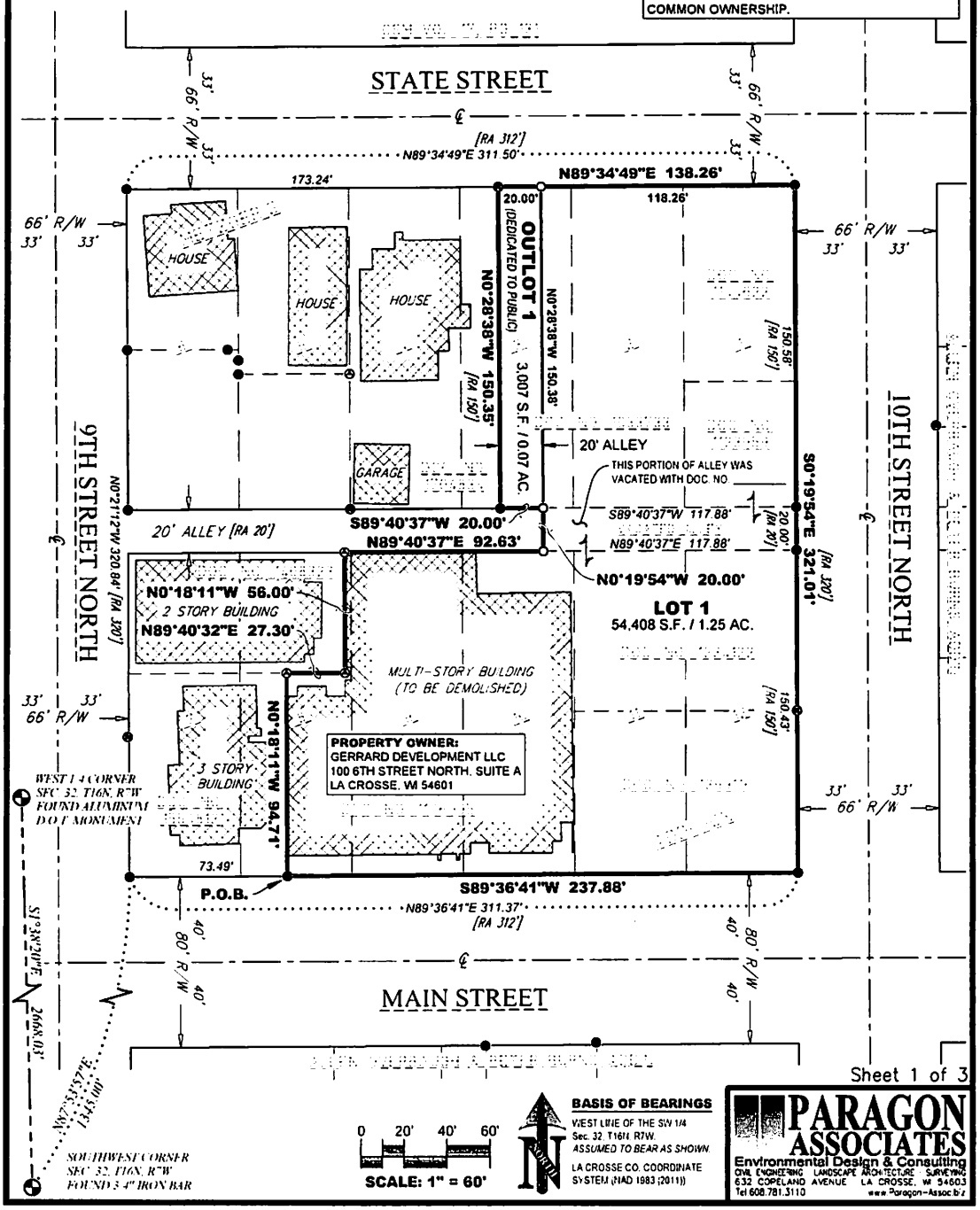
ALL OF LOT 1, LOT 2, LOT 9, LOT 10, LOT 11 & LOT 12 AND PARTS OF LOT 3, LOT 8 & THE VACATED ALLEY OF METZGER'S ADDITION TO THE CITY OF LA CROSSE.
LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LEGEND

- FOUND SECTION CORNER *(AS NOTED)*
- FOUND 3/4" O.D. IRON BAR
- FOUND 1" O.D. IRON PIPE
- FOUND MAG / PK NAIL
- SET 3/4" O.D. x 18" IRON BAR *(1.5 LBS/LIN. FT.)*
- *(RA)* RECORDED AS MEASUREMENT FROM METZGER'S ADD'N
- *R/W* RIGHT-OF-WAY
- **P.O.B.** POINT OF BEGINNING

NOTE 1:
THE 6 PARCELS ENCLOSED WITHIN THIS CSM (NOT INCLUDING THE VACATED ALLEY) ARE INCLUDED IN A SINGLE WARRANTY DEED RECORDED AS DOCUMENT NO. 1826498.

DOCUMENT NO.'s LISTED ON THE MAP ARE THE LAST OCCURRENCE OF THE PARCEL PRIOR TO COMMON OWNERSHIP.



PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
632 COPELAND AVENUE LA CROSSE, WI 54603
Tel 608.781.3110 www.Paragon-Assoc.biz

CERTIFIED SURVEY MAP _____

ALL OF LOT 1, LOT 2, LOT 9, LOT 10, LOT 11 & LOT 12 AND PARTS OF LOT 3, LOT 8 & THE VACATED ALLEY OF METZGER'S ADDITION TO THE CITY OF LA CROSSE.
LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

GERRARD DEVELOPMENT LLC , A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

GERRARD DEVELOPMENT LLC , DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY §.236.10 OR §.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF LA CROSSE.

IN WITNESS WHEREOF, THE SAID GERRARD DEVELOPMENT LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER GERRARD, IT'S PRESIDENT, AND COUNTERSIGNED BY PAUL GERRARD, IT'S SECRETARY (CASHIER), AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____, DAY OF _____, 20___.

IN THE PRESENCE OF:

_____
PETER GERRARD (PRESIDENT OF GERRARD DEVELOPMENT LLC)

_____
SIGNATURE

_____
PAUL GERRARD (SECRETARY OR CASHIER of GERRARD DEVELOPMENT LLC)

_____
SIGNATURE

CORPORATE OWNER'S NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY) §
PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, PETER GERRARD, PRESIDENT, AND PAUL GERRARD, SECRETARY (CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

STATE BANK FINANCIAL , A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF GERRARD DEVELOPMENT LLC, OWNER.

IN WITNESS WHEREOF, THE SAID STATE BANK FINANCIAL HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, IT'S PRESIDENT, AND COUNTERSIGNED BY _____, IT'S SECRETARY (CASHIER), AT _____, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 20___.

IN THE PRESENCE OF:

_____
PRINTED NAME (PRESIDENT OF STATE BANK FINANCIAL)

_____
SIGNATURE

_____
PRINTED NAME (SECRETARY OR CASHIER of STATE BANK FINANCIAL)

_____
SIGNATURE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY) §
PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, _____, PRESIDENT, AND _____, SECRETARY (CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
632 COPELAND AVENUE LA CROSSE, WI 54603
Tel 608 781 3110 www.Paragon-Assoc.biz

CERTIFIED SURVEY MAP _____

ALL OF LOT 1, LOT 2, LOT 9, LOT 10 LOT 11 & LOT 12 AND PARTS OF LOT 3, LOT 8 & THE VACATED ALLEY OF METZGER'S ADDITION TO THE CITY OF LA CROSSE,
LOCATED IN PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T16N, R7W, CITY OF LA CROSSE
LA CROSSE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

GERRARD DEVELOPMENT LLC , A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

GERRARD DEVELOPMENT LLC , DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY §.236.10 OR §.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF LA CROSSE.

IN WITNESS WHEREOF, THE SAID GERRARD DEVELOPMENT LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER GERRARD, IT'S PRESIDENT, AND COUNTERSIGNED BY PAUL GERRARD, IT'S SECRETARY (CASHIER), AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____ 20___

IN THE PRESENCE OF:

_____
PETER GERRARD (PRESIDENT OF GERRARD DEVELOPMENT LLC)

_____
SIGNATURE

_____
PAUL GERRARD (SECRETARY OR CASHIER of GERRARD DEVELOPMENT LLC)

_____
SIGNATURE

CORPORATE OWNER'S NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY) §
PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____ 20___, PETER GERRARD, PRESIDENT AND PAUL GERRARD, SECRETARY (CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

STATE BANK FINANCIAL , A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF GERRARD DEVELOPMENT LLC, OWNER.

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IN THE PRESENCE OF:

_____
PRINTED NAME (PRESIDENT OF STATE BANK FINANCIAL)

_____
SIGNATURE

_____
PRINTED NAME (SECRETARY OR CASHIER of STATE BANK FINANCIAL)

_____
SIGNATURE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY) §
PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____ 20___, _____ PRESIDENT, AND _____ SECRETARY (CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____ WISCONSIN

MY COMMISSION EXPIRES _____

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL · DEVELOPING · LANDSCAPE ARCHITECTURE · SURVEYING
633 COPELAND AVENUE · LA CROSSE, WI 54603
Tel 608.781.3119 www.Paragon-Assoc.biz

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↓ñ /ñ

Exhibit 2

• CONSTRUCTION DOCUMENTS •

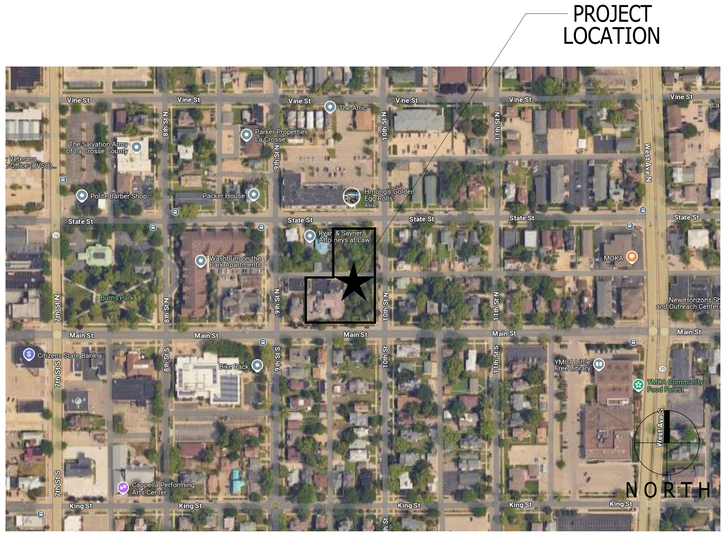
HAVEN ON MAIN

70 UNIT APARTMENT BUILDING

LA CROSSE, WISCONSIN



PROJECT IMAGE
(MAY VARY SLIGHTLY FROM ACTUAL CONSTRUCTION PLANS)



SITE LOCATION MAP OF LA CROSSE, WISCONSIN

PROJECT INFORMATION

27,200 S.F. 1ST FLOOR
27,700 S.F. 2ND FLOOR
25,900 S.F. 3RD FLOOR
25,900 S.F. 4TH FLOOR
106,700 TOTAL S.F.

DWELLING UNIT MIX:
34 - ONE BEDROOMS
30 - TWO BEDROOMS
6 - THREE BEDROOMS
70 TOTAL UNITS

SECOND FLOOR PLAN:
12 - ONE BEDROOM UNITS
10 - TWO BEDROOM UNITS
2 - THREE BEDROOM UNITS

THIRD FLOOR PLAN:
11 - ONE BEDROOM UNITS
10 - TWO BEDROOM UNITS
2 - THREE BEDROOM UNITS

FOURTH FLOOR PLAN:
11 - ONE BEDROOM UNITS
10 - TWO BEDROOM UNITS
2 - THREE BEDROOM UNITS

GERRARD CORPORATION

ARCHITECT/ SUPERVISING PROFESSIONAL

JAMES WARNER PANKRATZ, AIA
DREAM ARCHITECTURE LLC.
272 INDIAN BEND ROAD
BURLINGTON, WISCONSIN 53105
CONTACT: JIM PANKRATZ, A.I.A.
PHONE NUMBER: (414) 588-5311
E-MAIL: jwpankratz@hotmail.com

STRUCTURAL ENGINEERING

SHORT ELLIOTT HENDRICKSON, INC.
3428 LAKERIDGE PLACE NW
SUITE 100
ROCHESTER, MINNESOTA 55901
CONTACT: BEN WOLF, PE
PHONE NUMBER: (507) 316-6648
E-MAIL: bwolf@sehinc.com

CIVIL ENGINEERING / URBAN PLANNING

PARAGON ASSOCIATES, INC.
632 COPELAND AVE
LACROSSE, WISCONSIN 54603
CONTACT: JEFFREY S. MOORHOUSE
PHONE NUMBER: (608) 781-3110
E-MAIL: jeffm@paragon-assoc.biz

DRAWING SHEET INDEX

GENERAL INFORMATION SHEETS:
A0.0 COVER SHEET, DRAWING INDEX & CODE SUMMARY

CIVIL SHEETS
C001 TOPOGRAPHIC SITE MAP
C050 DEMOLITION PLAN
C100 SITE PLAN
C200 GRADING PLAN
C300 EROSION CONTROL PLAN
C400 UTILITY PLAN
C401 STORM SEWER PLAN & PROFILE
C500 DETAILS
C501 DETAILS
C502A-C502E STORMWATER CHAMBER SYSTEM
C503 CITY STORM SEWER DETAILS
L100 LANDSCAPE PLANS
L101 LANDSCAPE PLANS
L102 LANDSCAPE PLANS

ARCHITECTURAL SHEETS

A1.1s MAIN LEVEL FLOOR PLAN - SOUTH
A1.2s SECOND LEVEL FLOOR PLAN - SOUTH
A1.3s THIRD LEVEL FLOOR PLAN - SOUTH
A1.4s FOURTH LEVEL FLOOR PLAN - SOUTH
A1.5s ROOF PLAN - SOUTH

A1.1n MAIN LEVEL FLOOR PLAN - NORTH
A1.2n SECOND LEVEL FLOOR PLAN - NORTH
A1.3n THIRD LEVEL FLOOR PLAN - NORTH
A1.4n FOURTH LEVEL FLOOR PLAN - NORTH
A1.5n ROOF PLAN - NORTH

A2.1 to A2.13 UNIT TYPE FLOOR PLANS AND SCHEDULES (16 SHEETS)

A3.0 WEST AND SOUTH EXTERIOR ELEVATIONS
A3.1 NORTH AND EAST EXTERIOR ELEVATIONS
A3.2 INTERIOR FINISH SCHEDULES AND WALL TYPES
A3.3 DOOR AND WINDOW SCHEDULES

A7.1s MAIN LEVEL REFLECTED CEILING PLAN - SOUTH
A7.2s SECOND LEVEL REFLECTED CEILING PLAN - SOUTH
A7.3s THIRD LEVEL REFLECTED CEILING PLAN - SOUTH
A7.4s FOURTH LEVEL REFLECTED CEILING PLAN - SOUTH

A7.1n MAIN LEVEL REFLECTED CEILING PLAN - NORTH
A7.2n SECOND LEVEL REFLECTED CEILING PLAN - NORTH
A7.3n THIRD LEVEL REFLECTED CEILING PLAN - NORTH
A7.4n FOURTH LEVEL REFLECTED CEILING PLAN - NORTH

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5311

GERRARD CORPORATION
GERRARDCOMPANIES.COM

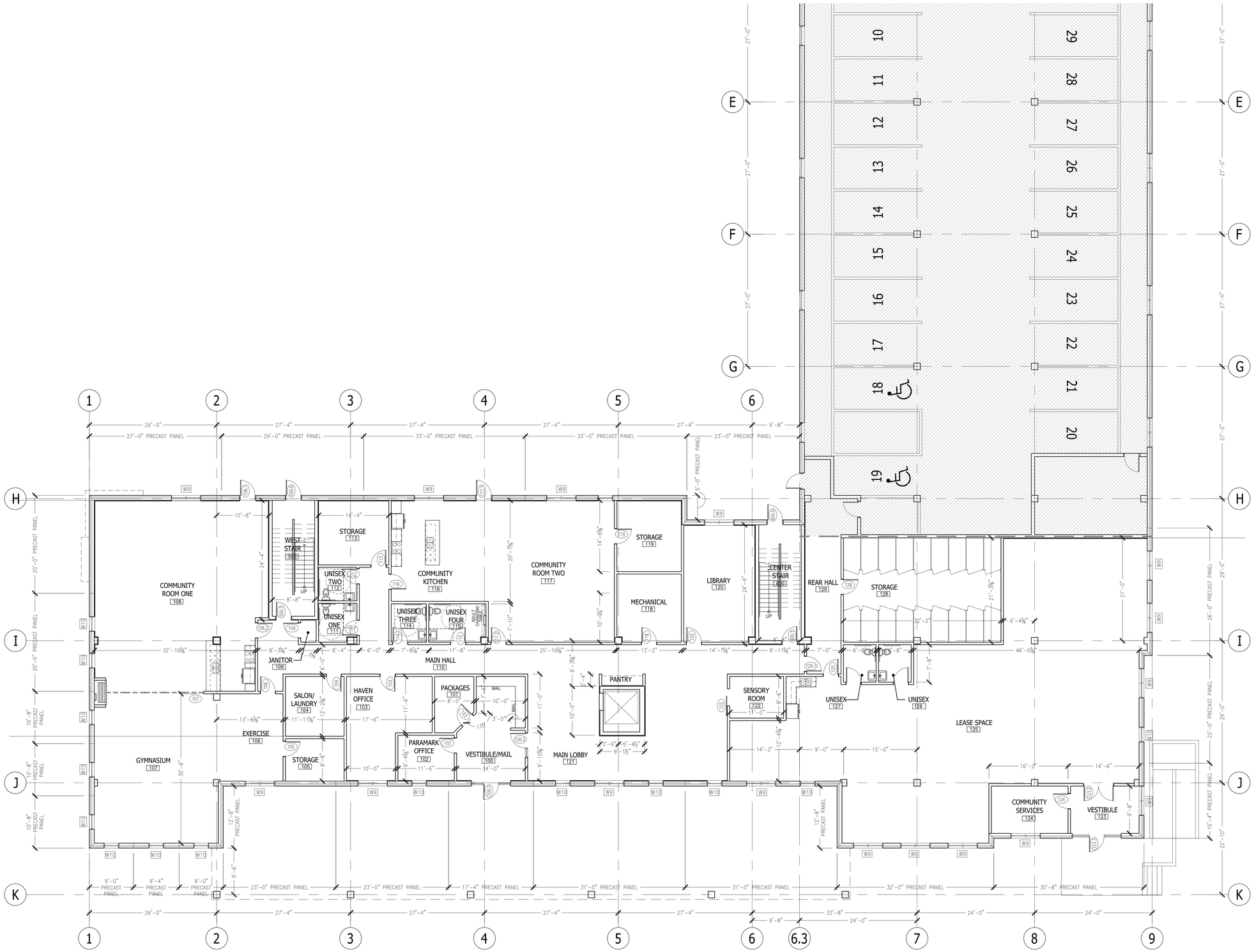
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

SCALE: 1/8" = 1'-0"
PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

TITLE SHEET

SHEET NUMBER
A0



1 MAIN LEVEL FLOOR PLAN - SOUTH

27,200 TOTAL GROSS S.F.

NORTH

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

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phone: 414-588-5511

GERRARD
GERRARDCOMPANIES.COM

REVISIONS:

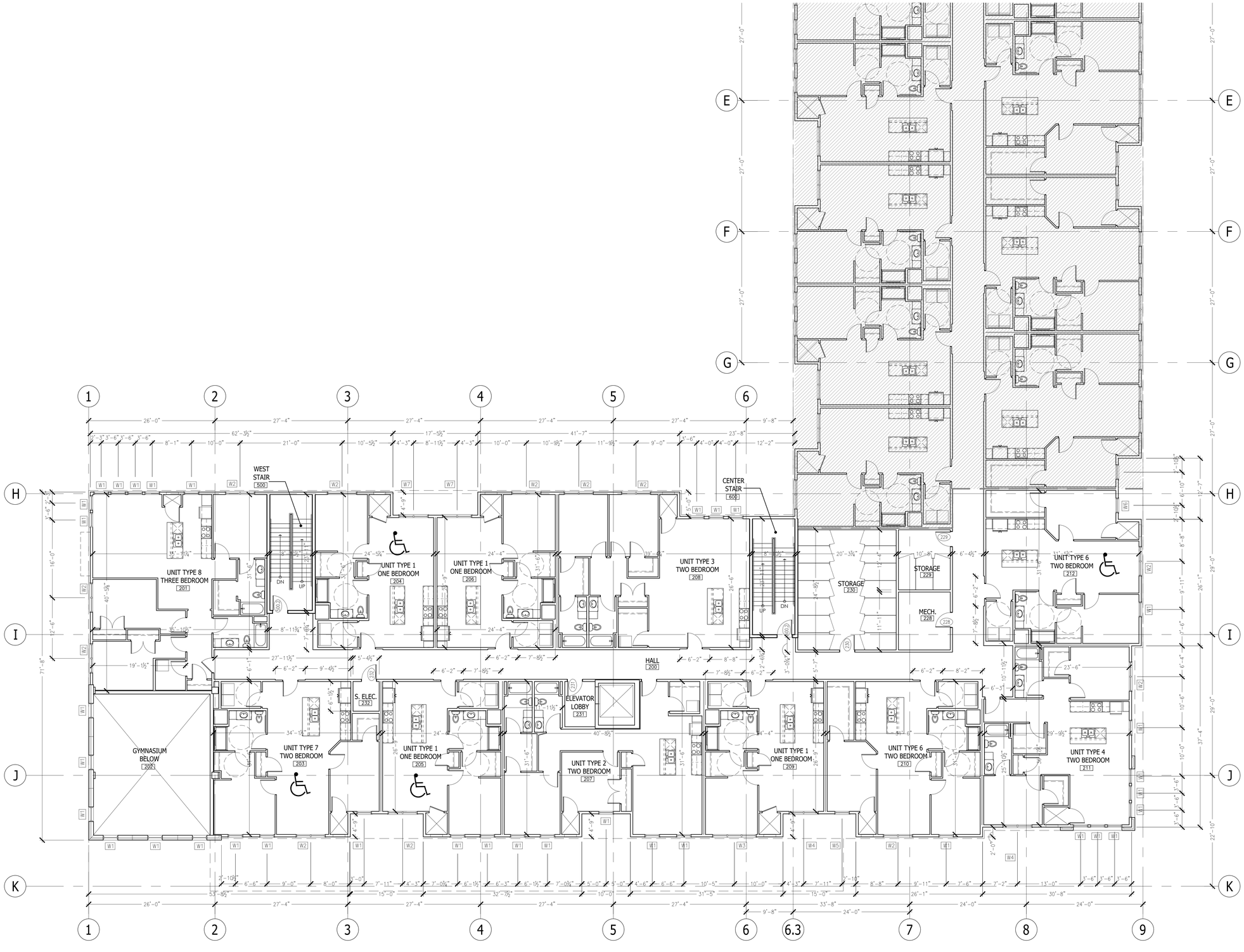
HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

MAIN LEVEL FLOOR PLAN
SOUTH

SCALE: 1/8" = 1'-0"
PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

SHEET NUMBER A1.1s

102



1 SECOND LEVEL FLOOR PLAN - SOUTH 27,700 TOTAL GROSS S.F.

NORTH

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Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5512

GERRARD
GERRARDCOMPANIES.COM

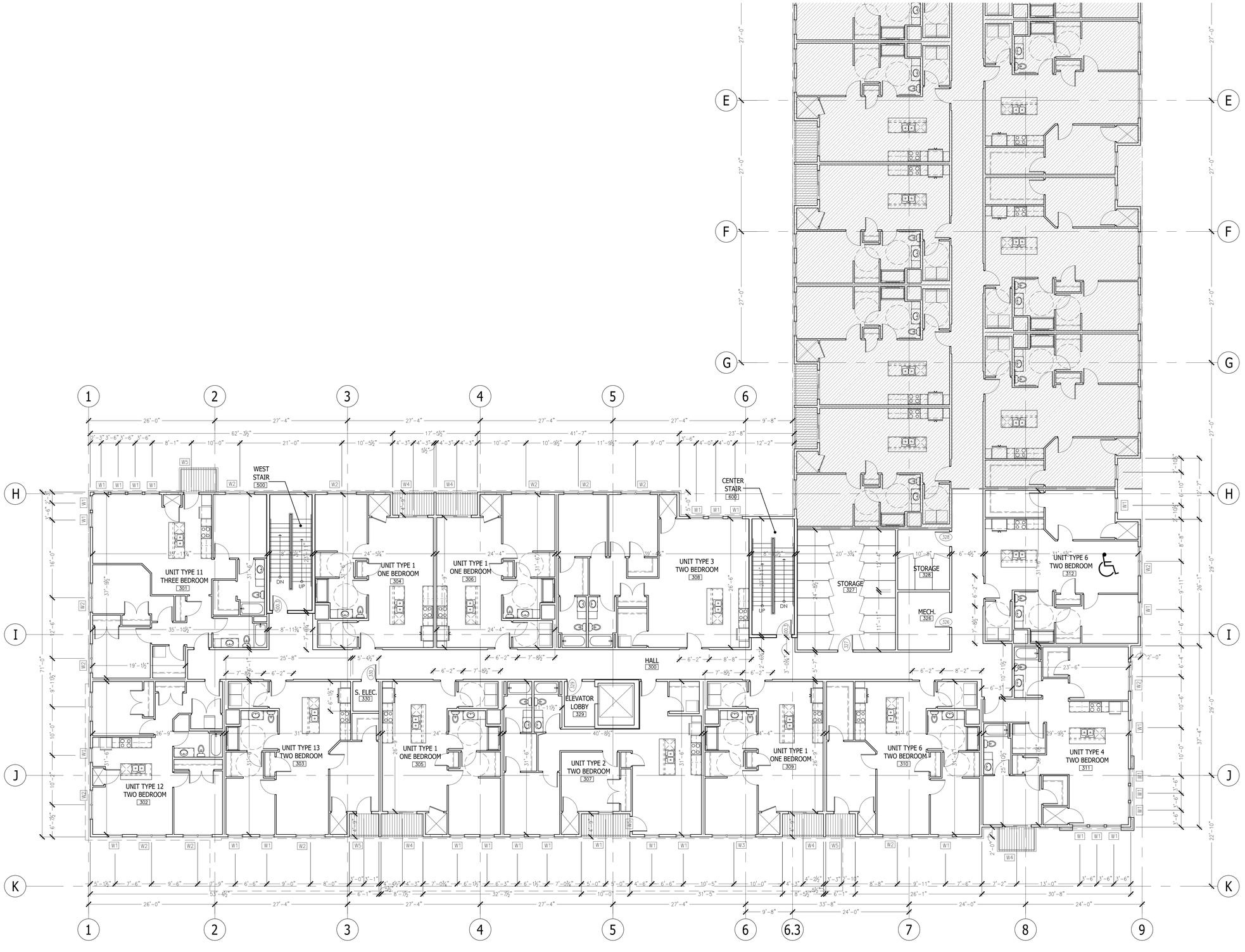
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

SECOND LEVEL FLOOR PLAN
SOUTH

SCALE: 1/8" = 1'-0" PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

SHEET NUMBER A1.2s



1 THIRD LEVEL FLOOR PLAN - SOUTH

27,700 TOTAL GROSS S.F.

NORTH

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Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5512

GERRARD
GERRARDCOMPANIES.COM

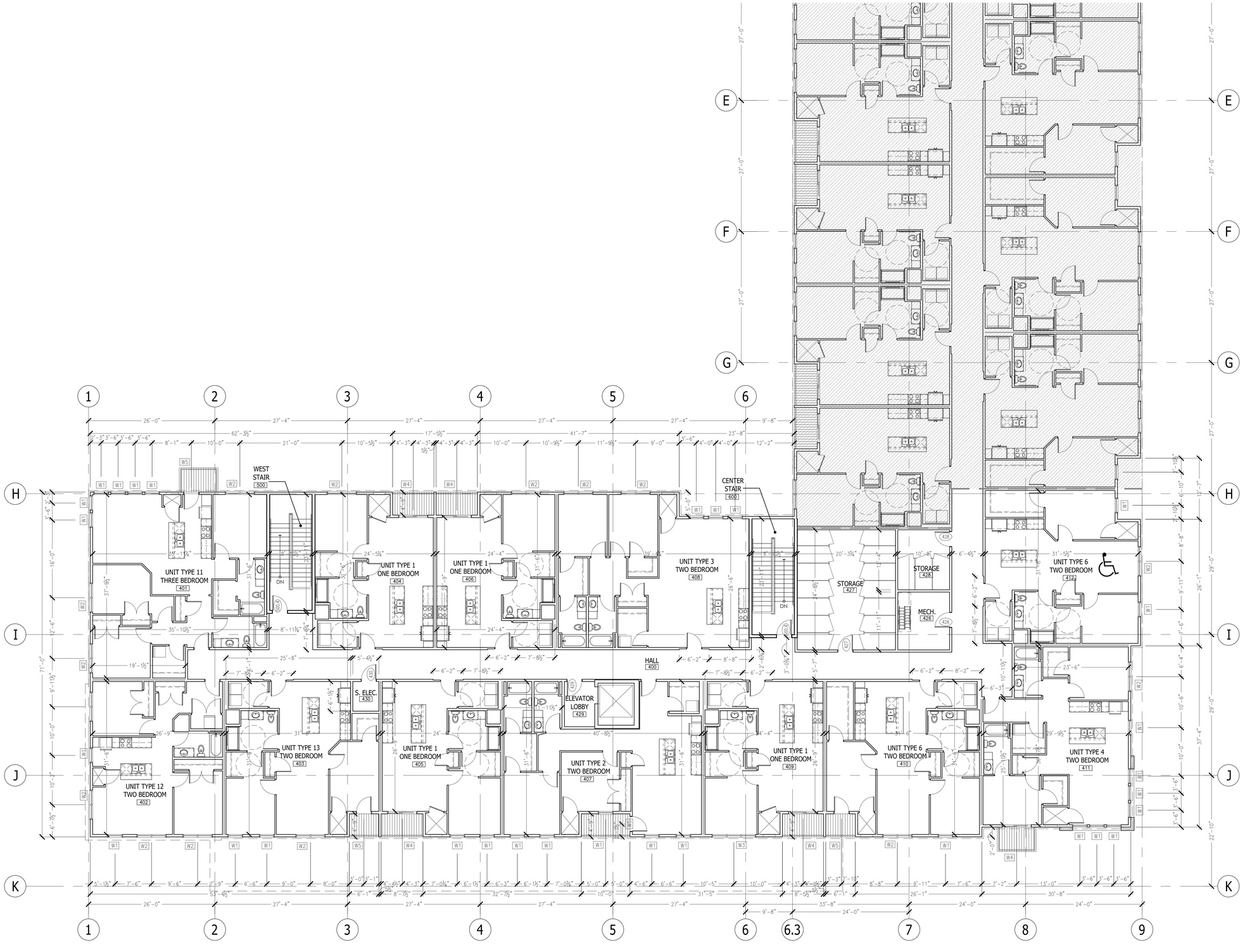
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

THIRD LEVEL FLOOR PLAN
SOUTH

SCALE: 1/8" = 1'-0"
PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

SHEET NUMBER A1.3s



1 FOURTH LEVEL FLOOR PLAN - SOUTH 27,700 TOTAL GROSS S.F.

NORTH

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5512

GERRARD ARCHITECTS
GERRARDCOMPANIES.COM

REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

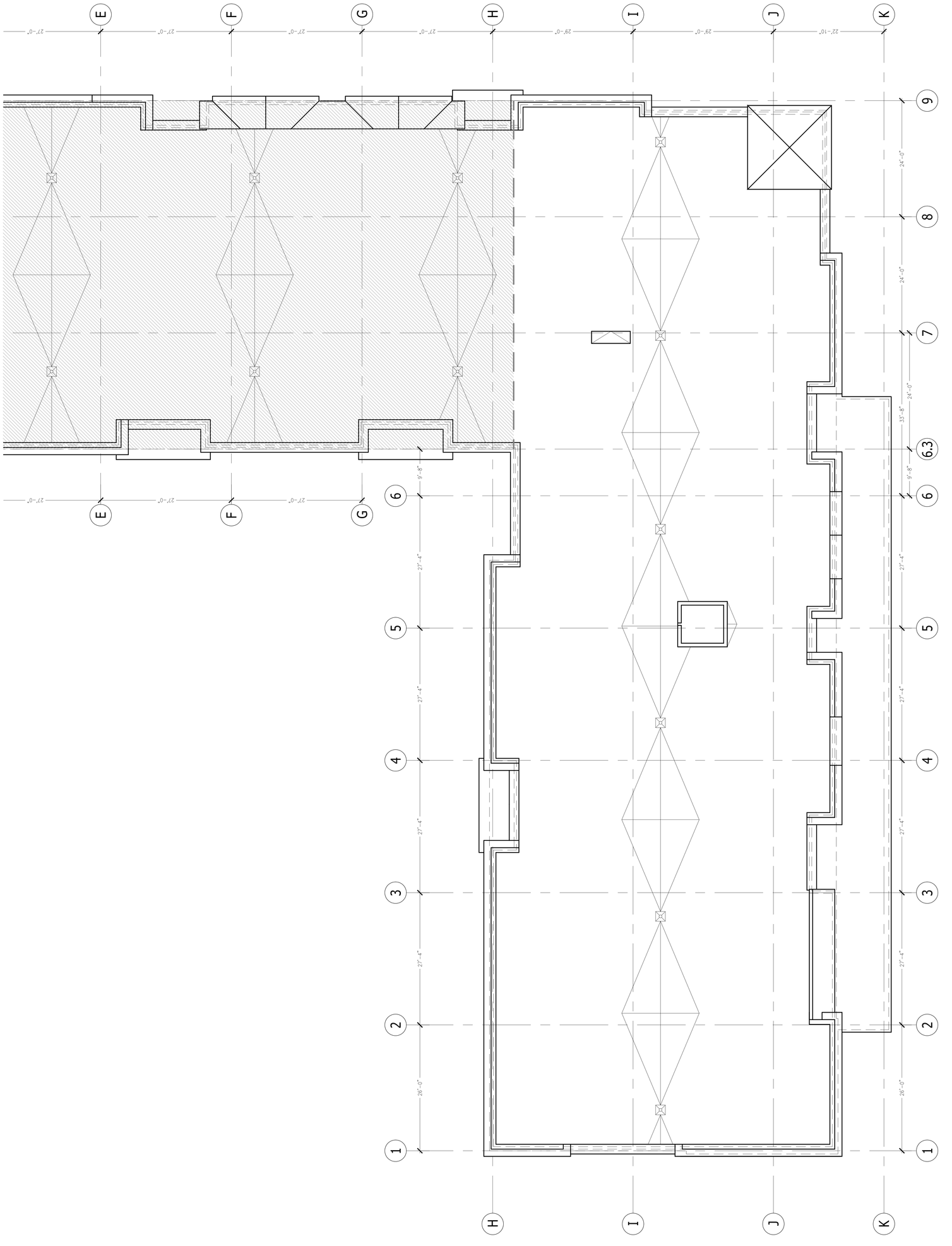
FOURTH LEVEL FLOOR PLAN SOUTH

SCALE: 1/8" = 1'-0" PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

SHEET NUMBER A1.4s

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

NORTH



1 ROOF LEVEL PLAN - SOUTH

ROOF LEVEL PLAN SOUTH

SHEET NUMBER A1.5s

SCALE: 1/8" = 1'-0" PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

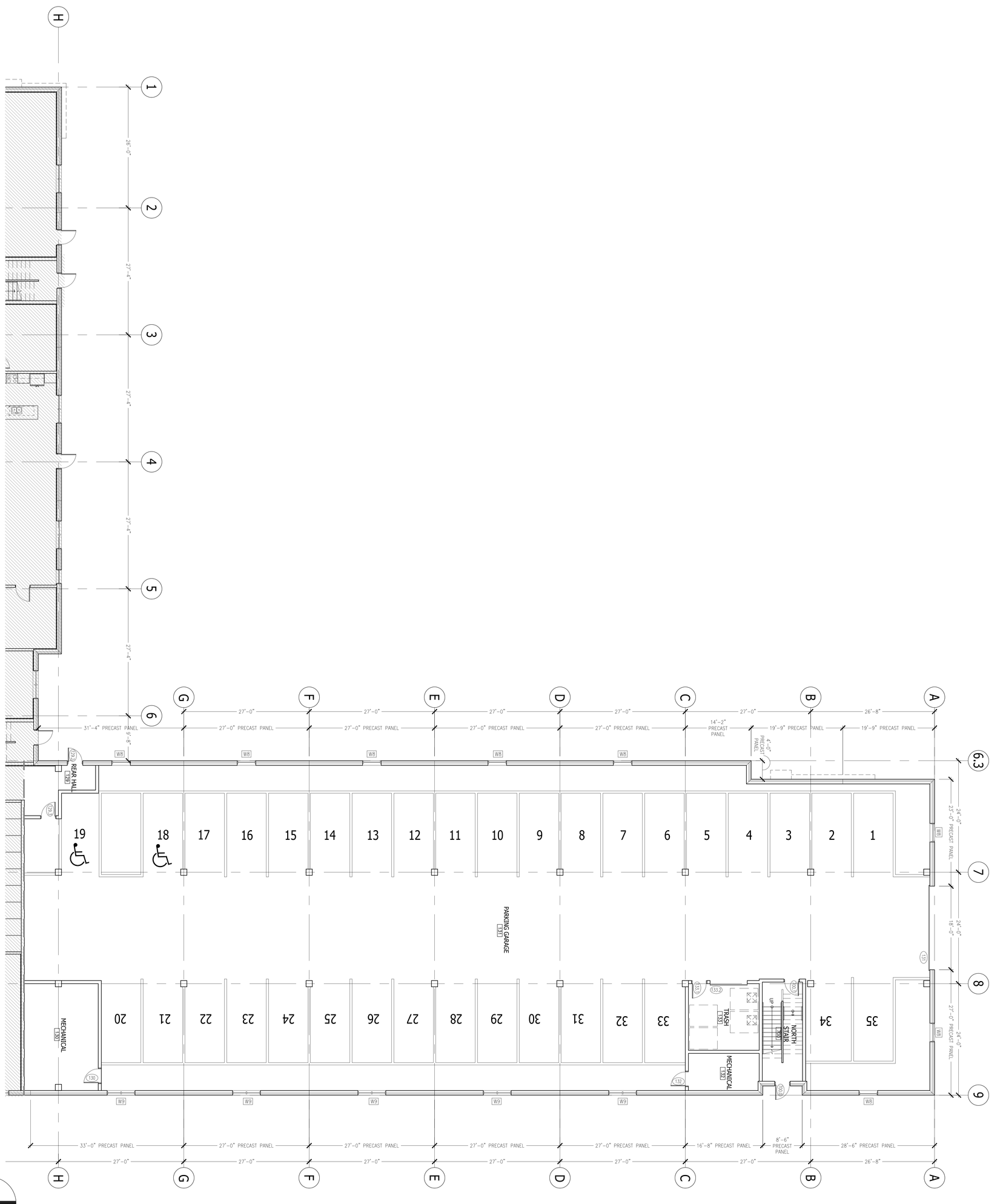
HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

REVISIONS:

GERRARD CORPORATION
GERRARDCOMPANIES.COM
Gerrard Corporation
222 Third Ave. South
Suite 1500
Minneapolis, MN 55401
612.339.4400

1 MAIN LEVEL FLOOR PLAN - NORTH

27,200 TOTAL GROSS S.F.

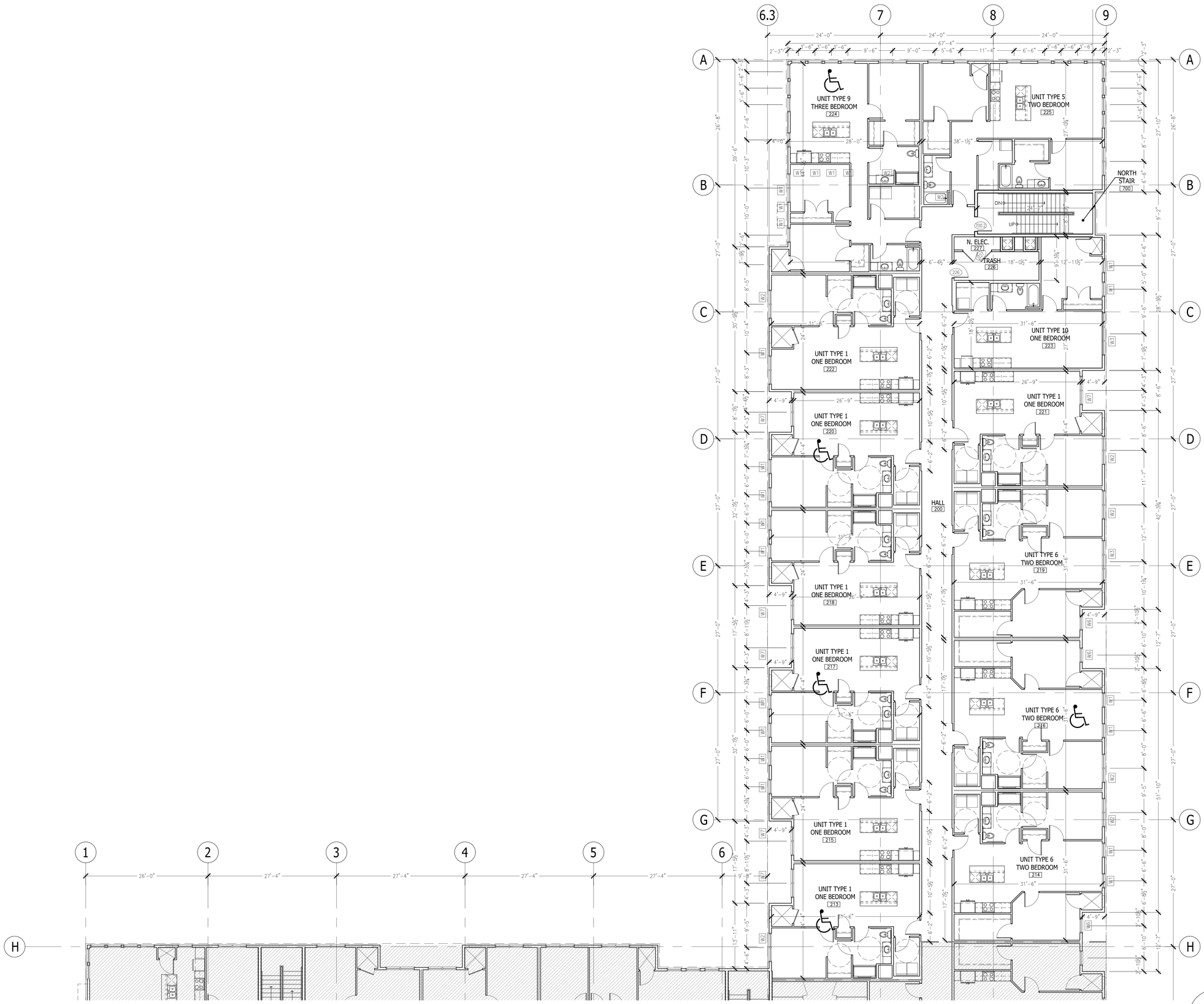


NORTH

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

SHEET NUMBER A1.1n	MAIN LEVEL FLOOR PLAN NORTH	SCALE: 1/8" = 1'-0" PRINTED ON 30x42 DATE: APRIL 17, 2025 DRAWN BY: JWP/TJG	HAVEN ON MAIN APARTMENT HOUSING LACROSSE, WISCONSIN	REVISIONS:

GERRARD CORPORATION
GERRARDCOMPANIES.COM



1 SECOND LEVEL FLOOR PLAN - NORTH

27,700 TOTAL GROSS S.F.

NORTH

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5511

GERRARD
GERRARDCOMPANIES.COM

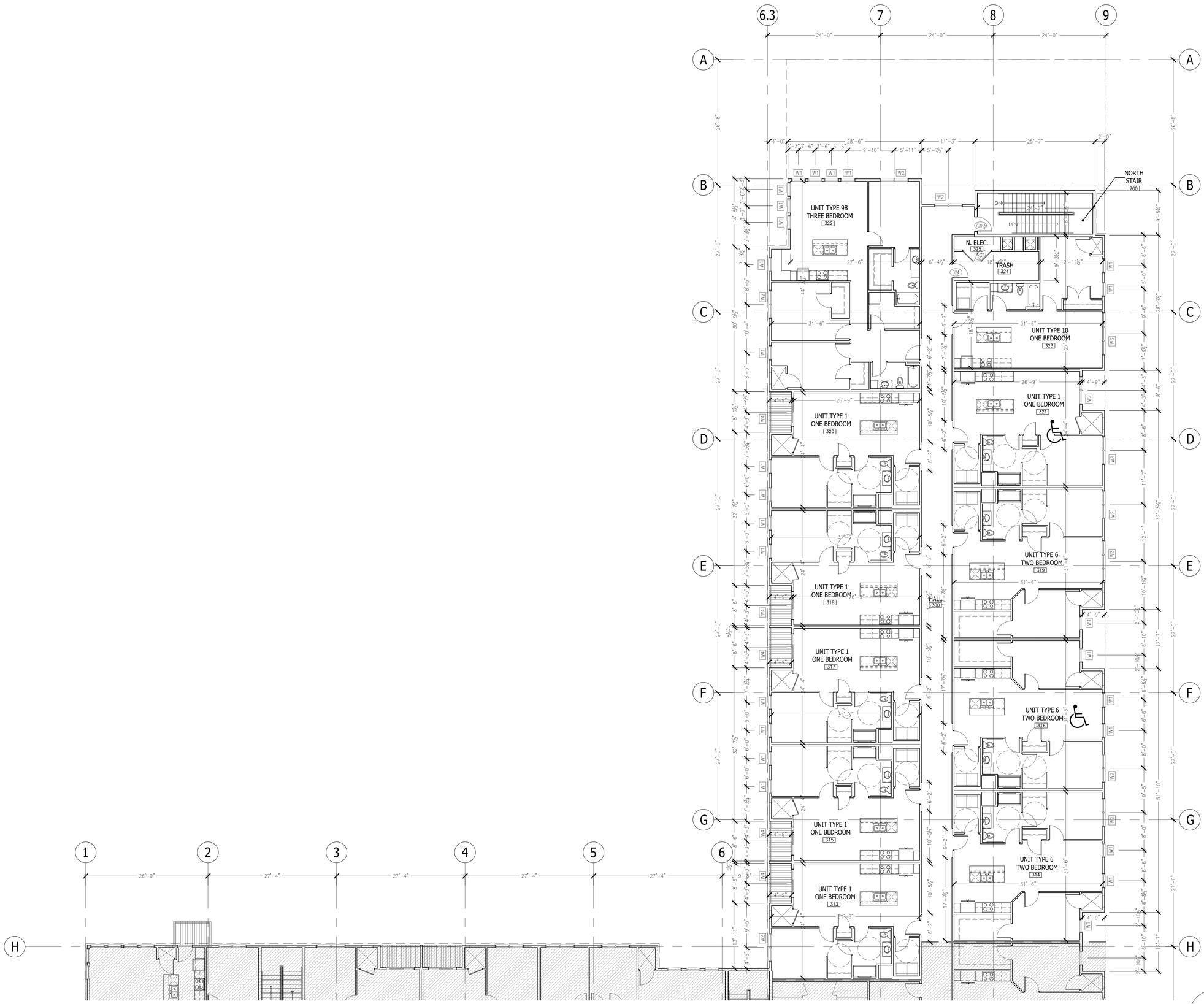
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

SECOND LEVEL FLOOR PLAN
NORTH

SCALE: 1/8" = 1'-0" PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

SHEET NUMBER
A1.2n



1 THIRD LEVEL FLOOR PLAN - NORTH

27,700 TOTAL GROSS S.F.

NORTH

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GERRARD ARCHITECTS
GERRARDCOMPANIES.COM

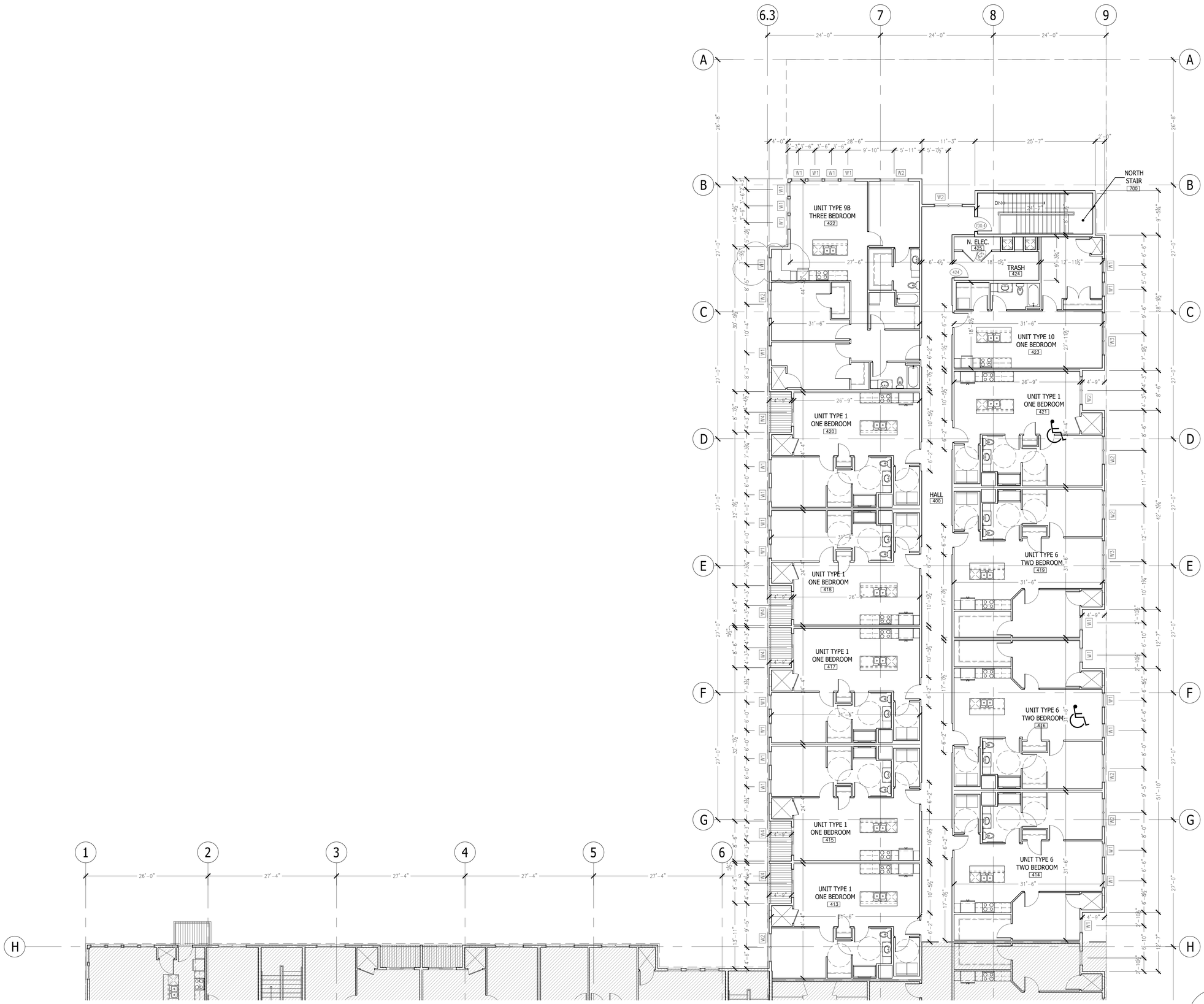
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

SCALE: 1/8" = 1'-0"
PRINTED ON 30x42
DATE: APRIL 17, 2025
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THIRD LEVEL FLOOR PLAN
NORTH

SHEET NUMBER
A1.3n



1 FOURTH LEVEL FLOOR PLAN - NORTH

27,700 TOTAL GROSS S.F.

NORTH

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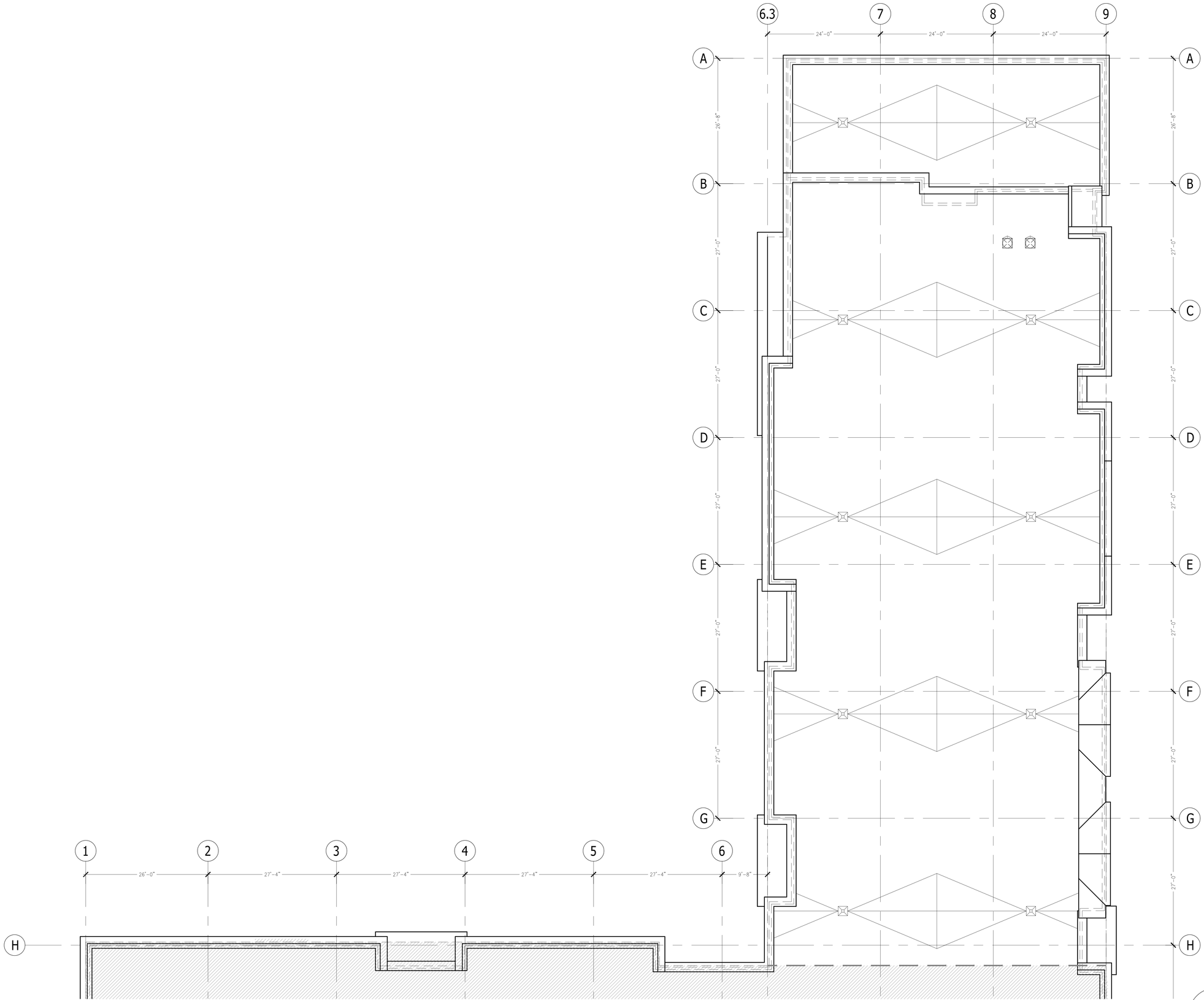
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

FOURTH LEVEL FLOOR PLAN
NORTH

SCALE: 1/8" = 1'-0" PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

SHEET NUMBER
A1.4n



1 ROOF LEVEL PLAN - NORTH

NORTH

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5511

GERRARD ARCHITECTS
GERRARDCOMPANIES.COM

REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

SCALE: 1/8" = 1'-0" PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

ROOF LEVEL PLAN
NORTH

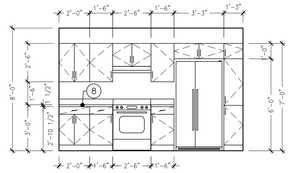
SHEET NUMBER
A1.5n

ROOM FINISH SCHEDULE

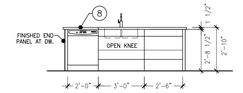
ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS				CEILINGS			REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
				NORTH	SOUTH	EAST	WEST	TYPE	FINISH	CLG. HT.	
1.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
1.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
1.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
1.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
1.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
1.F	MECH.	-	-	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
1.G	BEDROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
1.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
1.I	BATH	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-

ACT-1 2X2 ACOUSTICAL CEILING TILE
ACT-2 2X2 ACOUSTICAL CEILING TILE-WASHABLE
ACT-3 2X4 ACOUSTICAL CEILING TILE-WASHABLE
CM-1 CULTURED MARBLE COUNTERTOP
CM-2 CULTURED MARBLE WINDOW SILL
CONC EXPOSED CONCRETE-UNFINISHED
CPT-1 CARPET TILE (UNIT)
CPT-2 CARPET TILE (CORRIDOR)
CPT-3 ROLLED STAIR CARPET
CPT-B CARPET BASE (MATCH CPT-2)
CT-1 CERAMIC TILE
CTB-1 CERAMIC TILE BASE

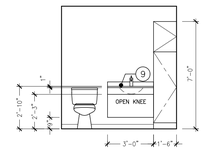
GYP GYPSUM WALLBOARD
KD KNOCK DOWN FRAME
LVT-1 VINYL PLANK FLOORIN
P-1 PAINT - SHERWIN WILLIAMS - MAIN PAINT COLOR - EGG SHELL
P-2 PAINT - SHERWIN WILLIAMS - DOOR FRAME COLOR - EGG SHELL
P-3 PAINT - SHERWIN WILLIAMS - CEILING PAINT COLOR - FLAT
P-4 PAINT - SHERWIN WILLIAMS - EXTERIOR DOOR PAINT COLOR - FLAT
PF PRE-FINISHED COLOR - DOOR COLOR
PLAM-1 PLASTIC LAMINATE
RB RUBBER BASE
WB-1 WOOD TRIM
UNF. UNFINISHED
VCT-1 VINYL COMPOSITION TILE



X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT PLAN KEY NOTES

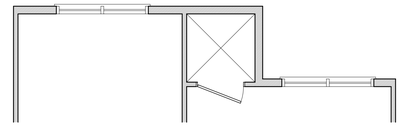
NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND MAY NOT BE SPECIFICALLY REFERENCED OR TAGGED ON PLAN.

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2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING U.O.N.
3. 24" TOWEL BAR (TB-1) MOUNT 48" A.F.F.
4. 18" HAND TOWEL BAR (TB-2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB-3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.

COUNTERTOPS:
8. A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM-2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"-36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNIT #
204
213
221 SIM.
321 SIM.
421 SIM.



UNITS 204, 205, 213, 217, 220, 221, 321, 421

DOOR SCHEDULE (PLAN 1)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	FIRE LABEL DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HCP. THRESHOLD	MISC. W'STRIPPING
1.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	-	M-1A	KD	20 MINUTE	#2			
1.B	CLOSET	2'-6"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#7			
1.C	LAUNDRY	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#7			
1.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	-	-	PF	-	#13			
1.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
1.H	CLOSET/BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
1.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			

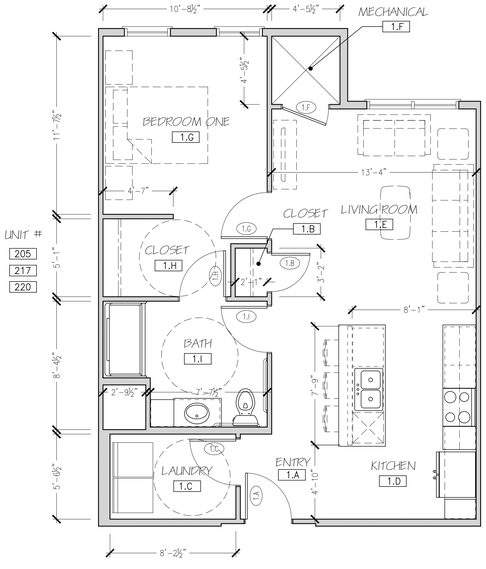
UNITS 204, 205, 213, 217, 220, 221, 321, 421

TYPE-A ACCESSIBLE APPLIANCE SCHEDULE

TYPE	MANUFACTURER/MODEL NO.	SIZE (W x D x H)	COLOR	NOTES
WASHING MACHINE	-	-	WHITE	FRONT LOAD, ADA COMPLIANT
ELECTRIC DRYER	-	-	WHITE	FRONT LOAD, ADA COMPLIANT
REFRIGERATOR	-	-	STAINLESS	SIDE BY SIDE - ADA COMPLIANT
ELECTRIC RANGE	-	30" WIDE	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION FRONT CONTROLS, COORDINATE INSTALL. W/ COUNTERTOP MANUFACTURER ADA COMPLIANT
RANGE HOOD	-	-	STAINLESS	PROVIDE ACCESSIBLE SWITCHING
MICROWAVE	-	-	BLACK	COUNTERTOP MICROWAVE
DISHWASHER	-	-	STAINLESS	ADA COMPLIANT-28-1/2" HIGH
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

UNIT #
205
217
220



1 ONE BEDROOM UNIT PLAN - PLAN 1
1/4" = 1'-0" 725 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5511

GERRARD COMPANIES
GERRARDCOMPANIES.COM

REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

SCALE: 1/4" = 1'-0" PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 1
A-ACCESSIBLE

SHEET NUMBER
A2.1a

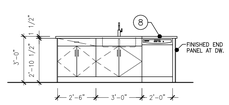
UNITS 206, 209, 215, 218, 222, 306, 309 315, 318, 406, 409, 415, 418

HAVEN FOR SPECIAL PEOPLE – APPLIANCE SCHEDULE

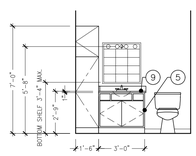
TYPE	MANUFACTURER/MODEL NO.	SIZE (W x D x H)	COLOR	NOTES
WASHING MACHINE	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
ELECTRIC DRYER	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
REFRIGERATOR	–	–	STAINLESS	SIDE BY SIDE – ADA COMPLIANT
ELECTRIC RANGE	–	30" WIDE	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION FRONT CONTROLS, COORDINATE INSTALL. W/ COUNTERTOP MANUFACTURER ADA COMPLIANT
MICROWAVE/RANGE HOOD	–	–	STAINLESS	–
DISHWASHER	–	–	STAINLESS	ADA COMPLIANT–28-1/2" HIGH
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNITS 206, 209, 215, 218, 222, 306, 309 315, 318, 406, 409, 415, 418

DOOR SCHEDULE (PLAN 1 –REVERSED)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	FIRE LABEL DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HDP. THRESHOLD	MISC. W'STRIPPING
1.A	ENTRY	3'–0"	6'–8"	1 3/4"	WD.	WD–C	–	M–1A	KD	20 MINUTE	#2			
1.B	CLOSET	2'–6"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			
1.C	LAUNDRY	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			
1.F	MECH. CLOSET	3'–0"	6'–8"	1 3/8"	WD.	WD–G	–	–	PF	–	#13			
1.G	BEDROOM	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
1.H	CLOSET/BATH	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
1.I	BATH	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			

UNIT #
222

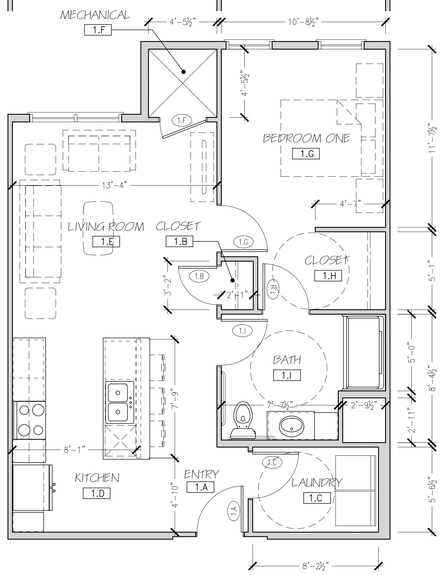
UNIT #
309
409

UNIT #
209

UNIT #
306
406

UNIT #
206

UNIT #
315
318
415
418



UNIT #
215
218

2 ONE BEDROOM UNIT PLAN - PLAN 1 - REVERSED
1/4" = 1'-0" 725 S.F.

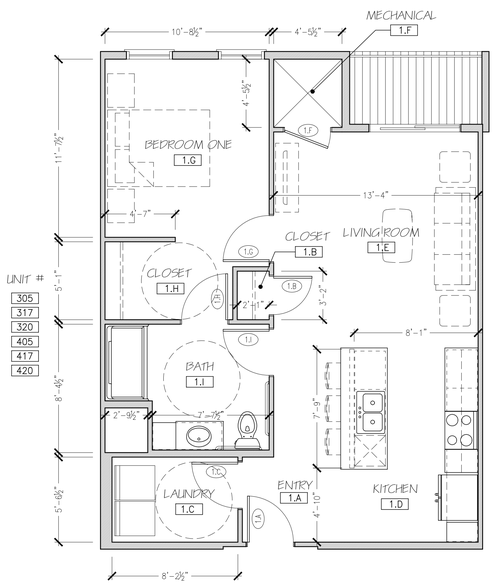
UNITS 304, 305, 313 317, 320, 404, 405, 413, 417, 420

DOOR SCHEDULE (PLAN 1)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	FIRE LABEL DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HDP. THRESHOLD	MISC. W'STRIPPING
1.A	ENTRY	3'–0"	6'–8"	1 3/4"	WD.	WD–C	–	M–1A	KD	20 MINUTE	#2			
1.B	CLOSET	2'–6"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			
1.C	LAUNDRY	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			
1.F	MECH. CLOSET	3'–0"	6'–8"	1 3/8"	WD.	WD–G	–	–	PF	–	#13			
1.G	BEDROOM	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
1.H	CLOSET/BATH	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
1.I	BATH	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			

UNIT #
304
313
404
413

UNIT #
305
317
320
405
417
420

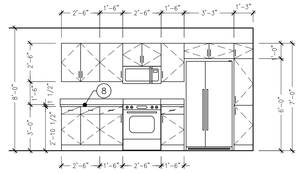


1 ONE BEDROOM UNIT PLAN - PLAN 1
1/4" = 1'-0" 725 S.F.

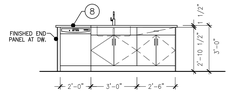
ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILINGS TYPE	CEILINGS FINISH	CEILINGS CLG. HT.	REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
1.A	ENTRY	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
1.B	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
1.C	LAUNDRY	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
1.D	KITCHEN	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
1.E	LIVING ROOM	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
1.F	MECH.	–	–	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
1.G	BEDROOM	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
1.H	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
1.I	BATH	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–

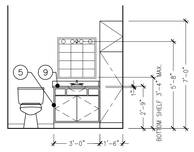
ACT–1	2X2 ACOUSTICAL CEILING TILE
ACT–2	2X2 ACOUSTICAL CEILING TILE–WASHABLE
ACT–3	2X4 ACOUSTICAL CEILING TILE–WASHABLE
CM–1	CULTURED MARBLE COUNTERTOP
CM–2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE–UNFINISHED
CPT–1	CARPET TILE (UNIT)
CPT–2	CARPET TILE (CORRIDOR)
CPT–3	ROLLED STAIR CARPET
CPT–B	CARPET BASE (MATCH CPT–2)
CT–1	CERAMIC TILE
CTB–1	CERAMIC TILE BASE
GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT–1	VINYL PLANK FLOORIN
P–1	PAINT – SHERWIN WILLIAMS – MAIN PAINT COLOR – EGG SHELL
P–2	PAINT – SHERWIN WILLIAMS – DOOR FRAME COLOR – EGG SHELL
P–3	PAINT – SHERWIN WILLIAMS – CEILING PAINT COLOR – FLAT
P–4	PAINT – SHERWIN WILLIAMS – EXTERIOR DOOR PAINT COLOR – FLAT
PF	PRE–FINISHED COLOR – DOOR COLOR
PLAM–1	PLASTIC LAMINATE
RB	RUBBER BASE
WB–1	WOOD TRIM
UNF.	UNFINISHED
VCT–1	VINYL COMPOSITION TILE



X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

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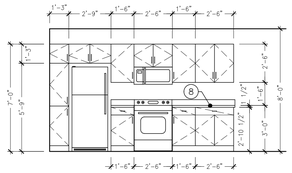
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

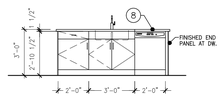
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PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 1
B-ACCESSIBLE

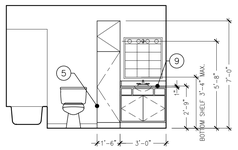
SHEET NUMBER
A2.1b



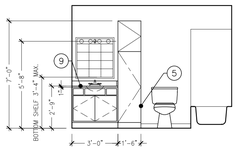
X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT PLAN KEY NOTES

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4. 18" HAND TOWEL BAR (TB-2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB-3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.
8. COUNTERTOPS:
   A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM-2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"-36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNITS 207, 307, 407

DOOR SCHEDULE (PLAN 2)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	LABEL FIRE DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HDP. THRESHOLD	MISC. W'STRIPPING
2.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	-	M-1A	KD	20 MINUTE	#2			
2.B	CLOSET	2'-6"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#7			
2.C	LAUNDRY	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#7			
2.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	-	-	PF	-	#13			
2.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
2.H	CLOSET	5'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#8			
2.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
2.J	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
2.K	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#7			
2.L	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			

UNITS 207, 307, 407

TYPE - B APPLIANCE SCHEDULE

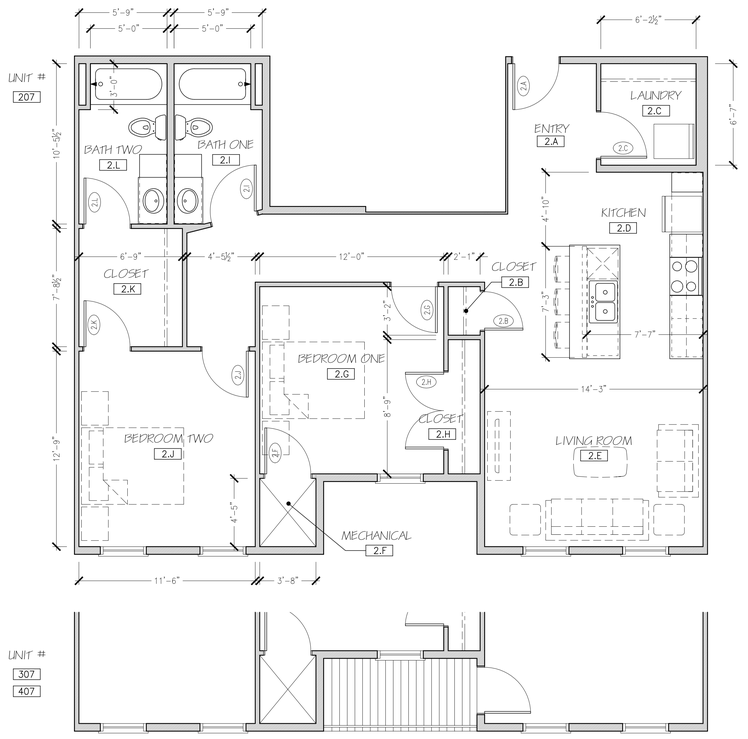
TYPE	MANUFACTURER/MODEL NO.	SIZE (W X D X H)	COLOR	NOTES
WASHER/ELECTRIC DRYER	-	-	STAINLESS	STACKED
REFRIGERATOR	-	-	STAINLESS	-
ELECTRIC RANGE	-	-	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION
MICROWAVE/RANGE HOOD	-	-	STAINLESS	-
DISHWASHER	-	-	STAINLESS	-
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILINGS TYPE	CEILINGS FINISH	CEILINGS CLG. HT.	REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
2.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
2.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
2.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
2.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
2.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
2.F	MECH.	-	-	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
2.G	BEDROOM ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
2.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
2.I	BATH ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
2.J	BEDROOM TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
2.K	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
2.L	BATH TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-

ACT-1	2X2 ACOUSTICAL CEILING TILE
ACT-2	2X2 ACOUSTICAL CEILING TILE-WASHABLE
ACT-3	2X4 ACOUSTICAL CEILING TILE-WASHABLE
CM-1	CULTURED MARBLE COUNTERTOP
CM-2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE-UNFINISHED
CPT-1	CARPET TILE (UNIT)
CPT-2	CARPET TILE (CORRIDOR)
CPT-3	ROLLED STAIR CARPET
CPT-B	CARPET BASE (MATCH CPT-2)
CT-1	CERAMIC TILE
CTB-1	CERAMIC TILE BASE
GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT-1	VINYL PLANK FLOORIN
P-1	PAINT - SHERWIN WILLIAMS - MAIN PAINT COLOR - EGG SHELL
P-2	PAINT - SHERWIN WILLIAMS - DOOR FRAME COLOR - EGG SHELL
P-3	PAINT - SHERWIN WILLIAMS - CEILING PAINT COLOR - FLAT
P-4	PAINT - SHERWIN WILLIAMS - EXTERIOR DOOR PAINT COLOR - FLAT
PF	PRE-FINISHED COLOR - DOOR COLOR
PLAM-1	PLASTIC LAMINATE
RB	RUBBER BASE
WB-1	WOOD TRIM
UNF.	UNFINISHED
VCT-1	VINYL COMPOSITION TILE



1 TWO BEDROOM UNIT PLAN - PLAN 2
1/4" = 1'-0" 1072 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5512

GERRARD CONSTRUCTION GERRARDCOMPANIES.COM

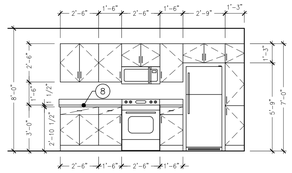
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

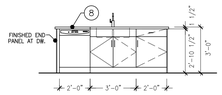
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DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 2
B-ACCESSIBLE

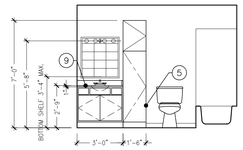
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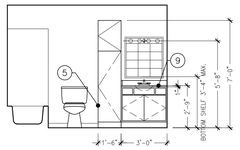
X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT PLAN KEY NOTES

NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND MAY NOT BE SPECIFICALLY REFERENCED OR TAGGED ON PLAN.

1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING U.O.N.
3. 24" TOWEL BAR (TB-1) MOUNT 48" A.F.F.
4. 18" HAND TOWEL BAR (TB-2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB-3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.

COUNTERTOPS:

8. A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM-2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"-36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNITS 208, 308, 408

DOOR SCHEDULE (PLAN 3)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	FIRE DOOR & FRAME LABEL	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HDR. THRESHOLD	MISC. W'STRIPPING
3.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	–	M-1A	KD	20 MINUTE	#2			
3.B	CLOSET	5'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#8			
3.C	LAUNDRY	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
3.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	–	–	PF	–	#13			
3.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
3.H	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
3.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
3.J	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
3.K	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
3.L	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			

UNITS 208, 308, 408

TYPE – B APPLIANCE SCHEDULE

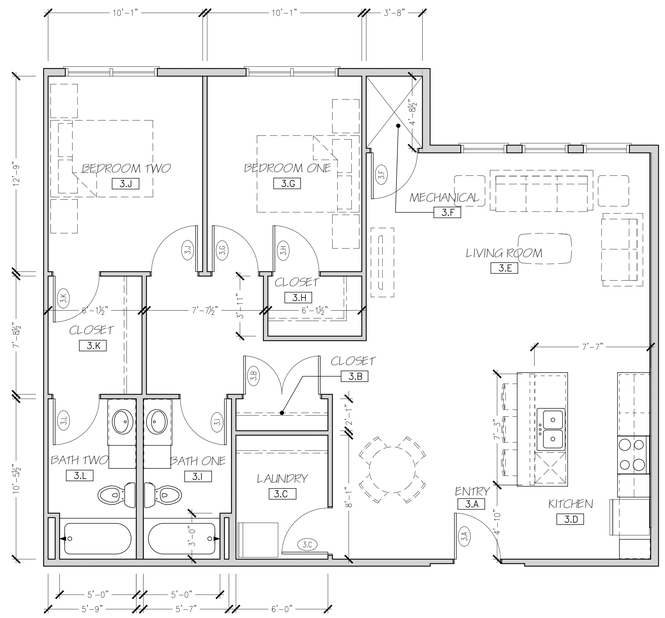
TYPE	MANUFACTURER/MODEL NO.	SIZE (W X D X H)	COLOR	NOTES
WASHER/ELECTRIC DRYER	–	–	STAINLESS	STACKED
REFRIGERATOR	–	–	STAINLESS	–
ELECTRIC RANGE	–	–	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION
MICROWAVE/RANGE HOOD	–	–	STAINLESS	–
DISHWASHER	–	–	STAINLESS	–
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILINGS TYPE	CEILINGS FINISH	CEILINGS CLG. HT.	REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
3.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
3.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
3.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
3.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
3.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
3.F	MECH.	–	–	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
3.G	BEDROOM ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
3.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
3.I	BATH ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
3.J	BEDROOM TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
3.K	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
3.L	BATH TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–

ACT-1	2X2 ACOUSTICAL CEILING TILE
ACT-2	2X2 ACOUSTICAL CEILING TILE–WASHABLE
ACT-3	2X4 ACOUSTICAL CEILING TILE–WASHABLE
CM-1	CULTURED MARBLE COUNTERTOP
CM-2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE–UNFINISHED
CPT-1	CARPET TILE (UNIT)
CPT-2	CARPET TILE (CORRIDOR)
CPT-3	ROLLED STAIR CARPET
CPT-B	CARPET BASE (MATCH CPT-2)
CT-1	CERAMIC TILE
CTB-1	CERAMIC TILE BASE
GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT-1	VINYL PLANK FLOORIN
P-1	PAINT – SHERWIN WILLIAMS – MAIN PAINT COLOR – EGG SHELL
P-2	PAINT – SHERWIN WILLIAMS – DOOR FRAME COLOR – EGG SHELL
P-3	PAINT – SHERWIN WILLIAMS – CEILING PAINT COLOR – FLAT
P-4	PAINT – SHERWIN WILLIAMS – EXTERIOR DOOR PAINT COLOR – FLAT
PF	PRE-FINISHED COLOR – DOOR COLOR
PLAM-1	PLASTIC LAMINATE
RB	RUBBER BASE
WB-1	WOOD TRIM
UNF.	UNFINISHED
VCT-1	VINYL COMPOSITION TILE



UNIT #
208
308
408

1 TWO BEDROOM UNIT PLAN - PLAN 3
1/4" = 1'-0" 1164 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

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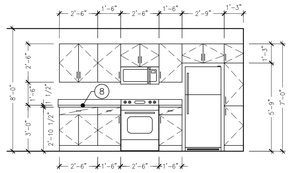
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
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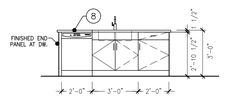
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DRAWN BY: JWP/TJG

UNIT PLAN 3
B-ACCESSIBLE

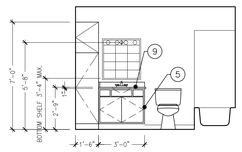
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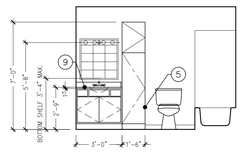
X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT PLAN KEY NOTES

NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND MAY NOT BE SPECIFICALLY REFERENCED OR TAGGED ON PLAN.

1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING U.O.N.
3. 24" TOWEL BAR (TB-1) MOUNT 48" A.F.F.
4. 18" HAND TOWEL BAR (TB-2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB-3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.
8. COUNTERTOPS: A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM-2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"-36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNITS 211, 311, 411

DOOR SCHEDULE (PLAN 4)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	FIRE DOOR & FRAME LABEL	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HDP. THRESHOLD W/STRIPPING
4.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	–	M-1A	KD	20 MINUTE	#2		
4.B	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	"	PF	"	#7		
4.C	LAUNDRY	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	"	PF	"	#7		
4.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	–	"	PF	"	#13		
4.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	"	PF	"	#9		
4.H	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	"	PF	"	#7		
4.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	"	PF	"	#9		
4.J	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	"	PF	"	#9		
4.K	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	"	PF	"	#7		
4.L	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	"	PF	"	#9		

UNITS 211, 311, 411

TYPE – B APPLIANCE SCHEDULE

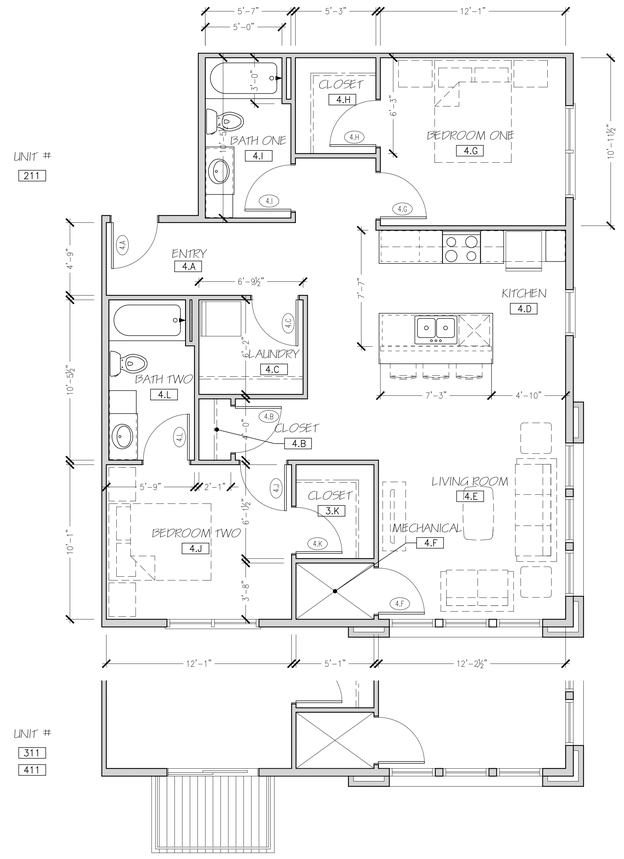
TYPE	MANUFACTURER/MODEL NO.	SIZE (W X D X H)	COLOR	NOTES
WASHER/ELECTRIC DRYER	–	–	STAINLESS	STACKED
REFRIGERATOR	–	–	STAINLESS	–
ELECTRIC RANGE	–	–	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION
MICROWAVE/RANGE HOOD	–	–	STAINLESS	–
DISHWASHER	–	–	STAINLESS	–
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILINGS TYPE	CEILINGS FINISH	CEILINGS CLG. HT.	REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
4.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
4.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
4.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
4.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
4.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
4.F	MECH.	–	–	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
4.G	BEDROOM ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
4.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
4.I	BATH ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
4.J	BEDROOM TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
4.K	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
4.L	BATH TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–

ACT-1	2X2 ACOUSTICAL CEILING TILE
ACT-2	2X2 ACOUSTICAL CEILING TILE-WASHABLE
ACT-3	2X4 ACOUSTICAL CEILING TILE-WASHABLE
CM-1	CULTURED MARBLE COUNTERTOP
CM-2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE-UNFINISHED
CPT-1	CARPET TILE (UNIT)
CPT-2	CARPET TILE (CORRIDOR)
CPT-3	ROLLED STAIR CARPET
CPT-B	CARPET BASE (MATCH CPT-2)
CT-1	CERAMIC TILE
CTB-1	CERAMIC TILE BASE
GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT-1	VINYL PLANK FLOORIN
P-1	PAINT - SHERWIN WILLIAMS - MAIN PAINT COLOR - EGG SHELL
P-2	PAINT - SHERWIN WILLIAMS - DOOR FRAME COLOR - EGG SHELL
P-3	PAINT - SHERWIN WILLIAMS - CEILING PAINT COLOR - FLAT
P-4	PAINT - SHERWIN WILLIAMS - EXTERIOR DOOR PAINT COLOR - FLAT
PF	PRE-FINISHED COLOR - DOOR COLOR
PLAM-1	PLASTIC LAMINATE
RB	RUBBER BASE
WB-1	WOOD TRIM
UNF.	UNFINISHED
VCT-1	VINYL COMPOSITION TILE



1 TWO BEDROOM UNIT PLAN - PLAN 4
1/4" = 1'-0" 1027 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5512

GERRARD ARCHITECTS
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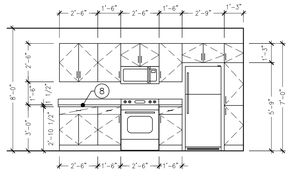
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

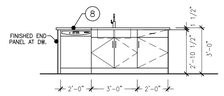
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DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 4
B-ACCESSIBLE

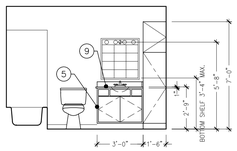
SHEET NUMBER A2.4



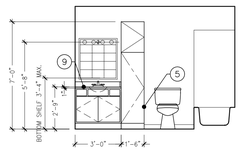
X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT PLAN KEY NOTES

NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND MAY NOT BE SPECIFICALLY REFERENCED OR TAGGED ON PLAN.

1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING U.O.N.
3. 24" TOWEL BAR (TB-1) MOUNT 48" A.F.F.
4. 18" HAND TOWEL BAR (TB-2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB-3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.
8. COUNTERTOPS:
   A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM-2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"-36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNIT 225

DOOR SCHEDULE (PLAN 5)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	GLASS	FRAME TYPE	FRAME FINISH	LABEL DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HCP. THRESHOLD	MISC. W'STRIPPING
5.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	–	M-1A	KD	20 MINUTE	#2			
5.B	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
5.C	LAUNDRY	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
5.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	–	–	PF	–	#13			
5.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
5.H	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
5.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
5.J	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
5.L	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			

UNIT 225

TYPE – B APPLIANCE SCHEDULE

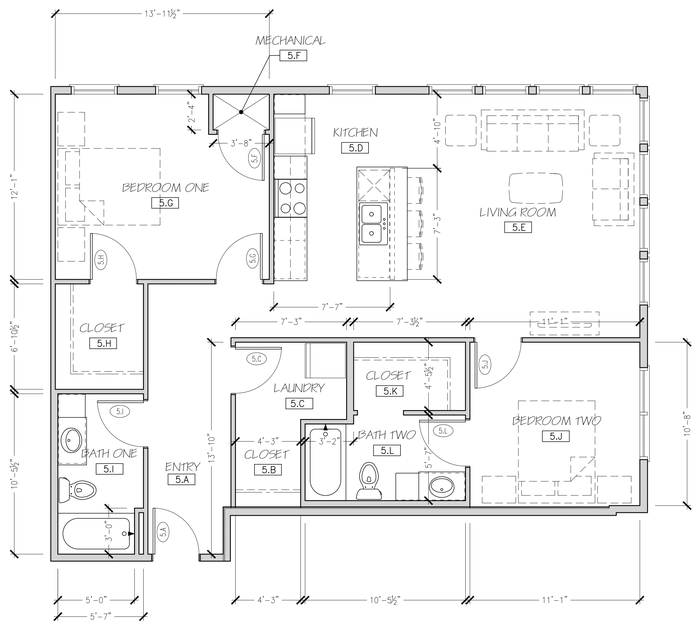
TYPE	MANUFACTURER/MODEL NO.	SIZE (W X D X H)	COLOR	NOTES
WASHER/ELECTRIC DRYER	–	–	STAINLESS	STACKED
REFRIGERATOR	–	–	STAINLESS	–
ELECTRIC RANGE	–	–	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION
MICROWAVE/RANGE HOOD	–	–	STAINLESS	–
DISHWASHER	–	–	STAINLESS	–
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILINGS TYPE	CEILINGS FINISH	CEILINGS CLG. HT.	REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
5.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
5.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
5.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
5.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
5.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
5.F	MECH.	–	–	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
5.G	BEDROOM ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
5.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
5.I	BATH ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
5.J	BEDROOM TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
5.K	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
5.L	BATH TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–

ACT-1	2X2 ACOUSTICAL CEILING TILE
ACT-2	2X2 ACOUSTICAL CEILING TILE-WASHABLE
ACT-3	2X4 ACOUSTICAL CEILING TILE-WASHABLE
CM-1	CULTURED MARBLE COUNTERTOP
CM-2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE-UNFINISHED
CPT-1	CARPET TILE (UNIT)
CPT-2	CARPET TILE (CORRIDOR)
CPT-3	ROLLED STAIR CARPET
CPT-B	CARPET BASE (MATCH CPT-2)
CT-1	CERAMIC TILE
CTB-1	CERAMIC TILE BASE
GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT-1	VINYL PLANK FLOORIN
P-1	PAINT – SHERWIN WILLIAMS – MAIN PAINT COLOR – EGG SHELL
P-2	PAINT – SHERWIN WILLIAMS – DOOR FRAME COLOR – EGG SHELL
P-3	PAINT – SHERWIN WILLIAMS – CEILING PAINT COLOR – FLAT
P-4	PAINT – SHERWIN WILLIAMS – EXTERIOR DOOR PAINT COLOR – FLAT
PF	PRE-FINISHED COLOR – DOOR COLOR
PLAM-1	PLASTIC LAMINATE
RB	RUBBER BASE
WB-1	WOOD TRIM
UNF.	UNFINISHED
VCT-1	VINYL COMPOSITION TILE



UNIT # 225

1 TWO BEDROOM UNIT PLAN - PLAN 5
1/4" = 1'-0" 1062 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5311

GERRARD ARCHITECTS
GERRARDCOMPANIES.COM

REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

SCALE: 1/4" = 1'-0" PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 5
B-ACCESSIBLE

SHEET NUMBER
A2.5

UNIT 210, 214, 219, 310, 314, 319, 410, 414, 419

HAVEN FOR SPECIAL PEOPLE – APPLIANCE SCHEDULE

TYPE	MANUFACTURER/MODEL NO.	SIZE (W x D x H)	COLOR	NOTES
WASHING MACHINE	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
ELECTRIC DRYER	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
REFRIGERATOR	–	–	STAINLESS	SIDE BY SIDE – ADA COMPLIANT
ELECTRIC RANGE	–	30" WIDE	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION FRONT CONTROLS, COORDINATE INSTALL. W/ COUNTERTOP MANUFACTURER ADA COMPLIANT
MICROWAVE/RANGE HOOD	–	–	STAINLESS	–
DISHWASHER	–	–	STAINLESS	ADA COMPLIANT–28-1/2" HIGH
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

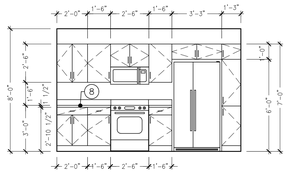
FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

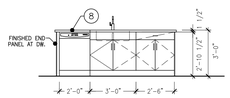
ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS				CEILINGS			REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
				NORTH	SOUTH	EAST	WEST	TYPE	FINISH	CLG. HT.	
6.A	ENTRY	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
6.B	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
6.C	LAUNDRY	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
6.D	KITCHEN	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
6.E	LIVING ROOM	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
6.F	MECH.	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
6.G	BEDROOM ONE	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
6.H	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
6.I	BATH	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
6.J	BEDROOM TWO	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
6.K	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–

ACT–1 2X2 ACOUSTICAL CEILING TILE
ACT–2 2X2 ACOUSTICAL CEILING TILE–WASHABLE
ACT–3 2X4 ACOUSTICAL CEILING TILE–WASHABLE
CM–1 CULTURED MARBLE COUNTERTOP
CM–2 CULTURED MARBLE WINDOW SILL
CONC EXPOSED CONCRETE–UNFINISHED
CPT–1 CARPET TILE (UNIT)
CPT–2 CARPET TILE (CORRIDOR)
CPT–3 ROLLED STAIR CARPET
CPT–B CARPET BASE (MATCH CPT–2)
CT–1 CERAMIC TILE
CTB–1 CERAMIC TILE BASE

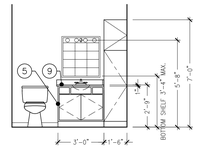
GYP GYPSUM WALLBOARD
KD KNOCK DOWN FRAME
LVT–1 VINYL PLANK FLOORIN
P–1 PAINT – SHERWIN WILLIAMS – MAIN PAINT COLOR – EGG SHELL
P–2 PAINT – SHERWIN WILLIAMS – DOOR FRAME COLOR – EGG SHELL
P–3 PAINT – SHERWIN WILLIAMS – CEILING PAINT COLOR – FLAT
P–4 PAINT – SHERWIN WILLIAMS – EXTERIOR DOOR PAINT COLOR – FLAT
PF PRE–FINISHED COLOR – DOOR COLOR
PLAM–1 PLASTIC LAMINATE
RB RUBBER BASE
WB–1 WOOD TRIM
UNF. UNFINISHED
VCT–1 VINYL COMPOSITION TILE



X KITCHEN ELEVATION
1/4" = 1'–0"



X KITCHEN ELEVATION
1/4" = 1'–0"



X BATH ELEVATION
1/4" = 1'–0"

UNIT PLAN KEY NOTES

NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND MAY NOT BE SPECIFICALLY REFERENCED OR TAGGED ON PLAN.

1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING U.O.N.
3. 24" TOWEL BAR (TB–1) MOUNT 48" A.F.F.
4. 18" HAND TOWEL BAR (TB–2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB–3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.

COUNTERTOPS:
8. A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM–1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM–1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM–2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"–36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNIT 210, 214, 219, 310, 314, 319, 410, 414, 419

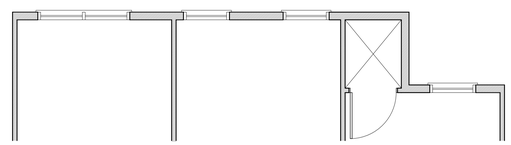
DOOR SCHEDULE (PLAN 6)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	LABEL DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HDP. THRESHOLD	MISC. W/STRIPPING
6.A	ENTRY	3'–0"	6'–8"	1 3/4"	WD.	WD–C	–	M–1A	KD	20 MINUTE	#2			
6.B	CLOSET	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			
6.C	LAUNDRY	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			
6.F	MECH. CLOSET	3'–0"	6'–8"	1 3/8"	WD.	WD–C	–	–	PF	–	#13			
6.G	BEDROOM	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
6.H	CLOSET	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
6.I	BATH	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
6.J	BEDROOM	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
6.K	CLOSET	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			

UNIT #
219
319
419



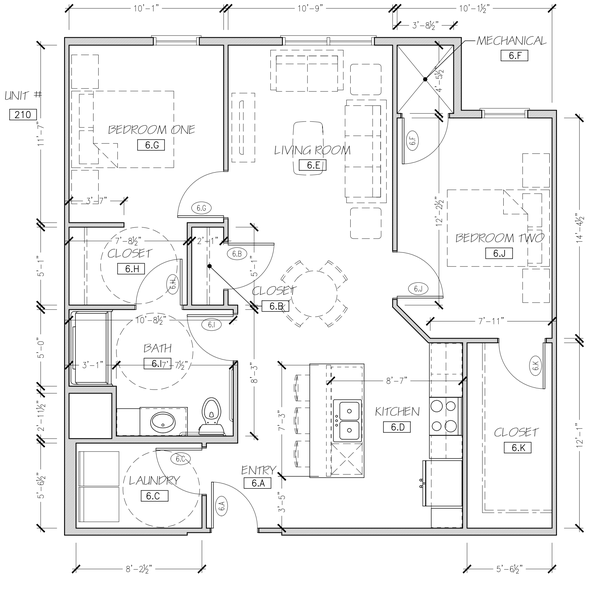
UNIT #
214
314
414



UNIT #
310
410



UNIT #
210



1 TWO BEDROOM UNIT PLAN - PLAN 6
1/4" = 1'–0" 960 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5511

GERRARD COMPANIES
GERRARDCOMPANIES.COM

REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

SCALE: 1/4" = 1'–0" PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 6
B-ACCESSIBLE

SHEET NUMBER
A2.6b

UNIT 212, 216, 312, 316, 412, 416

TYPE-A ACCESSIBLE APPLIANCE SCHEDULE

TYPE	MANUFACTURER/MODEL NO.	SIZE (W x D x H)	COLOR	NOTES
WASHING MACHINE	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
ELECTRIC DRYER	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
REFRIGERATOR	–	–	STAINLESS	SIDE BY SIDE – ADA COMPLIANT
ELECTRIC RANGE	–	30" WIDE	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION FRONT CONTROLS, COORDINATE INSTALL. W/ COUNTERTOP MANUFACTURER ADA COMPLIANT
RANGE HOOD	–	–	STAINLESS	PROVIDE ACCESSIBLE SWITCHING
MICROWAVE	–	–	BLACK	COUNTERTOP MICROWAVE
DISHWASHER	–	–	STAINLESS	ADA COMPLIANT-28-1/2" HIGH
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

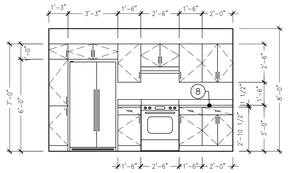
FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

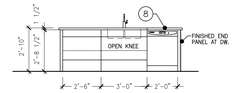
ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS				CEILINGS			REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
				NORTH	SOUTH	EAST	WEST	TYPE	FINISH	CLG. HT.	
6.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
6.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
6.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
6.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
6.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
6.F	MECH.	–	–	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
6.G	BEDROOM ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
6.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
6.I	BATH	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
6.J	BEDROOM TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
6.K	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–

ACT-1 2X2 ACOUSTICAL CEILING TILE
ACT-2 2X2 ACOUSTICAL CEILING TILE-WASHABLE
ACT-3 2X4 ACOUSTICAL CEILING TILE-WASHABLE
CM-1 CULTURED MARBLE COUNTERTOP
CM-2 CULTURED MARBLE WINDOW SILL
CONC EXPOSED CONCRETE-UNFINISHED
CPT-1 CARPET TILE (UNIT)
CPT-2 CARPET TILE (CORRIDOR)
CPT-3 ROLLED STAIR CARPET
CPT-B CARPET BASE (MATCH CPT-2)
CT-1 CERAMIC TILE
CTB-1 CERAMIC TILE BASE

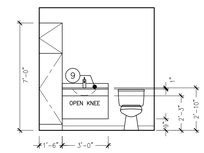
GYP GYPSUM WALLBOARD
KD KNOCK DOWN FRAME
LVT-1 VINYL PLANK FLOORIN
P-1 PAINT - SHERWIN WILLIAMS - MAIN PAINT COLOR - EGG SHELL
P-2 PAINT - SHERWIN WILLIAMS - DOOR FRAME COLOR - EGG SHELL
P-3 PAINT - SHERWIN WILLIAMS - CEILING PAINT COLOR - FLAT
P-4 PAINT - SHERWIN WILLIAMS - EXTERIOR DOOR PAINT COLOR - FLAT
PF PRE-FINISHED COLOR - DOOR COLOR
PLAM-1 PLASTIC LAMINATE
RB RUBBER BASE
WB-1 WOOD TRIM
UNF. UNFINISHED
VCT-1 VINYL COMPOSITION TILE



X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT PLAN KEY NOTES

NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND MAY NOT BE SPECIFICALLY REFERENCED OR TAGGED ON PLAN.

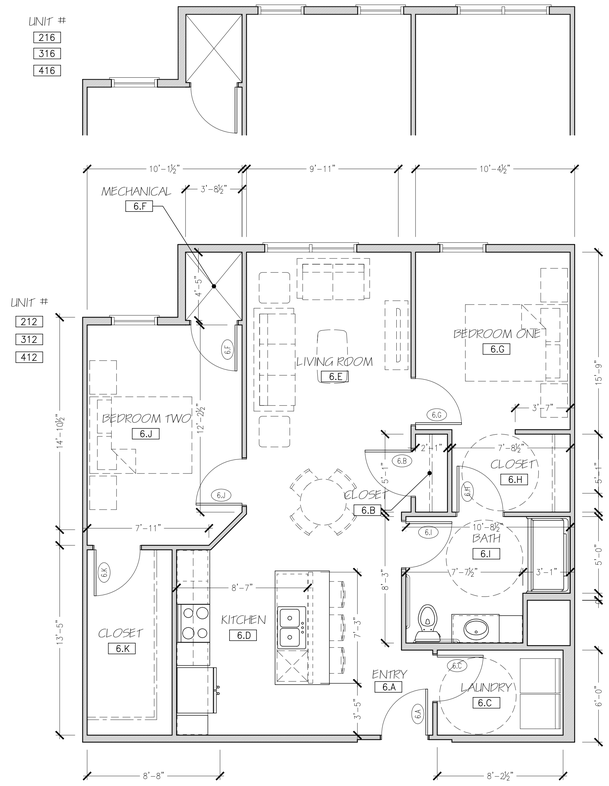
1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING U.O.N.
3. 24" TOWEL BAR (TB-1) MOUNT 48" A.F.F.
4. 18" HAND TOWEL BAR (TB-2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB-3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.

COUNTERTOPS:
8. A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM-2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"-36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNIT 212, 216, 312, 316, 412, 416

DOOR SCHEDULE (PLAN 6)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	GLASS	FRAME TYPE	FRAME FINISH	LABEL FIRE DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HDP. THRESHOLD	MISC. W'STRIPPING
6.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	–	M-1A	KD	20 MINUTE	#2			
6.B	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
6.C	LAUNDRY	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
6.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	–	–	PF	–	#13			
6.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
6.H	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
6.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
6.J	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
6.K	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			



1 TWO BEDROOM UNIT PLAN - PLAN 6 - REVERSED
1/4" = 1'-0" 960 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5311

GERRARD COMPANIES
GERRARDCOMPANIES.COM

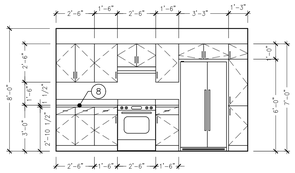
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

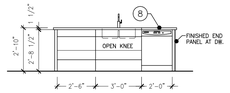
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DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 6
A-ACCESSIBLE

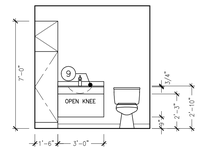
SHEET NUMBER
A2.6a



X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT PLAN KEY NOTES

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6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.
8. COUNTERTOPS: A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM-2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"-36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNIT 203

DOOR SCHEDULE (PLAN 7)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	FIRE LABEL DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HCP. THRESHOLD	MISC. W'STRIPPING
7.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	–	M-1A	KD	20 MINUTE	#2			
7.B	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
7.C	LAUNDRY	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
7.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	–	–	PF	–	#13			
7.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
7.H	CLOSET/BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
7.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
7.J	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
7.K	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			

UNIT 203

TYPE-A ACCESSIBLE APPLIANCE SCHEDULE

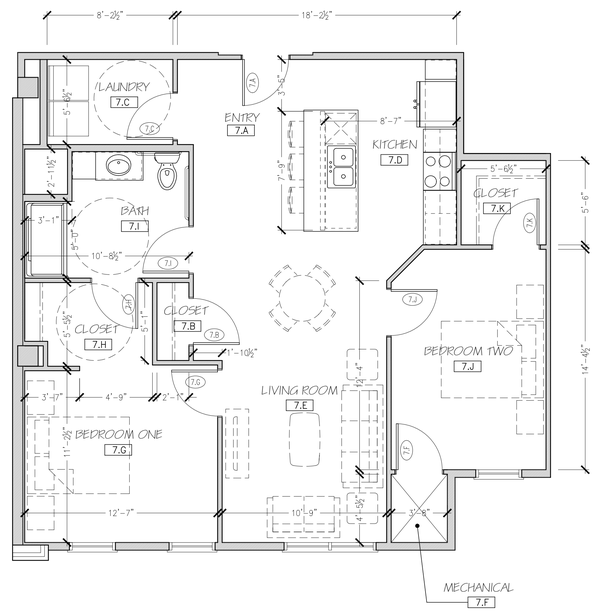
TYPE	MANUFACTURER/MODEL NO.	SIZE (W x D x H)	COLOR	NOTES
WASHING MACHINE	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
ELECTRIC DRYER	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
REFRIGERATOR	–	–	STAINLESS	SIDE BY SIDE - ADA COMPLIANT
ELECTRIC RANGE	–	30" WIDE	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION FRONT CONTROLS, COORDINATE INSTALL. W/ COUNTERTOP MANUFACTURER ADA COMPLIANT
RANGE HOOD	–	–	STAINLESS	PROVIDE ACCESSIBLE SWITCHING
MICROWAVE	–	–	BLACK	COUNTERTOP MICROWAVE
DISHWASHER	–	–	STAINLESS	ADA COMPLIANT-28-1/2" HIGH
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILINGS TYPE	CEILINGS FINISH	CEILINGS CLG. HT.	REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
7.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
7.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
7.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
7.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
7.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
7.F	MECH.	–	–	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
7.G	BEDROOM ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
7.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
7.I	BATH	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
7.J	BEDROOM TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
7.K	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–

ACT-1	2X2 ACOUSTICAL CEILING TILE
ACT-2	2X2 ACOUSTICAL CEILING TILE-WASHABLE
ACT-3	2X4 ACOUSTICAL CEILING TILE-WASHABLE
CM-1	CULTURED MARBLE COUNTERTOP
CM-2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE-UNFINISHED
CPT-1	CARPET TILE (UNIT)
CPT-2	CARPET TILE (CORRIDOR)
CPT-3	ROLLED STAIR CARPET
CPT-B	CARPET BASE (MATCH CPT-2)
CT-1	CERAMIC TILE
CTB-1	CERAMIC TILE BASE
GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT-1	VINYL PLANK FLOORIN
P-1	PAINT - SHERWIN WILLIAMS - MAIN PAINT COLOR - EGG SHELL
P-2	PAINT - SHERWIN WILLIAMS - DOOR FRAME COLOR - EGG SHELL
P-3	PAINT - SHERWIN WILLIAMS - CEILING PAINT COLOR - FLAT
P-4	PAINT - SHERWIN WILLIAMS - EXTERIOR DOOR PAINT COLOR - FLAT
PF	PRE-FINISHED COLOR - DOOR COLOR
PLAM-1	PLASTIC LAMINATE
RB	RUBBER BASE
WB-1	WOOD TRIM
UNF.	UNFINISHED
VCT-1	VINYL COMPOSITION TILE



UNIT # 203

1 TWO BEDROOM UNIT PLAN - PLAN 7
1/4" = 1'-0" 996 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5512

GERRARD CUSTOM CABINETRY GERRARDCOMPANIES.COM

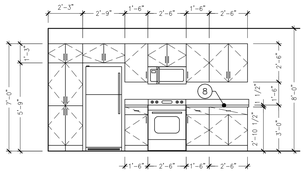
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

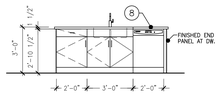
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DATE: APRIL 17, 2025
DRAWN BY: JWP/LJG

UNIT PLAN 7
A-ACCESSIBLE

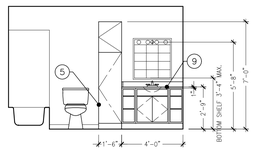
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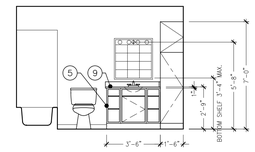
X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT 201

TYPE – B APPLIANCE SCHEDULE

TYPE	MANUFACTURER/MODEL NO.	SIZE (W X D X H)	COLOR	NOTES
WASHER/ELECTRIC DRYER	–	–	STAINLESS	STACKED
REFRIGERATOR	–	–	STAINLESS	–
ELECTRIC RANGE	–	–	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION
MICROWAVE/RANGE HOOD	–	–	STAINLESS	–
DISHWASHER	–	–	STAINLESS	–
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS				CEILINGS			REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
				NORTH	SOUTH	EAST	WEST	TYPE	FINISH	CLG. HT.	
8.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.F	MECH.	–	–	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.G	BEDROOM ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.I	BATH	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.J	BEDROOM TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.K	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.L	BATH	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.M	BEDROOM THREE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
8.N	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–

ACT-1	2X2 ACOUSTICAL CEILING TILE
ACT-2	2X2 ACOUSTICAL CEILING TILE-WASHABLE
ACT-3	2X4 ACOUSTICAL CEILING TILE-WASHABLE
CM-1	CULTURED MARBLE COUNTERTOP
CM-2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE-UNFINISHED
CPT-1	CARPET TILE (UNIT)
CPT-2	CARPET TILE (CORRIDOR)
CPT-3	ROLLED STAIR CARPET
CPT-B	CARPET BASE (MATCH CPT-2)
CT-1	CERAMIC TILE
CTB-1	CERAMIC TILE BASE
GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT-1	VINYL PLANK FLOORIN
P-1	PAINT – SHERWIN WILLIAMS – MAIN PAINT COLOR – EGG SHELL
P-2	PAINT – SHERWIN WILLIAMS – DOOR FRAME COLOR – EGG SHELL
P-3	PAINT – SHERWIN WILLIAMS – CEILING PAINT COLOR – FLAT
P-4	PAINT – SHERWIN WILLIAMS – EXTERIOR DOOR PAINT COLOR – FLAT
PF	PRE-FINISHED COLOR – DOOR COLOR
PLAM-1	PLASTIC LAMINATE
RB	RUBBER BASE
WB-1	WOOD TRIM
UNF.	UNFINISHED
VCT-1	VINYL COMPOSITION TILE

UNIT PLAN KEY NOTES

NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND MAY NOT BE SPECIFICALLY REFERENCED OR TAGGED ON PLAN.

1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING U.O.N.
3. 24" TOWEL BAR (TB-1) MOUNT 48" A.F.F.
4. 18" HAND TOWEL BAR (TB-2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB-3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.

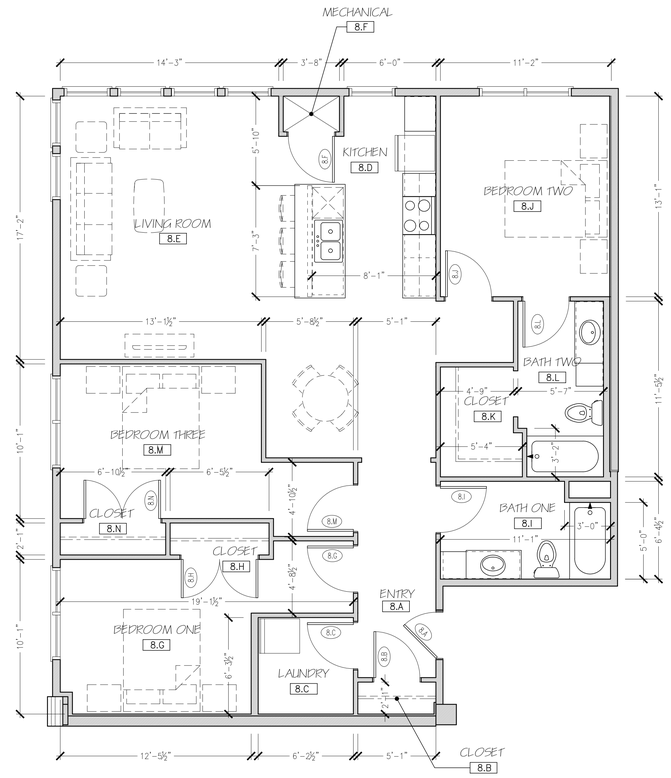
COUNTERTOPS:

8. A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM-2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"-36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNIT 201

DOOR SCHEDULE (PLAN 8)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	FIRE LABEL DOOR & FRAME	SEE HARDWARE GROUP SET A3.1	MISC. INSUL. DOOR	MISC. HCP. THRESHOLD W/ STRIPPING
8.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	–	M-1A	KD	20 MINUTE	#2		
8.B	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7		
8.C	LAUNDRY	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7		
8.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	–	–	PF	–	#13		
8.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9		
8.H	CLOSET	5'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#8		
8.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9		
8.J	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9		
8.L	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9		
8.M	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9		
8.N	CLOSET	5'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#8		



UNIT # 201 — 1 THREE BEDROOM UNIT PLAN - PLAN 8
1/4" = 1'-0" 1,345 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5311

GERRARD ARCHITECTS
GERRARDCOMPANIES.COM

REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

SCALE: 1/4" = 1'-0"
PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 8
B-ACCESSIBLE

SHEET NUMBER A2.8

UNITS 224

TYPE–A ACCESSIBLE APPLIANCE SCHEDULE

TYPE	MANUFACTURER/MODEL NO.	SIZE (W x D x H)	COLOR	NOTES
WASHING MACHINE	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
ELECTRIC DRYER	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
REFRIGERATOR	–	–	STAINLESS	SIDE BY SIDE – ADA COMPLIANT
ELECTRIC RANGE	–	30" WIDE	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION FRONT CONTROLS, COORDINATE INSTALL. W/ COUNTERTOP MANUFACTURER ADA COMPLIANT
RANGE HOOD	–	–	STAINLESS	PROVIDE ACCESSIBLE SWITCHING
MICROWAVE	–	–	BLACK	COUNTERTOP MICROWAVE
DISHWASHER	–	–	STAINLESS	ADA COMPLIANT–28–1/2" HIGH
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS				CEILINGS			REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
				NORTH	SOUTH	EAST	WEST	TYPE	FINISH	CLG. HT.	
9.A	ENTRY	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.B	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.C	LAUNDRY	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.D	KITCHEN	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.E	LIVING ROOM	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.F	MECH.	–	–	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.G	BEDROOM ONE	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.H	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.I	BATH	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.J	BEDROOM TWO	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.K	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.L	BATH	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.M	BEDROOM THREE	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
9.N	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–

ACT–1	2X2 ACOUSTICAL CEILING TILE
ACT–2	2X2 ACOUSTICAL CEILING TILE–WASHABLE
ACT–3	2X4 ACOUSTICAL CEILING TILE–WASHABLE
CM–1	CULTURED MARBLE COUNTERTOP
CM–2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE–UNFINISHED
CPT–1	CARPET TILE (UNIT)
CPT–2	CARPET TILE (CORRIDOR)
CPT–3	ROLLED STAIR CARPET
CPT–B	CARPET BASE (MATCH CPT–2)
CT–1	CERAMIC TILE
CTB–1	CERAMIC TILE BASE

GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT–1	VINYL PLANK FLOORIN
P–1	PAINT – SHERWIN WILLIAMS – MAIN PAINT COLOR – EGG SHELL
P–2	PAINT – SHERWIN WILLIAMS – DOOR FRAME COLOR – EGG SHELL
P–3	PAINT – SHERWIN WILLIAMS – CEILING PAINT COLOR – FLAT
P–4	PAINT – SHERWIN WILLIAMS – EXTERIOR DOOR PAINT COLOR – FLAT
PF	PRE–FINISHED COLOR – DOOR COLOR
PLAM–1	PLASTIC LAMINATE
RB	RUBBER BASE
WB–1	WOOD TRIM
UNF.	UNFINISHED
VCT–1	VINYL COMPOSITION TILE

UNIT PLAN KEY NOTES

NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

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4. 18" HAND TOWEL BAR (TB–2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB–3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.

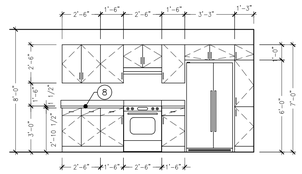
COUNTERTOPS:

8. A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM–1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM–1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM–2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"–36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2 . SEE 2/A3.0 FOR MORE INFORMATION.

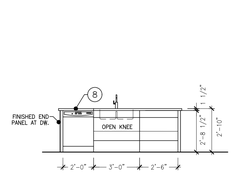
UNITS 224

DOOR SCHEDULE (PLAN 9A)

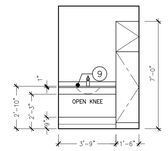
DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	GLASS	FRAME TYPE	FRAME FINISH	FIRE LABEL DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HCP. THRESHOLD	MISC. W'STRIPPING
9.A	ENTRY	3'–0"	6'–8"	1 3/4"	WD.	WD–C	–	M–1A	KD	20 MINUTE	#2			
9.C	LAUNDRY	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			
9.F	MECH. CLOSET	3'–0"	6'–8"	1 3/8"	WD.	WD–G	–	–	PF	–	#13			
9.G	BEDROOM	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
9.H	CLOSET	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			
9.I	BATH	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
9.J	BEDROOM	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
9.K	CLOSET/BATHROOM	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
9.L	BATH	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
9.M	BEDROOM	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
9.N	CLOSET	5'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#8			



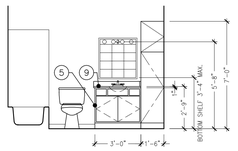
X KITCHEN ELEVATION
1/4" = 1'–0"



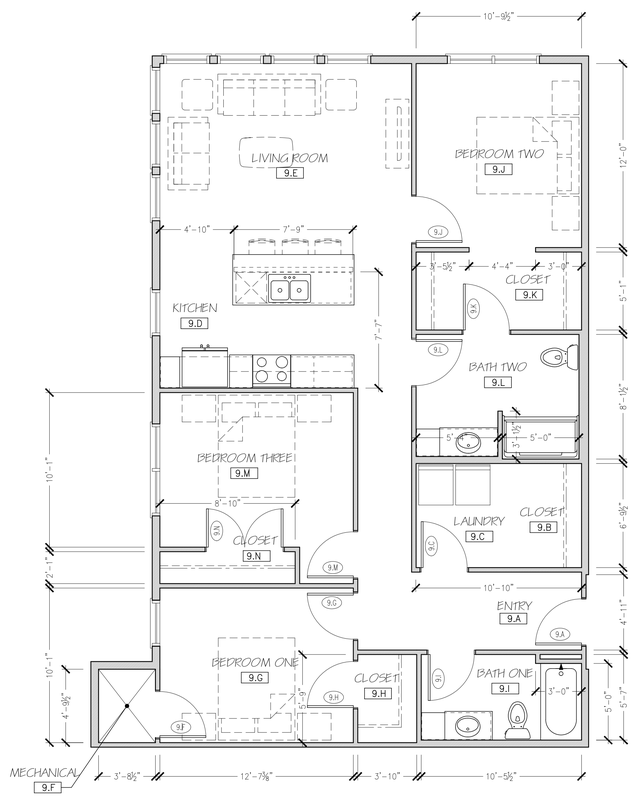
X KITCHEN ELEVATION
1/4" = 1'–0"



X BATH ELEVATION
1/4" = 1'–0"



X BATH ELEVATION
1/4" = 1'–0"



UNIT # 224

1 THREE BEDROOM UNIT PLAN - PLAN 9A
1/4" = 1'–0" 1,235 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5512

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REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

SCALE: 1/4" = 1'–0" PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 9
A-ACCESSIBLE

SHEET NUMBER A2.9a

UNITS 322, 422

TYPE – B APPLIANCE SCHEDULE

TYPE	MANUFACTURER/MODEL NO.	SIZE (W X D X H)	COLOR	NOTES
WASHER/ELECTRIC DRYER	–	–	STAINLESS	STACKED
REFRIGERATOR	–	–	STAINLESS	–
ELECTRIC RANGE	–	–	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION
MICROWAVE/RANGE HOOD	–	–	STAINLESS	–
DISHWASHER	–	–	STAINLESS	–
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS				CEILINGS			REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
				NORTH	SOUTH	EAST	WEST	TYPE	FINISH	CLG. HT.	
9.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.F	MECH.	–	–	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.G	BEDROOM ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.I	BATH	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.J	BEDROOM TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.K	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.L	BATH	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.M	BEDROOM THREE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–
9.N	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	–

ACT-1 2X2 ACOUSTICAL CEILING TILE
ACT-2 2X2 ACOUSTICAL CEILING TILE-WASHABLE
ACT-3 2X4 ACOUSTICAL CEILING TILE-WASHABLE
CM-1 CULTURED MARBLE COUNTERTOP
CM-2 CULTURED MARBLE WINDOW SILL
CONC. EXPOSED CONCRETE-UNFINISHED
CPT-1 CARPET TILE (UNIT)
CPT-2 CARPET TILE (CORRIDOR)
CPT-3 ROLLED STAIR CARPET
CPT-B CARPET BASE (MATCH CPT-2)
CT-1 CERAMIC TILE
CTB-1 CERAMIC TILE BASE

GYP GYPSUM WALLBOARD
KD KNOCK DOWN FRAME
LVT-1 VINYL PLANK FLOORIN
P-1 PAINT – SHERWIN WILLIAMS – MAIN PAINT COLOR – EGG SHELL
P-2 PAINT – SHERWIN WILLIAMS – DOOR FRAME COLOR – EGG SHELL
P-3 PAINT – SHERWIN WILLIAMS – CEILING PAINT COLOR – FLAT
P-4 PAINT – SHERWIN WILLIAMS – EXTERIOR DOOR PAINT COLOR – FLAT
PF PRE-FINISHED COLOR – DOOR COLOR
PLAM-1 PLASTIC LAMINATE
RB RUBBER BASE
WB-1 WOOD TRIM
UNF. UNFINISHED
VCT-1 VINYL COMPOSITION TILE

UNIT PLAN KEY NOTES

NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND MAY NOT BE SPECIFICALLY REFERENCED OR TAGGED ON PLAN.

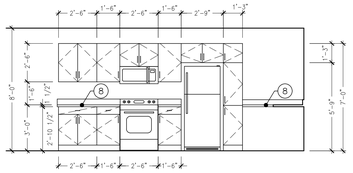
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7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.

COUNTERTOPS:
8. A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
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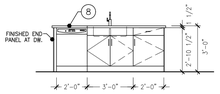
UNITS 322, 422

DOOR SCHEDULE (PLAN 9B)

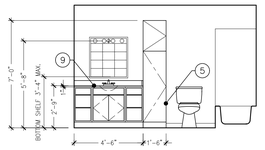
DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	FIRE LABEL DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HDP. THRESHOLD	MISC. W'STRIPPING
9.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	–	M-1A	KD	20 MINUTE	#2			
9.C	LAUNDRY	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
9.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	–	–	PF	–	#13			
9.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
9.H	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			
9.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
9.J	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
9.L	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
9.M	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#9			
9.N	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	–	–	PF	–	#7			



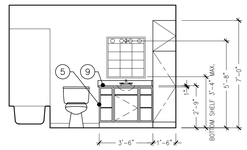
X KITCHEN ELEVATION
1/4" = 1'-0"



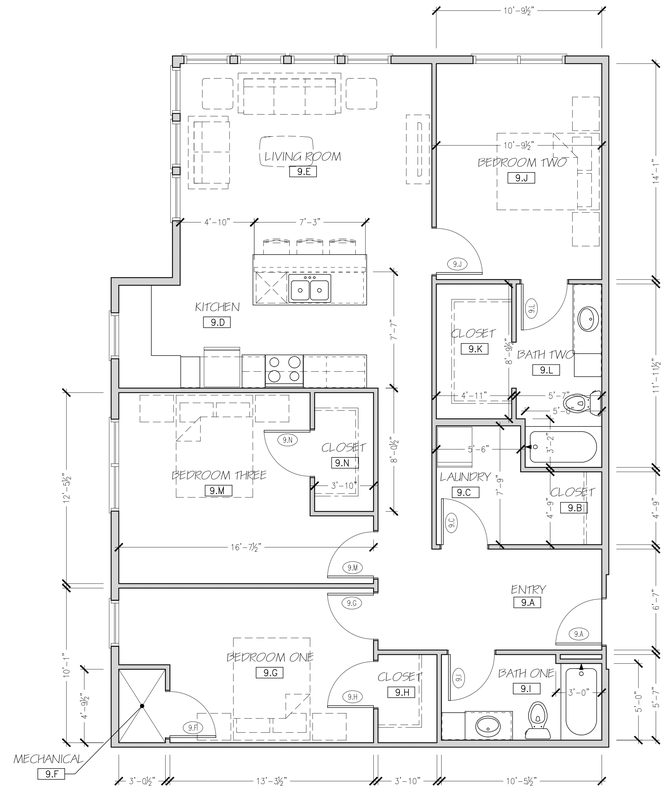
X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"



UNIT #
322
422

2 THREE BEDROOM UNIT PLAN - PLAN 9B
1/4" = 1'-0" 1,335 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5512

GERRARD CUSTOM HOMES
GERRARDCOMPANIES.COM

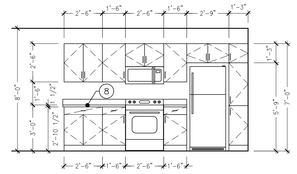
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

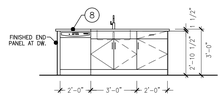
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DRAWN BY: JWP/JJG

UNIT PLAN 9
B-ACCESSIBLE

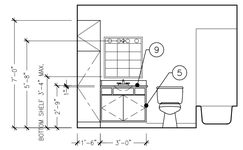
SHEET NUMBER
A2.9b



X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT PLAN KEY NOTES

NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND MAY NOT BE SPECIFICALLY REFERENCED OR TAGGED ON PLAN.

1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING U.O.N.
3. 24" TOWEL BAR (TB-1) MOUNT 48" A.F.F.
4. 18" HAND TOWEL BAR (TB-2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB-3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.

COUNTERTOPS:

8. A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM-2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"-36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNITS 223, 323, 423

DOOR SCHEDULE (PLAN 10)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	LABEL DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. THRESHOLD HCP.	MISC. W'STRIPPING
10.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	-	M-1A	KD	20 MINUTE	#2			
10.C	LAUNDRY	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#7			
10.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	-	-	PF	-	#13			
10.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
10.H	CLOSET	5'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#8			
10.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			

UNITS 223, 323, 423

TYPE - B APPLIANCE SCHEDULE

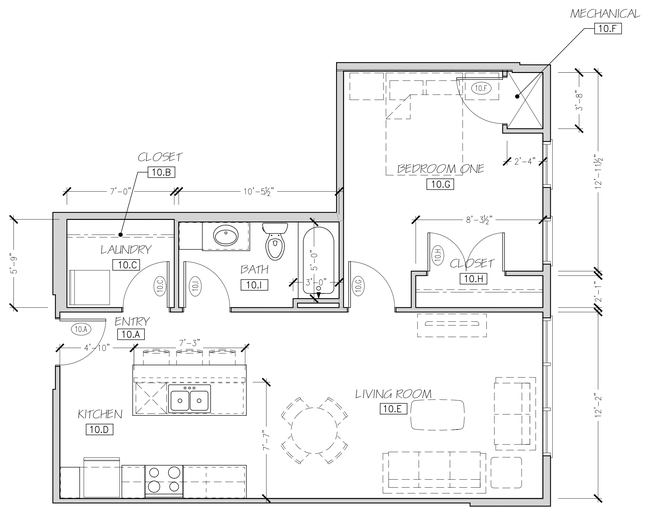
TYPE	MANUFACTURER/MODEL NO.	SIZE (W X D X H)	COLOR	NOTES
WASHER/ELECTRIC DRYER	-	-	STAINLESS	STACKED
REFRIGERATOR	-	-	STAINLESS	-
ELECTRIC RANGE	-	-	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION
MICROWAVE/RANGE HOOD	-	-	STAINLESS	-
DISHWASHER	-	-	STAINLESS	-
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILINGS TYPE	CEILINGS FINISH	CEILINGS CLG. HT.	REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
10.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
10.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
10.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
10.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
10.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
10.F	MECH.	-	-	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
10.G	BEDROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
10.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
10.I	BATH	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-

ACT-1	2X2 ACOUSTICAL CEILING TILE
ACT-2	2X2 ACOUSTICAL CEILING TILE-WASHABLE
ACT-3	2X4 ACOUSTICAL CEILING TILE-WASHABLE
CM-1	CULTURED MARBLE COUNTERTOP
CM-2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE-UNFINISHED
CPT-1	CARPET TILE (UNIT)
CPT-2	CARPET TILE (CORRIDOR)
CPT-3	ROLLED STAIR CARPET
CPT-B	CARPET BASE (MATCH CPT-2)
CT-1	CERAMIC TILE
CTB-1	CERAMIC TILE BASE
GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT-1	VINYL PLANK FLOORIN
P-1	PAINT - SHERWIN WILLIAMS - MAIN PAINT COLOR - EGG SHELL
P-2	PAINT - SHERWIN WILLIAMS - DOOR FRAME COLOR - EGG SHELL
P-3	PAINT - SHERWIN WILLIAMS - CEILING PAINT COLOR - FLAT
P-4	PAINT - SHERWIN WILLIAMS - EXTERIOR DOOR PAINT COLOR - FLAT
PF	PRE-FINISHED COLOR - DOOR COLOR
PLAM-1	PLASTIC LAMINATE
RB	RUBBER BASE
WB-1	WOOD TRIM
UNF.	UNFINISHED
VCT-1	VINYL COMPOSITION TILE



UNIT #
223
323
423

1 ONE BEDROOM UNIT PLAN - PLAN 10
1/4" = 1'-0" 697 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
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GERRARD ARCHITECTS
GERRARDCOMPANIES.COM

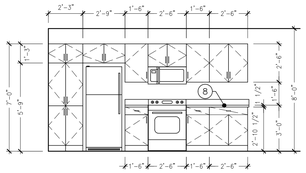
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

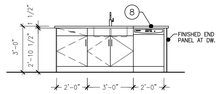
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DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 10

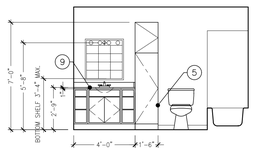
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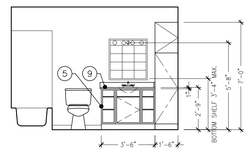
X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT PLAN KEY NOTES

NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

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4. 18" HAND TOWEL BAR (TB-2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB-3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.

COUNTERTOPS:

8. A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM-2)
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12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"-36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNITS 301, 401

DOOR SCHEDULE (PLAN 11)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	LABEL FIRE DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HDP. THRESHOLD	MISC. W'STRIPPING
11.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	-	M-1A	KD	20 MINUTE	#2			
11.B	CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#7			
11.C	LAUNDRY	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#7			
11.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	-	-	PF	-	#13			
11.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
11.H	CLOSET	5'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#8			
11.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
11.J	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
11.L	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
11.M	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
11.N	CLOSET	5'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#8			

UNITS 301, 401

TYPE - B APPLIANCE SCHEDULE

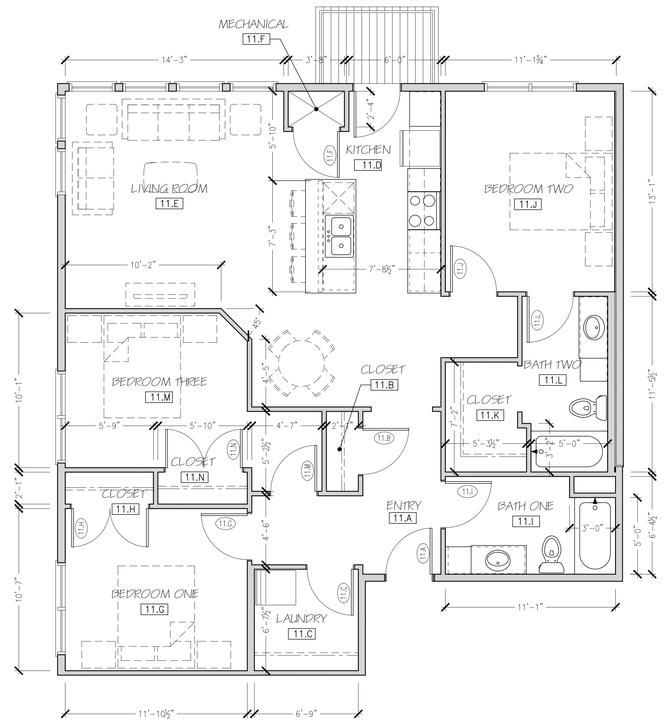
TYPE	MANUFACTURER/MODEL NO.	SIZE (W X D X H)	COLOR	NOTES
WASHER/ELECTRIC DRYER	-	-	STAINLESS	STACKED
REFRIGERATOR	-	-	STAINLESS	-
ELECTRIC RANGE	-	-	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION
MICROWAVE/RANGE HOOD	-	-	STAINLESS	-
DISHWASHER	-	-	STAINLESS	-
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILINGS TYPE	CEILINGS FINISH	CEILINGS CLG. HT.	REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
11.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.F	MECH.	-	-	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.G	BEDROOM ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.I	BATH	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.J	BEDROOM TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.K	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.L	BATH	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.M	BEDROOM THREE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
11.N	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-

ACT-1	2X2 ACOUSTICAL CEILING TILE
ACT-2	2X2 ACOUSTICAL CEILING TILE-WASHABLE
ACT-3	2X4 ACOUSTICAL CEILING TILE-WASHABLE
CM-1	CULTURED MARBLE COUNTERTOP
CM-2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE-UNFINISHED
CPT-1	CARPET TILE (UNIT)
CPT-2	CARPET TILE (CORRIDOR)
CPT-3	ROLLED STAIR CARPET
CPT-B	CARPET BASE (MATCH CPT-2)
CT-1	CERAMIC TILE
CTB-1	CERAMIC TILE BASE
GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT-1	VINYL PLANK FLOORIN
P-1	PAINT - SHERWIN WILLIAMS - MAIN PAINT COLOR - EGG SHELL
P-2	PAINT - SHERWIN WILLIAMS - DOOR FRAME COLOR - EGG SHELL
P-3	PAINT - SHERWIN WILLIAMS - CEILING PAINT COLOR - FLAT
P-4	PAINT - SHERWIN WILLIAMS - EXTERIOR DOOR PAINT COLOR - FLAT
PF	PRE-FINISHED COLOR - DOOR COLOR
PLAM-1	PLASTIC LAMINATE
RB	RUBBER BASE
WB-1	WOOD TRIM
UNF.	UNFINISHED
VCT-1	VINYL COMPOSITION TILE



UNIT #
301
401

1 THREE BEDROOM UNIT PLAN - PLAN 11
1/4" = 1'-0"
1252 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5512

GERRARD COMPANIES
GERRARDCOMPANIES.COM

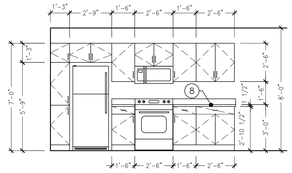
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

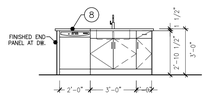
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DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 11

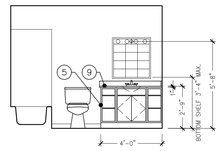
SHEET NUMBER
A2.11



X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT PLAN KEY NOTES

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3. 24" TOWEL BAR (TB-1) MOUNT 48" A.F.F.
4. 18" HAND TOWEL BAR (TB-2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB-3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.
8. COUNTERTOPS: A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM-1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM-1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM-2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"-36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNITS 302, 402

DOOR SCHEDULE (PLAN 12)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	FIRE LABEL DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HCP. THRESHOLD	MISC. W'STRIPPING
12.A	ENTRY	3'-0"	6'-8"	1 3/4"	WD.	WD-C	-	M-1A	KD	20 MINUTE	#2			
12.B	CLOSET	5'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#8			
12.C	LAUNDRY	6'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#8			
12.F	MECH. CLOSET	3'-0"	6'-8"	1 3/8"	WD.	WD-G	-	-	PF	-	#13			
12.G	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
12.H	CLOSET	5'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#8			
12.I	BATH	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
12.J	BEDROOM	3'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#9			
12.K	CLOSET	5'-0"	6'-8"	1 3/8"	WD.	WD-A	-	-	PF	-	#8			

UNITS 302, 402

TYPE - B APPLIANCE SCHEDULE

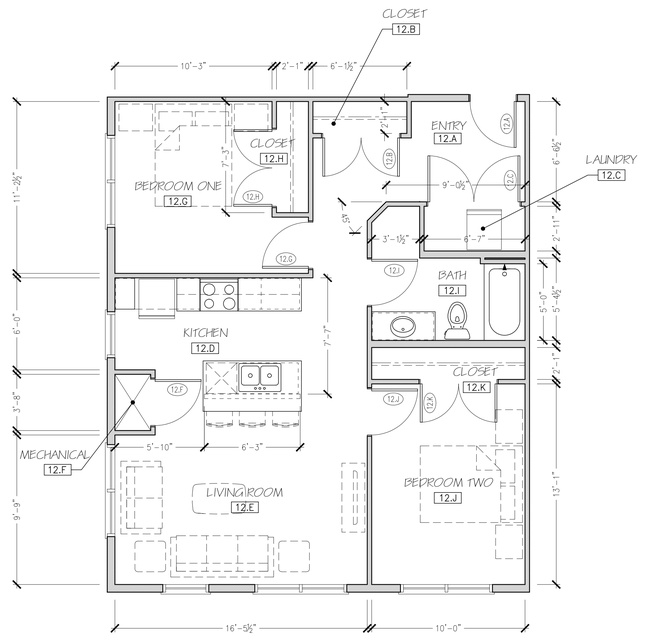
TYPE	MANUFACTURER/MODEL NO.	SIZE (W X D X H)	COLOR	NOTES
WASHER/ELECTRIC DRYER	-	-	STAINLESS	STACKED
REFRIGERATOR	-	-	STAINLESS	-
ELECTRIC RANGE	-	-	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION
MICROWAVE/RANGE HOOD	-	-	STAINLESS	-
DISHWASHER	-	-	STAINLESS	-
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILINGS TYPE	CEILINGS FINISH	CEILINGS CLG. HT.	REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
12.A	ENTRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
12.B	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
12.C	LAUNDRY	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
12.D	KITCHEN	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
12.E	LIVING ROOM	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
12.F	MECH.	-	-	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
12.G	BEDROOM ONE	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
12.H	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
12.I	BATH	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
12.J	BEDROOM TWO	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-
12.K	CLOSET	LVT-1	WB-1	P-1	P-1	P-1	P-1	GYPSUM BOARD	P-3	8'-0" A.F.F.	-

ACT-1	2X2 ACOUSTICAL CEILING TILE
ACT-2	2X2 ACOUSTICAL CEILING TILE-WASHABLE
ACT-3	2X4 ACOUSTICAL CEILING TILE-WASHABLE
CM-1	CULTURED MARBLE COUNTERTOP
CM-2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE-UNFINISHED
CPT-1	CARPET TILE (UNIT)
CPT-2	CARPET TILE (CORRIDOR)
CPT-3	ROLLED STAIR CARPET
CPT-B	CARPET BASE (MATCH CPT-2)
CT-1	CERAMIC TILE
CTB-1	CERAMIC TILE BASE
GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT-1	VINYL PLANK FLOORIN
P-1	PAINT - SHERWIN WILLIAMS - MAIN PAINT COLOR - EGG SHELL
P-2	PAINT - SHERWIN WILLIAMS - DOOR FRAME COLOR - EGG SHELL
P-3	PAINT - SHERWIN WILLIAMS - CEILING PAINT COLOR - FLAT
P-4	PAINT - SHERWIN WILLIAMS - EXTERIOR DOOR PAINT COLOR - FLAT
PF	PRE-FINISHED COLOR - DOOR COLOR
PLAM-1	PLASTIC LAMINATE
RB	RUBBER BASE
WB-1	WOOD TRIM
UNF.	UNFINISHED
VCT-1	VINYL COMPOSITION TILE



UNIT # 302 402

1 TWO BEDROOM UNIT PLAN - PLAN 12
1/4" = 1'-0" 842 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5512

GERRARD ARCHITECTS
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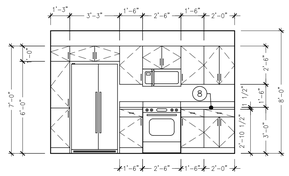
REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

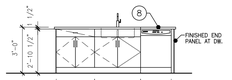
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DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

UNIT PLAN 12

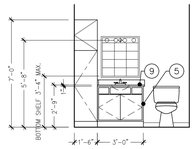
SHEET NUMBER A2.12



X KITCHEN ELEVATION
1/4" = 1'-0"



X KITCHEN ELEVATION
1/4" = 1'-0"



X BATH ELEVATION
1/4" = 1'-0"

UNIT 303, 403

HAVEN FOR SPECIAL PEOPLE – APPLIANCE SCHEDULE

TYPE	MANUFACTURER/MODEL NO.	SIZE (W x D x H)	COLOR	NOTES
WASHING MACHINE	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
ELECTRIC DRYER	–	–	WHITE	FRONT LOAD, ADA COMPLIANT
REFRIGERATOR	–	–	STAINLESS	SIDE BY SIDE – ADA COMPLIANT
ELECTRIC RANGE	–	30" WIDE	STAINLESS	SMOOTH TOP, SELF CLEAN FUNCTION. FRONT CONTROLS, COORDINATE INSTALL. W/ COUNTERTOP MANUFACTURER ADA COMPLIANT
MICROWAVE/RANGE HOOD	–	–	STAINLESS	–
DISHWASHER	–	–	STAINLESS	ADA COMPLIANT–28-1/2" HIGH
GARBAGE DISPOSAL	INSINKERATOR/BADGER 1			1/3 HP

FOR ALL APPLIANCES: OR APPROVED ALTERNATE MANUFACTURER/MODEL NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS				CEILINGS			REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION)
				NORTH	SOUTH	EAST	WEST	TYPE	FINISH	CLG. HT.	
13.A	ENTRY	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
13.B	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
13.C	LAUNDRY	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
13.D	KITCHEN	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
13.E	LIVING ROOM	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
13.F	MECH.	–	–	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
13.G	BEDROOM ONE	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
13.H	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
13.I	BATH	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
13.J	BEDROOM TWO	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–
13.K	CLOSET	LVT–1	WB–1	P–1	P–1	P–1	P–1	GYPSUM BOARD	P–3	8'–0" A.F.F.	–

ACT–1	2X2 ACOUSTICAL CEILING TILE
ACT–2	2X2 ACOUSTICAL CEILING TILE–WASHABLE
ACT–3	2X4 ACOUSTICAL CEILING TILE–WASHABLE
CM–1	CULTURED MARBLE COUNTERTOP
CM–2	CULTURED MARBLE WINDOW SILL
CONC	EXPOSED CONCRETE–UNFINISHED
CPT–1	CARPET TILE (UNIT)
CPT–2	CARPET TILE (CORRIDOR)
CPT–3	ROLLED STAIR CARPET
CPT–B	CARPET BASE (MATCH CPT–2)
CT–1	CERAMIC TILE
CTB–1	CERAMIC TILE BASE

GYP	GYPSUM WALLBOARD
KD	KNOCK DOWN FRAME
LVT–1	VINYL PLANK FLOORIN
P–1	PAINT – SHERWIN WILLIAMS – MAIN PAINT COLOR – EGG SHELL
P–2	PAINT – SHERWIN WILLIAMS – DOOR FRAME COLOR – EGG SHELL
P–3	PAINT – SHERWIN WILLIAMS – CEILING PAINT COLOR – FLAT
P–4	PAINT – SHERWIN WILLIAMS – EXTERIOR DOOR PAINT COLOR – FLAT
PF	PRE–FINISHED COLOR – DOOR COLOR
PLAM–1	PLASTIC LAMINATE
RB	RUBBER BASE
WB–1	WOOD TRIM
UNF.	UNFINISHED
VCT–1	VINYL COMPOSITION TILE

UNIT PLAN KEY NOTES

NOTES REFERENCED ON THE DRAWING ARE INDICATED THUS: (#)

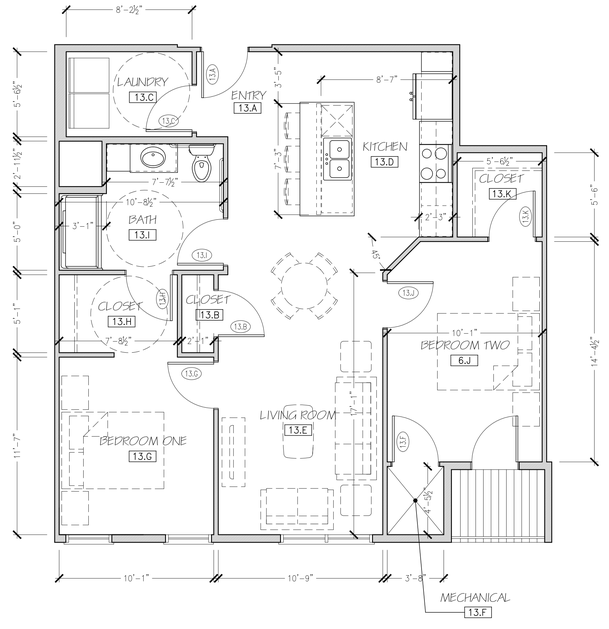
ALL OTHER NOTES REFER TO GENERAL CONDITIONS AND MAY NOT BE SPECIFICALLY REFERENCED OR TAGGED ON PLAN.

1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING U.O.N.
3. 24" TOWEL BAR (TB–1) MOUNT 48" A.F.F.
4. 18" HAND TOWEL BAR (TB–2) MOUNT 52" A.F.F. AND CL OF TOILET (WHERE APPLICABLE)
5. TOILET PAPER HOLDER (TB–3) MOUNT 26" A.F.F.
6. VINYL COATED WIRE CLOSET SHELVING WITH FREE GLIDE HANGER ROD.
7. 1" DIA. CHROME SHOWER CURTAIN ROD AT ALL SHOWER UNITS.
8. COUNTERTOPS: A. KITCHENS: 1 ½" EDGE W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (PLAM–1)
9. B. BATHS: 1" SLAB W/ ⅛" ROUNDOVER EDGE PROFILE; 4" BACK AND SIDE SPLASH (CM–1)
10. CULTURED MARBLE WINDOW SILL: ¾" SLAB W/ ⅛" ROUNDOVER EDGE (CM–2)
11. PROVIDE REINFORCEMENT FOR INSTALLATION OF GRAB BARS IN SHOWER OR TUB UNIT. INSTALL GRAB BARS PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 1/A3.0 FOR MORE INFORMATION.
12. PROVIDE WOOD BLOCKING AS REINFORCEMENT FOR INSTALLATION OF GRAB BARS AT 33"–36" ABOVE FLOOR PER WI ACCESSIBILITY CODE 1003.11.4 AND 1004.11.2. SEE 2/A3.0 FOR MORE INFORMATION.

UNIT 303, 403

DOOR SCHEDULE (PLAN 13)

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME TYPE	FRAME FINISH	LABEL FIRE DOOR & FRAME	SEE HARDWARE GROUP SHEET A3.1	MISC. INSUL. DOOR	MISC. HDP. THRESHOLD	MISC. W'STRIPPING
13.A	ENTRY	3'–0"	6'–8"	1 3/4"	WD.	WD–C	–	M–1A	KD	20 MINUTE	#2			
13.B	CLOSET	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			
13.C	LAUNDRY	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			
13.F	MECH. CLOSET	3'–0"	6'–8"	1 3/8"	WD.	WD–G	–	–	PF	–	#13			
13.G	BEDROOM	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
13.H	CLOSET/BATH	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
13.I	BATH	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
13.J	BEDROOM	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#9			
13.K	CLOSET	3'–0"	6'–8"	1 3/8"	WD.	WD–A	–	–	PF	–	#7			



UNIT #
303
403

1 TWO BEDROOM UNIT PLAN - PLAN 13
1/4" = 1'–0" 923 S.F.

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5311

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HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

UNIT PLAN 13

SHEET NUMBER
A2.13



2 SOUTH ELEVATION



1 EAST ELEVATION

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EXTERIOR ELEVATIONS

SHEET NUMBER
A3.0



2 NORTH ELEVATION



1 WEST ELEVATION

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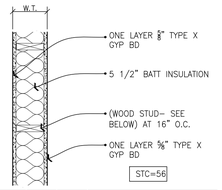
HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0" PRINTED ON 30x42
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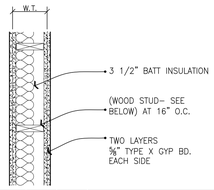
SHEET NUMBER
A3.1

UPPER LEVEL CORRIDOR WALLS



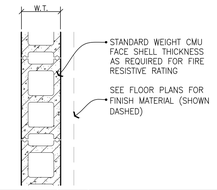
	FRAMING	W.T.	NOM. W.T.(6)	AVAILABLE 1 HOUR CONSTRUCTION RATING
A4	3 1/2" 2x4	4 3/4"	3 1/2"	GA FILE NO. – WP3514
A6	5 1/2" 2x6	6 3/4"	5 1/2"	GA FILE NO. – WP3660

WOOD FRAMED STAIR WALLS



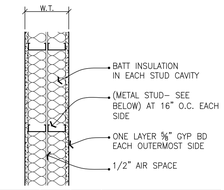
	FRAMING	W.T.	NOM. W.T.(6)	AVAILABLE 2 HOUR CONSTRUCTION RATING
B4	3 1/2" 2x4	6"	3 1/2"	GA FILE NO. – WP4135
B6	5 1/2" 2x6	8"	5 1/2"	GA FILE NO. – WP4136

CONCRETE BLOCK CMU WALLS



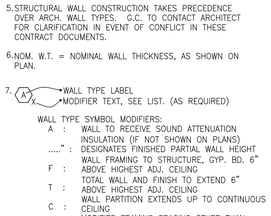
WALL TYPE	CMU SIZE	W.T.	NOM. W.T.(6)	AVAILABLE 2 HOUR CONSTRUCTION RATING
C6	6"	5 5/8"	6"	UL DES NO. – U905
C8	8"	7 5/8"	8"	UL DES NO. – U905
C12	12"	11 5/8"	12"	UL DES NO. – U905

MAIN FLOOR PARTY WALLS



WALL TYPE	FRAMING	W.T.	NOM. W.T.(6)	AVAILABLE 1 HOUR CONSTRUCTION RATING
D9	3–5/8"	9"	9"	GA FILE NO. – WP5016
D11	3–5/8" & 6"	11 1/8"	11"	GA FILE NO. – WP5016
D13	6" & 6"	13 3/4"	13"	GA FILE NO. – WP5016

UPPER LEVEL PARTY WALLS



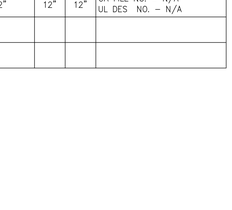
WALL TYPE	FRAMING	W.T.	NOM. W.T.(6)	AVAILABLE 1 HOUR CONSTRUCTION RATING
E9	3 1/2" 2x4	9 3/4"	9"	GA FILE NO. – WP3370 UL DES NO. – U341
E11	3 1/2"/5 1/2" 2x4/2x6	11 3/4"	11"	GA FILE NO. – WP3370 UL DES NO. – U341
E13	5 1/2"/5 1/2" 2x6/2x6	13 3/4"	13"	GA FILE NO. – WP3370 UL DES NO. – U341

UPPER LEVEL CORRIDOR WALLS

	FRAMING	W.T.	NOM. W.T.(6)	AVAILABLE 1 HOUR CONSTRUCTION RATING
F4	3–5/8"	4 3/4"	3 1/2"	GA FILE NO. – WP1072
F6	6"	6 3/4"	5 1/2"	GA FILE NO. – WP1072

UPPER LEVEL FURRING AT CMU

WALL TYPE	FRAMING	W.T.	NOM. W.T.(6)	AVAILABLE 0 HOUR CONSTRUCTION RATING
H2	1 1/2" 2x2	2 5/8"	2"	GA FILE NO. – N/A UL DES NO. – N/A
H4	3 1/2" 2x4	4 5/8"	4"	GA FILE NO. – N/A UL DES NO. – N/A
H6	5 1/2" 2x6	6 5/8"	6"	GA FILE NO. – N/A UL DES NO. – N/A



WALL TYPE	FRAMING	W.T.	NOM. W.T.(6)	AVAILABLE 2 HOUR CONSTRUCTION RATING
K2	2 1/2" CH–STUD	3 3/4"	4"	GA FILE NO. – WP7080 UL DES NO. – U497
K4	4" CH–STUD	5 1/4"	5"	GA FILE NO. – WP7080 UL DES NO. – U497

	FRAMING	W.T.	NOM. W.T.(6)	AVAILABLE 0 HOUR CONSTRUCTION RATING
M4	3 1/2" 2x4	4 1/2"	3 1/2"	GA FILE NO. – N/A UL DES NO. – N/A
M6	5 1/2" 2x6	6 1/2"	5 1/2"	GA FILE NO. – N/A UL DES NO. – N/A

M4 WALL TYPE M4 IS TYPICAL ON FLOORS 3–6 UNLESS NOTED OTHERWISE

	FRAMING	W.T.	NOM. W.T.(6)	AVAILABLE 0 HOUR CONSTRUCTION RATING
N4	3–5/8"	4 5/8"	5"	GA FILE NO. – N/A UL DES NO. – N/A
N6	6"	7"	7"	GA FILE NO. – N/A UL DES NO. – N/A

N4 WALL TYPE N4 IS TYPICAL ON FLOORS 1–2 UNLESS NOTED OTHERWISE

MAIN AND SECOND FLOOR FURRING (EXTERIOR)

WALL TYPE	FRAMING	W.T.	NOM. W.T.(6)	AVAILABLE 0 HOUR CONSTRUCTION RATING
Q2	1–1/2"	2 1/8"	2"	GA FILE NO. – N/A UL DES NO. – N/A

MAIN AND SECOND FLOOR FURRING (INTERIOR)

WALL TYPE	FRAMING	W.T.	NOM. W.T.(6)	AVAILABLE 0 HOUR CONSTRUCTION RATING
R2	1–5/8"	2 1/4"	2"	GA FILE NO. – N/A UL DES NO. – N/A
R4	3–5/8"	4 1/4"	4"	GA FILE NO. – N/A UL DES NO. – N/A
R6	6"	6 5/8"	6"	GA FILE NO. – N/A UL DES NO. – N/A

WALL TYPE	SIZE	W.T.	NOM. W.T.(6)	AVAILABLE 2 HOUR CONSTRUCTION RATING
T12	12"	12"	12"	GA FILE NO. – N/A UL DES NO. – N/A

TYPICAL WALL TYPE NOTES:

1. WALL ASSEMBLY IS TO EXTEND TO BOTTOM OF ROOF/ FLOOR TRUSSES ABOVE UNLESS NOTED OTHERWISE.
2. MOISTURE RESISTANT GYPSUM BOARD IS TO BE USED ON ALL TOILET ROOM SIDE OF WALLS UNLESS NOTED OTHERWISE.
3. ALL WALLS EXCEPT FOR INTERIOR UNIT PARTITIONS TO RECEIVE SOUND ATTENUATION INSULATION. (FIRE RATED WALL LOCATIONS SUPERSEDE SOUND INSULATION LOCATIONS, G.C. TO CONTACT ARCHITECT IF CLARIFICATION IS REQUIRED.)
4. PROVIDE TYPE 'X' GYPSUM BOARD AT FIRE RATED ASSEMBLIES UNLESS NOTED OTHERWISE. SEE PLAN FOR LOCATIONS.
5. STRUCTURAL WALL CONSTRUCTION TAKES PRECEDENCE OVER ARCH. WALL TYPES. G.C. TO CONTACT ARCHITECT FOR CLARIFICATION IN EVENT OF CONFLICT IN THESE CONTRACT DOCUMENTS.
6. NOM. W.T. = NOMINAL WALL THICKNESS, AS SHOWN ON PLAN.
7. (A) / (X) — (A) WALL TYPE LABEL; (X) MODIFIER TEXT, SEE LIST. (AS REQUIRED)

   WALL TYPE SYMBOL MODIFIERS:
   - A : WALL TO RECEIVE SOUND ATTENUATION INSULATION (IF NOT SHOWN ON PLANS)
   - "....." : DESIGNATES FINISHED PARTIAL WALL HEIGHT WALL FRAMING TO STRUCTURE, GYP. BD. 6"
   - F : ABOVE HIGHEST ADJ. CEILING TOTAL WALL AND FINISH TO EXTEND 6"
   - T : ABOVE HIGHEST ADJ. CEILING WALL PARTITION EXTENDS UP TO CONTINUOUS CEILING
   - C : MODIFIES FRAMING SPACING OTHER THAN ....."O.C. SPECIFIED IN WALL TYPE SCHEDULE
8. REFER TO ROOM FINISH SCHEDULE FOR ROOM FINISHES NOT SPECIFIED IN THIS SCHEDULE.

INTERIOR FINISH SCHEDULE

ROOM NUMBER	ROOM TITLE	FLOOR	BASE	WALLS				CEILINGS			REMARKS (SEE NUMBERED LIST BELOW FOR MORE INFORMATION) NOTE:
				NORTH	SOUTH	EAST	WEST	TYPE	FINISH	CLG. HT.	
											ALL INTERIOR WELDED HOLLOW METAL FRAMES TO BE PAINTED: P–2 ALL INTERIOR HOLLOW METAL DOOR SLABS TO BE PAINTED: P–2
MAIN LEVEL											
100	VESTIBULE/MAIL	–	–	–	–	–	–	–	–	–	–
101	PACKAGES	–	–	–	–	–	–	–	–	–	–
102	PARAMARK OFFICE	–	–	–	–	–	–	–	–	–	–
103	HAVEN OFFICE	–	–	–	–	–	–	–	–	–	–
104	SALON/LAUNDRY	–	–	–	–	–	–	–	–	–	–
105	STORAGE (FITNESS)	–	–	–	–	–	–	–	–	–	–
106	EXERCISE	–	–	–	–	–	–	–	–	–	–
107	GYMNASIUM	–	–	–	–	–	–	–	–	–	–
108	COMMUNITY ROOM ONE	–	–	–	–	–	–	–	–	–	–
109	JANITOR	–	–	–	–	–	–	–	–	–	–
110	MAIN HALL	–	–	–	–	–	–	–	–	–	–
111	UNISEX ONE	–	–	–	–	–	–	–	–	–	–
112	UNISEX TWO	–	–	–	–	–	–	–	–	–	–
113	STORAGE	–	–	–	–	–	–	–	–	–	–
114	UNISEX THREE	–	–	–	–	–	–	–	–	–	–
115	UNISEX FOUR	–	–	–	–	–	–	–	–	–	–
116	COMMUNITY KITCHEN	–	–	–	–	–	–	–	–	–	–
117	COMMUNITY ROOM TWO	–	–	–	–	–	–	–	–	–	–
118	MECHANICAL	–	–	–	–	–	–	–	–	–	–
119	STORAGE (COMMUNITY ROOM TWO)	–	–	–	–	–	–	–	–	–	–
120	LIBRARY	–	–	–	–	–	–	–	–	–	–
121	MAIN LOBBY	–	–	–	–	–	–	–	–	–	–
122	SENSORY ROOM	–	–	–	–	–	–	–	–	–	–
123	VESTIBULE	–	–	–	–	–	–	–	–	–	–
124	COMMUNITY SERVICES	–	–	–	–	–	–	–	–	–	–
125	LEASE SPACE	–	–	–	–	–	–	–	–	–	–
126	UNISEX (LEASE SPACE)	–	–	–	–	–	–	–	–	–	–
127	UNISEX (LEASE SPACE)	–	–	–	–	–	–	–	–	–	–
128	STORAGE	–	–	–	–	–	–	–	–	–	–
129	REAR HALL	–	–	–	–	–	–	–	–	–	–
130	MECHANICAL	–	–	–	–	–	–	–	–	–	–
131	PARKING GARAGE	–	–	–	–	–	–	–	–	–	–
132	MECHANICAL	–	–	–	–	–	–	–	–	–	–
133	TRASH	–	–	–	–	–	–	–	–	–	–
SECOND FLOOR											
200	HALL	–	–	–	–	–	–	–	–	–	–
201–225	SEE INDIVIDUAL UNIT PLANS	–	–	–	–	–	–	–	–	–	–
226	TRASH	–	–	–	–	–	–	–	–	–	–
227	NORTH ELECTRICAL	–	–	–	–	–	–	–	–	–	–
228	MECH.	–	–	–	–	–	–	–	–	–	–
229	STORAGE	–	–	–	–	–	–	–	–	–	–
230	STORAGE	–	–	–	–	–	–	–	–	–	–
231	ELEVATOR LOBBY	–	–	–	–	–	–	–	–	–	–
232	SOUTH ELECTRICAL	–	–	–	–	–	–	–	–	–	–
THIRD FLOOR											
300	HALL	–	–	–	–	–	–	–	–	–	–
301–323	SEE INDIVIDUAL UNIT PLANS	–	–	–	–	–	–	–	–	–	–
324	TRASH	–	–	–	–	–	–	–	–	–	–
325	NORTH ELECTRICAL	–	–	–	–	–	–	–	–	–	–
326	MECHANICAL	–	–	–	–	–	–	–	–	–	–
327	STORAGE	–	–	–	–	–	–	–	–	–	–
328	STORAGE	–	–	–	–	–	–	–	–	–	–
329	ELEVATOR LOBBY	–	–	–	–	–	–	–	–	–	–
330	SOUTH ELECTRICAL	–	–	–	–	–	–	–	–	–	–
FOURTH FLOOR											
400	ELEVATOR LOBBY	–	–	–	–	–	–	–	–	–	–
401–423	SEE INDIVIDUAL UNIT PLANS	–	–	–	–	–	–	–	–	–	–
424	TRASH	–	–	–	–	–	–	–	–	–	–
425	NORTH ELECTRICAL	–	–	–	–	–	–	–	–	–	–
426	MECHANICAL	–	–	–	–	–	–	–	–	–	–
427	STORAGE	–	–	–	–	–	–	–	–	–	–
428	STORAGE	–	–	–	–	–	–	–	–	–	–
429	ELEVATOR LOBBY	–	–	–	–	–	–	–	–	–	–
430	SOUTH ELECTRICAL	–	–	–	–	–	–	–	–	–	–
STAIRS											
500	WEST STAIR	–	–	–	–	–	–	–	–	–	–
600	CENTER STAIR	–	–	–	–	–	–	–	–	–	–
700	NORTH STAIR	–	–	–	–	–	–	–	–	–	–

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REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

INTERIOR FINISH SCHEDULE AND WALL TYPES

SCALE: 1/4" = 1'–0"
PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

SHEET NUMBER A3.2

HARDWARE GROUPS:

#1: STOREROOM FUNCTION LOCKSET w/ LEVER HANDLES, 1½ PAIR BUTTS, SILENCERS, CLOSER AND STOP.

#2: PASSAGE LATCH w/ LEVER HANDLES, KEYED DEADBOLT w/ THUMB TURN LATCH, 1½ PAIR BUTTS, PEEPHOLE, SILENCERS, CLOSER AND STOP.

#3: PASSAGE LATCH w/ LEVER HANDLES, 1½ PAIR BUTTS, CLOSER, SILENCERS AND WALL STOP.

#4: ELECTRICALLY LOCKED (FAIL SAFE) LOCKSET, w/ LEVER HANDLES, ELECTRIC STRIKE, POWER ASSIST, 1½ PAIR BUTTS, SILENCERS, CLOSER AND STOP.

#5: KEYED OFFICE LOCKSET w/ LEVER HANDLES, 1½ PAIR BUTTS, SILENCERS, CLOSER AND STOP.

#6: CONTINUOUS HINGE, ELECTRICALLY LOCKED (FAIL SAFE) LOCKSET W/ LEVER HANDLES, ELECTRIC STRIKE, CONCEALED OHS, CLOSER, DROP PLATE, SWEEPS, POWER ASSIST, WEATHERSTRIP, THRESHOLD, SILENCERS, AND STOP.

#7: PASSAGE LATCH w/ LEVER HANDLES, 1½ PAIR BUTTS AND STOP.

#8: DUMMY LEVER HANDLE, ROLLER CATCH, 1½ PAIR BUTTS AND STOP.

#9: PRIVACY LOCKSET w/ LEVER HANDLES, 1½ PAIR BUTTS AND STOP.

#10: PANIC HARDWARE, DOUBLE EGRESS FUNCTION, 3 PAIR BUTTS, SILENCERS, CLOSERS AND MAGNETIC HOLD-OPENS TIED TO FIRE ALARM SYSTEM.

#11: CONTINUOUS HINGE, PUSH PULL COMBO, CONCEALED OHS, KEYED DEADBOLT, CLOSER, DROP PLATE, SWEEPS, WEATHERSTRIP, THRESHOLD, SILENCERS, AND STOP

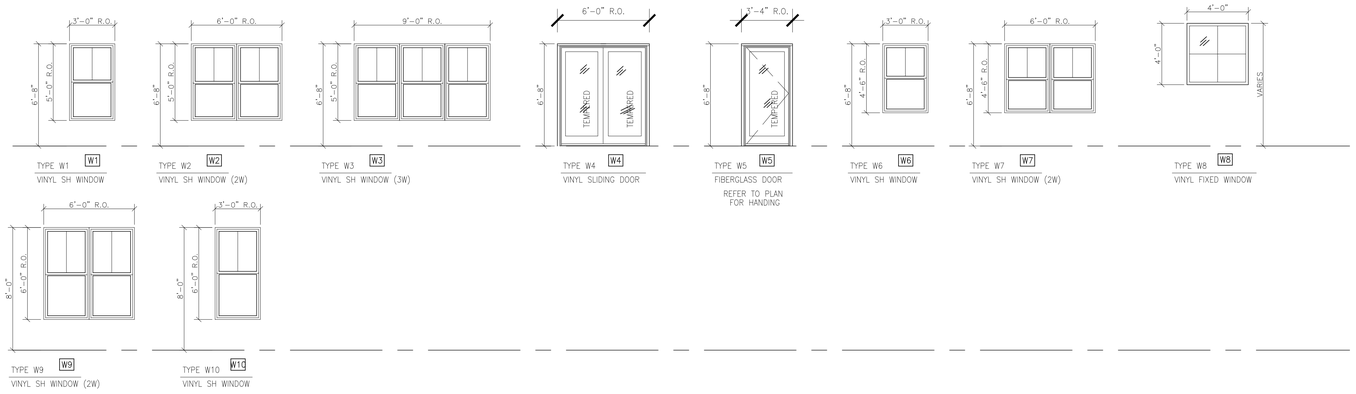
#12: PASSAGE LATCH w/ LEVER HANDLES, 1½ PAIR BUTTS, CLOSER, SILENCERS AND MAGNETIC HOLD-OPEN.

#13: DEADBOLT, 1½ PAIR BUTTS.

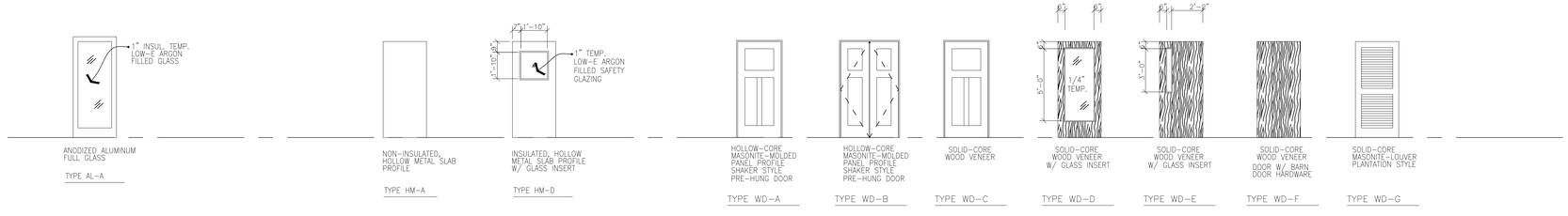
#14: STOREROOM FUNCTION LOCKSET w/ LEVER HANDLES, 1½ PAIR BUTTS, MANUAL FLUSH BOLTS, SILENCERS AND STOP.

DOOR SCHEDULE

DOOR NUMBER	ROOM TITLE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	DOOR LABEL	FIRE RATING IN MINUTES DOOR & FRAME	HARDWARE GROUP	REMARKS
	MAIN FLOOR											
100.1	LOBBY (EXTERIOR)	3'-0"	7'-0"	1 3/4"	AL-A	–	AL1	–	–	–	#6	
100.2	LOBBY	3'-0"	7'-0"	1 3/4"	WD-D	–	HM-1C	P-2	–	–	#4	
101	PACKAGES	3'-0"	7'-0"	1 3/4"	WD-F	–	HM-1A	P-2	–	–	#4	
102	LEASE OFFICE	3'-0"	7'-0"	1 3/4"	WD-E	–	HM-1A	P-2	–	–	#5	
103	HAVEN OFFICE	3'-0"	7'-0"	1 3/4"	WD-E	–	HM-1A	P-2	–	–	#5	
104	SALON/LAUNDRY	3'-0"	7'-0"	1 3/4"	WD-E	–	HM-1A	P-2	–	–	#5	
105	STORAGE (EXERCISE ROOM)	3'-0"	7'-0"	1 3/4"	HM-A	P-2	HM-1A	P-2	–	–	#1	
106	EXERCISE	3'-0"	7'-0"	1 3/4"	WD-D	–	HM-1A	P-2	–	–	#3	
107	GYMNASIUM	20'-0"	9'-0"									
108.1	COMMUNITY ROOM ONE (EXTERIOR)	3'-0"	7'-0"	1 3/4"	AL-A	–	AL2	–	–	–	XXXXXXX	
108.2	COMMUNITY ROOM ONE	3'-0"	7'-0"	1 3/4"	WD-D	–	HM-1A	P-2	–	–	#3	
109	JANITOR	3'-0"	7'-0"	1 3/4"	HM-A	P-2	HM-1A	P-2	–	–	#1	
111	UNISEX ONE	3'-0"	7'-0"	1 3/4"	WD-F	–	HM-1A	P-2	–	–	#9	
112	UNISEX TWO	3'-0"	7'-0"	1 3/4"	WD-F	–	HM-1A	P-2	–	–	#9	
113	STORAGE (HALL)	3'-0"	7'-0"	1 3/4"	WD-F	–	HM-1A	P-2	–	–	#1	
114	UNISEX THREE	3'-0"	7'-0"	1 3/4"	WD-F	–	HM-1A	P-2	–	–	#9	
115	UNISEX FOUR	3'-0"	7'-0"	1 3/4"	WD-F	–	HM-1A	P-2	–	–	#9	
116	COMMUNITY KITCHEN	3'-0"	7'-0"	1 3/4"	WD-D	–	HM-1A	P-2	–	–	#3	
117.1	COMMUNITY ROOM TWO (EXTERIOR)	3'-0"	7'-0"	1 3/4"	AL-A	–	AL2	–	–	–	XXXXXXX	
117.2	COMMUNITY ROOM TWO	3'-0"	7'-0"	1 3/4"	WD-D	–	HM-1A	P-2	–	–	#3	
118	MECHANICAL	3'-0"	7'-0"	1 3/4"	HM-A	P-2	HM-1A	P-2	–	–	#1	
119	STORAGE (COMMUNITY ROOM TWO)	3'-0"	7'-0"	1 3/4"	HM-A	P-2	HM-1A	P-2	–	–	#1	
120	LIBRARY	3'-0"	7'-0"	1 3/4"	WD-D	–	HM-1A	P-2	–	–	#3	
122	SENSORY ROOM											
123.1	VESTIBULE (EXTERIOR)	3'-0"	7'-0"	1 3/4"	AL-A	–	AL3	–	–	–	#6	
123.2	VESTIBULE	3'-0"	7'-0"	1 3/4"	AL-A	–	AL2	–	–	–	#4	
124	COMMUNITY SERVICES	3'-0"	7'-0"	1 3/4"	WD-E	–	HM-1A	P-2	–	–	#5	
125	LEASE SPACE (REAR DOOR)	3'-0"	7'-0"	1 3/4"	WD-E	–	HM-1A	P-2	–	–	#5	
128	STORAGE (REAR HALL)	3'-0"	7'-0"	1 3/4"	HM-A	P-2	HM-1A	P-2	–	–	#1	
129.1	REAR HALL (TENANT ENTRANCE)	3'-0"	7'-0"	1 3/4"	WD-D	–	HM-1C	P-2	–	–	#4	
129.2	REAR HALL (EXTERIOR ENTRANCE)	3'-0"	7'-0"	1 3/4"	AL-A	–	AL2	–	–	–	#6	
129.3	REAR HALL (PARKING GARAGE)	3'-0"	7'-0"	1 3/4"	HM-D	P-2	HM-1B	P-2	–	–	#4	
130	MECHANICAL	3'-0"	7'-0"	1 3/4"	HM-A	P-2	HM-1B	P-2	–	–	#1	
131	GARAGE (OVERHEAD DOOR)	18'-0"	8'-6"		OH-1							
132	MECHANICAL	3'-0"	7'-0"	1 3/4"	HM-A	P-2	HM-1B	P-2	–	–	#1	
133.1	TRASH	3'-0"	7'-0"	1 3/4"	HM-A	P-2	HM-1B	P-2	–	–	#1	
133.2	TRASH (OVERHEAD DOOR)	8'-0"	8'-0"		OH-1							
	SECOND FLOOR											
226	TRASH	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#3	
227	N. ELECTRICAL ROOM	6'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	–	#14	
228	MECHANICAL	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
229	STORAGE	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
230	STORAGE	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
231	ELEVATOR LOBBY-SECOND FLOOR	3'-0"	6'-8"	1 3/4"	WD-E	–	M-1A	KD	–	20	#12	
232	S. ELECTRICAL ROOM	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
	SECOND FLOOR											
226	TRASH	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#3	
227	N. ELECTRICAL ROOM	6'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	–	#14	
228	MECHANICAL	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
229	STORAGE	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
230	STORAGE	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
231	ELEVATOR LOBBY-SECOND FLOOR	3'-0"	6'-8"	1 3/4"	WD-E	–	M-1A	KD	–	20	#12	
232	S. ELECTRICAL ROOM	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
	THIRD FLOOR											
324	TRASH	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#3	
325	N. ELECTRICAL ROOM	6'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	–	#14	
326	MECHANICAL	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
327	STORAGE	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
328	STORAGE	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
329	ELEVATOR LOBBY-THIRD FLOOR	3'-0"	6'-8"	1 3/4"	WD-E	–	M-1A	KD	–	20	#12	
330	S. ELECTRICAL ROOM	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
	FOURTH FLOOR											
424	TRASH	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#3	
425	N. ELECTRICAL ROOM	6'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	–	#14	
426	MECHANICAL	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
427	STORAGE	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
428	STORAGE	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	
429	ELEVATOR LOBBY-FOURTH FLOOR	3'-0"	6'-8"	1 3/4"	WD-E	–	M-1A	KD	–	20	#12	
430	S. ELECTRICAL ROOM	3'-0"	6'-8"	1 3/4"	HM-A	P-2	M-1A	KD	–	45	#1	



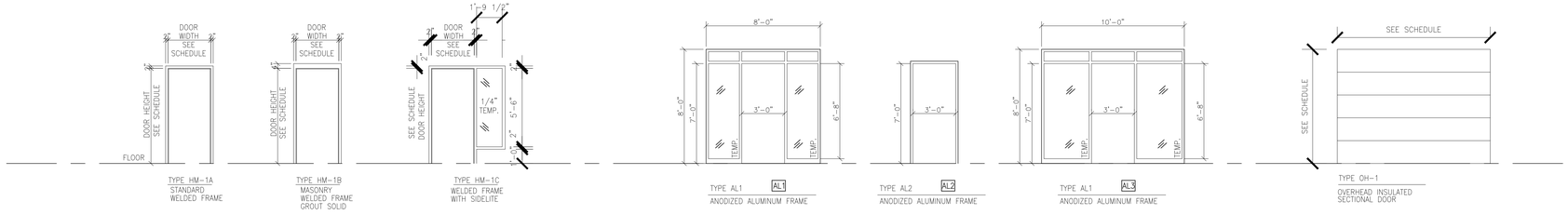
WINDOWS / DOORS / LOUVERS
1/4" = 1'-0"



ANODIZED ALUMINUM DOOR TYPES
1/4" = 1'-0"

HOLLOW METAL DOOR TYPES
1/4" = 1'-0"

WOOD DOOR TYPES
1/4" = 1'-0"



HOLLOW METAL FRAME TYPES
1/4" = 1'-0"

ANODIZED ALUMINUM FRAME TYPES
1/4" = 1'-0"

OVERHEAD DOOR
1/4" = 1'-0"

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REVISIONS:

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LACROSSE, WISCONSIN

DOOR AND WINDOW SCHEDULES

SCALE: 1/4" = 1'-0" PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

SHEET NUMBER A3.3

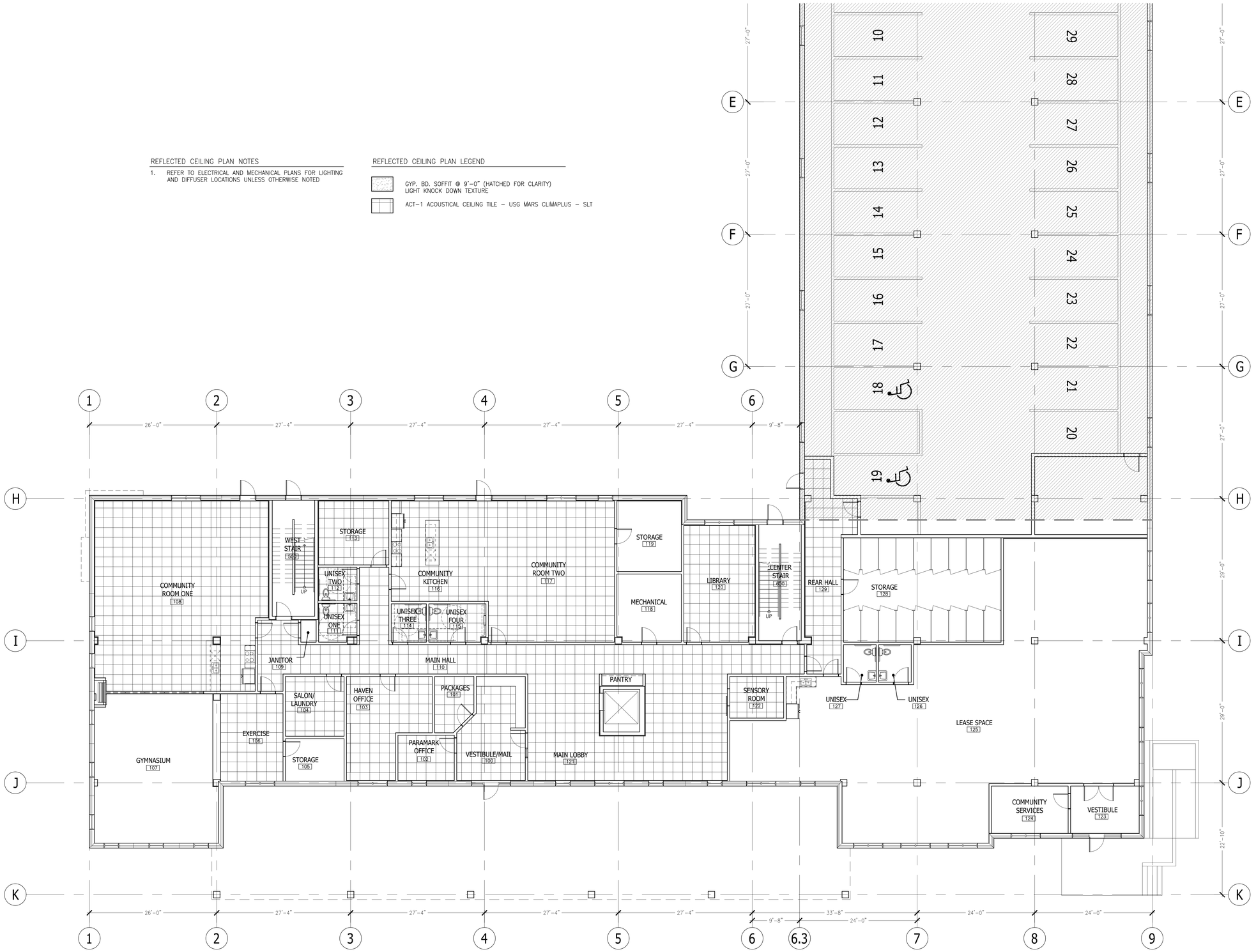
REFLECTED CEILING PLAN NOTES

1. REFER TO ELECTRICAL AND MECHANICAL PLANS FOR LIGHTING AND DIFFUSER LOCATIONS UNLESS OTHERWISE NOTED

REFLECTED CEILING PLAN LEGEND

GYP. BD. SOFFIT @ 9'-0" (HATCHED FOR CLARITY)
LIGHT KNOCK DOWN TEXTURE

ACT-1 ACOUSTICAL CEILING TILE - USG MARS CLIMAPLUS - SLT



1 MAIN LEVEL REFLECTED CEILING PLAN - SOUTH

NORTH

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION - FOR DESIGN REVIEW AND COST ANALYSIS ONLY

272 Indian Bend Road
Burlington, Wisconsin 53105
James Warner Pankratz AIA
phone: 414-588-5511

GERRARD
GERRARDCOMPANIES.COM

REVISIONS:

HAVEN ON MAIN
APARTMENT HOUSING
LACROSSE, WISCONSIN

SCALE: 1/8" = 1'-0"
PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

MAIN LEVEL FLOOR PLAN
SOUTH

SHEET NUMBER
A7.1s

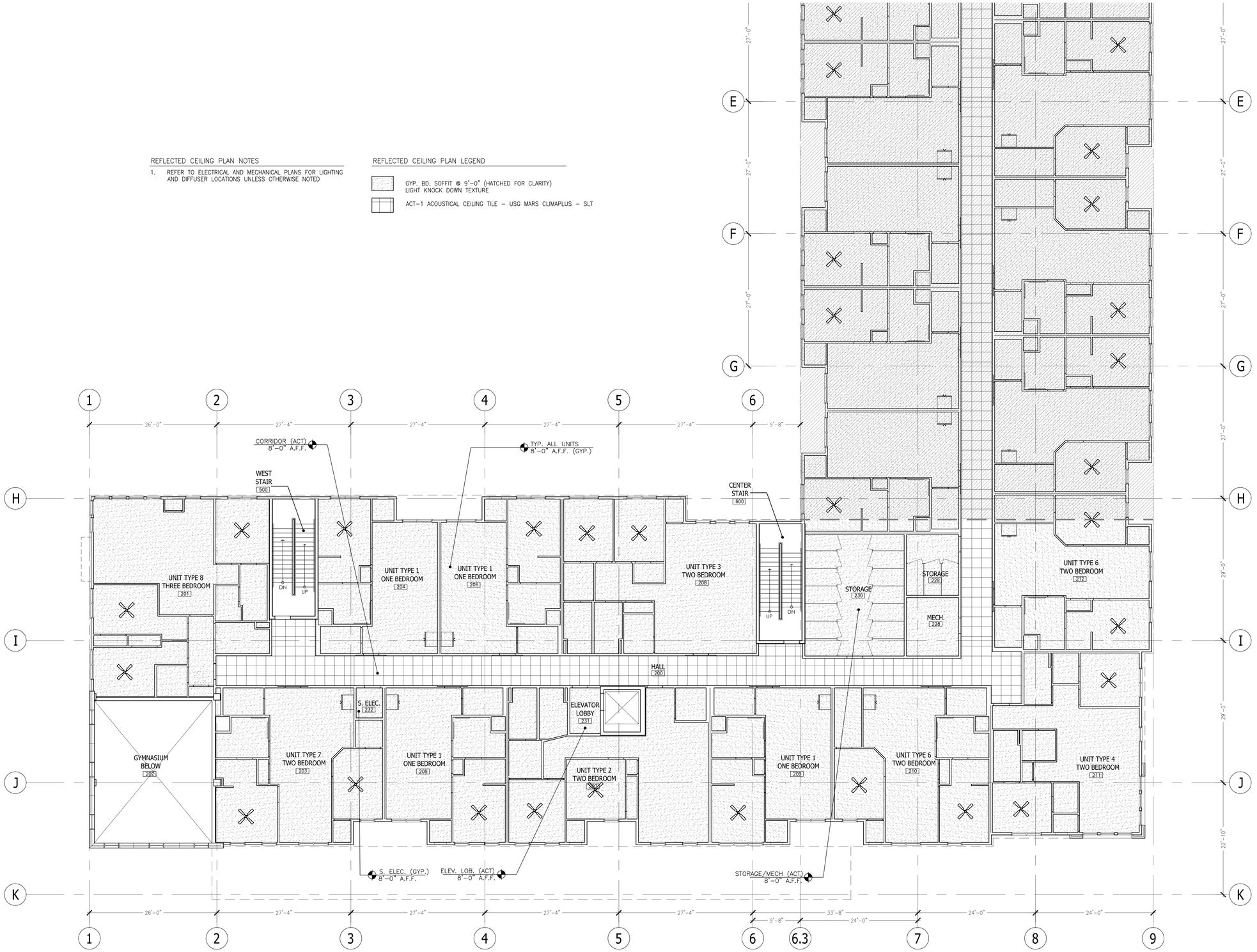
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ACT-1 ACOUSTICAL CEILING TILE - USG MARS CLIMAPLUS - SLT



1 SECOND LEVEL REFLECTED CEILING PLAN - SOUTH

NORTH

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ARCHITECTS
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REVISIONS:

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LACROSSE, WISCONSIN

SECOND LEVEL FLOOR PLAN
SOUTH

SCALE: 1/8" = 1'-0"
PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/LJG

SHEET NUMBER
A7.2s

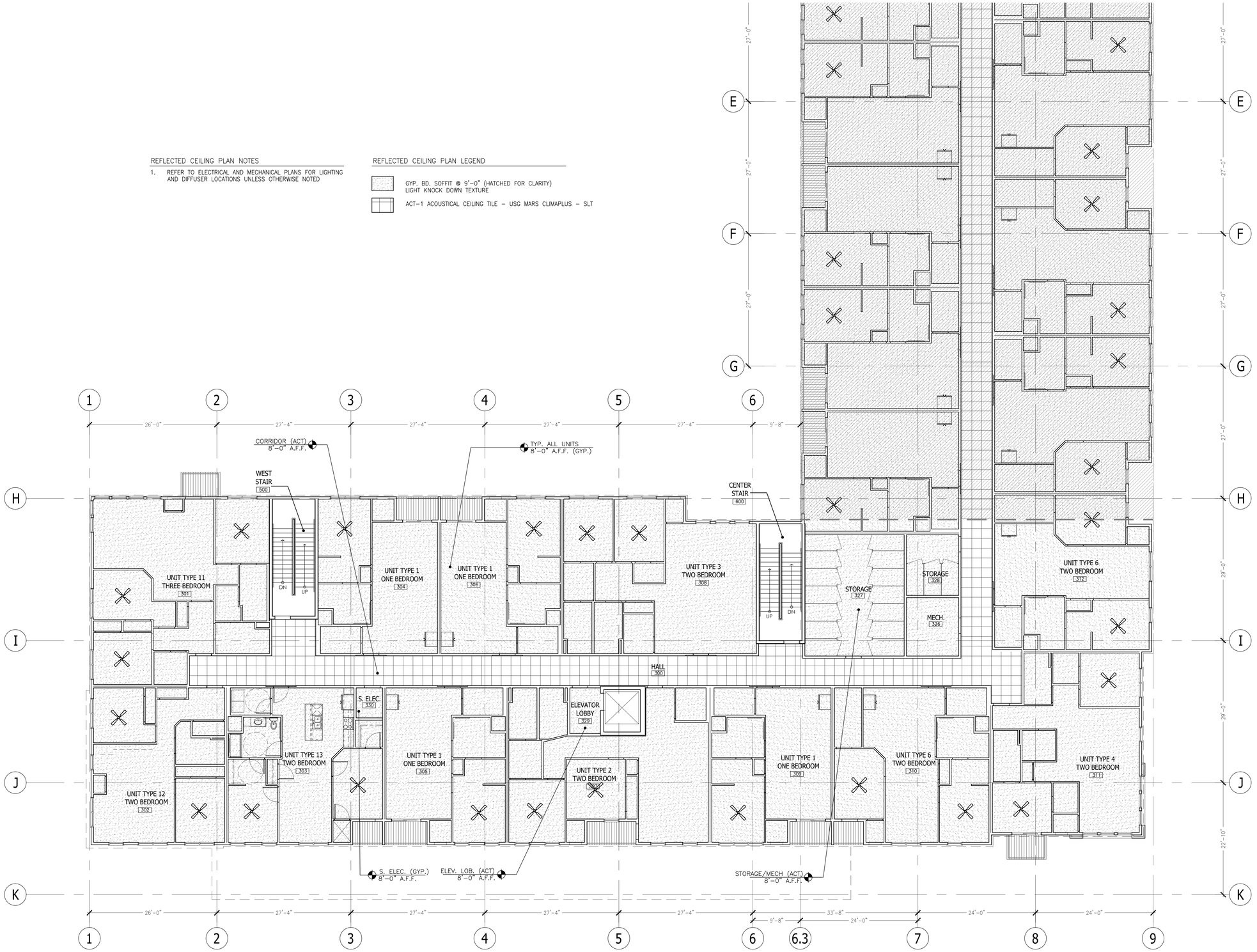
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1 THIRD LEVEL REFLECTED CEILING PLAN - SOUTH

NORTH

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THIRD LEVEL FLOOR PLAN
SOUTH

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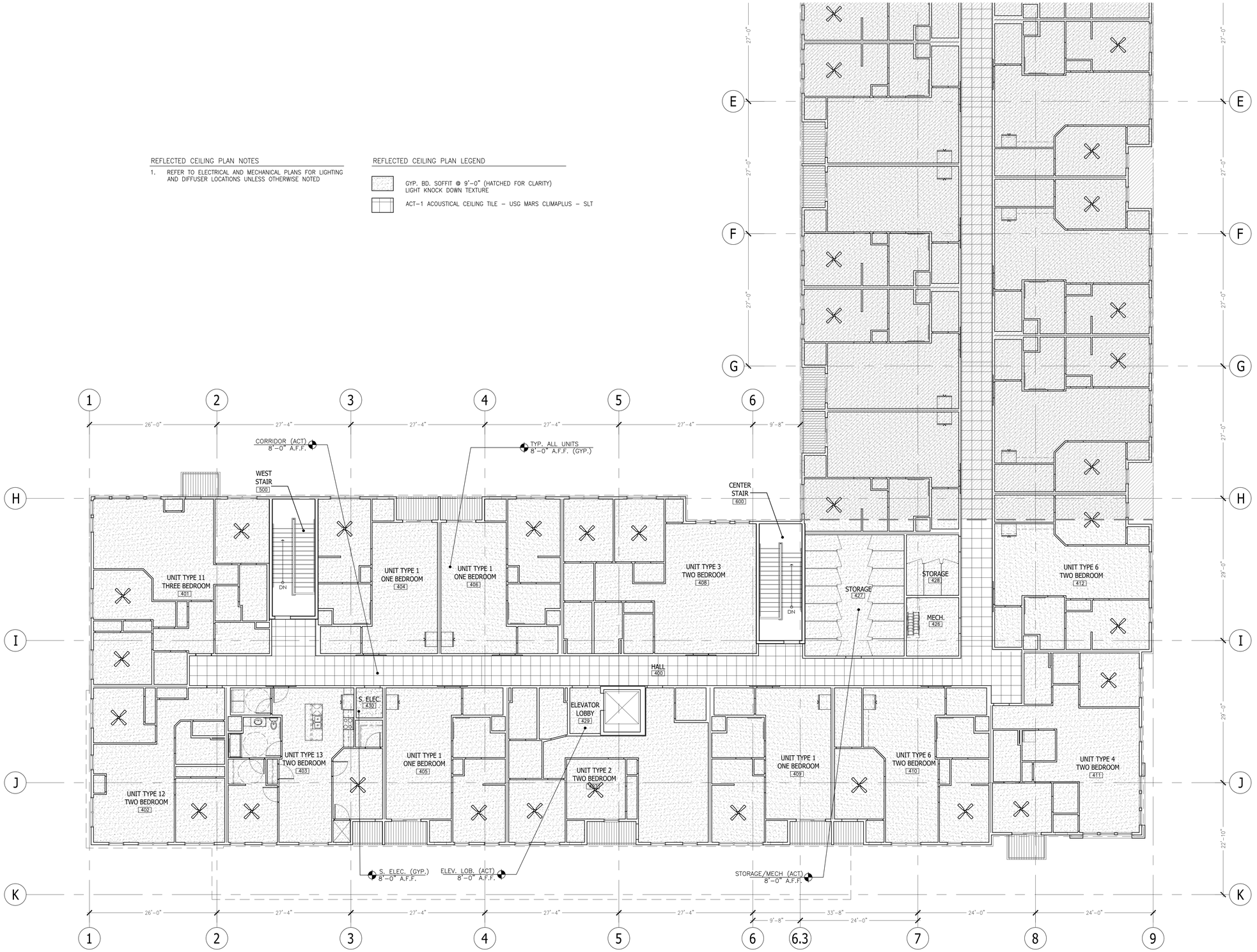
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1 FOURTH LEVEL REFLECTED CEILING PLAN - SOUTH

NORTH

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FOURTH LEVEL FLOOR PLAN
SOUTH

SCALE: 1/8" = 1'-0"
PRINTED ON 30x42
DATE: APRIL 17, 2025
DRAWN BY: JWP/TJG

SHEET NUMBER
A7.4s

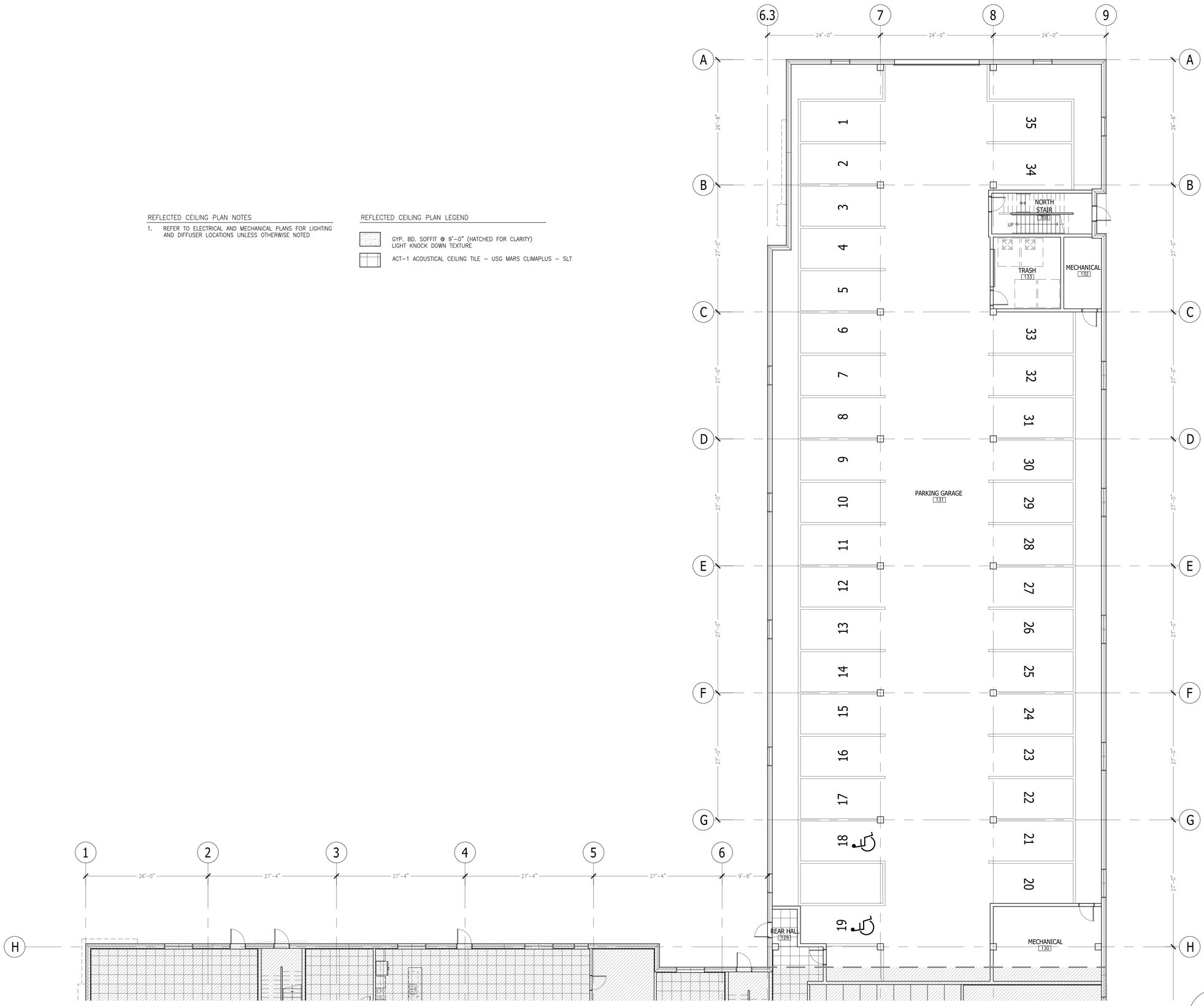
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1 MAIN LEVEL REFLECTED CEILING PLAN - NORTH

NORTH

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MAIN LEVEL FLOOR PLAN
NORTH

SHEET NUMBER
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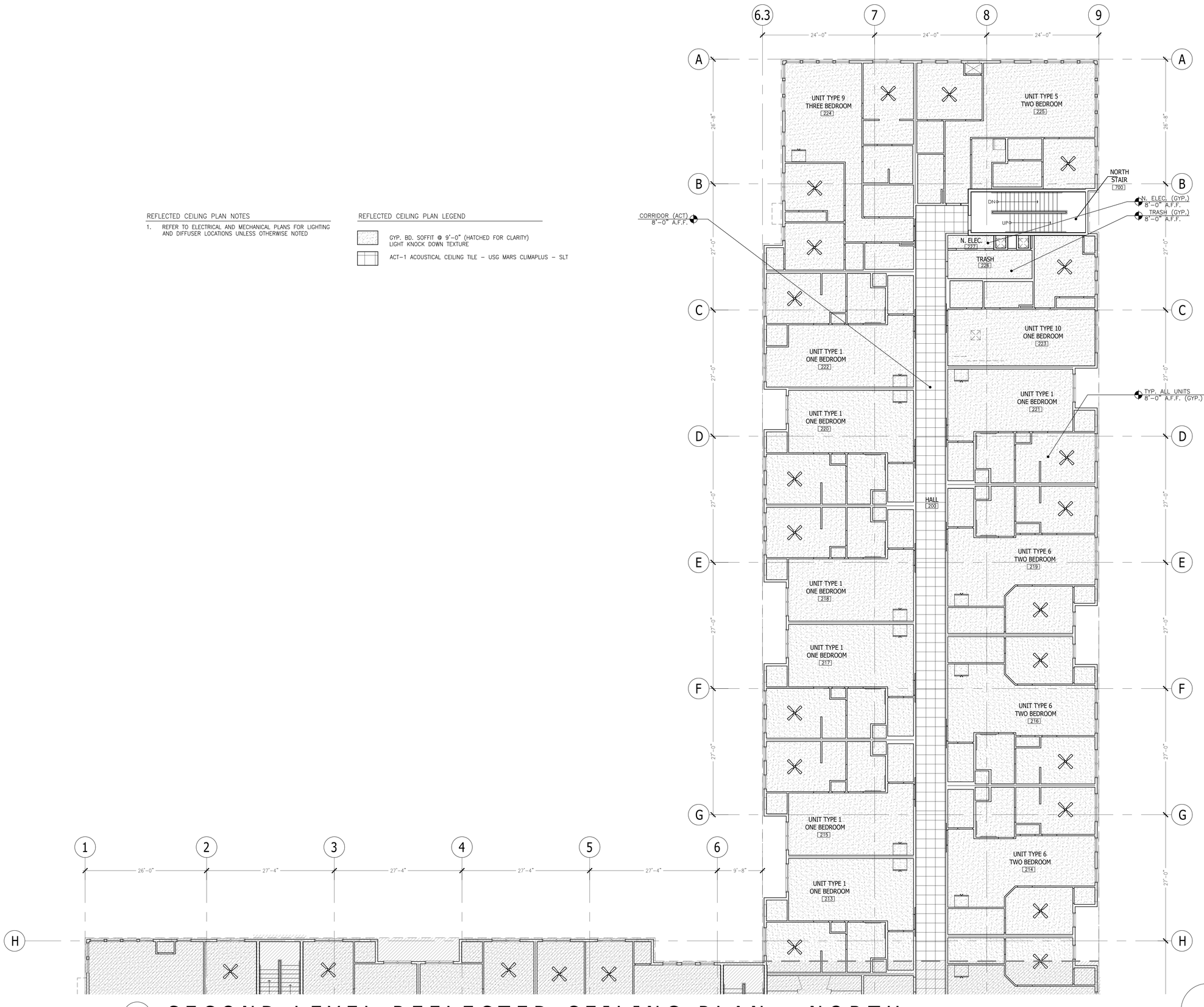
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1 SECOND LEVEL REFLECTED CEILING PLAN - NORTH

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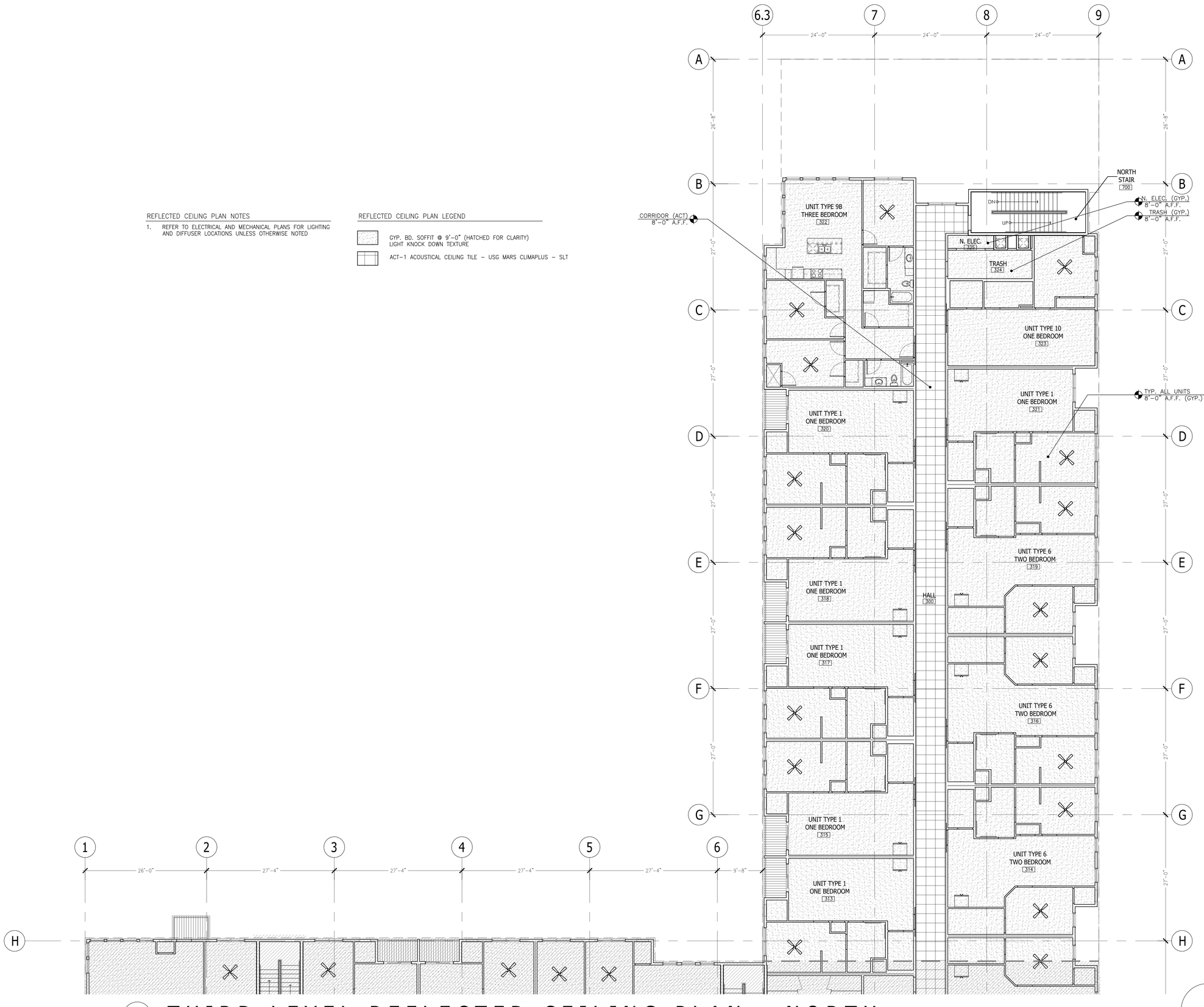
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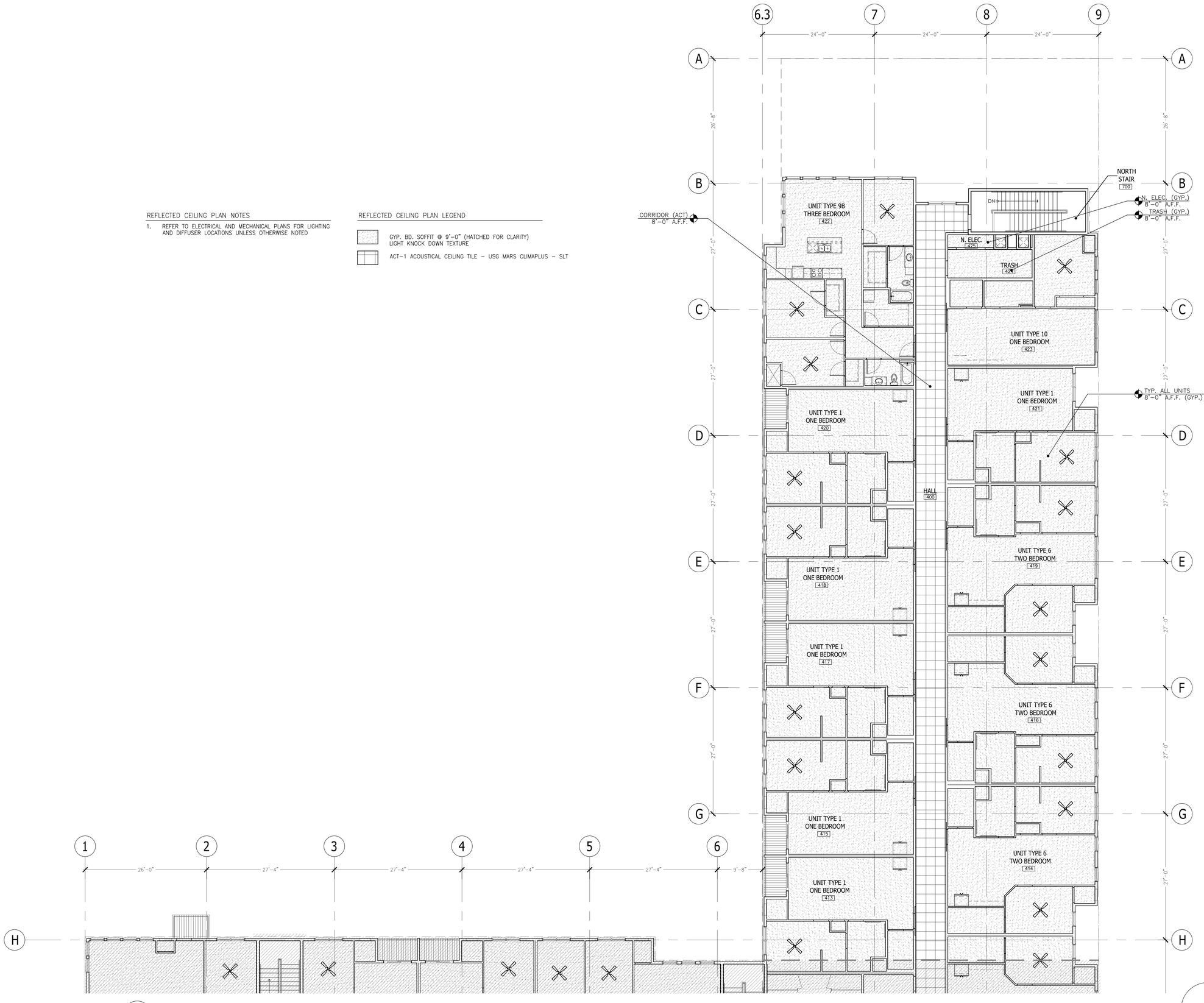
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DATE: APRIL 17, 2025
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FOURTH LEVEL FLOOR PLAN
NORTH

SHEET NUMBER
A7.4n

C001 GENERAL NOTES

- THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. **DIAL 811 OR (800) 242-8511**
- THE UNDERGROUND LOCATIONS OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES. THE LOCATIONS OF THE PRIVATELY OWNED UNDERGROUND UTILITIES WERE NOT MARKED.
- THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- ANY AND ALL PARTIES UTILIZING VERTICAL DATUM SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES RESULTING THEREFROM.
- THIS DOCUMENT HAS BEEN PREPARED FOR A SPECIFIC APPLICATION AND SOLELY FOR THE USE OF GERRARD DEVELOPMENT, LLC AND NOT FOR GENERAL USE. IT MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF PARAGON ASSOCIATES, INC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.
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- THIS DOCUMENT IS BEING FURNISHED TO GERRARD DEVELOPMENT, LLC IN THE FORM OF AN AUTOCAD DRAWING. THE PURPOSE OF THE AUTOCAD DRAWING IS FOR USE WITHIN THE AUTOCAD SOFTWARE PROGRAM WITH THE UNDERSTANDING THAT THE CAPABILITY OF AUTOCAD TO DIMENSION AN ELEMENT OF A DRAWING EXCEEDS THE DEGREE OF PRECISION TO WHICH THAT ELEMENT MAY HAVE BEEN LOCATED. FIELD VERIFICATION MAY BE NECESSARY BEFORE DESIGN IS FINALIZED.

C001 LEGEND

EXISTING TOPOGRAPHY

- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- SPOT ELEVATION TOP / BOTTOM CURB OR WALL
- CONIFEROUS TREE, SIZE NOTED
- DECIDUOUS TREE, SIZE NOTED
- FENCE
- BOLLARD
- SINGLE POST SIGN
- TACTILE MAT (ADA)

EXISTING UTILITIES

- SANITARY SEWER
- STORM SEWER
- WATERMAIN / SERVICE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITIES
- GAS
- UNSPECIFIED COMMUNICATION LINE
- SANITARY MANHOLE
- STORM MANHOLE
- CURB INLET
- DOWNSPOUT
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP
- COMMUNICATIONS MANHOLE
- GAS METER
- ELECTRIC METER
- AIR CONDITIONER
- UTILITY POLE
- GUY ANCHOR
- UNKNOWN PEDESTAL
- UNKNOWN PULLBOX

REVISIONS	BY

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING . LANDSCAPE ARCHITECTURE . SURVEYING
632 COPELAND AVENUE . LA CROSSE, WI 54603
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

PREPARED FOR:
GERRARD CORP.

HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
TOPOGRAPHIC SITE MAP

DRAWN	C.G.
PROJECT No	23-109
DATE	04/18/2025
SCALE	1"=20'
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	C001

PLAN SCALE: 1"=20'

SITE NOTES

-The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to exactly locate and preserve any and all utilities. CALL DIGGERS HOTLINE (800) 242-8511

-The underground locations of the Public Utilities were marked by representatives of those companies. The locations of the privately owned underground utilities were not marked.

-There may be more underground utility installations within the project area that are not shown.

-It shall be the contractors responsibility to arrange for any necessary inspections by local government that may be required.

-Any and all parties utilizing vertical datum shall always check into at least two (2) benchmarks to avoid mistakes due to hydrant adjustments or transpositional errors. failure to do so will be considered tantamount to gross negligence and subject the offending party to any damages resulting therefrom.

-There may be discrepancies between the building exterior as located on the survey and what was provided by the architect. Verify dimensions prior to construction.

DEMOLITION NOTES

1. SAW CUT AND REMOVE EXISTING PAVEMENT
2. REMOVE EXISTING CONCRETE CURB OR PAVEMENT TO NEAREST JOINT
3. PROTECT EXISTING IMPROVEMENT IN PLACE
4. PROTECT EXISTING UTILITY IN PLACE
5. REMOVE EXISTING UTILITY
6. REMOVE EXISTING TREE
7. PROTECT EXISTING TREE

REVISIONS	BY

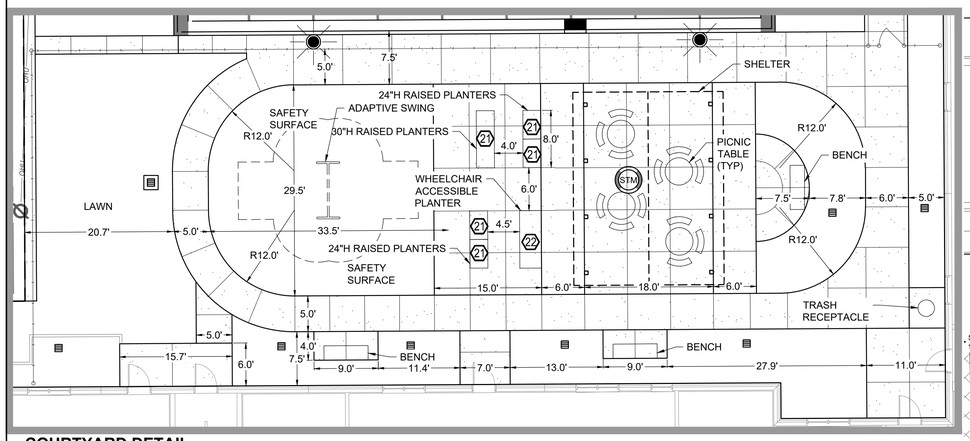
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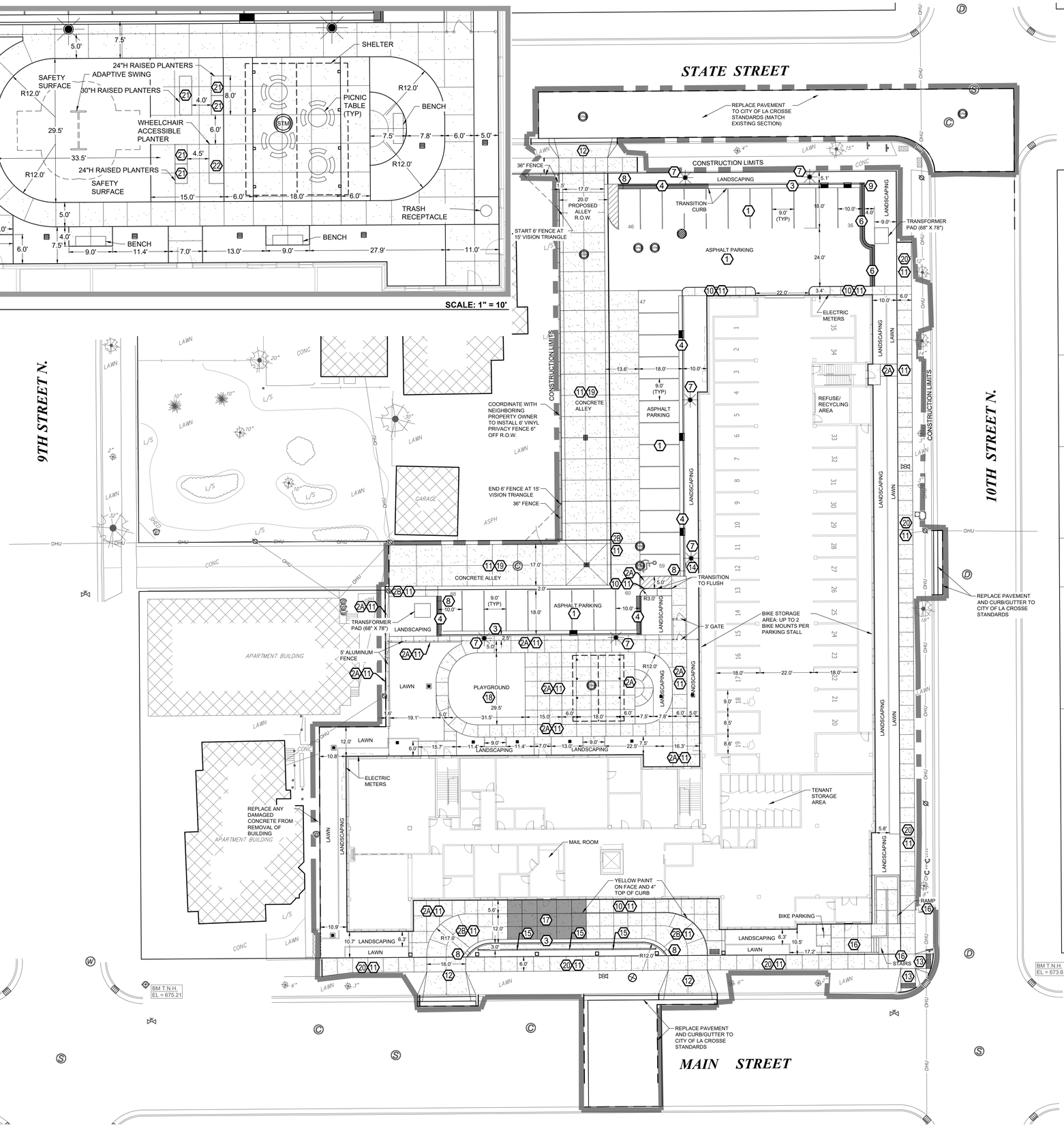
HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
DEMOLITION PLAN

DRAWN	C.G.
PROJECT No	23-109
DATE	04/18/2025
SCALE	1"=20'
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	C050

PLAN SCALE: 1"=20'



COURTYARD DETAIL SCALE: 1" = 10'



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SITE NOTES

1. SEE DETAIL A/C500 FOR ASPHALT PAVEMENT
2A. SEE DETAIL B/C500 FOR CONCRETE PAVEMENT - TYPE 1
2B. SEE DETAIL B/C500 FOR CONCRETE PAVEMENT - TYPE 2
3. SEE DETAIL C/C500 FOR TYPICAL 24" CURB AND GUTTER SECTION
4. SEE DETAIL D/C500 FOR 24" CURB AND GUTTER SECTION - REVERSE SLOPE
5. SEE DETAIL E/C500 FOR TYPICAL 24" MOUNTABLE CURB & GUTTER
6. SEE DETAIL F/C500 FOR TYPICAL 24" MOUNTABLE CURB & GUTTER - REVERSE SLOPE
7. SEE DETAIL G/C500 FOR CONCRETE LIGHT BASE. MAXIMUM LIGHT POLE HEIGHT OF 18'
8. SEE DETAIL H/C500 FOR END SECTION CURB AND GUTTER
9. SEE DETAIL I/C500 FOR END SECTION CORNER MOUNTABLE CURB
10. SEE DETAIL J/C500 FOR INTEGRAL CURB/SIDEWALK
11. SEE DETAIL K/C500 FOR CONCRETE PAVING AND JOINTING
12. SEE DETAIL L/C500 FOR STANDARD CONCRETE APRON
13. SEE DETAIL M/C500 FOR SIDEWALK RAMP
14. SEE DETAIL N/C500 FOR DISABLED PARKING SIGN
15. SEE DETAIL O/C500 FOR CONCRETE WALL AND RAILING
16. SEE ARCHITECTURAL FOR STAIRS AND RAMP
17. COLORED CONCRETE
18. TURF AND SWING SUPPLIER/INSTALLER SELECTED BY OWNER
19. CONCRETE IN ALLEY TO BE CONSTRUCTED TO CITY OF LA CROSSE STANDARDS
20. CONCRETE SIDEWALKS TO BE CONSTRUCTED TO CITY OF LA CROSSE STANDARDS
21. RAISED PLANTERS TO BE WAUSAU TILE (4) 48"X30"X24" AND (1) 72"X30"X30" PLANTERS
22. PLANTER TO BE RUTHERFORD 4 SPACE PLANTER BY WISHBONE SITE FURNISHINGS

COMMERCIAL DESIGN STANDARDS REQUIREMENTS:
SNOW STORAGE: SNOW WILL BE REMOVED FROM SITE
REQUIRED PARKING SPACES (1 STALL/BEDROOM): 118 SPACES
PROPOSED PARKING SPACES: 68 SPACES
REQUIRED BIKE PARKING SPACES (1 SPACE PER 10 PARKING STALLS): 7 SPACES
REQUIRED BIKE PARKING SPACES (1 SPACE PER 20 EMPLOYEES): 1 SPACE
PROPOSED BIKE STORAGE MOUNTS: 7-70 (DEPENDING ON TENANT NEEDS)
PROPOSED EXTERIOR BIKE SPACES: 2 SPACES

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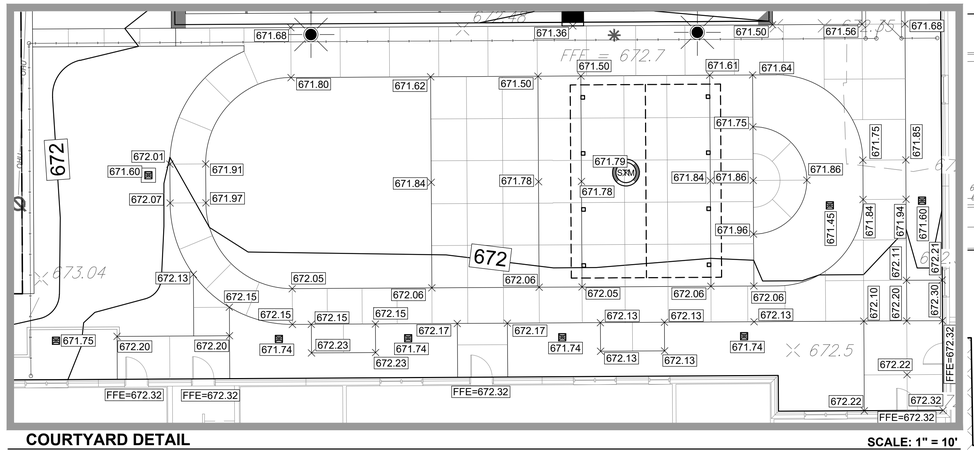
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PREPARED FOR:
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HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
SITE PLAN

DRAWN	C.G.
PROJECT No	23-109
DATE	04/18/2025
SCALE	1"=20'
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	C100

10 0 10 20
PLAN SCALE: 1"=20'



COURTYARD DETAIL SCALE: 1" = 10'

GRADING NOTES

-CONTOURS SHOWN ARE FOR FINISHED SURFACES, ANY ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.

-ALL DISTURBED AREAS THAT ARE UNPAVED ARE TO BE LANDSCAPED OR HAVE LAWN ESTABLISHED AS INDICATED ON THE EROSION CONTROL AND LANDSCAPE PLANS.

-ALL LANDSCAPED OR LAWN AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL.

-SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. HOWEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF SPOT ELEVATIONS DO NOT APPEAR TO AGREE WITH THE CONTOURS AND SLOPES LABELED. SPOT ELEVATIONS AND SPECIFIC PROFILE INFORMATION SHALL BE USED FOR ESTABLISHING THE ELEVATION OF CURBS, DRIVEWAYS, AND OTHER UTILITIES.

-ALL FINISHED GRADING SHALL PROVIDE FOR A SMOOTH TRANSITION TO UNGRADED AREAS.

-ALL PVC STORM SEWER PIPING SHALL BE MINIMUM SDR 35

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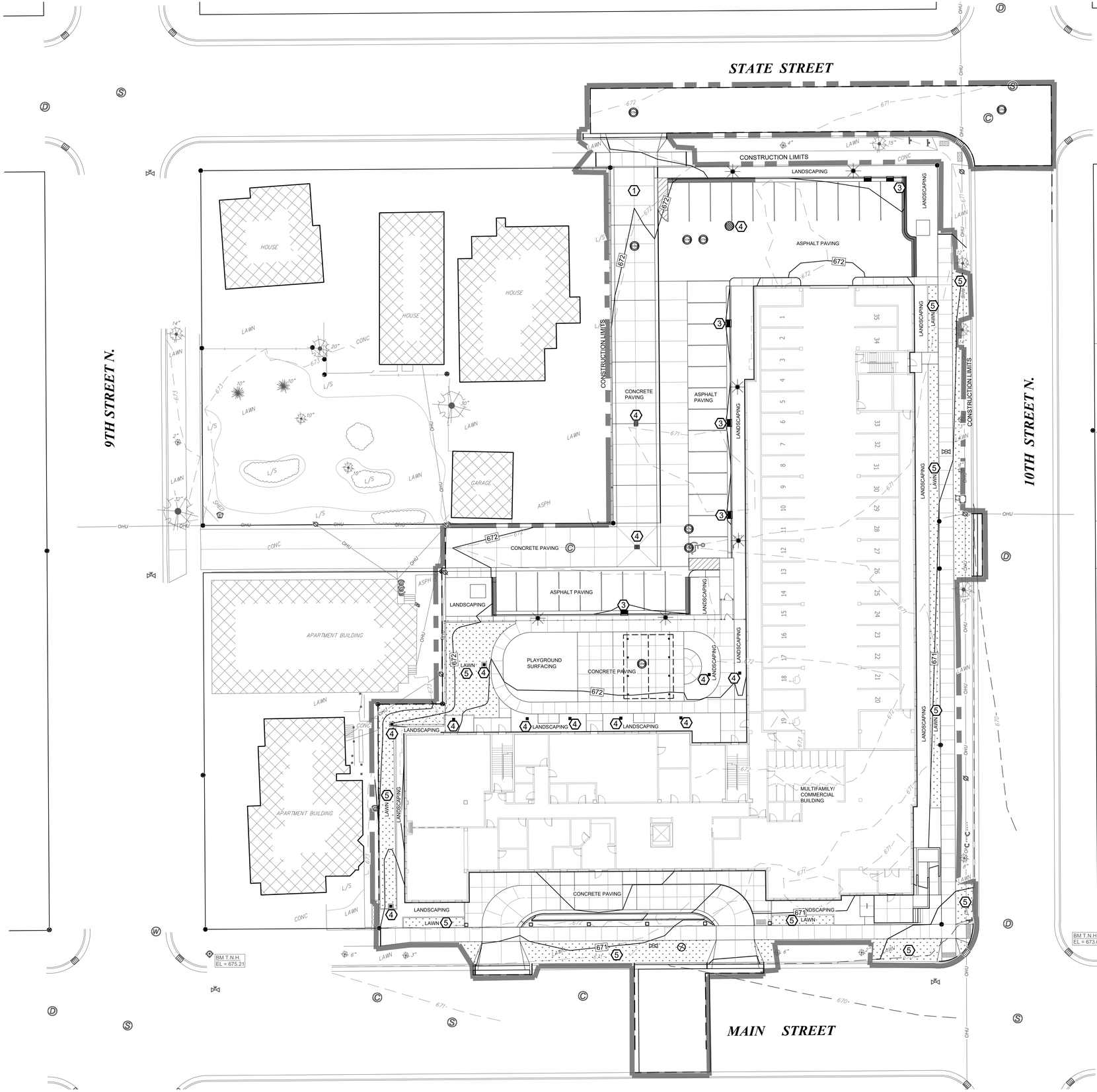
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HAVEN ON MAIN
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LA CROSSE, WISCONSIN
GRADING PLAN

DRAWN	C.G.
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DATE	04/18/2025
SCALE	1"=20'
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	C200

PLAN SCALE: 1"=20'



STORM WATER CONSTRUCTION POLLUTION PREVENTION NOTES

SITE CLEARING SHALL APPLY TO ALL AREAS INSIDE LIMITS AS SHOWN ON THE PLANS. REMOVE ALL TREES COMPLETELY AS DIRECTED BY THE OWNER. ANY STRIPPED TOPSOIL SHALL BE STOCKPILED INSIDE THE LIMITS OR PLACED IMMEDIATELY ON SLOPES BEING RESTORED.

SEDIMENT CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION.

ALL DISTURBED AREAS SCHEDULED FOR PERMANENT COVER SHALL HAVE TOPSOIL APPLIED, AND BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS OF FINAL DISTURBANCE.

MAINTENANCE OF ALL INSTALLED EROSION AND SEDIMENT CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REMOVED WHEN NO LONGER NECESSARY.

MINIMUM MAINTENANCE SHALL CONSIST OF, BUT NOT LIMITED TO:

- INSPECTING ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL.
- FINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL BE RESTORED WITHIN THREE DAYS OF THE DAMAGE.
- UNFINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL HAVE THE PREVIOUS MEASURE REAPPLIED WITHIN SEVEN DAYS.
- VEHICLE TRACKING CONTROL APRON SHALL BE REMOVED AND REPLACED WHEN VOIDS BECOME FILLED WITH SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED SO THAT THE APRON DOES NOT FUNCTION.
- SILT FENCES SHALL BE MAINTAINED IN A FUNCTIONING MANNER. FENCES SHALL NOT BE ALLOWED TO SAG, FALL DOWN, OR BECOME FILLED WITH SILT ON THE BACK SIDE. IF SILT BUILDS UP BEHIND A SILT FENCE, IT SHALL BE REMOVED IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL SILT DEPOSITS BE ALLOWED TO REACH MORE THAN $\frac{1}{3}$ THE HEIGHT OF THE FENCE.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF ALL SOIL STOCK PILES DURING CONSTRUCTION IF LEFT MORE THAN SEVEN DAYS. STOCK PILES SHALL BE SEEDED AND MULCHED IF LEFT FOR MORE THAN 14 DAYS.

ADDITIONAL EROSION CONTROL FACILITIES MAY BE REQUIRED DUE TO UNFORESEEN SITE CIRCUMSTANCES OR SITE OPERATIONS.

SEDIMENT CONTROL STRUCTURES BELOW LAWN AREAS MAY BE REMOVED ONCE LAWN AND FINAL LANDSCAPING IS IN PLACE. SEDIMENT CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. SEDIMENT CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.

SEDIMENT DEPOSITED IN ROADS OR RIGHT OF WAY DITCHES ADJACENT TO THIS SITE AS A RESULT OF THIS WORK SHALL BE REMOVED. VEGETATION SHALL BE ESTABLISHED WHEN SEDIMENT REMOVAL DESTROYS THE EXISTING VEGETATION. THE ESTABLISHMENT OF VEGETATION SHALL BE IN THE SAME MANNER AS SPECIFIED FOR SEEDING SPECIFIED ELSEWHERE ON THIS PLAN.

NOTES

1. PROVIDE VEHICLE TRACKING CONTROL APRON AT LOCATION WHERE ENTERING AND EXITING THE SITE. SEE DETAIL (A C001)
2. SEE DETAIL (B C001) FOR SILT FENCE INSTALLATION
3. SEE DETAIL (C C001) FOR INLET PROTECTION (WITH CURB BOX)
4. SEE DETAIL (E C001) FOR INLET PROTECTION (WITHOUT CURB BOX)
5. ALL DISTURBED LAWN AREAS SHALL BE SODDED.
6. PROVIDE CONCRETE WASHOUT AREA PER DETAIL (D C001). UNDER NO CIRCUMSTANCES SHALL CONCRETE WASHOUT BE ALLOWED IN ANY OTHER LOCATION ON THE SITE.

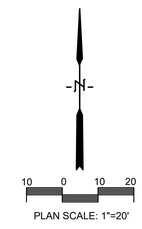
REVISIONS	BY

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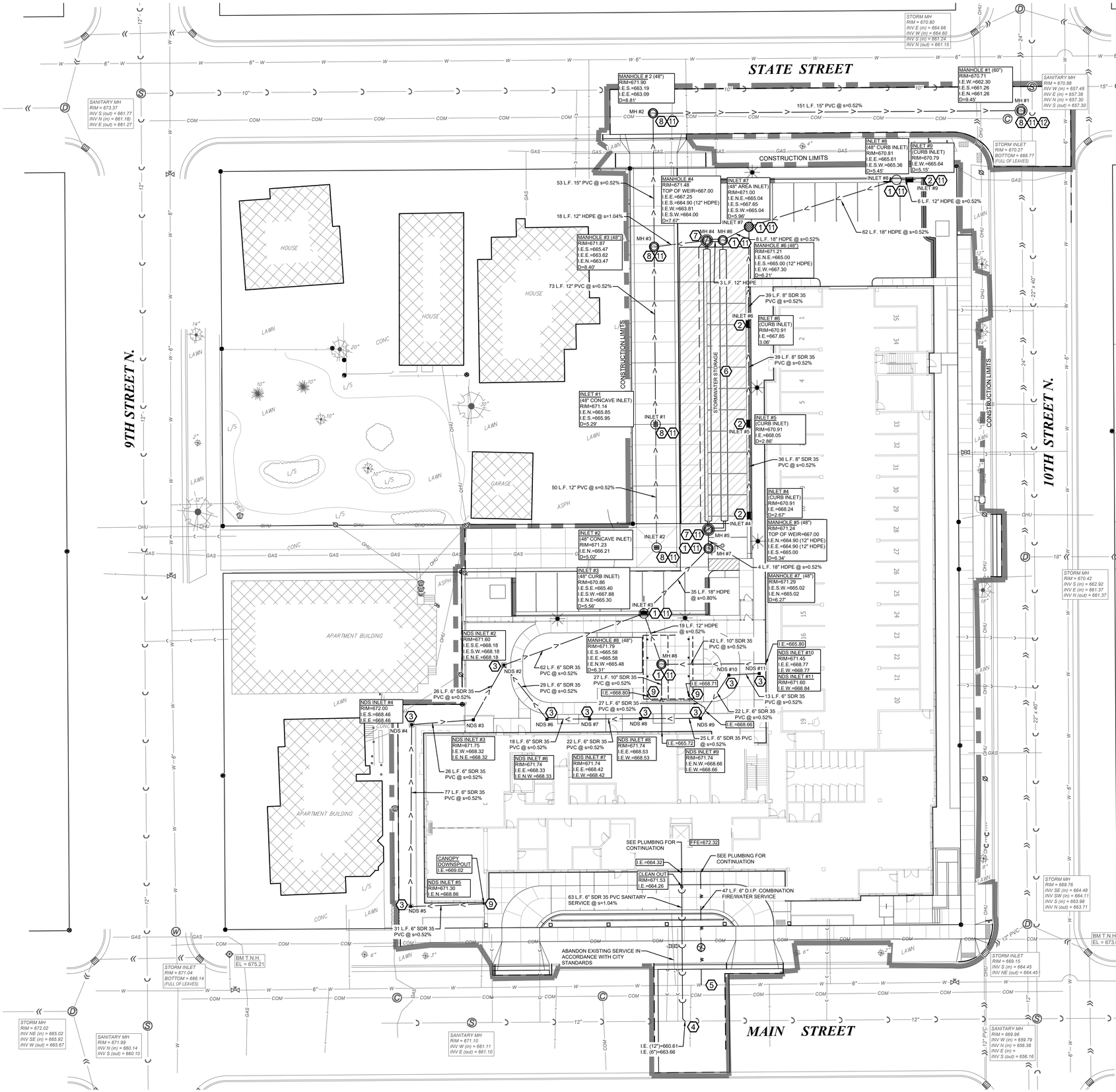
PREPARED FOR:
GERRARD CORP.

HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
EROSION CONTROL PLAN

DRAWN	C.G.
PROJECT No	23-109
DATE	04/18/2025
SCALE	1"=20'
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	C300



PLAN SCALE: 1"=20'



UTILITY NOTES

ALL WATER & SEWER (STORM & SANITARY) CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR SEWER & WATER IN THE STATE OF WISCONSIN," ALONG WITH THE CITY OF LA CROSSE STANDARD SPECIFICATIONS, AS APPROPRIATE.

ALL WATER & SANITARY LATERALS SHALL HAVE A MINIMUM DEPTH 6' BELOW FINISHED FLOOR ELEVATIONS. THE CONTRACTOR IS TO COORDINATE ACTIVITIES & CONFIRM LOCATION & ELEVATION OF SERVICES WITH THE ENGINEER.

USE C.L.D.I.P. FOR ALL WATER MAIN.

ALL WATER MAINS SHALL HAVE A MINIMUM OF 7.5' OF COVER.

SUITABLE ON-SITE GRANULAR MATERIAL SHALL BE USED FOR TRENCH BACKFILL TO PROPOSED ELEVATIONS. BACKFILL SHALL BE COMPACTED AS SPECIFIED.

ALL EXISTING INVERTS & LOCATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ALL DISCREPANCIES FROM INFORMATION SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

CONTRACTOR SHALL IDENTIFY & MARK THE EXACT LOCATIONS OF ALL UNDERGROUND CONNECTIONS TO WATER AND SEWER MAINS, BENDS, CURB BOXES, CLEAN OUTS, ETC. ON THE AS-BUILT PLANS. COPIES OF THESE DOCUMENTS SHALL BE DELIVERED TO THE ENGINEER FOR RECORD.

LOCATION REQUIREMENT: NON-METALLIC SEWER/MAINS AND SERVICES MUST BE PROVIDED WITH TRACE WIRE OR OTHER METHODS IN ORDER TO BE LOCATED.

SHOP DRAWINGS FOR UTILITIES ARE REQUIRED.

ALL MANHOLES SHALL BE BUILT WITH ECCENTRIC CONES.

NOTES

1. SEE DETAIL G/C501 FOR MANHOLE/INLET FOR STORM SEWER
2. SEE DETAIL H/C501 FOR STORM SEWER INLET 3' X 2'
3. SEE DETAIL F/C501 FOR NDS INLET
4. SEE DETAIL K/C501 FOR RISER FOR LATERAL CONNECTION TO MAIN. LATERAL CONNECTION TO LINER ITSELF, NOT THE HOST PIPE.
5. CUT IN SLEEVE AND TEE. CONFORM TO CITY OF LA CROSSE SPECIFICATIONS
6. SEE SHEETS C502A-C502E FOR ADS StormTech SYSTEM
7. SEE DETAIL I/C501 FOR ENTRANCE AND DISCHARGE WEIR MANHOLE
8. SEE CITY OF LA CROSSE STORM SEWER DETAILS ON SHEET C503
9. SEE DETAIL J/C501 FOR DOWNSPOUT CONNECTION
10. NOT IN USE
11. ALL CONNECTIONS TO MANHOLES OR INLETS SHALL INCLUDE RUBBER BOOTS. MORTAR CONNECTIONS ARE NOT ALLOWED.
12. EXISTING PIPE SHALL BE CUT AND REMOVED TO ALLOW FOR MANHOLE BOOTS ON ALL CONNECTIONS. ESSENTIALLY, A CITY OF LA CROSSE TYPE W MANHOLE.

REVISIONS	BY

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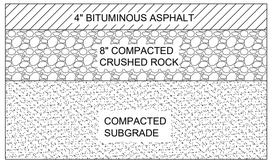
PREPARED FOR:
GERRARD CORP.

HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
UTILITY PLAN

DRAWN	C.G.
PROJECT No	23-109
DATE	04/18/2025
SCALE	1"=20'
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	C400

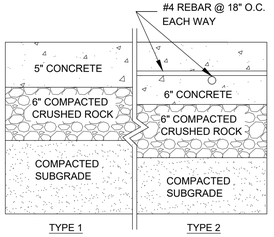
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10 0 10 20
PLAN SCALE: 1"=20'

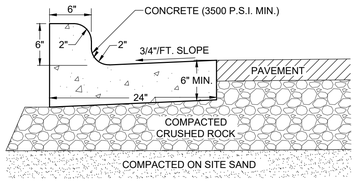


PLACE PAVEMENT
USING ONE 2" SURFACE
LIFT OVER ONE 2"
BINDER LIFT.

A C100 ASPHALT PAVEMENT SECTION DETAIL
NO SCALE



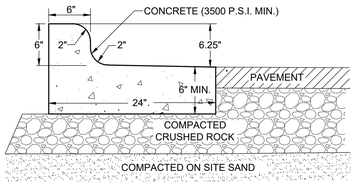
B C100 CONCRETE PAVEMENT SECTION DETAIL
NO SCALE



NOTE:
1. CONTROL JOINTS SHALL CONFORM WITH WISDOT 601.3.6

2. THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED FLAT OR PARALLEL TO THE SLOPE OF THE BASE COURSE PROVIDED A MINIMUM 6" GUTTER THICKNESS IS MAINTAINED

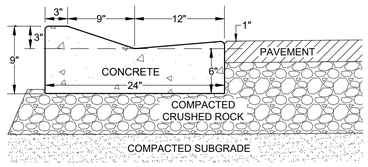
C C100 TYPICAL 24" CURB AND GUTTER SECTION
NO SCALE



NOTE:
1. CONTROL JOINTS SHALL CONFORM WITH WISDOT 601.3.6

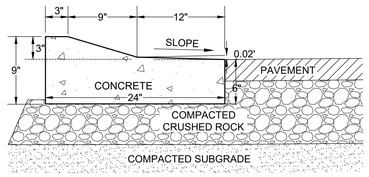
2. THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED FLAT OR PARALLEL TO THE SLOPE OF THE BASE COURSE PROVIDED A MINIMUM 6" GUTTER THICKNESS IS MAINTAINED

D C100 24" CURB AND GUTTER SECTION - REVERSE SLOPE
NO SCALE



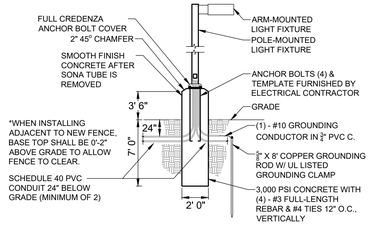
NOTE:
ROCK UNDER CURB TO BE SAME DEPTH TO SUBGRADE AS ADJACENT PAVEMENT. HOWEVER, NOT LESS THAN 6".

E C100 TYPICAL 24" MOUNTABLE CURB & GUTTER
NO SCALE

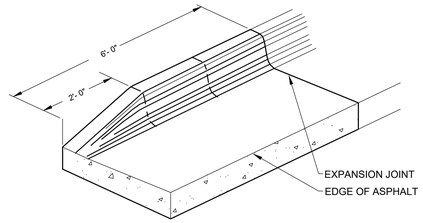


NOTE:
ROCK UNDER CURB TO BE SAME DEPTH TO SUBGRADE AS ADJACENT PAVEMENT. HOWEVER, NOT LESS THAN 6".

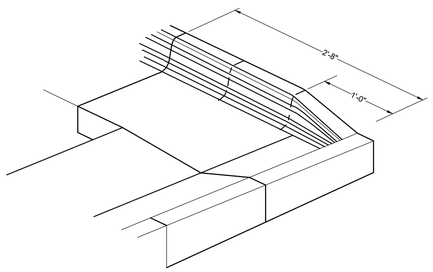
F C100 TYPICAL 24" MOUNTABLE CURB & GUTTER - REVERSE SLOPE
NO SCALE



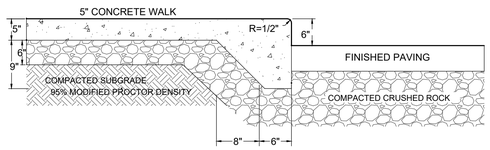
G C100 CONCRETE LIGHT BASE
NO SCALE



H C100 END SECTION CURB & GUTTER
NO SCALE

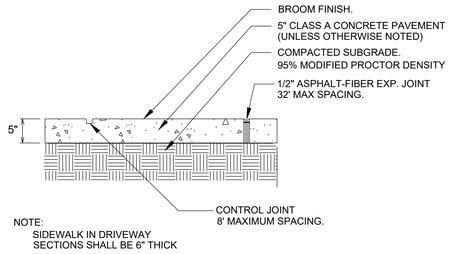


I C100 END SECTION CORNER MOUNTABLE CURB
NO SCALE



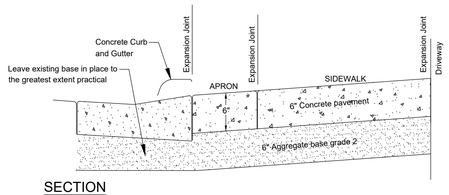
NOTE:
ROCK UNDER CURB TO BE SAME DEPTH TO SUBGRADE AS ADJACENT PAVEMENT. HOWEVER, NOT LESS THAN 6".

J C100 INTEGRAL CURB/SIDEWALK SECTION
NO SCALE



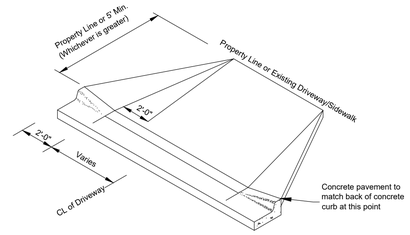
NOTE:
SIDEWALK IN DRIVEWAY SECTIONS SHALL BE 6" THICK

K C100 CONCRETE PAVING AND JOINTING
NO SCALE



SECTION

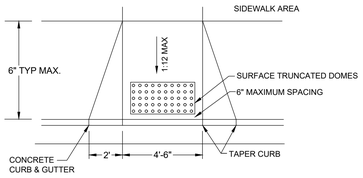
NOTE: SIDEWALK IN DRIVEWAY SECTIONS SHALL BE 6" THICK

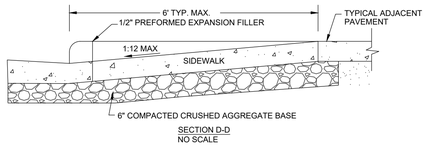


ISOMETRIC

NOTE: Control joints in concrete curb not to exceed 10' spacing through driveway section.

L C100 STANDARD CONCRETE APRON
NO SCALE

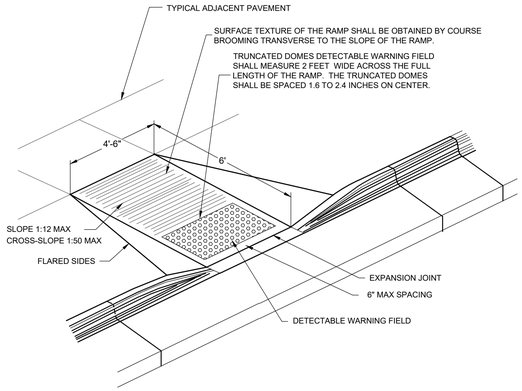


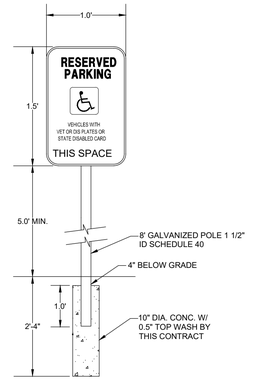


SECTION D-D
NO SCALE

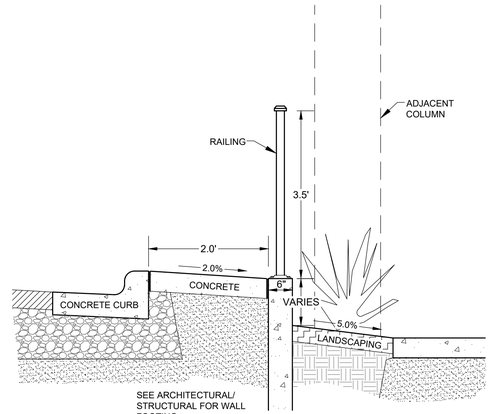
NOTES:
- 2'x4' TRUCATED DOME PANELS SHALL BE CAST IRON
- THE SURFACE TEXTURE OF THE RAMP (EXCLUDING THE TRUNCATED DOME PANEL) SHALL BE A COARSE BROOMED FINISH, TRANSVERSE TO THE SLOPE OF THE RAMP.

M C100 SIDEWALK RAMP DETAIL
NO SCALE





N C100 DISABLED PARKING SIGN DETAIL
NO SCALE



O C100 CONCRETE WALL WITH RAILING
NO SCALE

REVISIONS	BY

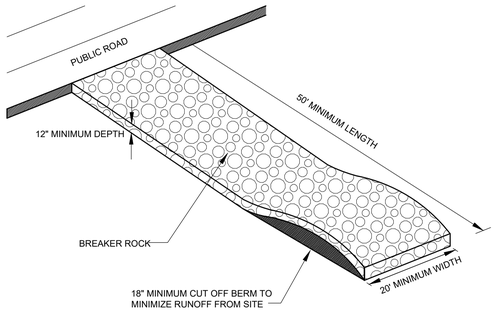
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PREPARED FOR:
GERRARD CORP.

HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN

DETAILS

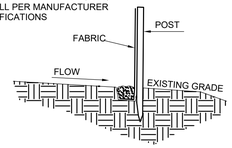
DRAWN	C.G.
PROJECT No	23-109
DATE	04/18/2024
SCALE	VARIES
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	C500



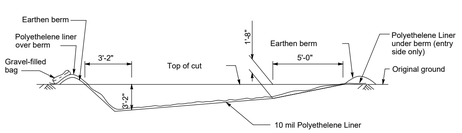
NOTES:
1. PLACE FILTER FABRIC (PROPEX 2002 OR EQUAL) UNDER BREAKER ROCK TO PREVENT MUD MIGRATION THROUGH ROCK.
2. ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCK WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

A C300 **VEHICLE TRACKING CONTROL**
NO SCALE

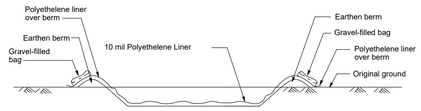
NOTE:
-REFER TO:
WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARD SILT FENCE (1056)
-INSTALL PER MANUFACTURER SPECIFICATIONS



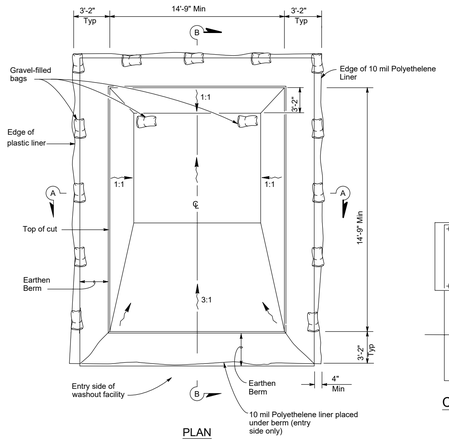
B C300 **TYPICAL SILT FENCE INSTALLATION**
NO SCALE



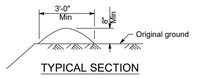
SECTION B-B



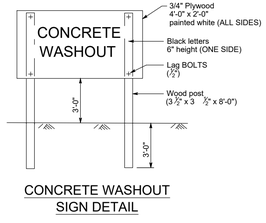
SECTION A-A



PLAN

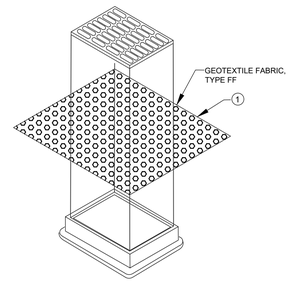


TYPICAL SECTION
EARTHEN BERM



CONCRETE WASHOUT SIGN DETAIL

C C300 **TEMPORARY CONCRETE WASHOUT FACILITY**
NO SCALE



GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WIS. D.O.T.'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

D C300 **INLET PROTECTION, TYPE B (WITHOUT CURB BOX)**
NO SCALE

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WIS. D.O.T.'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

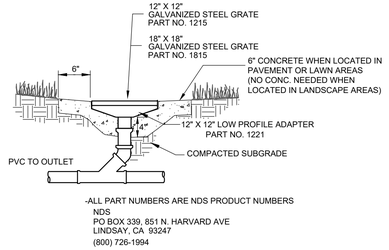
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX). AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

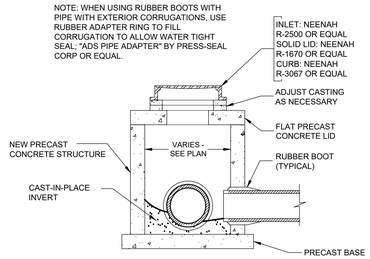
(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

E C300 **INLET PROTECTION, TYPE C (WITH CURB BOX)**
NO SCALE

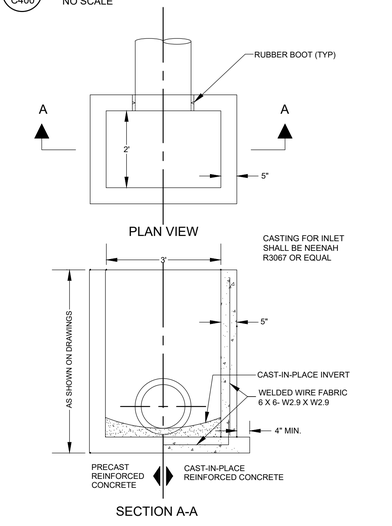


-ALL PART NUMBERS ARE NDS PRODUCT NUMBERS
NDS
PO BOX 339, 851 N. HARVARD AVE
LINDSAY, CA 93247
(800) 726-1994

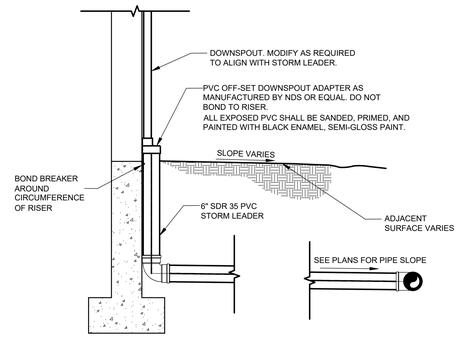
F C400 **NDS INLET**
NO SCALE



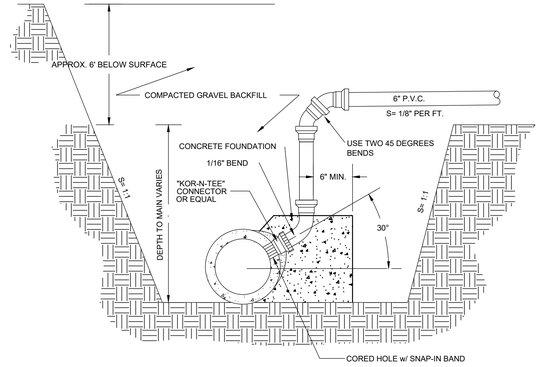
G C400 **MANHOLE/INLET FOR STORM SEWER**
NO SCALE



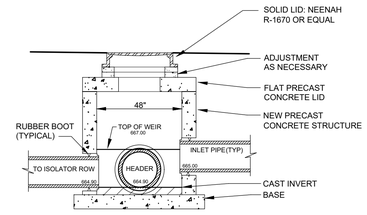
H C400 **STORM SEWER INLET 3' X 2'**
NO SCALE

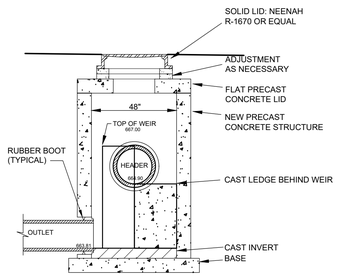


J C400 **DOWNSPOUT DETAIL**
No Scale



K C400 **RISER FOR SEWER LATERAL CONNECTION TO MAIN (12" OR LARGER)**
NO SCALE





I C400 **ENTRANCE WEIR MANHOLE (MH #7)** **DISCHARGE WEIR MANHOLE (MH #6)**
NO SCALE

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PREPARED FOR:
GERRARD CORP.

HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
DETAILS

DRAWN	C.G.
PROJECT No	23-109
DATE	04/18/2025
SCALE	VARIES
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	C501

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	PETE MOREAU 763-392-8275 PETER.MOREAU@ADSPIPE.COM
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PROJECT NO:	S443393

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HAVEN ON MAIN

LA CROSSE, WI

SC-310 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-310.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

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IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
STORMWATER CHAMBER SYSTEM

DRAWN	C.G.
PROJECT No	23-109
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SCALE	VARIES
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	C502A

PROPOSED LAYOUT

32	STORMTECH SC-310 CHAMBERS
4	STORMTECH SC-310 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	% STONE VOID
4,567	**INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)**
3473	SYSTEM AREA (ft²)
293	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS

674.15	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
668.15	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
667.65	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
667.65	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
667.65	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
667.15	TOP OF STONE
666.15	TOP OF SC-310 CHAMBER
664.90	12" ISOLATOR ROW PLUS CONNECTION INVERT
664.90	12" BOTTOM MANIFOLD/CONNECTION INVERT
664.82	BOTTOM OF SC-310 CHAMBER
664.07	UNDERDRAIN INVERT
664.07	BOTTOM OF STONE

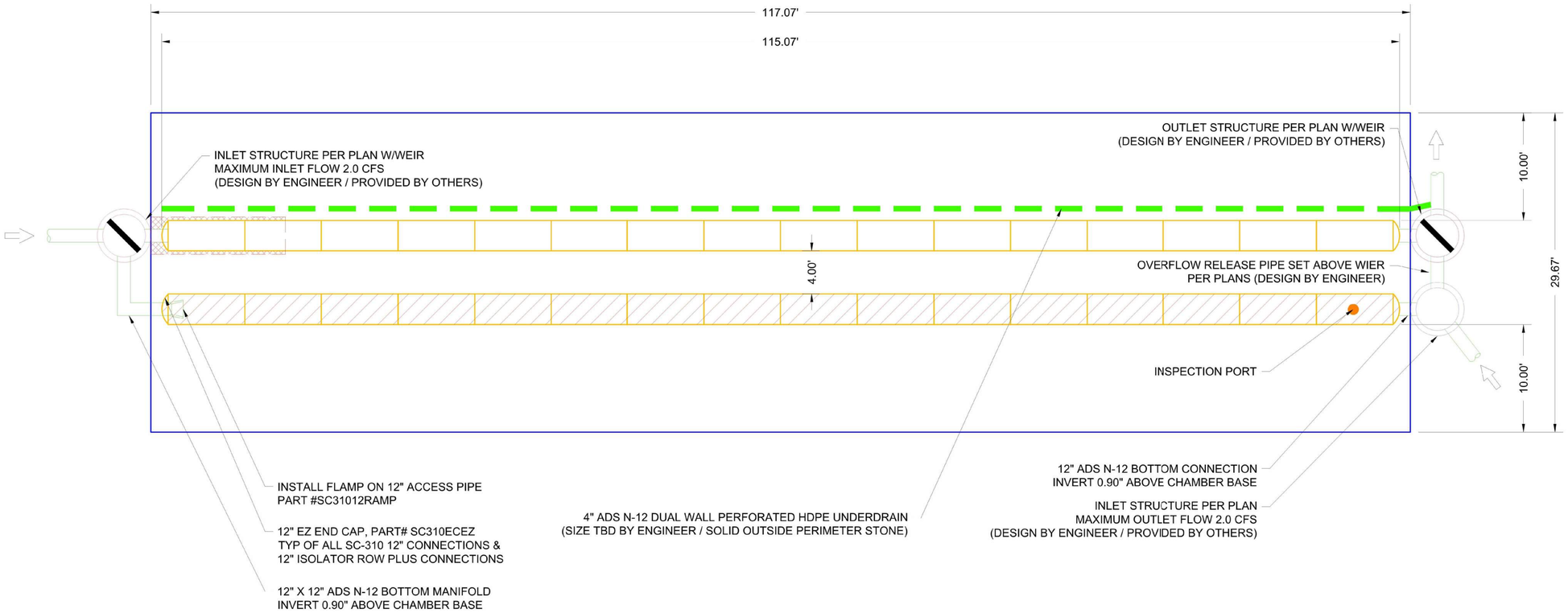
NOTES

- THE SITE DESIGN ENGINEER MUST CONSIDER THE EFFECTS OF POSSIBLE SATURATED SOILS ON NEARBY SYSTEMS, INCLUDING BUT NOT LIMITED TO, RETAINING WALLS, SLOPE CONSTRUCTION/STABILITY, OR BUILDINGS/STRUCTURES. NO FOUNDATION LOADS SHALL BE TRANSMITTED TO THE CHAMBERS.

ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.5' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

THERMOPLASTIC LINER (SEE TECHNICAL NOTE 6.50 / PROVIDED BY OTHERS / DESIGN BY OTHERS)



HAVEN ON MAIN
LA CROSSE, WI

DATE: 11/20/24 DRAWN: ZYV
PROJECT #: S443393 CHECKED: XXX

DATE	DRWN	CHKD	DESCRIPTION

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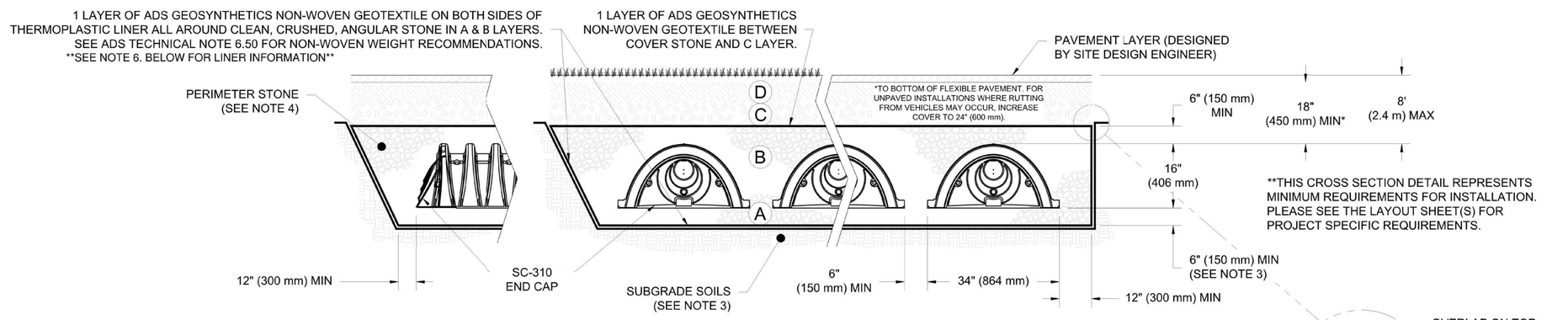
DRAWN C.G.
PROJECT No 23-109
DATE 04/18/2025
SCALE VARIES
CAD FILE 23-109 Gerrard HOM 18.DWG
SHEET

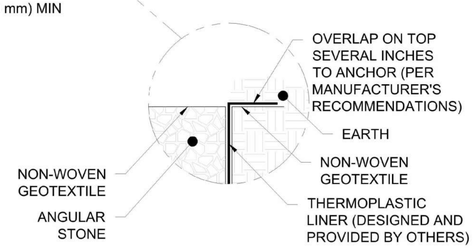
C502B

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	3.25	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".





THERMOPLASTIC LINER DETAIL
SEE NOTE 6. FOR LINER INFORMATION

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
6. WHERE THE PLAN REFERANCES "THERMOPLASTIC LINER" THE LINER SHALL BE WISCONSIN DNR STANDARD 1001.A, TABLE D, TYPE A.

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LA CROSSE, WI
DATE: 11/20/24 DRAWN: ZYV
PROJECT #: S443393 CHECKED: XXX

DATE	DRWN	CHKD	DESCRIPTION

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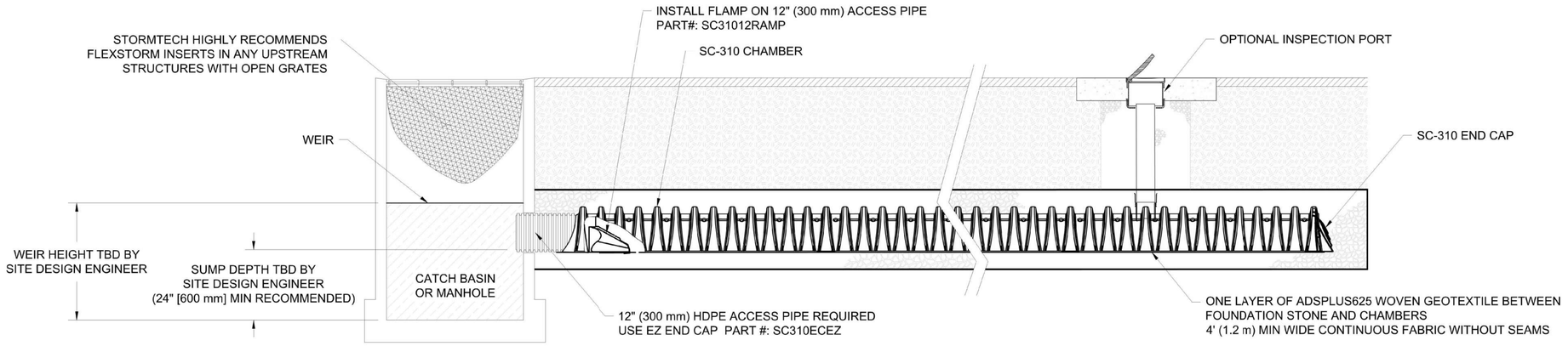
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DRAWN C.G.
PROJECT No 23-109
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SCALE VARIES
CAD FILE 23-109 Gerrard HOM 18.DWG
SHEET C502C

150



SC-310 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

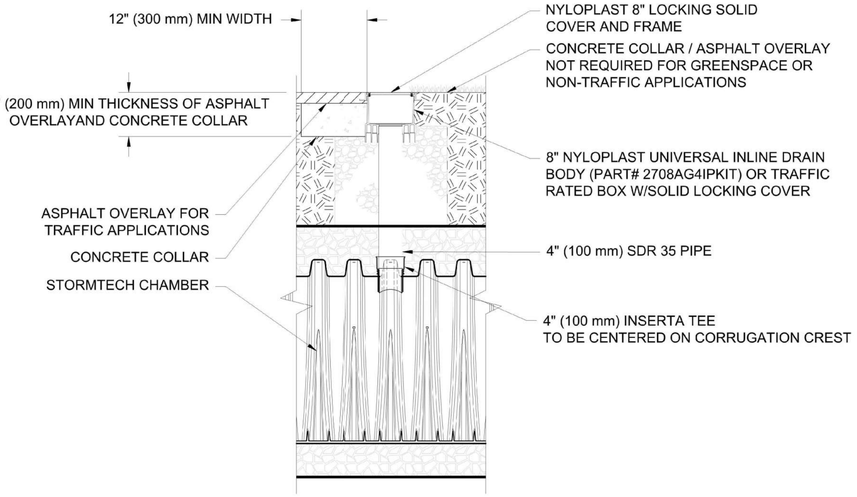
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL
(SC SERIES CHAMBER)
NTS

HAVEN ON MAIN
LA CROSSE, WI
DATE: 11/20/24 DRAWN: ZYV
PROJECT #: S443393 CHECKED: XXX

DATE	DRWN	CHKD	DESCRIPTION

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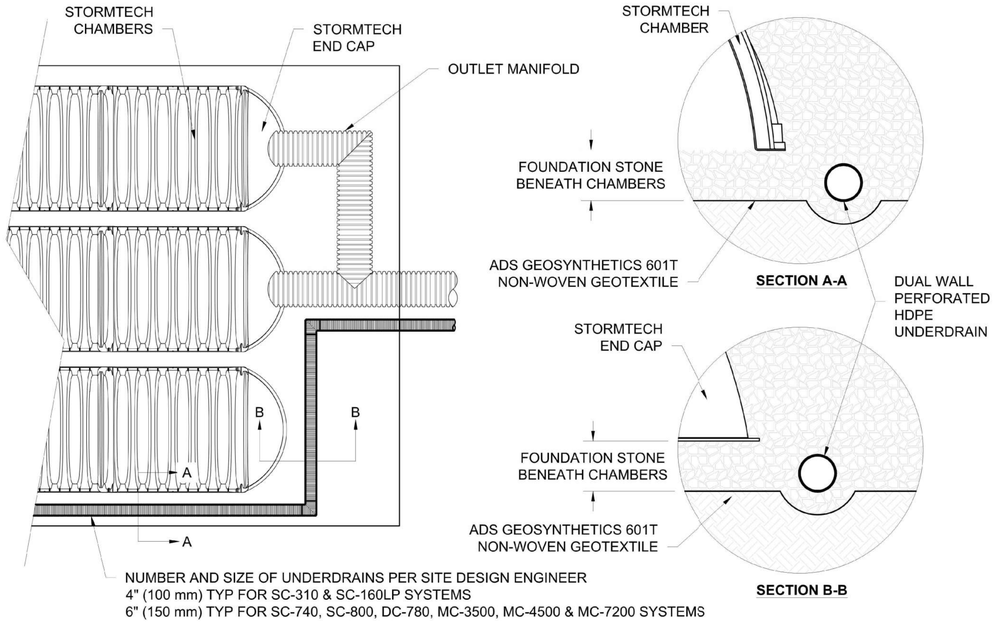
PREPARED FOR:
GERRARD CORP.

HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
STORMWATER CHAMBER SYSTEM

DRAWN	C.G.
PROJECT No	23-109
DATE	04/18/2025
SCALE	VARIES
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	C502D

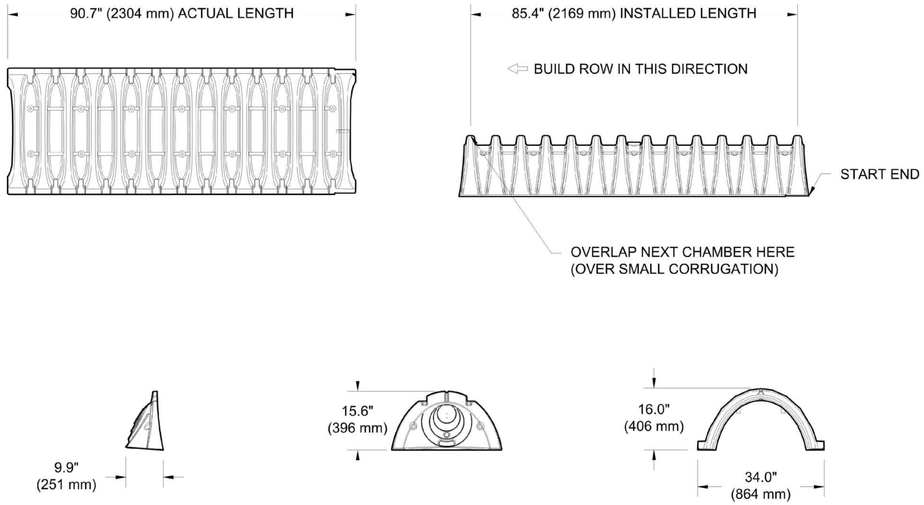
UNDERDRAIN DETAIL

NTS



SC-310 TECHNICAL SPECIFICATION

NTS

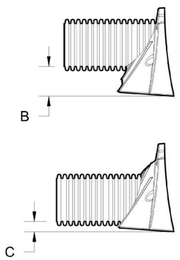


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE06BPC		---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC		---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC		---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)



ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

HAVEN ON MAIN
LA CROSSE, WI
DATE: 11/20/24 DRAWN: ZYV
PROJECT #: S443393 CHECKED: XXX

DATE	DRWN	CHKD	DESCRIPTION

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5 SHEET OF 5

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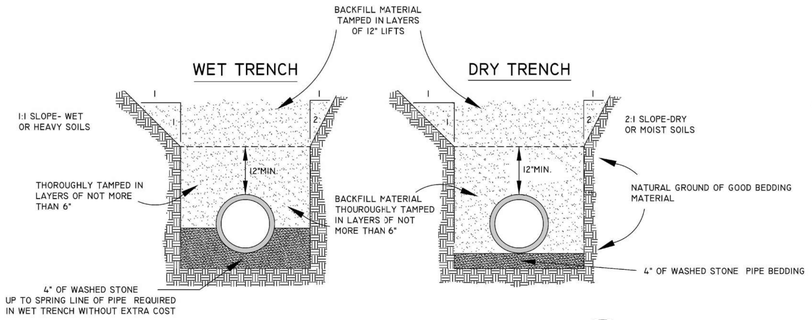
PREPARED FOR:
GERRARD CORP.

HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
STORMWATER CHAMBER SYSTEM

DRAWN
C.G.
PROJECT No
23-109
DATE
04/18/2025
SCALE
VARIES
CAD FILE
23-109 Gerrard HOM 18.DWG
SHEET

C502E

DRAWING
NOT TO SCALE

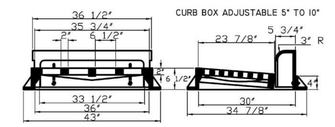


DETAILS OF SEWER TRENCHES

A
D-2

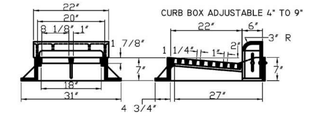
SEWER PIPE JOINT MATERIALS

CONCRETE PIPE-RUBBER GASKET (ASTM C-443)
PVC PIPE- ELASTOMETRIC GASKET (ASTM D-3212 & F-477)



DETAILS OF TYPE "A" CATCH BASIN CASTING
NEENAH R-3246-A OR EQUAL
MINIMUM WEIGHT 649 LBS. TOTAL

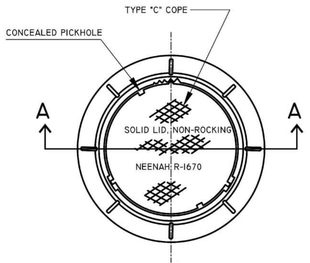
F
D-2

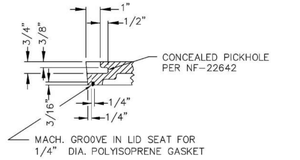


DETAILS OF TYPE "B" CATCH BASIN CASTING
NEENAH R-3234-BI OR EQUAL
MINIMUM WEIGHT 400 LBS. TOTAL

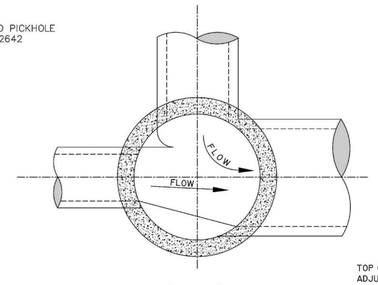
NOTE: " DUMP NO WASTE DRAINS TO RIVER"

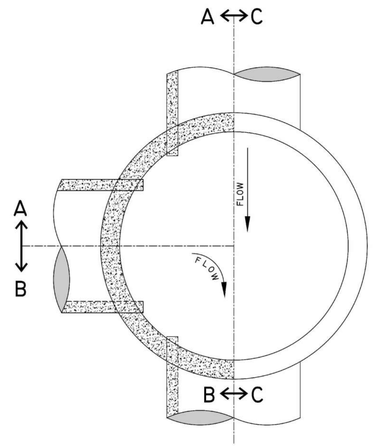
SHALL BE MOLDED IN ALL CASTINGS FACE

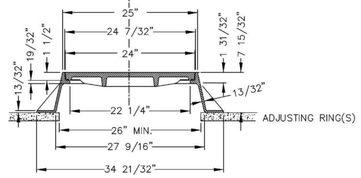




SELF-SEAL DETAIL







A – A

DETAIL OF MANHOLE FRAME & COVER

(MINIMUM WEIGHT 324 LBS. TOTAL)
NEENAH R-1670 OR EQUAL

NOTE
OPENING FOR FRAME & COVER SHALL BE CENTERED ON MANHOLES WITH FLAT TOPS.

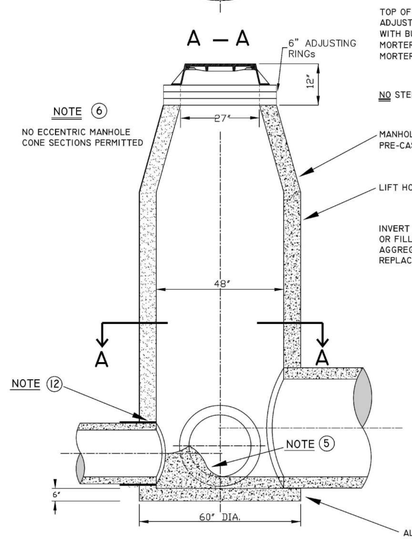
B
D-2

NOTE (12)

THE CONNECTION OF ALL PVC STORM WATER PIPE, SIZE 6" TO 30", TO PRECAST MANHOLES OR OTHER STRUCTURES SHALL EMPLOY A WATERTIGHT, FLEXIBLE PIPE-TO-MANHOLE CONNECTOR

THE CONNECTOR SHALL CONSIST OF A SINGLE RUBBER GASKET, SHALL BE CONSTRUCTED SOLELY OF SYNTHETIC OR NATURAL RUBBER, SHALL MEET/EXCEED THE REQUIREMENTS OF ASTM C 923, AND SHALL HAVE A MINIMUM TENSILE STREGHTH OF 1600 PSI

THE CONNECTOR SHALL BE THE SOLE ELEMENT RELIED ON TO ASSURE A FLEXIBLE, WATERTIGHT SEAL OF THE PIPE TO THE STRUCTURE



NOTE (1)
TOP OF MANHOLE TO BE 12" BELOW FINISHED GRADE. ADJUSTMENT TO BE OF PRE-CAST CONCRETE RINGS WITH BUTYL GASKETS (ROPE) BETWEEN RINGS AND MORTER BETWEEN CASTING & TOP RING ONLY. (3/4" MORTER MAX.)

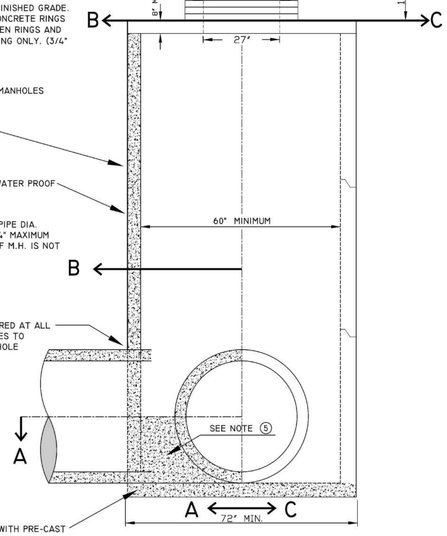
NOTE (2)
NO STEPS ARE TO BE INSTALLED IN MANHOLES

NOTE (3)
MANHOLE TO BE CONSTRUCTED OF PRE-CAST CONCRETE (ASTM C-478).

NOTE (4)
LIFT HOLES TO BE MANUFACTURED WATER PROOF

NOTE (5)
INVERT TO BE FACTORY MOLDED TO PIPE DIA. OR FILLED TO DIRECT FLOW WITH 3/4" MAXIMUM AGGREGATE, 3500 P.S.I. CONCRETE IF M.H. IS NOT REPLACED

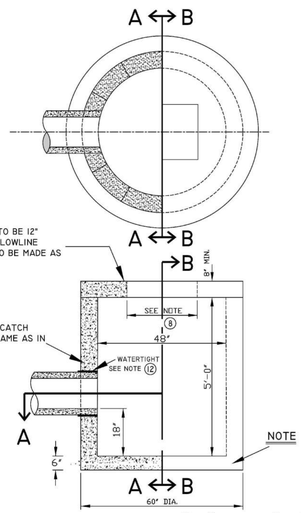
NOTE (7)
ALL STRUCTURES TO BE MADE WITH PRE-CAST INTEGRAL FOOTING BASE. MIN. 6"



C
D-2
DETAILS OF STANDARD MANHOLE FOR 30" PIPE OR SMALLER

D
D-2
DETAILS OF STANDARD MANHOLE FOR 36" PIPE OR LARGER

NOTE (8)
RECTANGULAR OPENING IN TOP
"B" TYPE CASTING - 27" X 22"
"A" TYPE CASTING - 36" X 30"



NOTE (9)
TOP OF CATCH BASIN TO BE 12" BELOW CATCH BASIN FLOWLINE GRADE ADJUSTMENT TO BE MADE AS IN NOTE (1)

CONSTRUCTION OF CATCH BASIN TO BE THE SAME AS IN NOTE (3)

E
D-2
DETAIL OF TYPE "A" OR "B" CATCH BASIN

STORM SEWER DETAILS
D-2

ENGINEERING DEPT.
City of LaCrosse, Wis.

FIELD BOOK NUMBER				BY	DATE
	SURVEYED				
	DRAWN	PRELIMINARY			
		FINAL			
	CHECKED				
	APPROVED				
PAGE	REVISIONS	M.D.F.	3/03	J.M.C.	6/2015
		J.M.C.	9/03	BFM	2/2019
		M.D.F.	4/06	J.M.C.	8/2019
SCALE: NONE		M.D.F.	12/10	J.M.C.	11/2023
		M.D.F.	4/13	J.M.C.	11/2024

(D-2) storm sewer_detail

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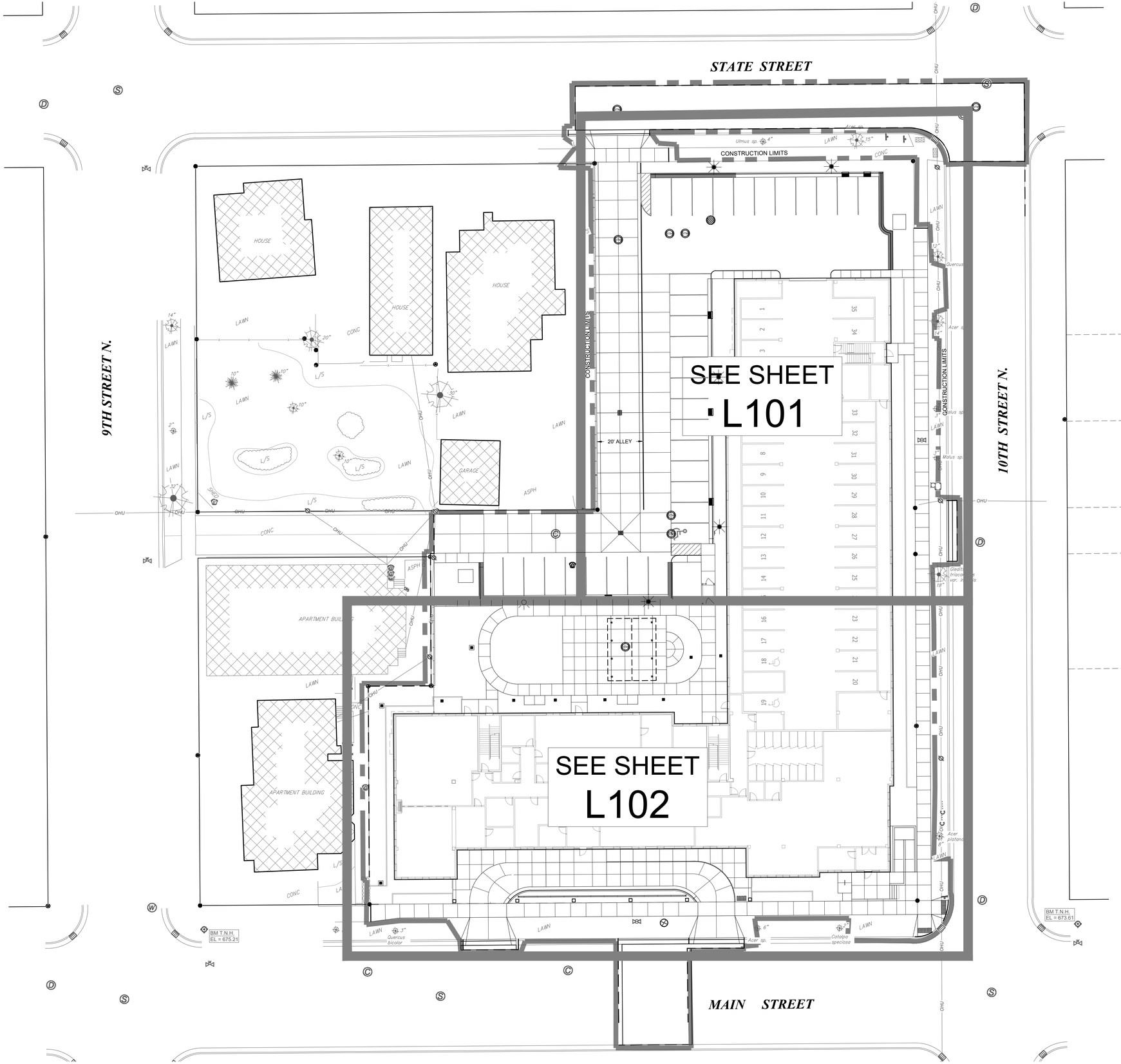
PREPARED FOR:
GERRARD CORP.

HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN

CITY STORM SEWER DETAILS

DRAWN	C.G.
PROJECT No	23-109
DATE	04/18/2025
SCALE	VARIES
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	C503

LANDSCAPE REQUIREMENTS:
REQUIRED PARKING LOT ISLANDS: 816 SF
PROPOSED PARKING LOT ISLANDS: 1,492 SF
REQUIRED LANDSCAPING, GREEN SPACE AND PLANTING ISLANDS: 5,927 SF
PROPOSED LANDSCAPING, GREEN SPACE AND PLANTING ISLANDS: 9,244 SF
REQUIRED BOULEVARD TREES: 17
PROPOSED BOULEVARD TREES: 17
REQUIRED TREES/SHRUBS (1 TREE, 8 SHRUBS/600 SF LANDSCAPING):
PROPOSED TREES/SHRUBS:



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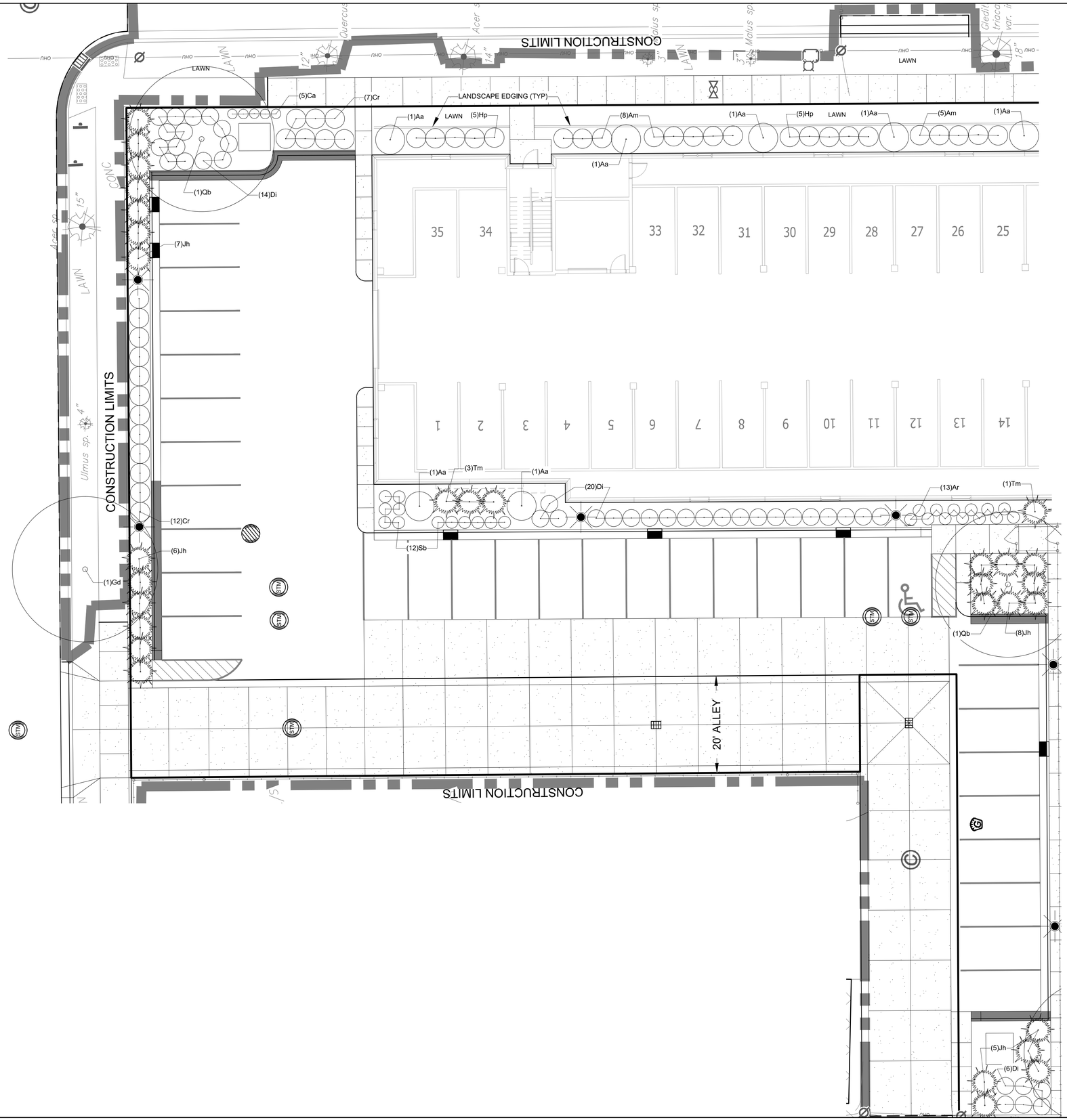
PREPARED FOR:
GERRARD CORP.

HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
LANDSCAPE PLAN KEY

DRAWN	G.B.
PROJECT No	23-109
DATE	04/18/2025
SCALE	1"=20'
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	L100

N

10 0 10 20
PLAN SCALE: 1"=20'



PLAN NOTES:

1. VERIFY UTILITY LOCATION BEFORE BEGINNING ANY WORK.

2. PLANTING BEDS SHALL HAVE 6" TOPSOIL AND 4" OF SHREDDED HARDWOOD BARK MULCH. ALL TREES IN LAWN AREAS SHALL BE MULCHED WITH 4" SHREDDED HARDWOOD BARK MULCH RING. PROVIDE TUMBLED BELGIAN EDGING AROUND ALL LANDSCAPE BEDS AS PER PLANS.

3. NEW AND DISTURBED LAWN AREAS SHALL BE RESTORED WITH SOD. REFER TO PLAN.

4. MODIFICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.

5. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK.

6. THE LANDSCAPE ARCHITECT'S ESTIMATED QUANTITIES ARE SHOWN IN THE MATERIAL LIST-SCHEDULE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLAN AND SHALL RELY ON THE SCHEDULED QUANTITIES AT THEIR OWN RISK. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL PLANTINGS SHOWN ON THE DRAWINGS, WHETHER INCLUDED IN THE SCHEDULE OR NOT

7. SEE L102 FOR LANDSCAPE DETAILS.

PLANT MATERIAL LIST-SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Ac	Achillea `Moonshine' Moonshine Yarrow	2 quart	35
Al	Alchemilla mollis Lady's Mantle	2 quart	17
Aa	Amelanchier alnifolia 'Obelisk' Standing Ovation Serviceberry	5 gal	10
Ag	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	#5 container multi-stem	3
Am	Aronia melanocarpa `Morton' Iroquois Beauty Black Chokeberry	3 gal	18
Ar	Aronia melanocarpa `UCONNAM165' Low Scape Mound Black Chokeberry	3 gal	19
Bu	Buxus microphylla 'Wintergreen' Wintergreen Littleleaf Boxwood	3 gal	24
Ca	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 gal	32
Cr	Cornus racemosa 'Muszam' Muskingum Dogwood	3 gal	19
Di	Diervilla lonicera Dwarf Bush Honeysuckle	3 gal	40
Gb	Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	2 1/2" cal	2
Gd	Gymnocladus dioicus Kentucky Coffeetree	2 1/2" cal	1
Gt	Gleditsia triacanthos var. inermis `Harve' Northern Acclaim Honeylocust	2 1/2" cal	2
Hs	Hemerocallis `Stella d'Oro' Stella d'Oro Daylily	1 gal	16
Hm	Heuchera micrantha 'Palace Purple' Palace Purple Coral Bells	2 quart	68
Ho	Hosta 'August Moon' August Moon Hosta	1 gal	20
Hp	Hydrangea paniculata 'Bobo' Bobo Hydrangea	3 gal	23
Jh	Juniperus horizontalis `Hughes' Hughes Juniper	5 gal	26
Ma	Malus `Adirondack' Adirondack Crabapple	2" cal	2
Mp	Malus `Prairifire' Prairifire Crabapple	2" cal	1
Na	Narcissus 'Yellow River' or 'Dutch Master' Yellow River or Dutch Master Daffodil	bulb	100
Nf	Nepata x faassenii 'Walkers Low' Walkers Low Catmint	1 gal	19
Pt	Pachysandra terminalis 'Green Carpet' Green Carpet Pachysandra	2 quart	33
Qb	Quercus bicolor Swamp White Oak	2 1/2" cal	2
Ra	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	3 gal	15
Sb	Spireaea betulifolia `Tor' Tor Birchleaf Spirea	3 gal	12
Sh	Sporobolus heterolepis Prairie Dropseed	1 gal	21
Sr	Syringa reticulata `Ivory Silk' Ivory Silk Japanese Tree Lilac	2" cal	2
Tm	Taxus x media `Tauntoni' Taunton Spreading Yew	5 gal	23

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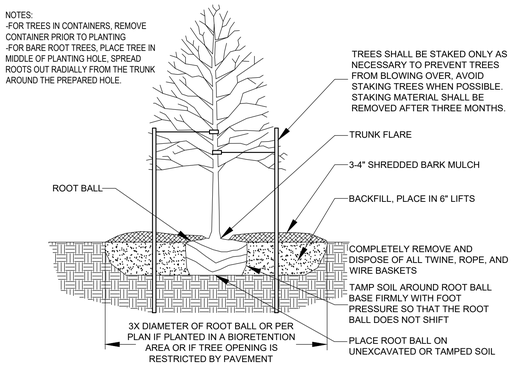
HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
LANDSCAPE PLAN

DRAWN	C.G.
PROJECT No	23-109
DATE	04/18/2025
SCALE	1"=10'
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	L101

N
5 0 5 10
PLAN SCALE: 1"=10'

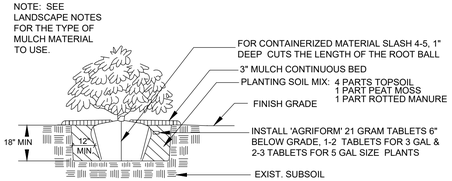
PLAN NOTES:

SEE L101 FOR PLAN NOTES AND PLANT MATERIAL LIST



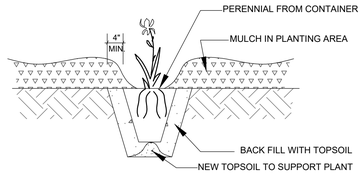
A L102 **TREE PLANTING DETAIL - ALL TREES**

NO SCALE



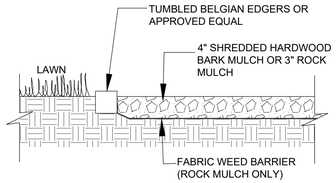
B L102 **SHRUB PLANTING DETAIL**

NO SCALE



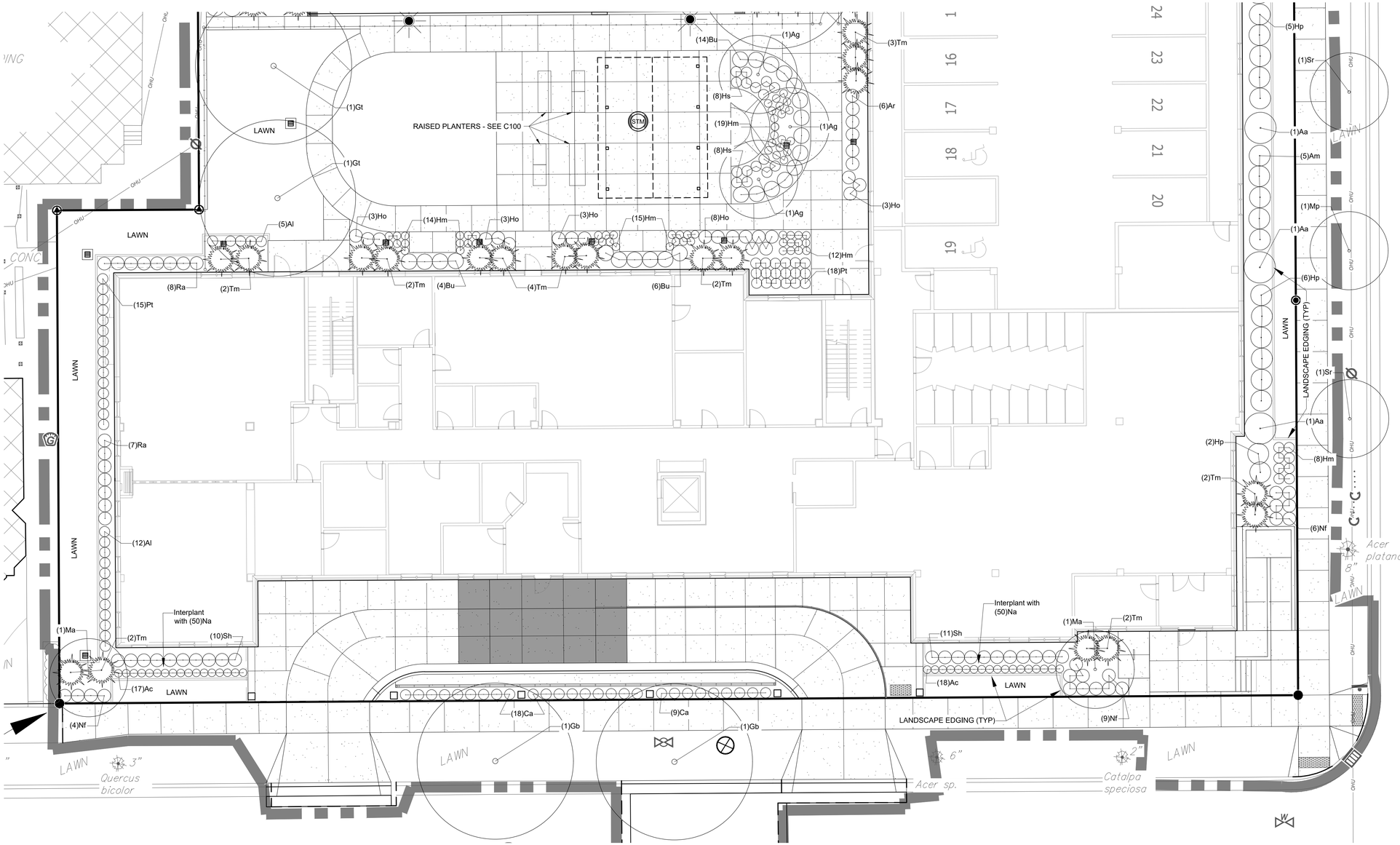
C L102 **POTTED PLANTS PLANTING DETAIL**

NO SCALE



D L102 **LANDSCAPE EDGING DETAIL**

NO SCALE



PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING . LANDSCAPE ARCHITECTURE . SURVEYING
632 COPELAND AVENUE . LA CROSSE, WI 54603
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

REVISIONS	BY

PREPARED FOR:
GERRARD CORP.

HAVEN ON MAIN
915 MAIN STREET
LA CROSSE, WISCONSIN
LANDSCAPE PLAN

DRAWN	C.G.
PROJECT No	23-109
DATE	04/18/2025
SCALE	1"=10'
CAD FILE	23-109 Gerrard HOM 18.DWG
SHEET	L102

N

5 0 5 10

PLAN SCALE: 1"=10'

↓ñ ⌙ñ▸ →ñ

Exhibit 3

WIESER BROTHERS
General Contractor, Inc.



Haven on Main
Preliminary Schedule
March 5th, 2025

	Task Name	Duration	Start	Finish
1	**Pre-Construction schedule**	**105 days**	**Wed 3/5/25**	**Tue 7/29/25**
2	**Civil Design**	**21 days**	**Fri 3/14/25**	**Fri 4/11/25**
3	CSM / Alley Vacation Submitted to City	1 day	Fri 3/14/25	Fri 3/14/25
4	Revised Civil Plans provided to Wieser Brothers	1 day	Mon 3/17/25	Mon 3/17/25
5	Revised Civil Pricing	13 days	Tue 3/18/25	Thu 4/3/25
6	Review Revised Civil Pricing	1 day	Fri 4/4/25	Fri 4/4/25
7	CSM / Alley Vacation Approval at Council Meeting	1 day	Thu 4/10/25	Thu 4/10/25
8	Civil Design Completed	1 day	Fri 4/11/25	Fri 4/11/25
9	**Architectural / Structural Design / Pricing / Permitting**	**105 days**	**Wed 3/5/25**	**Tue 7/29/25**
10	Precast, Plumbing, HVAC, Sprinkler Pricing	1 days	Wed 3/5/25	Fri 3/7/25
11	Gerrard/Pankratz Contract Signed, Structural Engineer Engaged	1 day	Fri 3/7/25	Fri 3/7/25
12	Update Budget, Present to Gerrards	1 day	Mon 3/10/25	Mon 3/10/25
13	Award Precast Contractor	1 day	Tue 3/11/25	Tue 3/11/25
14	Plumbing, Electrical, HVAC and Fire Protection Awarded	1 day	Thu 3/27/25	Thu 3/27/25
15	95% Structural Plans Due for Final Precast Design	1 day	Mon 4/7/25	Mon 4/7/25
16	**Final Precast Engineering / Approvals**	11 days	Tue 4/8/25	Tue 4/22/25
17	**Precast Lead Time After Final Approvals (Tentative)**	14 wks	Wed 4/23/25	Tue 7/29/25
18	Final Bid Package Design Due	1 day	Mon 5/5/25	Mon 5/5/25
19	Prep & Send Out Final Bid Package	1 days	Tue 5/6/25	Thu 5/8/25
20	Final Bid Package Pricing - Remaining Scope	2 wks	Fri 5/9/25	Thu 5/22/25
21	DSPS submittal - Building	1 day	Thu 5/15/25	Thu 5/15/25
22	DSPS submittal - Plumbing, HVAC, Fire Protection	1 day	Mon 5/19/25	Mon 5/19/25
23	DSPS Review / Comments / Corrections	6 wks	Fri 5/16/25	Thu 6/26/25
24	Finalize & Review Budget	5 days	Fri 5/23/25	Thu 5/29/25
25	Award Contracts	5 days	Fri 5/30/25	Thu 6/5/25
26	DSPS Approval & Full Building Permit	1 day	Fri 7/4/25	Fri 7/4/25
27	**Construction Schedule**	**295 days**	**Mon 6/16/25**	**Fri 7/31/26**
28	Early Start / Grading Permit Received	1 day	Mon 6/16/25	Mon 6/16/25
29	Mobilization	1 day	Wed 6/18/25	Wed 6/18/25
30	Layout/Site Prep	2 days	Thu 6/19/25	Fri 6/20/25
31	Foundation Excavation	8 days	Mon 6/23/25	Wed 7/2/25
32	Sanitary Sewer & Water into Basement	3 days	Thu 6/26/25	Mon 6/30/25
33	Footings/Walls/Pads	3 wks	Mon 6/30/25	Fri 7/18/25
34	Site Utilities - Storm & Road Work	4 wks	Thu 7/3/25	Wed 7/30/25
35	Masonry to Precast Bearing	10 days	Mon 7/14/25	Fri 7/25/25
36	Backfill Foundation Walls / Site Grade	1 wk	Mon 7/21/25	Fri 7/25/25
37	Subgrade 1st Floor	2 days	Mon 7/28/25	Tue 7/29/25
38	Stockpile 1st Floor Base Course	1 day	Wed 7/30/25	Wed 7/30/25
39	Set & Grout Precast Walls & Podium	15 days	Thu 7/31/25	Wed 8/20/25
40	Elevator Shaft Full Height	7 days	Mon 8/18/25	Tue 8/26/25
41	Basement Underground MEP Rough In	10 days	Thu 8/21/25	Wed 9/3/25
42	Site Utilities - Underground Electrical, Internet, Gas	2 wks	Mon 8/25/25	Fri 9/5/25
43	Pour Concrete Topping over Podium	8 days	Tue 9/26/25	Thu 9/4/25
44	2nd Floor Wall Framing	10 days	Wed 9/10/25	Tue 9/23/25
45	3rd Floor Trusses/Sheathing	10 days	Wed 9/24/25	Tue 10/7/25
46	3rd Floor Wall Framing	10 days	Wed 10/8/25	Tue 10/21/25
47	4th Floor Trusses/Sheathing	10 days	Wed 10/22/25	Tue 11/4/25
48	Pour 1st Floor Slab (After all Coring Complete)	8 days	Wed 10/22/25	Fri 10/31/25
49	4th Floor Wall Framing	10 days	Wed 11/5/25	Tue 11/18/25
50	Roof Trusses/Sheathing/Parapet Framing	6 wks	Wed 11/19/25	Tue 12/16/25
51	Roofing Install	3 wks	Wed 12/10/25	Tue 12/30/25
52	Window Installation	3 wks	Wed 12/10/25	Tue 12/30/25
53	Exterior Building Finishes	8 wks	Wed 12/31/25	Tue 2/24/26
54	Elevator Install	7 wks	Tue 2/10/26	Mon 3/30/26
55	Site Grading (Spring 2026)	1 wk	Wed 4/15/26	Tue 4/21/26
56	Exterior Concrete	3 wks	Wed 4/22/26	Tue 5/12/26
57	Asphalt Paving - Binder	1 wk	Wed 5/13/26	Tue 5/19/26
58	Place Topsoil	1 wk	Wed 5/20/26	Tue 5/26/26
59	Landscaping & Playground Install	4 wks	Wed 5/27/26	Tue 6/23/26
60	Asphalt Paving - Surface	1 wk	Wed 6/24/26	Tue 6/30/26
61	Elevator & Fire Inspection	3 days	Wed 7/1/26	Fri 7/3/26
62	MEP & Building Inspections	3 days	Mon 7/6/26	Wed 7/8/26
63	Commissioning & Pre-Punch	2 wks	Thu 7/9/26	Wed 7/22/26
64	Final Punch Walk	1 day	Wed 7/22/26	Wed 7/22/26
65	Punch List Corrections	7 days	Thu 7/23/26	Fri 7/31/26
66	**Project Completion**	**0 days**	**Fri 7/31/26**	**Fri 7/31/26**
67	**4th Floor Finish**	**102 days**	**Wed 12/24/25**	**Thu 5/14/26**
68	Mechanical Rough-Ins	4 wks	Wed 12/24/25	Tue 1/20/26
69	Pre-Rock/Insulation at HVAC Soffits	1 wk	Fri 1/9/26	Thu 1/15/26
70	HVAC Rough Ins at Soffits	1 wk	Fri 1/16/26	Thu 1/22/26
71	Soffit Framing	1 wk	Fri 1/23/26	Thu 1/29/26
72	Insulate Ceilings/Walls	7 days	Wed 1/21/26	Thu 1/29/26
73	Hang Sheetrock	10 days	Tue 1/27/26	Mon 2/9/26
74	Tape/Texture Sheetrock	10 days	Tue 2/10/26	Mon 2/23/26
75	1st Coat Paint	8 days	Tue 2/24/26	Thu 3/5/26
76	Gyperete	2 days	Fri 3/6/26	Mon 3/9/26
77	Gyperete Cure Out	7 days	Tue 3/10/26	Wed 3/18/26
78	Hard Flooring	6 days	Thu 3/19/26	Thu 3/26/26
79	Cabinet Install	8 days	Fri 3/27/26	Tue 4/7/26
80	Mechanical Finishes	3 wks	Fri 3/27/26	Thu 4/16/26
81	Install Doors/Frames/HW	7 days	Fri 4/3/26	Mon 4/13/26
82	Base Install	1 wk	Tue 4/14/26	Mon 4/20/26
83	Countertop Install	1 wk	Wed 4/15/26	Tue 4/21/26
84	Final Coat Paint	1 wk	Wed 4/22/26	Tue 4/28/26
85	Appliances	1 wk	Wed 4/29/26	Tue 5/5/26
86	Corridor Flooring / Bedroom Carpet	4 days	Wed 5/6/26	Mon 5/11/26
87	Final Cleaning	1 wk	Fri 5/8/26	Thu 5/14/26
88	**3rd Floor Finish**	**105 days**	**Wed 1/21/26**	**Tue 6/16/26**
89	Mechanical Rough-Ins	4 wks	Wed 1/21/26	Tue 2/17/26
90	Insulate Floor/Walls	7 days	Wed 2/18/26	Thu 2/26/26
91	Hang Sheetrock	10 days	Fri 2/27/26	Thu 3/12/26
92	Tape/Texture Sheetrock	10 days	Fri 3/13/26	Thu 3/26/26
93	1st Coat Paint	8 days	Fri 3/27/26	Tue 4/7/26
94	Gyperete	2 days	Wed 4/8/26	Thu 4/9/26
95	Gyperete Cure Out	7 days	Fri 4/10/26	Mon 4/20/26
96	Hard Flooring	6 days	Tue 4/21/26	Tue 4/28/26
97	Cabinet Install	8 days	Wed 4/29/26	Fri 5/8/26
98	Mechanical Finishes	3 wks	Wed 4/29/26	Tue 5/19/26
99	Install Doors/Frames/HW	7 days	Wed 5/6/26	Thu 5/14/26
100	Base Install	1 wk	Fri 5/15/26	Thu 5/21/26
101	Countertop Install	1 wk	Mon 5/18/26	Fri 5/22/26
102	Final Coat Paint	1 wk	Mon 5/25/26	Fri 5/29/26
103	Appliances	1 wk	Mon 6/1/26	Fri 6/5/26
104	Corridor Flooring / Bedroom Carpet	4 days	Mon 6/8/26	Thu 6/11/26
105	Final Cleaning	1 wk	Tue 6/9/26	Tue 6/16/26
106	**2nd Floor Finish**	**93 days**	**Wed 2/18/26**	**Fri 6/26/26**
107	Mechanical Rough-Ins	3 wks	Wed 2/18/26	Tue 3/10/26
108	Insulate Floor/Walls	7 days	Wed 3/11/26	Thu 3/19/26
109	Hang Sheetrock	10 days	Fri 3/20/26	Thu 4/2/26
110	Tape/Texture Sheetrock	10 days	Fri 4/3/26	Thu 4/16/26
111	1st Coat Paint	8 days	Fri 4/17/26	Tue 4/28/26
112	Hard Flooring	7 days	Wed 4/29/26	Thu 5/7/26
113	Cabinet Install	8 days	Fri 5/8/26	Tue 5/19/26
114	Mechanical Finishes	3 wks	Fri 5/8/26	Thu 5/28/26
115	Install Doors/Frames/HW	7 days	Wed 5/20/26	Thu 5/28/26
116	Countertop Install	1 wk	Wed 5/27/26	Tue 6/2/26
117	Base Install	1 wk	Fri 5/29/26	Thu 6/4/26
118	Final Coat Paint	1 wk	Wed 6/3/26	Tue 6/9/26
119	Appliances	1 wk	Wed 6/10/26	Tue 6/16/26
120	Corridor Flooring / Bedroom Carpet	1 wk	Wed 6/17/26	Tue 6/23/26
121	Final Cleaning	1 wk	Mon 6/22/26	Fri 6/26/26
122	**1st Floor Finish (South Wing)**	**103 days**	**Wed 2/25/26**	**Fri 7/17/26**
123	Interior Wall Framing	10 days	Wed 2/25/26	Tue 3/10/26
124	Mechanical Rough-Ins	15 days	Wed 3/11/26	Tue 3/31/26
125	Interior Wall Insulation	3 days	Wed 4/1/26	Fri 4/3/26
126	Hang Sheetrock	5 days	Mon 4/6/26	Fri 4/10/26
127	Tape/Texture Sheetrock	7 days	Mon 4/13/26	Tue 4/21/26
128	1st Coat Paint	4 days	Wed 4/22/26	Mon 4/27/26
129	ACT Ceiling Grid & Borders	8 days	Tue 4/28/26	Thu 5/7/26
130	MLPP Finishes	10 days	Tue 5/5/26	Mon 5/18/26
131	ACT Ceiling Tiles	5 days	Tue 5/19/26	Mon 5/25/26
132	Hard Flooring	5 days	Tue 5/26/26	Mon 6/1/26
133	Casework, Countertops, Trim	5 days	Tue 6/2/26	Mon 6/8/26
134	Install Doors/Frames/HW	5 days	Tue 6/9/26	Mon 6/15/26
135	Appliances	2 days	Tue 6/16/26	Wed 6/17/26
136	Carpet/Rubber Flooring	6 days	Thu 6/18/26	Thu 6/25/26
137	2nd Coat Paint	6 days	Fri 6/26/26	Fri 7/3/26
138	Owner FF&E	7 days	Fri 7/3/26	Mon 7/13/26
139	Final Cleaning	5 days	Mon 7/13/26	Fri 7/17/26

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-20184-40	ANDREW J MILES, BETTY A CHRISTIANSEN	922 MAIN ST	922 MAIN ST	LA CROSSE WI 54601
17-20204-40	ANGELINE RHODES	914 STATE ST	1326 SCOTT DR	MT PLEASANT WI 53046
17-20204-70	COULEECAP INC	118 9TH ST N	201 MELBY ST	WESTBY WI 54667
17-20191-80	CURT A FOSSUM	1005 MAIN ST 102 10TH ST N	324 6TH AVE N	ONALASKA WI 54650
17-20204-80	EKIM INVESTMENTS LLC	102 & 104 9TH ST N 901, 903, 905 MAIN ST	324 10TH ST S	LA CROSSE WI 54601-4733
17-20204-90	EKIM INVESTMENTS LLC	108, 110, 112, 114, 116 9TH ST N	324 10TH ST S	LA CROSSE WI 54601-4733
17-20204-50	FBRS INVESTMENTS LLC	908 STATE ST	908 STATE ST	LA CROSSE WI 54601
17-20192-70	H & H HOUSING ENTERPRISES LLC	1002 STATE ST 128 & 130 10TH ST N	PO BOX 417	HOLMEN WI 54636-0417
17-20192-90	KEVIN M BROWN	200, 202, 204, 206 10TH ST N	2835 31ST ST S	LA CROSSE WI 54601-7732
17-20191-70	LUKE HAROLD PRETASKY	112 & 114 10TH ST N	N1025 LAUTERBACH RD	LA CROSSE WI 54601
17-20185-110	NEIGHBORHOOD RENTALS LLC	101 9TH ST S	440 BARRANCA AVE N #8508	COVINA CA 91723
17-20184-50	NRE PROPERTIES LLC	926 MAIN ST	1400 PINE ST	LA CROSSE WI 54601
17-20202-121	POINTE WEST INVESTMENTS LLC	210 9TH ST N 901 STATE ST	901 STATE ST	LA CROSSE WI 54601
17-20192-60	PORT ROYAL PROPERTIES LLC	120 & 122 10TH ST N	PO BOX 2896	LA CROSSE WI 54602-2896
17-20192-50	STEVEN J HYSEL	124 & 126 10TH ST N	N1320 LESKE RD	LA CROSSE WI 54601
17-20185-120	WESTERN RESOURCES LLC	908, 910, 912 MAIN ST	8297 GRAFTON AVE S	COTTAGE GROVE MN 55016

Properties within 100 feet of 922 & 928 State St, 115 & 119 10th St N, 915 & 927 Main St

Applicant/Owner:

17-20204-10	GERRARD DEVELOPMENT LLC	928 STATE ST	100 6TH ST N	LA CROSSE WI 54601
17-20204-100	GERRARD DEVELOPMENT LLC	915 MAIN ST	100 6TH ST N	LA CROSSE WI 54601
17-20204-110	GERRARD DEVELOPMENT LLC	115 10TH ST N	100 6TH ST N	LA CROSSE WI 54601
17-20204-120	GERRARD DEVELOPMENT LLC	927 MAIN ST	100 6TH ST N	LA CROSSE WI 54601
17-20204-20	GERRARD DEVELOPMENT LLC	119 10TH ST N	100 6TH ST N	LA CROSSE WI 54601
17-20204-30	GERRARD DEVELOPMENT LLC	922 STATE ST	100 6TH ST N	LA CROSSE WI 54601

Properties within 100 feet o 922 & 928 State St., 915 & 927 Main St., and 115 & 119 10th S . N. (Haven on Main project).



LA CROSSE Tribune

AFFIDAVIT OF PUBLICATION

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(866) 735-5631

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Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of Lacrosse Tribune, a newspaper at, La Crosse, for county of La Crosse, in the state of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published, therein on the dates listed below.

PUBLICATION DATES:
May. 13 2025

NOTICE ID: 3AuJkIXsaJDrasWxjYT8
PUBLISHER ID: COL-WI-101202
NOTICE NAME: BOZA - May 2025
Publication Fee: $75.63

Section: Legals
Category: 0001 Wisconsin Legals

Edmar Corachia
(Signed)_____

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 05/19/2025

_____
Notary Public
Notarized remotely online using communication technology via Proof.

Notice

Notice is hereby given that the Board of Zoning Appeals will hear the following variance appeals in the Council Chambers on the first floor of City Hall, 400 La Crosse Street, at 4:00 p.m. on May 19, 2025:

2691 - An appeal regarding the requirement to provide a 25-foot front yard setback at 2546 7th St. S, La Crosse, Wisconsin. (Referred from April meeting).

2692 - An appeal regarding the requirement that allows only 60 multi-family apartment units above a commercial space at 922 & 928 State St., 915 & 927 Main St., and 115 & 119 10th St. N., La Crosse, Wisconsin (Haven on Main project).

The Board of Zoning Appeals meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (https://cityoflacrosse.legistar.com/Calendar.aspx) and clicking on the "In Progress" video link to the far right in the meeting list.

Property owners affected by an appeal may appear either in person, by agent, or by attorney, and may express their written approval of or objection to the granting of the appeal by filing a letter in the office of the City Clerk, or in lieu thereof may, upon oath, testify thereto. Written comments are encouraged to be submit in writing prior to the meeting and should be submitted to craigs@cityoflacrosse.org, dropped in a drop box outside of City Hall, or mailed to the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

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, with as much advance notice as possible.

Dated this 6th day of May, 2025.
Board of Zoning Appeals
Nikki Elsen, Secretary
5/13 LAC
COL-WI-101202 WNAXLP

Board of Zoning Appeals

MAY 19TH 2025

4:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

2546 7th St S

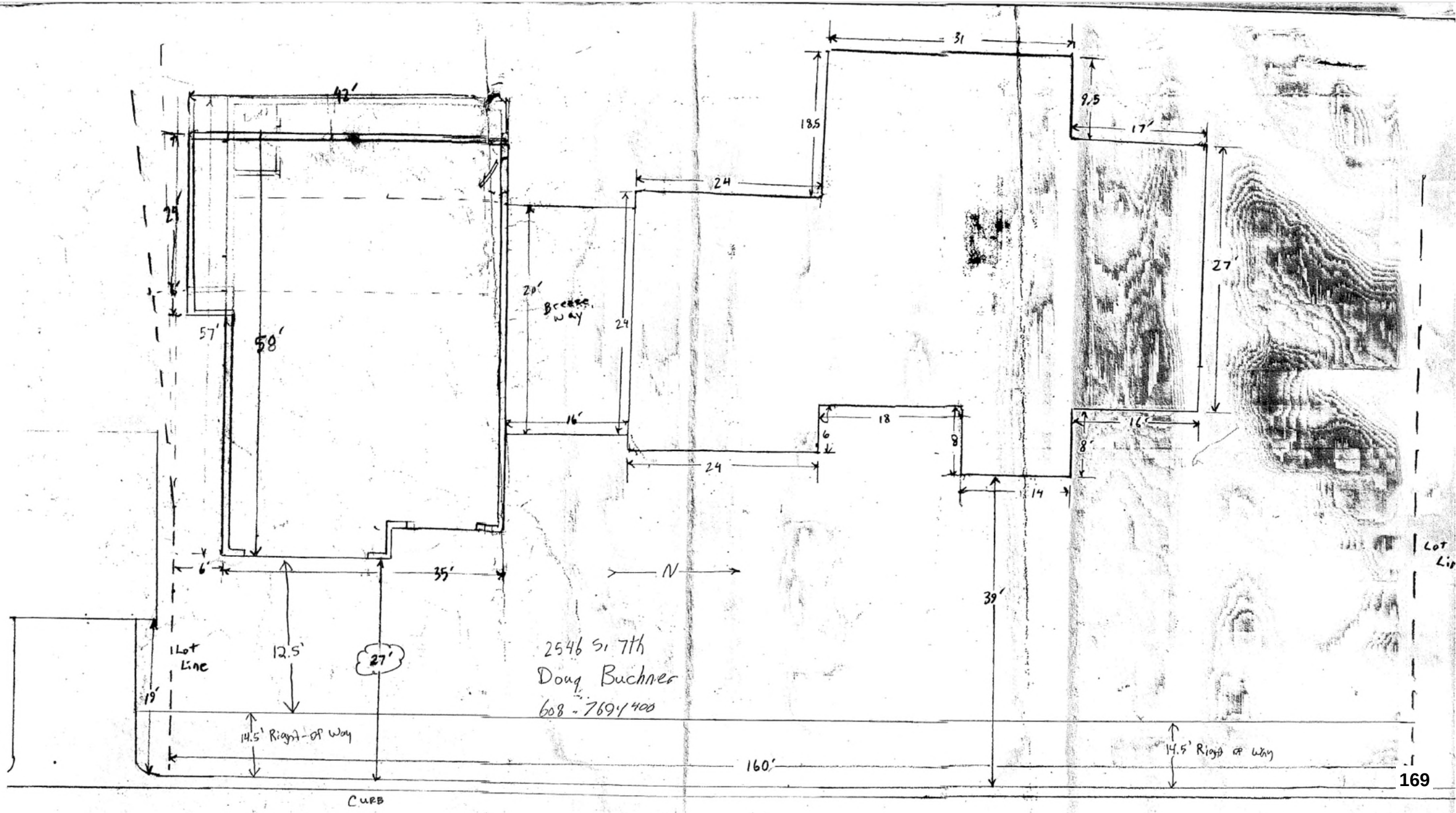
2546 7th St S

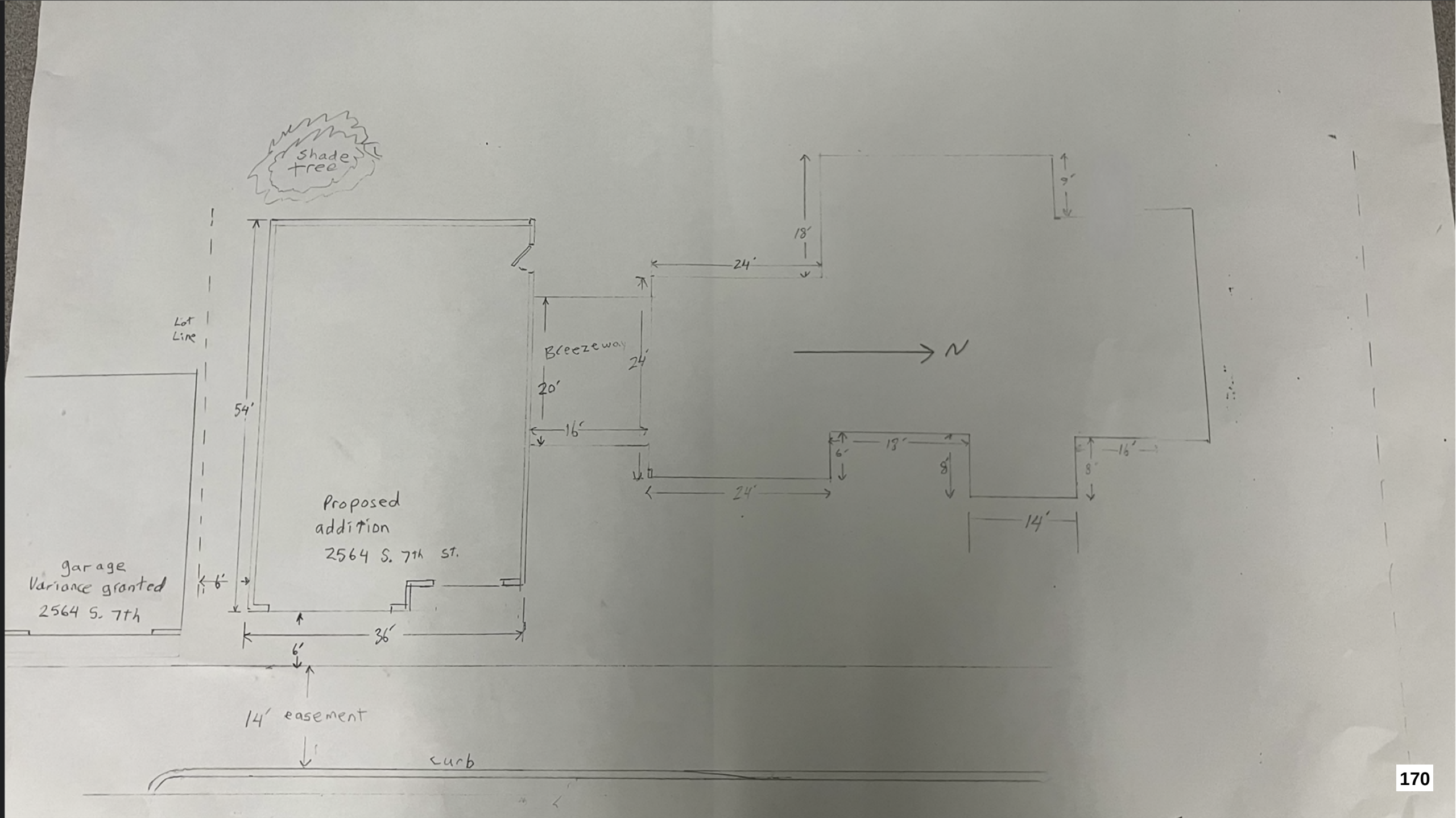
- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(2) Front Yards. **On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet,** provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings.
- The two adjacent main buildings are setback over 25 feet.
- A variance of 12.5 feet would need to granted for this project to proceed as proposed.


20242-60
2534
20242-80
2540
20242-85
2546
20242-90
2575
20242-10
7TH ST S
2564
20242-110
2568
20242-120
2574
20242-130
1,638,963.510 653,557.996 Feet
30
60ft
La Crosse County, City of La Crosse | FEMA | La Crosse County | City of La Crosse
esri

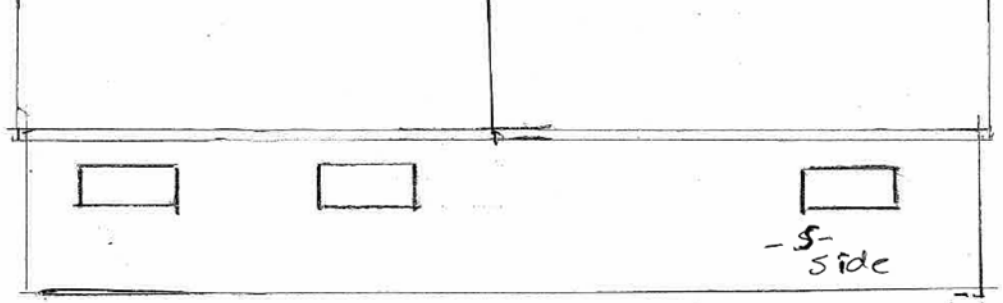


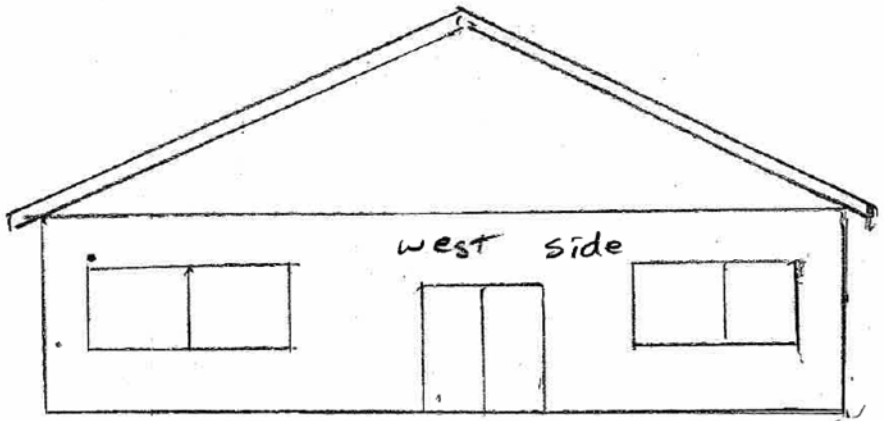


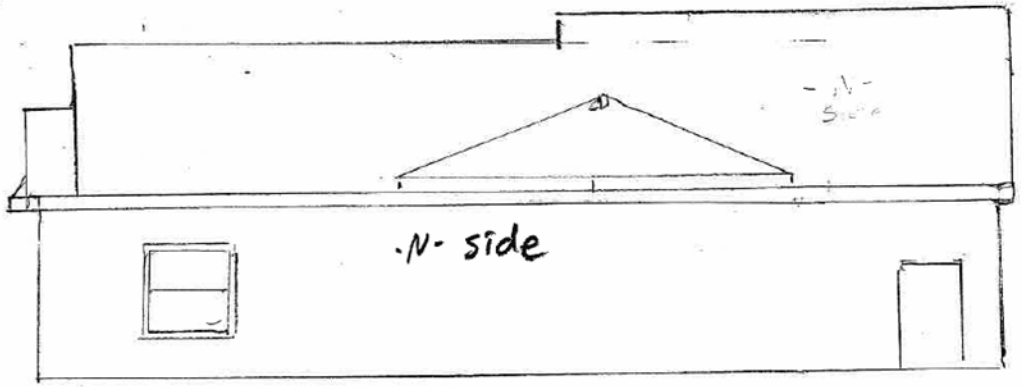

42'
29'
57'
58'
31
18.5
9.5
17'
24
27'
20'
Breeze Way
24
16'
18
6
8
8'
16'
24
14
39'
N
6'
35'
Lot Line
12.5'
27'
19'
14.5' Right-of Way
160'
CURB
2546 S. 7th
Doug Buchner
608-769-1400
14.5' Right of Way

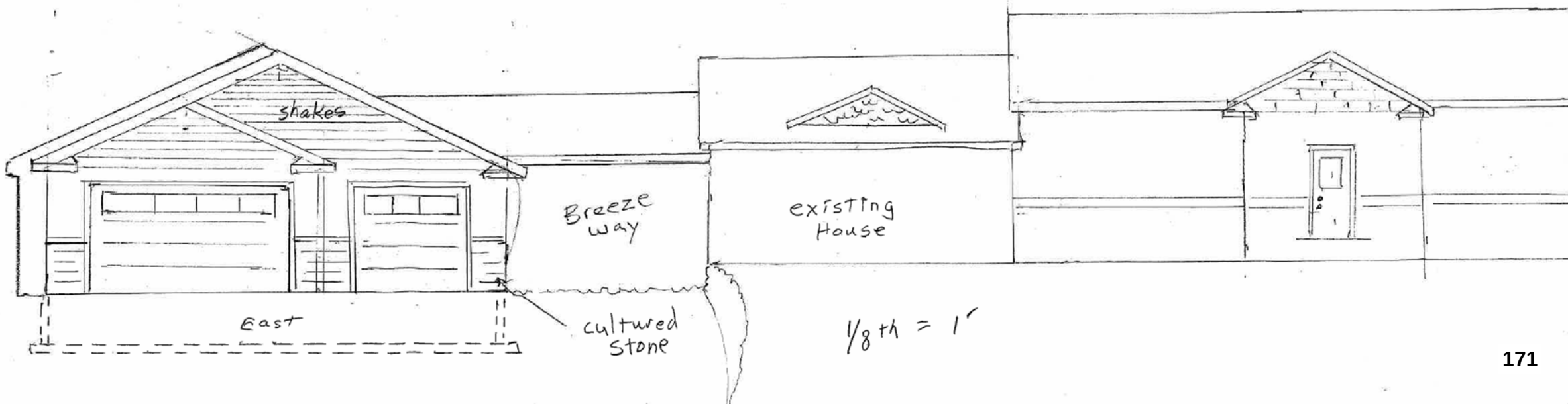

Shade tree
Lot Line
54'
Breezeway
24'
20'
16'
18'
24'
9'
N
6'
18'
8'
16'
8'
24'
14'
Proposed addition
2564 S. 7th St.
garage
Variance granted
2564 S. 7th
6'
36'
6'
14' easement
curb

Doug Buchner
608.769.1400
2546 S. 7th

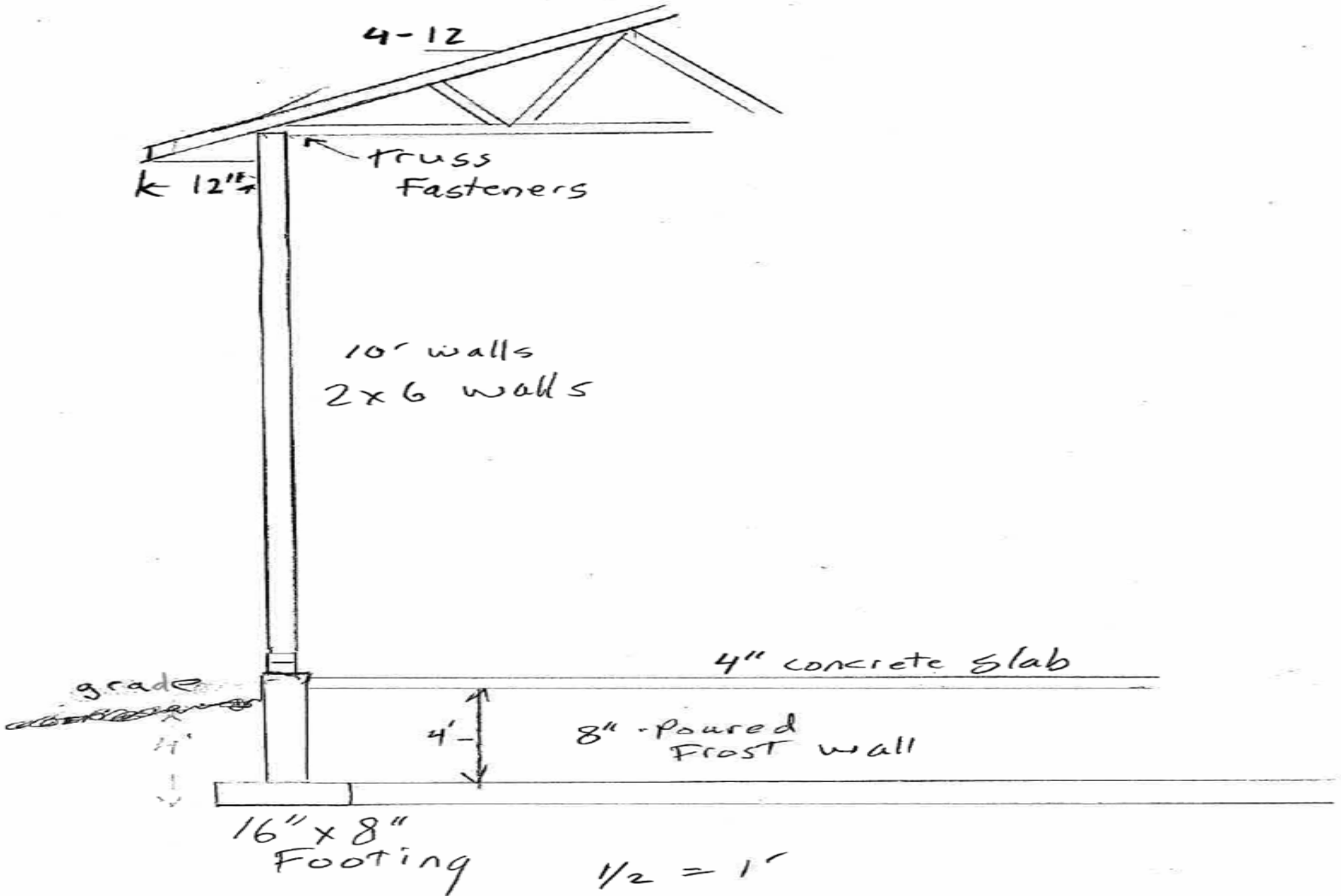








1/8th = 1'


4-12
truss
Fasteners
12"
10' walls
2x6 walls
4" concrete slab
grade
4'
8" - Poured
Frost wall
16" x 8"
Footing
1/2 = 1'

2546 7th St S

- Unnecessary Hardship. There is no unnecessary hardship as the property can continue to be used as a dwelling without the proposed addition.

- Hardship Due to Unique Property Limitations. There are no unique property limitations. This lot is larger than most lots in the City.

- No Harm to Public Interests. There is no harm to the public interest.

This variance should not be granted.

915 Main St.

915 Main St

- The applicant has applied for a building permit to construct a 70-Unit multi-family apartment unit with commercial space on the main floor that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density.* The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

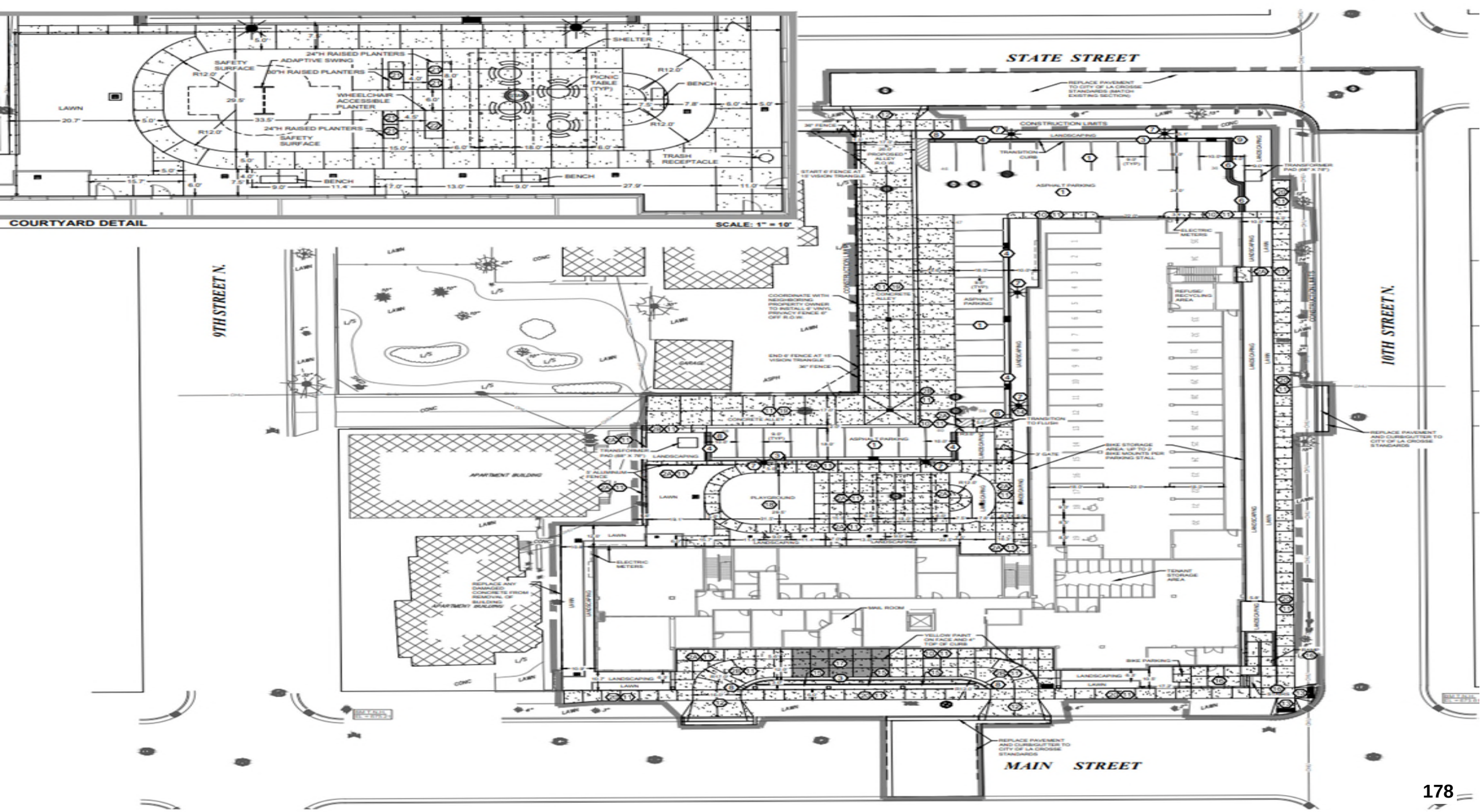
b. The number of multi-family units shall be 15—40 dwelling units per net acre.

d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

915 Main St.

- A variance allowing 10 additional apartment units on this 1.25-acre development would need to be granted for this project to proceed as proposed.




STATE STREET
9TH STREET N.
10TH STREET N.
MAIN STREET
COURTYARD DETAIL
SCALE: 1" = 10'
SHELTER
PICNIC TABLE (TYP)
BENCH
TRASH RECEPTACLE
SAFETY SURFACE
ADAPTIVE SWING
WHEELCHAIR ACCESSIBLE PLANTER
24"H RAISED PLANTERS
LAWN
CONSTRUCTION LIMITS
ASPHALT PARKING
CONCRETE ALLEY
TRANSFORMER PAD (68" X 76")
ELECTRIC METERS
REFUSE/ RECYCLING AREA
TRANSITION TO FLUSH
BIKE STORAGE AREA (UP TO 2 BIKE MOUNTS PER PARKING STALL
TENANT STORAGE AREA
MAIL ROOM
BIKE PARKING
APARTMENT BUILDING
PLAYGROUND
GARAGE
REPLACE PAVEMENT AND CURB/GUTTER TO CITY OF LA CROSSE STANDARDS
REPLACE PAVEMENT TO CITY OF LA CROSSE STANDARDS (MATCH EXISTING SECTION)
YELLOW PAINT ON FACE AND 4" TOP OF CURB


Main St


WIESER BROTHERS
HAVEN
COMING SOON


Main St
COMING SOON

915 Main St.

- Unnecessary Hardship. The Council approved the general plan for this property prior to the code changing. The old code would have allowed this project.

- Hardship Due to Unique Property Limitations. There are no unique property limitation as several lots were combined.

- No Harm to Public Interests. There is no harm to the public interest.

Board of Zoning Appeals

- This presentation shall be added to the minutes of this meeting.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 2693

Agenda Date: 6/17/2025 **Version:** 1 **Status:** Agenda Ready

In Control: Board of Zoning Appeals **File Type:** BOZA - Request for Variance

RECEIVED
MAY 19 2025
City Clerk's Office

Board of Zoning Appeals Variance Application

(To be completed by City Clerk or Zoning Staff)

City of La Crosse, Wisconsin

Application No.: 2693
Date Filed: 5/19/25
Filing Fee: 300
Date Paid: 5/19/25
Application Complete: Yes X No _____ Reviewed By AB (Initial)

(To be completed by the applicant)

Application Deadline: 5:00 p.m. the first Monday of every month.
Building Permit Application Deadline: 10 Calendar Days prior to the first Monday of every month for the City of La Crosse Fire Department – Division of Community Risk Management to provide review. Any building permit submitted after this deadline must wait until the following month's Board of Zoning Appeals meeting.

	Owner / Agent	Contractor
Name	Three Sixty Real Estate Solutions, LLC	Mettera, LLC
Address	1243 Badger St, La Crosse, WI 54601	1243 Badger St, La Crosse, WI 54601
Phone	608-790-5589	608-790-5589

Legal Description: See attached narrative, City of La Crosse, Wis.
Tax Parcel Number: ~~17-30052-30 & 17-30052-40~~ 17-30052-100, 17-30052-120
Lot Dimensions and Area: _____ x _____ feet. = 9583 (0.22 acres) sq. ft.
Zoning District: TND

A variance is a relaxation of a standard in a land use ordinance. The Board of Zoning Appeals decides variances. The Board is a quasi-judicial body because it functions like a court. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden. The burden of proof falls on the variance applicant.

Process:

At the time of application, you will be asked to:

- **Complete an application** form and timely submit it with a non-refundable fee as required in La Crosse Municipal Code § 115-60; Failure to complete any section of the application form will result in rejection of the application. If additional space is needed, please attach additional pages.
- **Provide detailed plans** describing your lot and project (location, dimensions, and materials);
- **Provide a written statement** of verifiable facts showing that your project meets the legal criteria for a variance (Three-Step Test below); and
- **Stake out lot corners or lines**, the proposed building footprint and all other features of your property related to your request so that the Zoning Board and/or City staff may inspect the site.

Following these steps, the City of La Crosse Fire Department – Division of Community Risk Management must approve the application as to form and completeness and then the application and fee must be sub mitted to the City Clerk. The zoning agency will then provide notice of your request for a variance to the City of La Crosse's official newspaper noting the location and time of the required public hearing before the Zoning Board. Your neighbors and any affected state agency will also be notified. The burden will be on you as a property owner to provide information upon which the Board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. If any of these requirements are not met or if you or your agent does not appear at the public hearing, the Board **must** deny your request for a variance and your fee will be forfeited.

Part A: General Information and Alternatives Analysis.

(To be completed by the applicant).

1. General Information.

Complete the questions in the general information section of the application to provide the necessary background information needed for the property at issue.

(a) Current use and improvements.

Two vacant single-family homes. OK

(b) Proposed Use.

24-unit studio multifamily residential building. OK

(c) Description and date of any prior petition for variance, appeal, or special exception.

N/A

2. Alternatives.

Describe alternatives to your proposal such as other locations, designs, and construction techniques. Attach a site map showing alternatives you considered in each category below.

- **Alternatives you considered that comply with existing standards**. If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons why you rejected them.

  Since no alternatives were financially viable, none were considered.

- **Alternatives you considered that require a lesser variance**. If you reject such alternatives, provide the reasons why you rejected them.

  Since Three Sixty was not aware of the necessity of these variances, we did not consider alternatives that require a lesser variance. More details can be found in the attached narrative.

Part B: Three-Step Test.

To qualify for a variance, applicants must demonstrate that their property meets the following three requirements:

1. Unique Property Limitation. *(To be completed by the applicant).*

Unique physical characteristics of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances or desires of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

You will be asked whether there exist any unique physical characteristics to your property that prevent compliance with the ordinance. You will be asked to show where these unique physical characteristics are located on your property by showing the boundaries of these features on a site map. If there is not a unique property limitation, a variance cannot be granted.

(d) Description and location of all nonconforming structures and uses on the property.

Two single family homes. Parcel is currently below the TND zoning requirement of 15-40 dwelling units per acre (9 du/acre).

Parcel is also currently below the requirement for outdoor recreational space of 200 sf + 25 sf/bedroom (0 square feet).

(e) Ordinance standard from which variance is being sought (include code citation).

Sec. 115-403. (d) (2) b. - The number of multi-family units shall be 15-40 dwelling units per net acre.

Sec. 115-515. (h) - Each multifamily site shall include a minimum of 200 square feet of outdoor recreational space at ground level suitable for outdoor recreation (grilling, sitting, sunbathing, playing catch, etc.). For multifamily sites with more than two units, the outdoor recreational space shall increase by 25 square feet per bedroom

(f) Describe the variance requested.

We are requesting to go above the bounds of the first cited ordinance with regard to density and below the requirement of the second ordinance with regard to recreational space. See attached narrative for more details.

(g) Specify the reason for the request.

For the vast majority of the time spent working on this project along with the city, Three Sixty operated under the assumption that these ordinances would not hinder our development. Especially with regard to the density ordinance, which was not a part of the code until recently. Since the project has been several years in the making, with unanimous approval from the City, community, Mayo, and the Neighborhood association, we are requesting to go outside the bounds of the code as it stands today. More details can be found in the attached narrative.

(h) Describe the effects on the **property** if the variance is not granted.

If the variances are not granted, we will not be able to proceed with the proposed project, leaving two vacant single-family homes instead of the project that has been proposed with ~~unanimous~~ support.

City staff, City Council and neighborhood association

Do unique physical characteristics of your property prevent compliance with the ordinance?

☑ **Yes.** Where are they located on your property? In addition, please show the boundaries of these features on the site map that you used to describe alternatives you considered.
The size of the property itself is the factor preventing compliance with the ordinances cited above.

☐ **No.** A variance cannot be granted.

2. No Harm to Public Interest.

A variance may not be granted which results in harm to public interests or undermines the purpose(s) of the ordinance. In applying this test, the Zoning Board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community, and the general public. These interests may be listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety, and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures, and lots*
- *Any other public interest issue*

(a) Ordinance Purpose. *(To be completed by zoning staff).*

The Zoning Board must consider the purpose and intent of zoning codes when considering a variance request. As promulgated by the City of La Crosse Common Council, the purpose and intent of the La Crosse Zoning Code include, but is not limited to, the following:

§ 8-86	§ 101-58	§ 109-6
§ 115-3	§ 115-140	§ 115-141
§ 115-148	§ 115-156	§ 115-158
§ 115-211	§ 115-319	§ 115-437
§ 115-510	§ 115-548	§ 115-594

The failure of any particular city official to identify additional purpose and intent information on the application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(b) Purpose(s) of Standard from which Variance is Requested. *(To be completed by zoning staff).*

The City of La Crosse Building Inspector, Code Enforcement Officer and any other officials may be aware of other reasons a particular ordinance standard is required. The city official(s) may list those reasons on this application. The failure of any particular city official to identify additional purpose information on this application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(c) Analysis of Impacts. *(To be completed by applicant).*

Discuss impacts (e.g. increased runoff, eroding shoreline, etc.) that would result if the variance were granted. For each impact, describe potential mitigation measures and the extent to which they reduce the impacts (i.e. completely, somewhat, or marginally). Mitigation measures must address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term, and cumulatively.

Short-term impacts are those that occur through the completion of construction. Long-term impacts are those that occur after construction is completed. Cumulative impacts are those that would occur if a similar variance requested were granted for many properties. After completing the impact analysis, you will be asked to give your opinion whether granting the variance will harm the public interest.

(1) **Short-term Impacts** (through the completion of construction):

- Impact: None foreseen
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

(2) **Long-term Impacts** (after construction is completed):

- Impact: None foreseen
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

(3) **Cumulative Impacts** (what would happen if a similar variance request was granted for many properties?):

- Impact: More allowance for higher-density residential projects
  Mitigation measure(s): All projects require council approval before finalization
  Extent to which mitigation reduces project impact:
  Completely

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

Will granting the variance harm the public interest?

☐ **Yes.** A variance cannot be granted.

☑ **No.** Mitigation measures described above will be implemented to protect the public interest.

3. Unnecessary Hardship. *(To be completed by the applicant).*

The unique property limitation must create the unnecessary hardship. An applicant may not claim unnecessary hardship because of conditions that are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel.

You will be asked whether you are requesting an area variance or a use variance and to detail whether there exists an unnecessary hardship.

An **area variance** is a relaxation of lot area, density, height, frontage, setback, or other dimensional criterion. Unnecessary hardship exists when compliance with the strict letter of the area restrictions would unreasonably prevent the owner from using the property for a permitted purpose (i.e. leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The Zoning Board must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term, and cumulative effects of the variance on the neighborhood, the community, and on the public interests. This standard reflects the Wisconsin Supreme Court decisions in *State v. Waushara County Bd. Of Adjustment,* 2004 WI 56; and *State ex rel. Ziervogel v. Washington County Bd. of Adjustment,* 2004 WI 23.

A **use variance** is a relaxation of the zoning regulation on how the property is fundamentally used. A use variance allows property to be utilized in a manner not permitted by zoning regulations (i.e. an appropriate adaptive re-use of a school or church in a residential district). Unnecessary hardship exists only if the property owners show that they would have no reasonable or viable use of the property without the variance. Though not specifically restricted by statute or case law, a use variance is very rare because of the drastic effects it has on the neighborhood, the community, and the public interests. The Zoning Board must consider whether the owner has no reasonable return if the property is only used for the purpose allowed in zoning regulation, whether the plight of the owner is due to unique circumstances and not merely general conditions in the neighborhood, and whether the use sought to be authorized will alter the nature of the locality. *See generally State ex rel. Ziervogel v. Washington County Bd. of Adjustment,* 2004 WI 23.

Are you applying for an area variance or a use variance?

☑ **Area variance**

☐ **Use variance**

Is unnecessary hardship present?

☑ **Yes.** Describe.
For the duration of this project, spanning several years, Three Sixty has worked along with the City of La Crosse to rezone this property to TND in order to streamline the development process. It was not until the final hurdle was reached, common council approval, that Three Sixty was informed we would need to go through the Board of Zoning Appeals in order to proceed with the project. More details provided in the attached narrative.

☐ **No.** A variance cannot be granted.

Part C: Additional Materials / Exhibits.

In order for the zoning staff to conduct evaluations, the applicant's site map, with a scale of not less than 1"=50', and other exhibits must show the following:

- ☐ Location of requested variance
- ☐ Property lines
- ☐ Ordinary high-water mark
- ☐ Flood plain and wetland boundaries
- ☐ Dimensions, locations, and setbacks of existing and proposed structures
- ☐ Utilities, roadways, driveways, off-street parking areas, and easements
- ☐ Existing highway access restrictions and existing proposed street, side and rear yards
- ☐ Location and type of erosion control measures
- ☐ Vegetation removal proposed
- ☐ Contour lines (2 ft. interval)
- ☐ Well and sanitary system
- ☐ Location and extent of filling/grading
- ☐ Any other construction related to your request
- ☐ Anticipated project start date
- ☐ Sign locations, dimensions, and other specifications
- ☐ Alternatives considered
- ☐ Location of unique property limitation
- ☐ Lot corners, lines, and footprints have been staked out
- ☐ Abutting street names and alleys
- ☐ Abutting property and land within 20 feet
- ☐ Indication of the direction "North"

Part D: Authorization to Examine

You **must complete and sign** the authorization for the City of La Crosse Board of Zoning Appeals and the Planning and Development Department to examine the property of the variance request.

I hereby authorize the City of La Crosse Board of Zoning and Appeals and the Planning and Development Department to inspect premises

At: 518 & 526 10th St South, La Crosse, WI 54601

(Address where variance is sought)

Date: 5/5/2025 Signature of Owner: ⊗

MARVIN W. WANDERS, MANAGING MEMBER

Part E: Certification.

You **must sign your application,** certifying that it and any additional materials are accurate and do not contain any misrepresentations or omissions. An unsigned variance application will not be considered. You also must get the application notarized by a certified notary.

Submit completed application to:

Board of Zoning Appeals
400 La Crosse St.
Clerk's Office- 2nd Floor
La Crosse, Wisconsin 54601

Submit complete copy to:

Chief Inspector
400 La Crosse St.
City of La Crosse Fire Department – Division
of Community Risk Management
La Crosse, Wisconsin 54601

By signing below, I certify that I have received and reviewed all of the application materials. I further certify that all of my answers herein are true and accurate; I have not made any intentional misrepresentation or omission. I understand that if I intentionally misrepresented or omitted anything in this application that my application will be denied and any variance granted thereunder may be revoked.

Signed: (Applicant or Agent) Three Sixty Real Estate Solutions, LLC
Marvin W. Wanders, Managing Member

Date: 5/5/2025

Signed: (Owner,if different from applicant) C & C Residences, LLC

Date: 5/5/2025

THE APPLICANT OR AGENT

(X) _____
By:

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this 5th day of May ,2025 the above named Marvin W. Wanders to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, La Crosse County, WI
My commission expires: permanent.

KEVIN J. ROOP NOTARY PUBLIC STATE OF WISCONSIN

THE OWNER

(X) _____

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this 5th day of May ,2025 the above named Marvin W. Wanders to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, La Crosse County, WI
My commission expires: permanent.

KEVIN J. ROOP NOTARY PUBLIC STATE OF WISCONSIN

THREESIXTY°
REAL ESTATE, LLC

PLAN
DEVELOP
MANAGE

C&C Residences – Studio Apartments

Board of Zoning Appeals Variance Narrative

Project Address: 518 10th Street

Project Legal Description: Lot 7 in Block 7 of CLINTON & RUB LEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

Part of Lot 8 in Block 7 of CLINTON & RUB LEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northwest corner of said Lot 8; thence East, along the North line thereof, 30 feet to the point of beginning of This description:

Thence South, parallel with the West line of said Lot 8, a distance of56 feet; thence East, parallel with the North line thereof 18.9 feet; thence So11th, parallel with the West line of said Lot 8, a distance of 84 feet, to the South line thereof; thence East, along the South line of said Lot 8, a distance of 6 feet, to the Southeast corner thereof; thence North, along the East line of said Lot 8, to the Northeast corner thereof; thence West, along the North line thereof, to the point of beginning.

Project Overview

C&C Residences – Studio Apartments is part of a deeply collaborative, multi-year redevelopment initiative in La Crosse's Washburn neighborhood. This project represents a sustained partnership between Three Sixty Real Estate Solutions, Mayo Clinic Health System, Habitat for Humanity, and local neighborhood stakeholders, including the Washburn Neighborhood Association. In direct response to community feedback and institutional need, the project incorporates several key elements: a partnership with Mayo Clinic to provide off-site parking across the street; the donation of two parcels to Habitat for Humanity to support new and rehabilitated single-family homes, and ongoing collaboration with the Neighborhood Association to preserve and enhance approximately 14,000 square feet of community garden and outdoor recreational space. Together, these efforts reflect a holistic and intentional approach to neighborhood revitalization, one that meets real housing needs while preserving the fabric and identity of the existing community.

The broader C&C Residences plan encompasses two connected parcels: the 24-unit studio apartment building at 518 10th Street and 12 townhomes located immediately adjacent on Division Street. Together, the two sites create a unified housing solution that blends rental and ownership models to meet the needs of a diverse population. The studio apartments are designed to serve the workforce housing needs of Mayo Clinic Health System and the broader La Crosse community, needs that Mayo specifically communicated to us during early planning sessions.

O: 608 782 7368
F: 608 782 7369
1243 BADGER STREET
LA CROSSE, WI 54601
WWW.THREESIXTY.BZ

As a creative solution to rising housing demand, the building will incorporate ORI Living modular furniture systems, allowing residents to raise beds into the ceiling to maximize the usable square footage of each unit. This innovative design increases functional living space while keeping rents attainable.

Variance Request #1: Density
We are requesting a variance from Sec. 115-403. (d)(2)(b), which limits multi-family developments in TND zones to 15-40 dwelling units per acre. While this individual parcel exceeds the maximum allowable density, it's essential to understand this project as part of the broader C&C Residences development.

When calculated across the entire site (including both the studio building, adjacent townhomes, donated Habitat parcels, and leased surface parking), the overall project achieves a density of 27 dwelling units per acre, well within the intended TND range. The parcel lines were not drawn initially with zoning changes in mind, and the project's scope and density were developed in close consultation with staff before these limits were updated. The new density cap was adopted after much of the planning and public engagement had already occurred, effectively boxing the project into a technical inconsistency that undermines years of good-faith collaboration.

Rather than approving a project that is legally compliant but functionally misaligned with community needs, we respectfully request the board recognize the intent and spirit of the code. The project aligns perfectly with La Crosse's Comprehensive Plan by introducing compact, walkable, affordable housing near employment centers, with strategic density that prevents further sprawl and respects neighborhood character.

Furthermore, through our partnership with Mayo Clinic, we have secured access to off-site parking on Mayo-owned property directly across the street. This significantly increases the project's functional footprint and effectively reduces the dwelling unit density per acre, further demonstrating that we are acting in good faith and in line with the purpose of the zoning ordinance.

Variance Request #2: Recreational Space
We are also requesting a variance from Sec. 115-515. (h), which requires 200 square feet of ground-level outdoor recreational space per site, with an additional 25 square feet per bedroom for multifamily buildings. While this site does not include the required amount of standalone recreational square footage within the 518 10th Street parcel, it is integrally tied to the adjacent parcel as a single cohesive development.

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REAL ESTATE, LLC

PLAN
DEVELOP
MANAGE

The site at 918-940 Division Street (directly adjacent) includes an approximately 14,000-square-foot community garden and outdoor recreational space that was specifically preserved and improved in response to public feedback. The garden has become a key component of the shared experience for both sites, offering a gathering area, green space, and passive recreation area for all future residents. The space was developed in collaboration with Habitat for Humanity, Coulee Region Ecoscapes, and local neighborhood leaders. The garden will be maintained and programmed in coordination with these groups, ensuring its long-term value to both existing residents and those living in the new units.

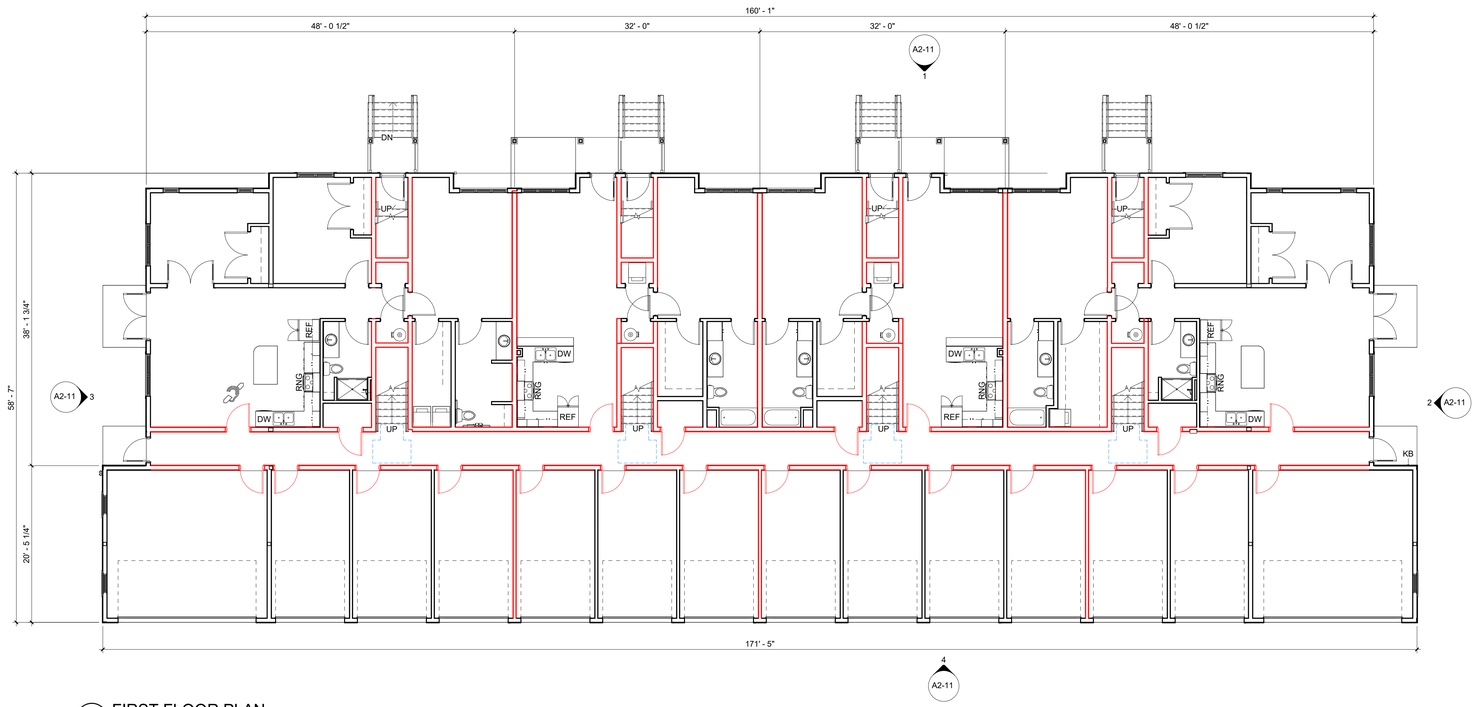
In essence, the project satisfies the recreational intent of the ordinance through a shared recreational amenity that is immediately adjacent and fully integrated with the studio building, even though the square footage falls just beyond the boundary of this specific parcel.

C&C Residences is a model of what collaborative development can look like. With support from Mayo Clinic, neighborhood leaders, Habitat for Humanity, and city staff, we've crafted a solution that respects the past, serves the present, and anticipates future needs. The requested variances do not reflect deficiencies in the project but rather limitations imposed late in the process by procedural technicalities that the design, partnerships, and community vision already responsibly address.

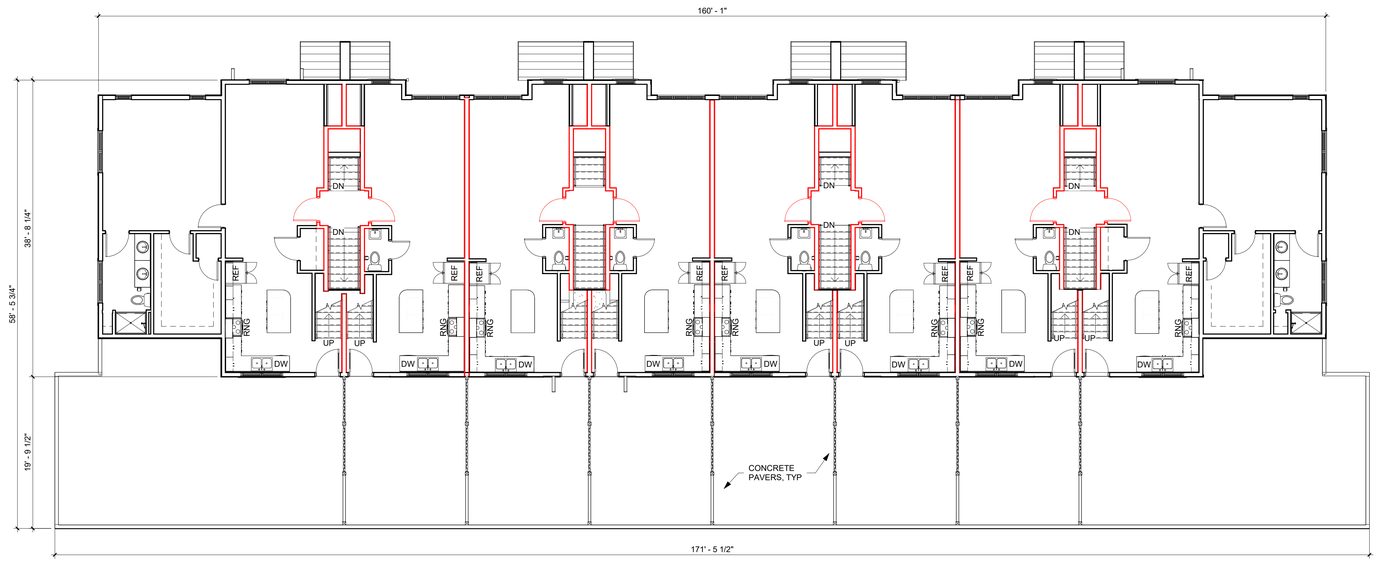
By granting these variances, the Board will help ensure that this critical workforce housing development can move forward, bringing long-needed solutions to La Crosse's housing needs while staying true to the values and intent of the TND zoning district.

Thank you for your thoughtful consideration. We look forward to working together to bring this vision to life.

Three Sixty Real Estate Solutions, LLC
Jeremy Novak
jeremy@threesixty.bz
608-790-5589



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



2 SECOND FLOOR PLAN
1/8" = 1'-0"

BUILDING AREAS

UNIT NAME	# OF INSTANCES	AREA
UNIT A: 3 BEDROOM (TYPE A)	1	1,346 SF
UNIT A: 3 BEDROOM (TYPE B)	1	1,346 SF
UNIT B: 1 BEDROOM (TYPE B)	2	846 SF
UNIT C: 3 BEDROOM	2	1,568 SF
UNIT D: 2 BEDROOM	3	1,030 SF
UNIT E: 2 BEDROOM	3	1,030 SF
SINGLE GARAGE STALL	12	227 SF
DOUBLE GARAGE STALL	2	453 SF

LEVEL	AREA
3RD FLOOR	3,700 SF
2ND FLOOR	4,683 SF
1ST FLOOR	7,649 SF
TOTAL	16,032 SF

UNIT MATRIX

	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS
3RD FLOOR	--	6	2	8
2ND FLOOR	--			
1ST FLOOR	2	--	2	4
TOTAL	1	4	4	12
GARAGE STALLS: 14 STALLS				

ISG

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

THREESIXTY REAL ESTATE

10TH AND DIVISION

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-25850
FILE NAME	31447 12 Unit Arch R24
DRAWN BY	WAM
DESIGNED BY	AHV
REVIEWED BY	KMB
ORIGINAL ISSUE DATE	07/17/2024
CLIENT PROJECT NO.	

TITLE

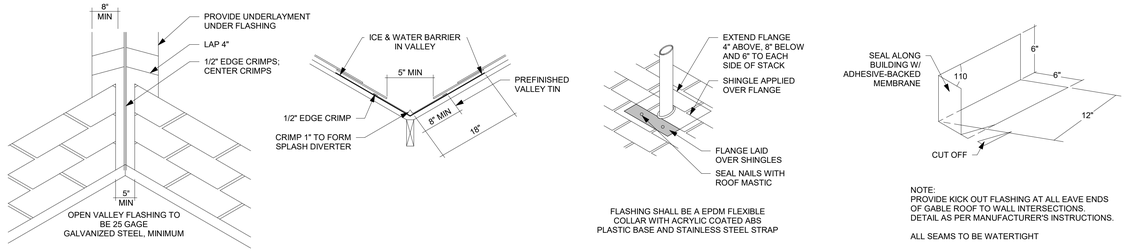
TOWNHOME BUILDING FIRST & SECOND FLOOR PLANS, DOOR SCHEDULE, DOOR, WINDOW AND FRAME TYPES

SHEET

A1-21

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

8/2/2024 10:35:54 AM



VALLEY FLASHING DETAIL

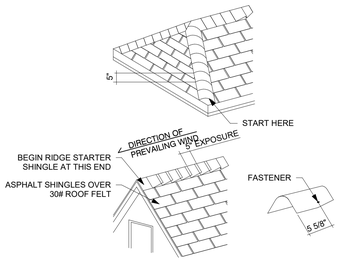
FLASHING SHALL BE A EPDM FLEXIBLE COLLAR WITH ACRYLIC COATED ABS PLASTIC BASE AND STAINLESS STEEL STRAP

STACK FLASHING DETAIL

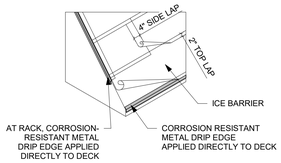
NOTE:
PROVIDE KICK OUT FLASHING AT ALL EAVE ENDS OF GABLE ROOF TO WALL INTERSECTIONS. DETAIL AS PER MANUFACTURER'S INSTRUCTIONS.

ALL SEAMS TO BE WATERTIGHT

KICKOUT FLASHING DETAIL



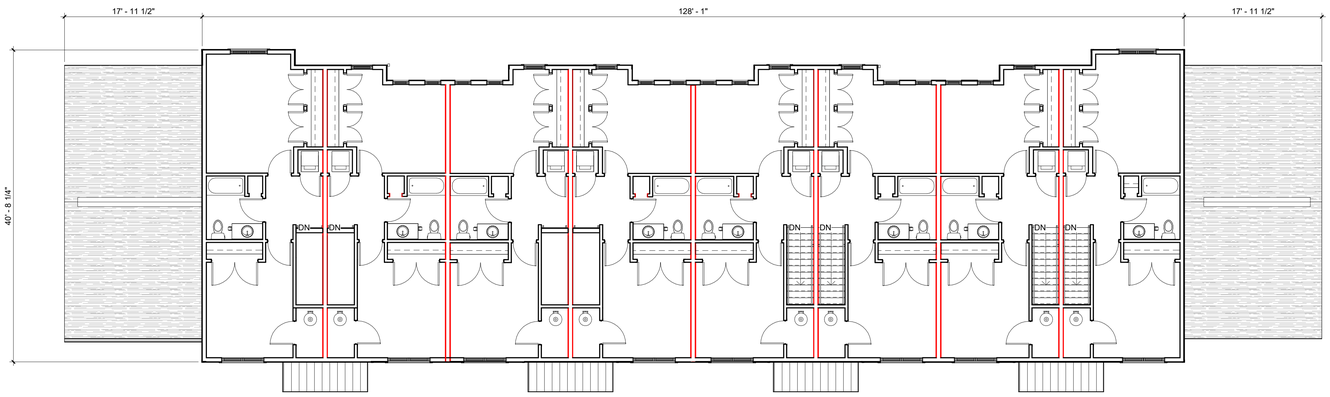
HIP & RIDGE DETAIL



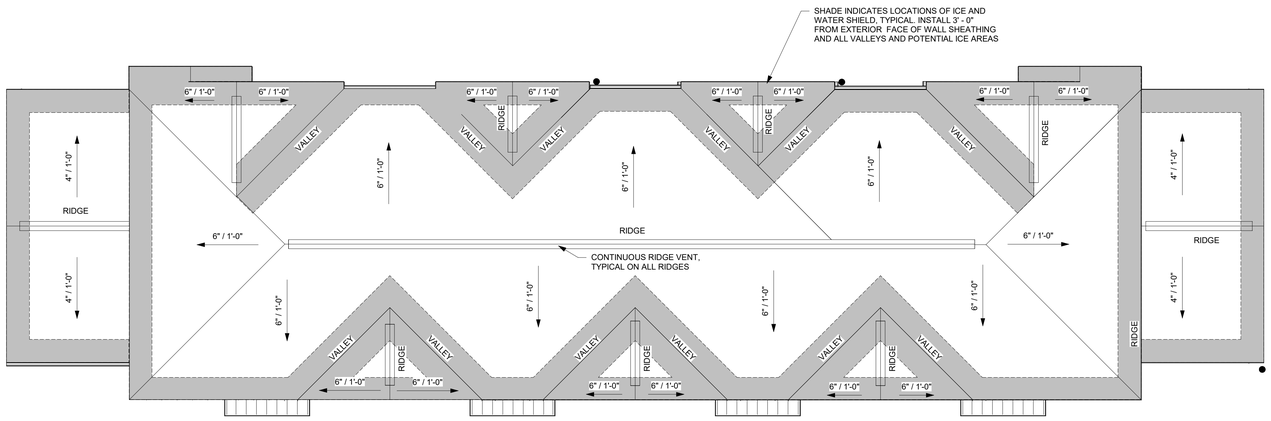
LAP UNDERLAYMENT 6" ON BOTH SIDES OF HIPS AND RIDGES

DRIP EDGE COLOR SELECTED BY ARCHITECT

UNDERLAYMENT DETAIL



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



2 ROOF PLAN
1/8" = 1'-0"

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1"

8/2/2024 10:35:56 AM

N

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PROJECT

THREESIXTY REAL ESTATE

10TH AND DIVISION

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-25850
FILE NAME	31447 12 Unit Arch R24
DRAWN BY	WAM
DESIGNED BY	AHV
REVIEWED BY	KMB
ORIGINAL ISSUE DATE	07/17/2024
CLIENT PROJECT NO.	

TITLE

TOWNHOME BUILDING

THIRD FLOOR & ROOF PLANS

SHEET

A1-22

SHEET NOTES

1. APPLY ALL SIDING PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE TREATED WOOD BLOCKING AND/OR VINYL TRIM AS NECESSARY AT EXTERIOR LIGHT FIXTURES AND OTHER NECESSARY MECHANICAL, ELECTRICAL OR PLUMBING PENETRATIONS.
3. ALL FASCIAS AND SOFFITS TO BE PREFINISHED ALUMINUM.
4. STANDING SEAM METAL ROOF OVER ENTRANCES.
5. PROVIDE CONTINUOUS SOFFIT AND SHINGLE - OVER RIDGE VENTS THROUGHOUT.
6. THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADE.
7. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
8. ATTIC VENTING REQUIREMENTS:
   A. 22.27 SQ FT OF VENTING PROVIDED AT EAVE.
   B. 50% OF VENTING PROVIDED AT RIDGE.
   C. 50% OF TOTAL VENTING PROVIDED.
9. ALL EXTERIOR WINDOW AND DOOR TRIM TO BE EF-9 UNLESS LOCATED WITHIN BRICK VENEER.
10. PROVIDE 2" INSIDE CORNERS AT ALL SIDING LOCATIONS, COLOR TO MATCH ADJACENT SIDING.
11. AT WALL PROJECTIONS, RETURN ALL FINISHES, FINISHES TO MATCH PROJECTED SURFACES.

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL TYPE	MANUFACTURER	SERIES	SIZE	COLOR	COMMENTS
EF-1	TEXTURED FIBERGLASS SHINGLES					
EF-2	BOARD & BATTEN SIDING	LP SMARTSIDE			TBD	
EF-3	LAP SIDING	LP SMARTSIDE				
EF-5	PREFINISHED METAL GUARDRAIL					REFER TO STRUCTURAL NOTES FOR RAILING DESIGN LOADS
EF-6	ROOF EDGE FASCIA	ROLLEX		1X8	TBD	
EF-7	TRIM			1X6	TBD	
EF-8	TEXTURED PLANK	LP SMARTSIDE			TBD	
EF-9	TRIM	LP SMARTSIDE		1X4	TBD	
EF-14	ALUMINUM SOFFIT	ROLLEX	FULLY VENTED SOFFIT AT EAVES, SOLID SOFFIT AT RAKES	16"	TBD	CLEAR AREA : 12.96 SQ IN PER LINEAL FOOT
EF-15	SNOW BAR	-	-	-	-	
EF-16	ACCENT BRACKET				TBD	
EF-18	RIDGE VENT	COR-A-VENT	V-600 RIDGE VENT			CLEAR AREA : 20 SQ IN PER LINEAL FOOT
EF-19	ROOF VENT	COR-A-VENT	ROOF-2-WALL VENT			



NORTH ELEVATION

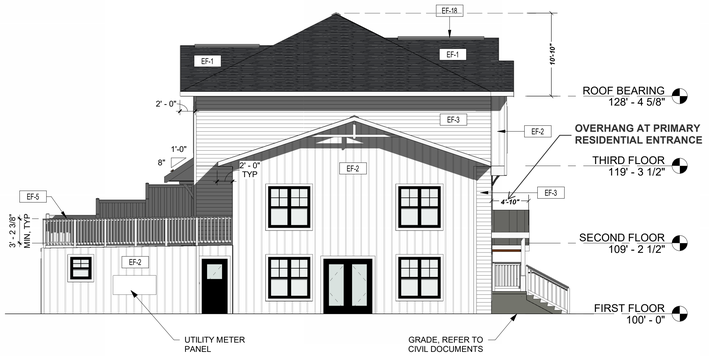
1/8" = 1'-0"

TOTAL FACADE AREA = 4,115 SF
TOTAL FENESTATION REQUIRED = 4,115(.2) = 823 SF
TOTAL FENESTATION PROVIDED = 1150 SF



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

TOTAL FACADE AREA = 830 SF
TOTAL FENESTATION REQUIRED = 830(.2) = 166 SF
TOTAL FENESTATION PROVIDED = 258 SF



WEST ELEVATION

1/8" = 1'-0"

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

8/2/2024 10:36:10 AM

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PROJECT

THREESIXTY REAL ESTATE

10TH AND DIVISION

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-25850
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CLIENT PROJECT NO.	

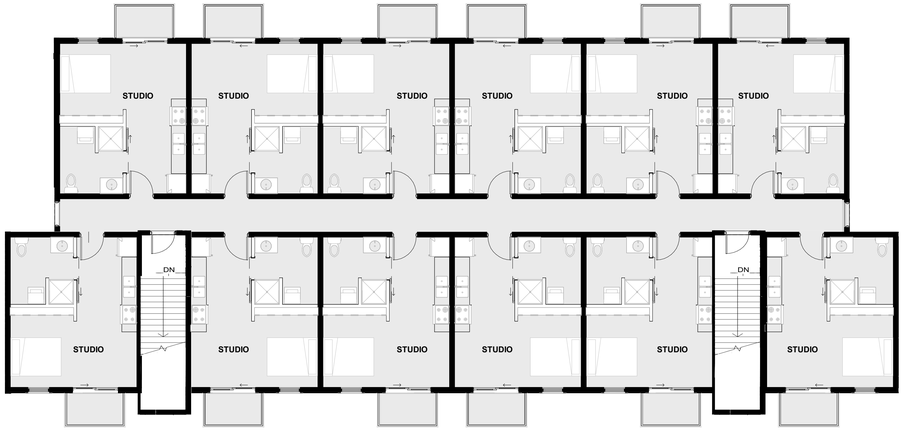
TITLE

TOWNHOME BUILDING

EXTERIOR ELEVATIONS

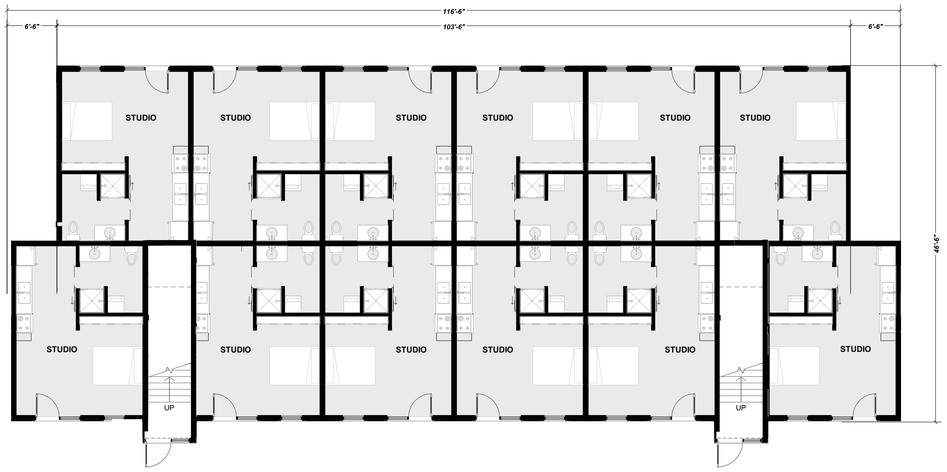
SHEET

A2-11



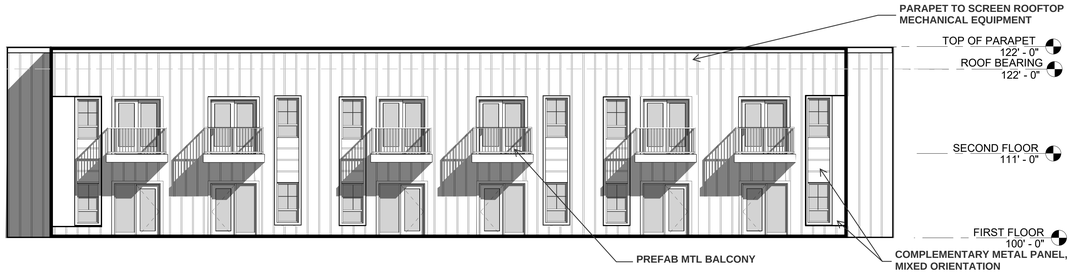
SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

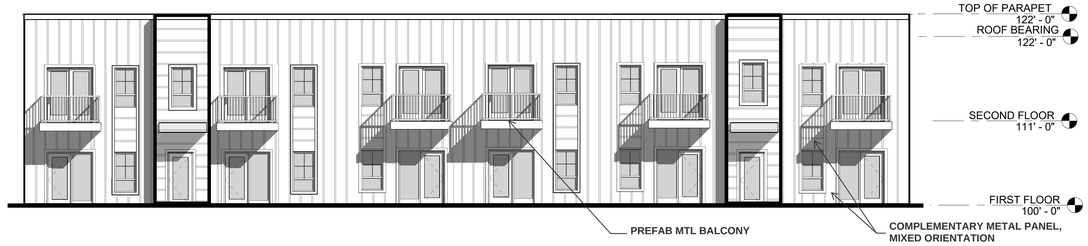
1/8" = 1'-0"



EAST ELEVATION

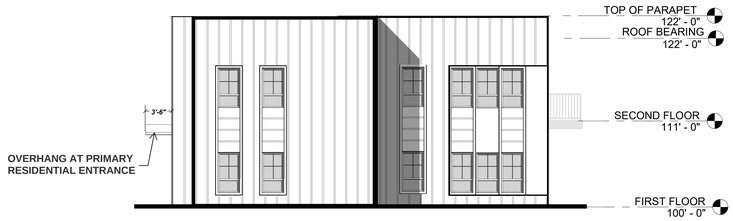
1/8" = 1'-0"

TOTAL ELEVATION AREA = 2,550 SF
TOTAL FENESTATION REQUIRED = 2,550(.2) = 510 SF
TOTAL FENESTATION PROVIDED = 840 SF



WEST ELEVATION

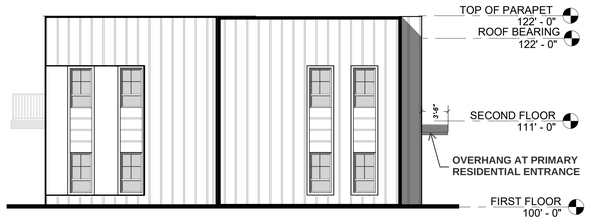
1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

TOTAL ELEVATION AREA = 1,130 SF
TOTAL FENESTATION REQUIRED = 1,130(.2) = 226 SF
TOTAL FENESTATION PROVIDED = 240 SF



NORTH ELEVATION

1/8" = 1'-0"





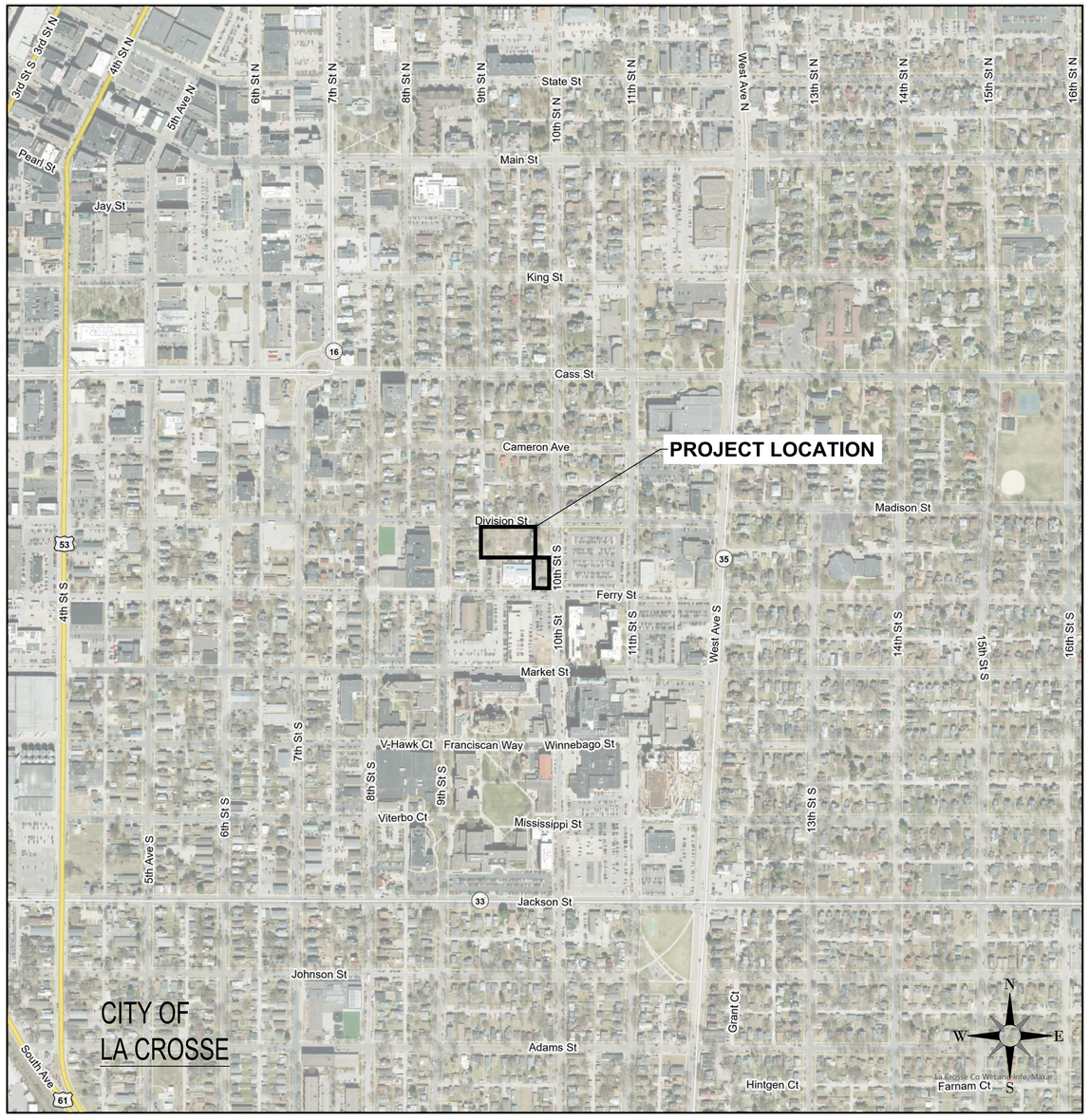


PRECEDENT IMAGERY

UNIT MIX

APARTMENTS	STUDIO	TOTAL
1ST FLOOR	12	12
2ND FLOOR	12	12
TOTAL	24	24
PERCENTAGE	*100%*	*100%*

STUDIO BUILDING FLOOR PLANS + EXTERIOR ELEVATIONS



LOCATION MAP

0 500 1,000

SCALE IN FEET

CIVIL PLAN ABBREVIATIONS:

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

PLOT DATE: 3/7/2025 3:19 PM

SITE SUMMARY

SITE/LOT AREA:	39,221 SF	(0.9 AC)
BUILDING AREA:	9,472 SF	(0.2 AC)
SIDEWALK / DRIVEWAY AREA:	7,648 SF	(0.2 AC)
GREENSPACE:	22,101 SF	(0.5 AC)

PARKING DATA

GOVERNING INFORMATION	1.5 STALLS PER UNIT PLUS 2 STALLS FOR (2) 3 UNIT TOWNHOMES
PARKING SPACES REQUIRED	20
PARKING STALLS PROVIDED	
GARAGE	14
DRIVEWAY	14
ACCESSIBLE	2
TOTAL	28

SITE SUMMARY

SITE/LOT AREA:	9,675 SF	(0.2 AC)
BUILDING AREA:	5,120 SF	(0.1 AC)
SIDEWALK AREA:	965 SF	(0.0 AC)
GREENSPACE:	3,590 SF	(0.1 AC)

PROJECT GENERAL NOTES

1. 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.
2. 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.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. 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.
6. 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.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. 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.
9. 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).

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA CROSSE STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2024 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.

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 JULY 2024 BY ISG INC.

B.M. ELEVATION=669.70

MAG NAIL
NW CORNER OF LOT 12
SW CORNER OF DRIVEWEAY

LEGEND

EXISTING

- CITY LIMITS
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY / LOTLINE
- EASEMENT LINE
- ACCESS CONTROL
- WATER EDGE
- WETLAND BOUNDARY
- WETLAND / MARSH
- FENCE LINE
- CULVERT
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND TV
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- UNDERGROUND FIBER OPTIC
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- MANHOLE/STRUCTURE
- CATCH BASIN
- HYDRANT
- VALVE
- CURB STOP
- POWER POLE
- UTILITY PEDESTAL / CABINET

PROPOSED

- LOT LINE
- RIGHT OF WAY
- EASEMENT
- CULVERT
- STORM SEWER
- STORM SEWER (PIPE WIDTH)
- SANITARY SEWER
- SANITARY SEWER (PIPE WIDTH)
- SANITARY SEWER FORCEMAIN
- WATER
- GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TV
- CONTOUR
- MANHOLE (STORM, SANITARY)
- CATCH BASIN
- HYDRANT
- VALVE

CIVIL SHEET INDEX

C0-10	SITE DATA
C0-20	SITE DETAILS
C0-21	SITE DETAILS
C0-22	SITE DETAILS
C0-23	SITE DETAILS
C1-30	EROSION CONTROL PLAN
C2-10	EXISTING SITE AND REMOVALS PLAN
C3-10	SITE PLAN
C3-20	UTILITY PLAN
C4-10	GRADING PLAN
C5-10	PHOTOMETRIC PLAN

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C0-SITE DATA
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

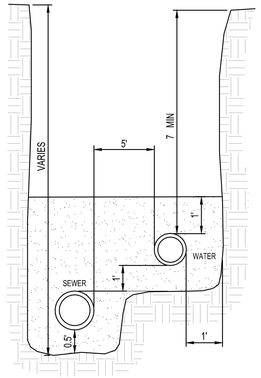
TITLE

SITE DATA

SHEET

C0-10

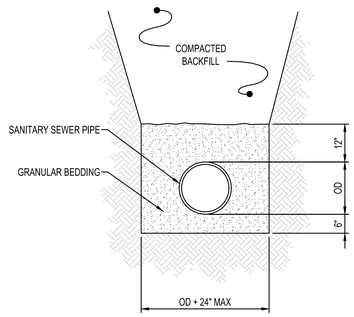
PRELIMINARY NOT FOR CONSTRUCTION



NOTES:

1. GRANULAR MATERIAL IN THIS ZONE SHALL BE INCIDENTAL TO PIPE INSTALLATION.
2. IF THE SANITARY SEWER LOCATION IS ABOVE THE WATERMAIN, THE SANITARY SEWER PIPE MATERIAL SHALL BE WATERMAIN SPECIFICATION CLASS 160 SDR 26 PRESSURE PIPE.
3. 5' OF SEPARATION IS STANDARD. SERVICES MAY BE CLOSER NEAR CONNECTION POINT IF NECESSARY DUE TO EXISTING SERVICE LOCATIONS.

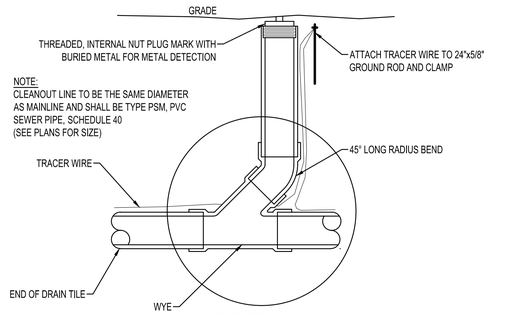
SANITARY & WATER SERVICES (SAME TRENCH)
NTS



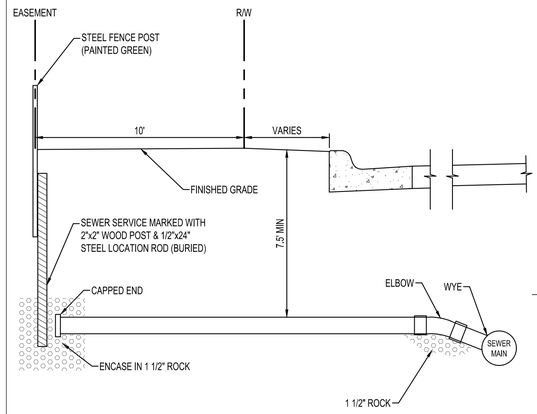
NOTES:

1. GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

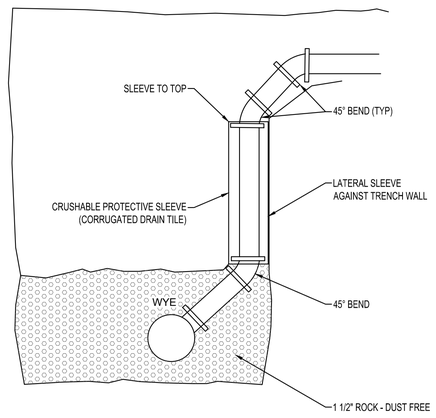
PIPE BEDDING
SANITARY SEWER
NTS



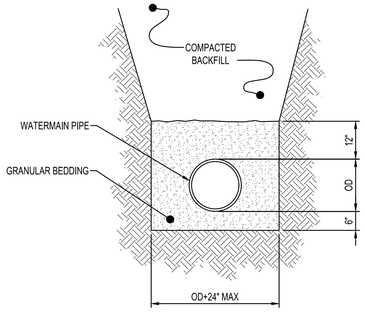
SANITARY CLEANOUT
NTS



RESIDENTIAL
SANITARY SERVICE
NTS



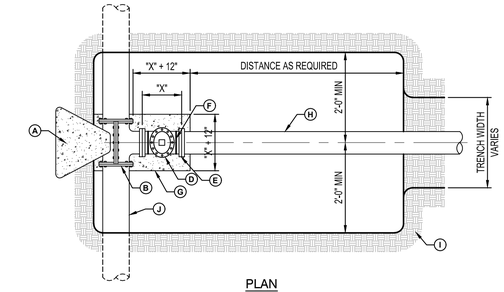
DEEP
SANITARY SERVICE
NTS

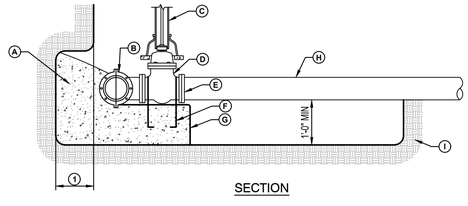


NOTE:

1. GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

PIPE BEDDING
WATERMAIN
NTS





TAPPING VALVE CONNECTION
NTS

GENERAL NOTES

1. THRUST BLOCKING SHALL EXTEND TO UNDISTURBED EARTH.
2. TAPPING SLEEVE SHALL BE 18" MIN. FROM ANY BELL, COUPLING, VALVE OR FITTING LOCATED ALONG EXISTTING WATERMAIN TO BE TAPPED.
3. JOINTS AND BOLTS SHALL BE CLEAR OF CONCRETE.
4. INSTALL PERMANENT THRUST BLOCKING UNDER VALVE BEFORE TAP IS MADE. JOINTS AND BOLTS TO BE CLEAR OF CONCRETE.

CONSTRUCTION KEY NOTES

- (A) CONCRETE THRUST BLOCKING
- (B) TAPPING SLEEVE
- (C) RISER INSTALLATION
- (D) TAPPING VALVE
- (E) VALVE ENDS FOR TYPE OF PIPE INSTALLED
- (F) 2-#5' REBAR HAIRPINS
  PAINT UNEMBEDDED PORTION OF BARS WITH 2 COATS OF COAL TAR EPOXY THEN COVER WITH 2" MIN OF CEMENT MORTAR
- (G) CONCRETE VALVE SUPPORT
- (H) NEW WATERMAIN TO BE INSTALLED
- (I) UNDISTURBED SOIL
- (J) EXISTING WATERMAIN TO BE TAPPED

ISG

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PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C0-DETAILS
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

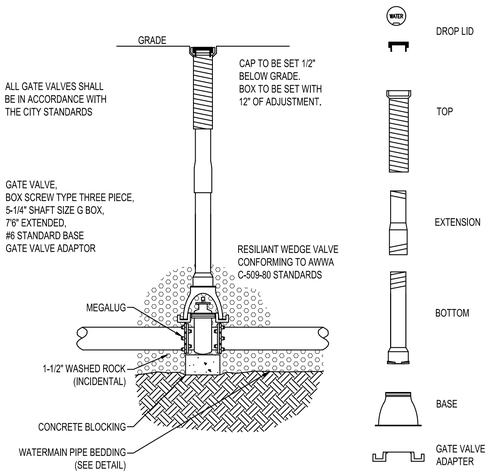
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SHEET

C0-20

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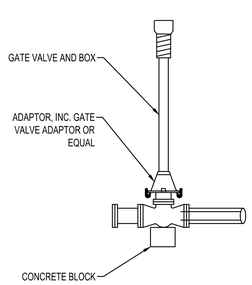


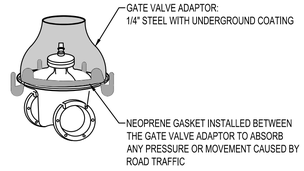
NOTES:

1. INSTALL TOP NUT EXTENDER TO 7' DEPTH ON ALL VALVES WITH OVER-DEPTH

TYPICAL GATE VALVE & BOX INSTALLATION

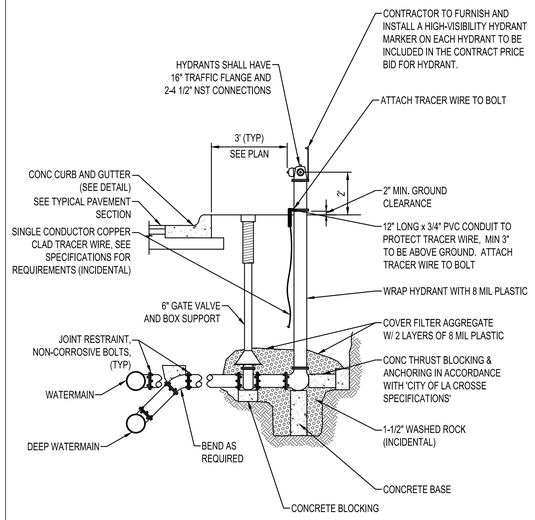
NTS





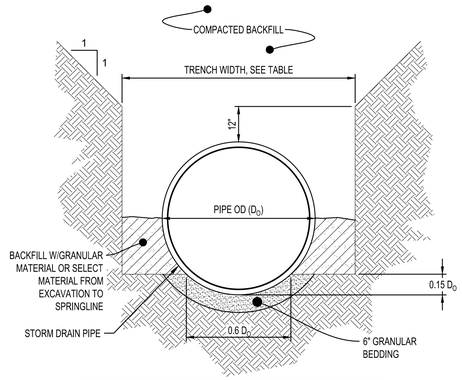
GATE VALVE ADAPTOR

NTS



TYPICAL HYDRANT INSTALLATION

NTS



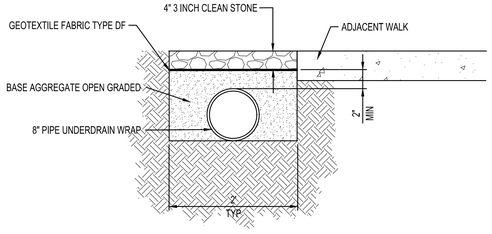
TRENCH WIDTH	
PIPE Ø	**TRENCH WIDTH**
36" OR LESS	D_O + 24"
42" TO 54"	1.5 x D_O
60" OR OVER	D_O + 36"

NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

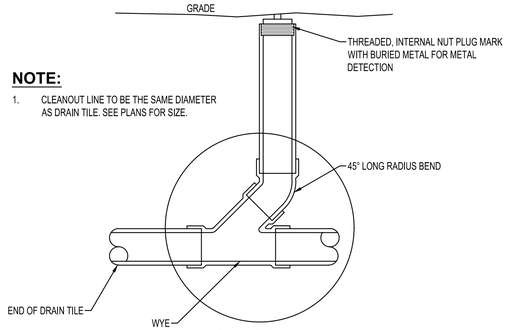
REINFORCED CONCRETE STORM DRAIN PIPE BEDDING

NTS



ROCK LANDSCAPING WITH UNDERDRAIN DETAIL

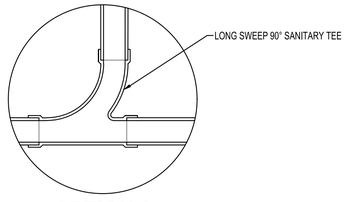
NTS



NOTE:

1. CLEANOUT LINE TO BE THE SAME DIAMETER AS DRAIN TILE. SEE PLANS FOR SIZE.

OPTION 1



OPTION 2

SUBDRAIN CLEANOUT

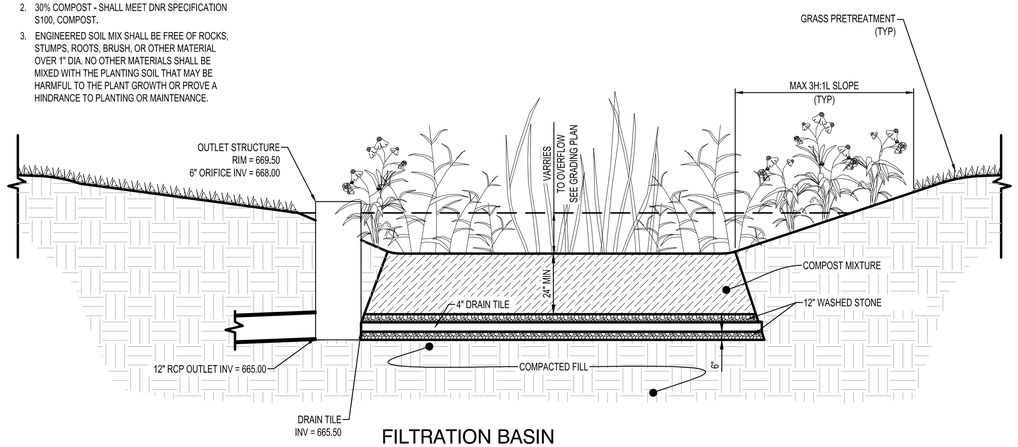
NTS

FILTRATION BASIN CONSTRUCTION:

A. Work Shall Include - All excavation and construction as outlined in the plans, specifications and details outlining the construction of the filtration basin.
B. The Contractor shall maintain silt fence around the perimeter of the filtration basin during all phases of construction. The filtration area must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed filtration area.
C. The Contractor shall ensure that the filtration basin is not used as a sediment trap during construction and that no runoff enters the basin prior to the completion of construction and complete stabilization of surrounding areas draining to the basin. All upland drainage must be diverted to prevent runoff from entering filtration basin work area.
D. Filtration basin shall be constructed at the end of the project after all areas surrounding it and draining into it have been constructed and fully stabilized, this includes the sanitary sewer. In order to avoid soil compaction in the basin no equipment shall be driven in the area of the basin prior to its construction, and when it is constructed only light earth moving equipment with tracks shall be used.
E. After final grading the basin's floor shall be tilled to a depth of at least 6 inches to provide a well-aerated, porous surface. Smearing of the soil in the basin shall be avoided and if smearing does occur it shall be corrected by raking or retilling of the basin.
F. Immediately following filtration basin construction, the entire basin shall be seeded and stabilized as indicated in the plans. Filtration basin MUST be fully stabilized prior to any upstream runoff being directed to basin.

ENGINEERED MEDIA COMPOSITION:

1. 70% SILICA SAND - USDA COARSE SAND, (0.02 TO 0.04") PRE-WASHED TO REMOVE CLAY AND SILT PARTICLES AND WELL-DRAINED OR DRY PRIOR TO MIXING.
2. 30% COMPOST - SHALL MEET DNR SPECIFICATION S100, COMPOST.
3. ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH, OR OTHER MATERIAL OVER 1" DIA. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO THE PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.



FILTRATION BASIN

NTS

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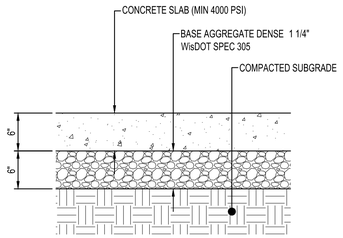
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SITE DETAILS

SHEET

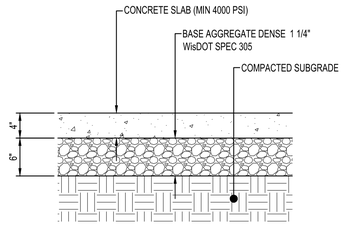
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PLOT DATE: 3/7/2025 3:19 PM



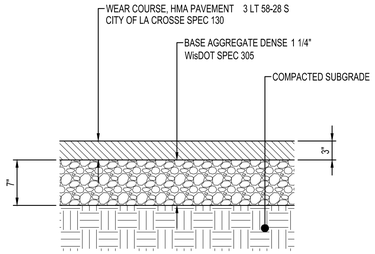
STANDARD CONCRETE PAVEMENT

NTS



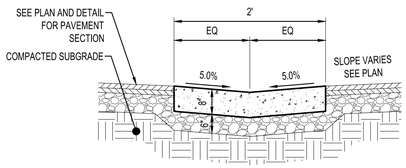
CONCRETE WALK

NTS



RESIDENTIAL BITUMINOUS CONCRETE PAVEMENT

NTS



CONCRETE VALLEY GUTTER

NTS

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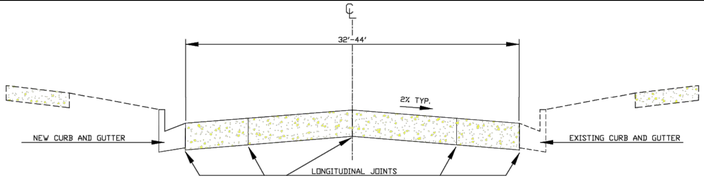
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SITE DETAILS

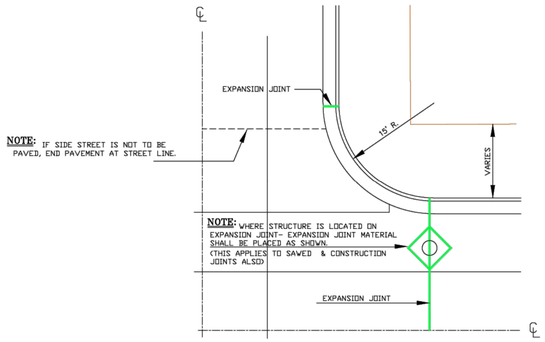
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PLOT DATE: 3/7/2025 3:19 PM



TYPICAL CROSS SECTION FOR 36' ROADWAY

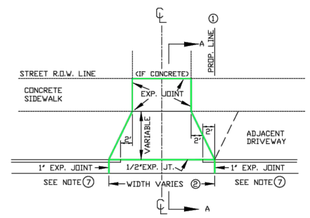


1/4 TYPICAL INTERSECTION

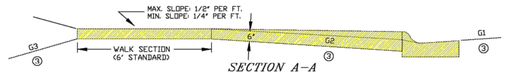
NOTES-JOINTS

1. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AT STREET INTERSECTIONS AND MID-BLOCK BETWEEN INTERSECTIONS. IN NO CASE SHALL THE DISTANCE BETWEEN EXPANSION JOINTS EXCEED 160 FEET.
2. THE DISTANCE BETWEEN TRAVERSE JOINTS SHALL NOT BE LESS THAN 10 FEET AND SHALL BE TYPICALLY 20 FEET APART.
3. LONGITUDINAL CONSTRUCTION JOINTS BETWEEN CURB AND GUTTER SECTION AND CONC. PAVING SECTION SHALL BE SEALED AS SHOWN ON JOINT DETAILS.

DRAWINGS NOT TO SCALE



PLAN VIEW



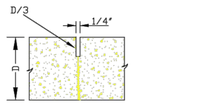
SECTION A-A

① DRIVE SECTION SHALL NOT OVERLAP PROPERTY LINE EXTENDED, EXCEPT WHERE PERMITTED BY THE ENGINEER, OR WHEN A JOINT DRIVEWAY AGREEMENT IS EXECUTED BY OWNERS OF ADJACENT PROPERTIES.
② MAX. DRIVEWAY WIDTH AT THE CURB AND SIDEWALK IS SET FORTH IN CITY ORDINANCE 5.03.
③ THE BREAKOVER ANGLE (CAUSE OF CARS BOTTOMING) BECOMES CRITICAL WHEN THE ALGEBRAIC DIFFERENCE OF GRADES (G1, G2, & G3) EXCEEDS 11%.
④ A REINFORCED DRIVE SECTION IS **REQUIRED FOR CURB & GUTTER IN AREAS ZONED INDUSTRIAL OR COMMERCIAL.**
⑤ BACK OF CURB TO FRONT OF CONC. SIDEWALK MUST BE CONCRETE, BRICK OR ASPHALTIC BITUMINOUS.
⑥ **MECHANICAL COMPACTION** OF SUBSOIL IN LAYERS LESS THAN 12" TO ACHIEVE MINIMUM COMPACTION OF 95% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR **IS REQUIRED**. (INCLUDING STREET SIDE AFTER FORMS ARE REMOVED)
⑦ EXPANSION JOINT IS REQUIRED AT BOTH ENDS OF DRIVEWAY WHEN ONLY DRIVEWAY IS INSTALLED OR REPLACED. WHEN ENTIRE BLOCK OF CURB & GUTTER IS INSTALLED THE EXPANSION JOINT AT DRIVEWAY ENDS MAY BE OMITTED.

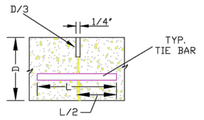
NOTE: TURNING OF 2' DIAMETER DRIVEWAY RETURNS IN LIEU OF DIMINISHING HEAD AS SHOWN IS PERMITTED IF DESIRED BY PROPERTY OWNER. INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB HEAD ONLY IS NOT ALLOWED. ENTIRE EXISTING C&G MUST BE REMOVED FOR NEW DRIVEWAYS. REMOVAL OF A MINIMUM 12' WIDTH OF BITUMINOUS TO INSTALL FRONT FORMS IS REQUIRED.

STANDARD DRIVEWAY DETAIL

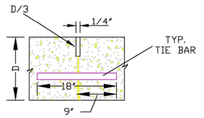
CONTRACTION



SAWED

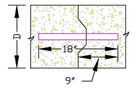


TIED LONGITUDINAL

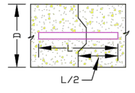


DOWELED TRANSVERSE

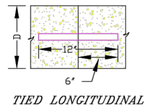
CONSTRUCTION



DOWELED TRANSVERSE



TIED LONGITUDINAL

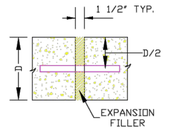


TIED LONGITUDINAL



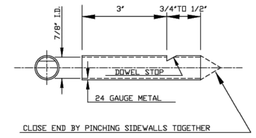
UNTIED

EXPANSION

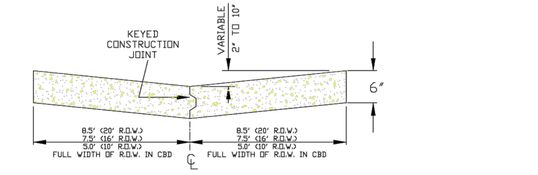


DOWELED TRANSVERSE

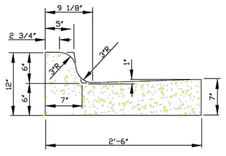
ALL JOINTS TO BE SEALED TO KEEP OUT FOREIGN DEBRIS



DOWEL SOCKET DETAIL

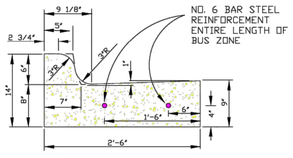


TYPICAL SECTION OF ALLEY PAVEMENT

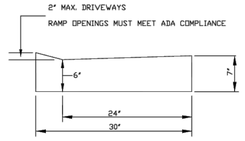


STANDARD CURB & GUTTER SECTION

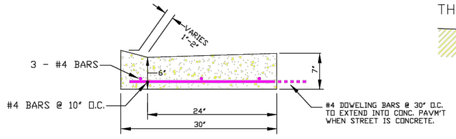
NOTE: WITH REFERENCE TO SAWING OF CONTRACTION JOINTS ON SLIP FORM CURB & GUTTER, & CURB, PAGE 9.3, STANDARD SPEC'S THE SAW CUT SHALL BE A MINIMUM 1/8" WIDE X 1" DEEP.



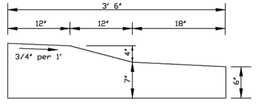
REINFORCED CURB & GUTTER BUS STOP LOCATIONS



MOUNTABLE CURB SECTION



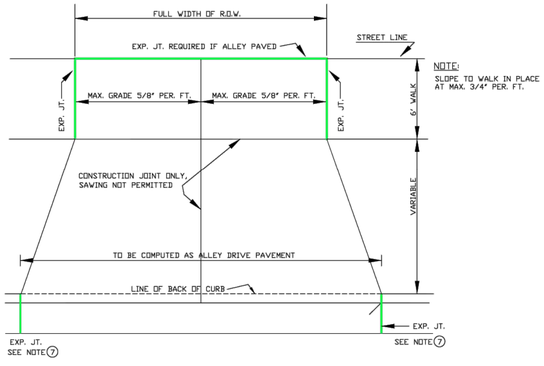
REINFORCED DRIVEWAY



TRAFFIC CIRCLE CURB SECTION



CONCRETE CROSSWALK DETAIL



STANDARD ALLEY DRIVEWAY 7" THICK

PROJECT No.
LOCATION
RESOLUTION

CONCRETE-PAVEMENT DETAILS

DATE

ENGINEERING DEPT.
City of LaCrosse, Wis.

		BY	DATE
FIELD BOOK	SURVEYED		
	DRAWN		
NUMBER	PRELIMINARY		
	FINAL		
	CHECKED		
	APPROVED		
PAGE	REVISIONS		01/21

SCALE: NONE
SHEET NO. TOTAL SHEETS

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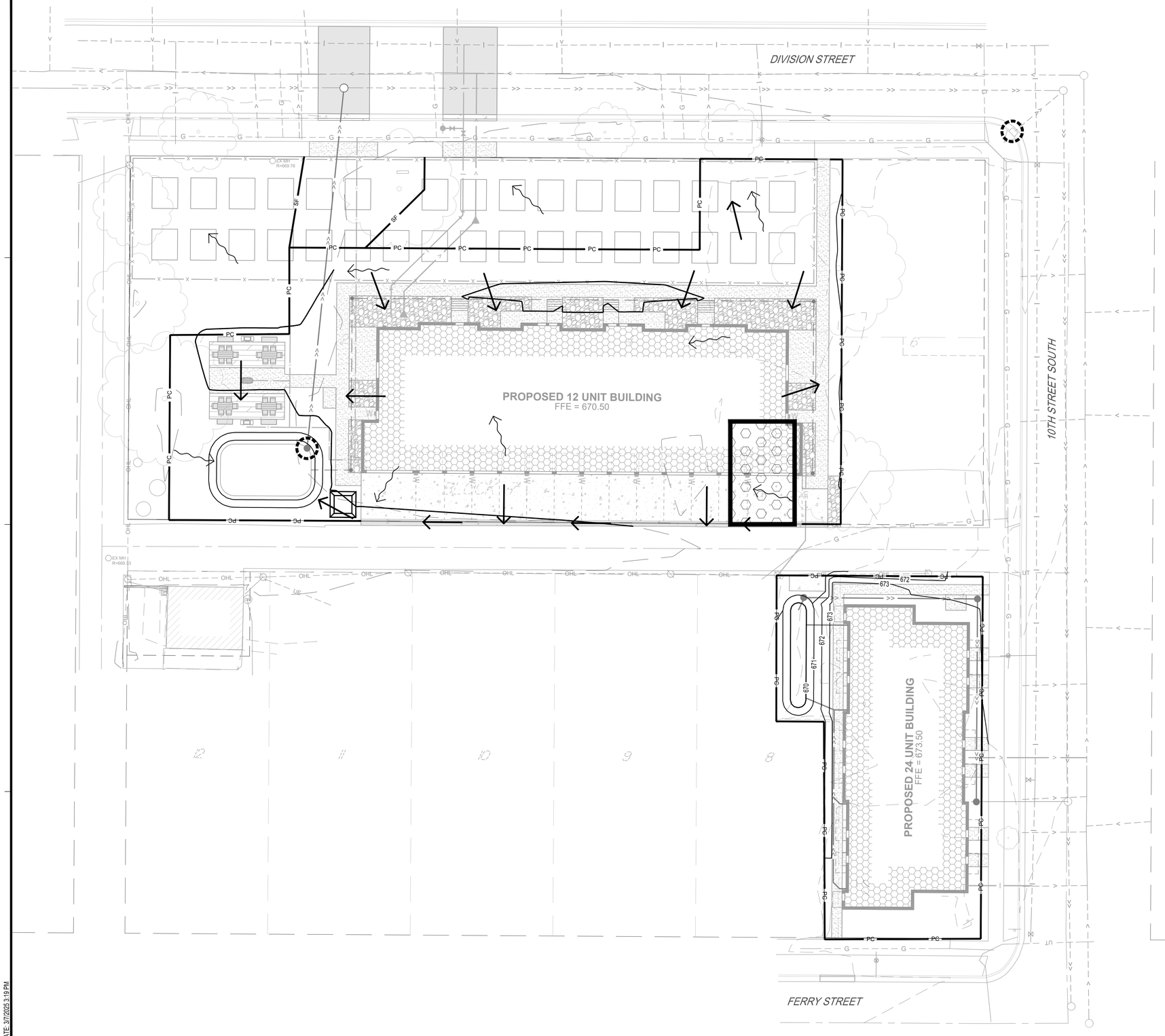
TITLE

SITE DETAILS

SHEET

C0-23

PLOT DATE: 3/7/2025 3:19 PM



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
PC	PERIMETER CONTROL
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

N

0 20 40

SCALE IN FEET

ISG

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PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C1-SWPPP
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

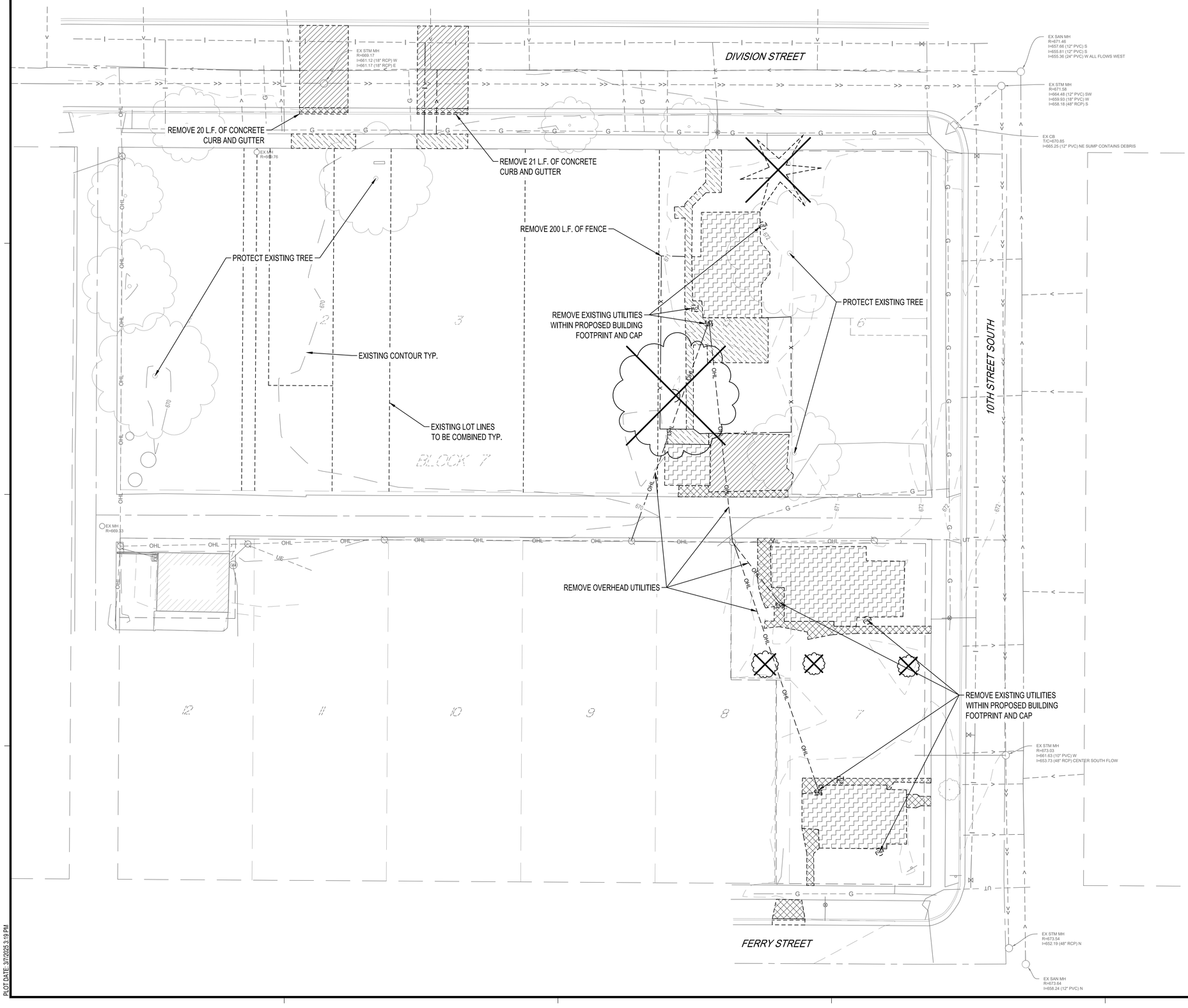
EROSION CONTROL PLAN

SHEET

C1-30

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 3/7/2025 3:19 PM



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)
	REMOVE CONIFEROUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

ALL SIDEWALK AND CURB AND GUTTER REMOVED FOR UTILITY CONSTRUCTION MUST FOLLOW CITY GUIDELINES

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PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C2-EXIST
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

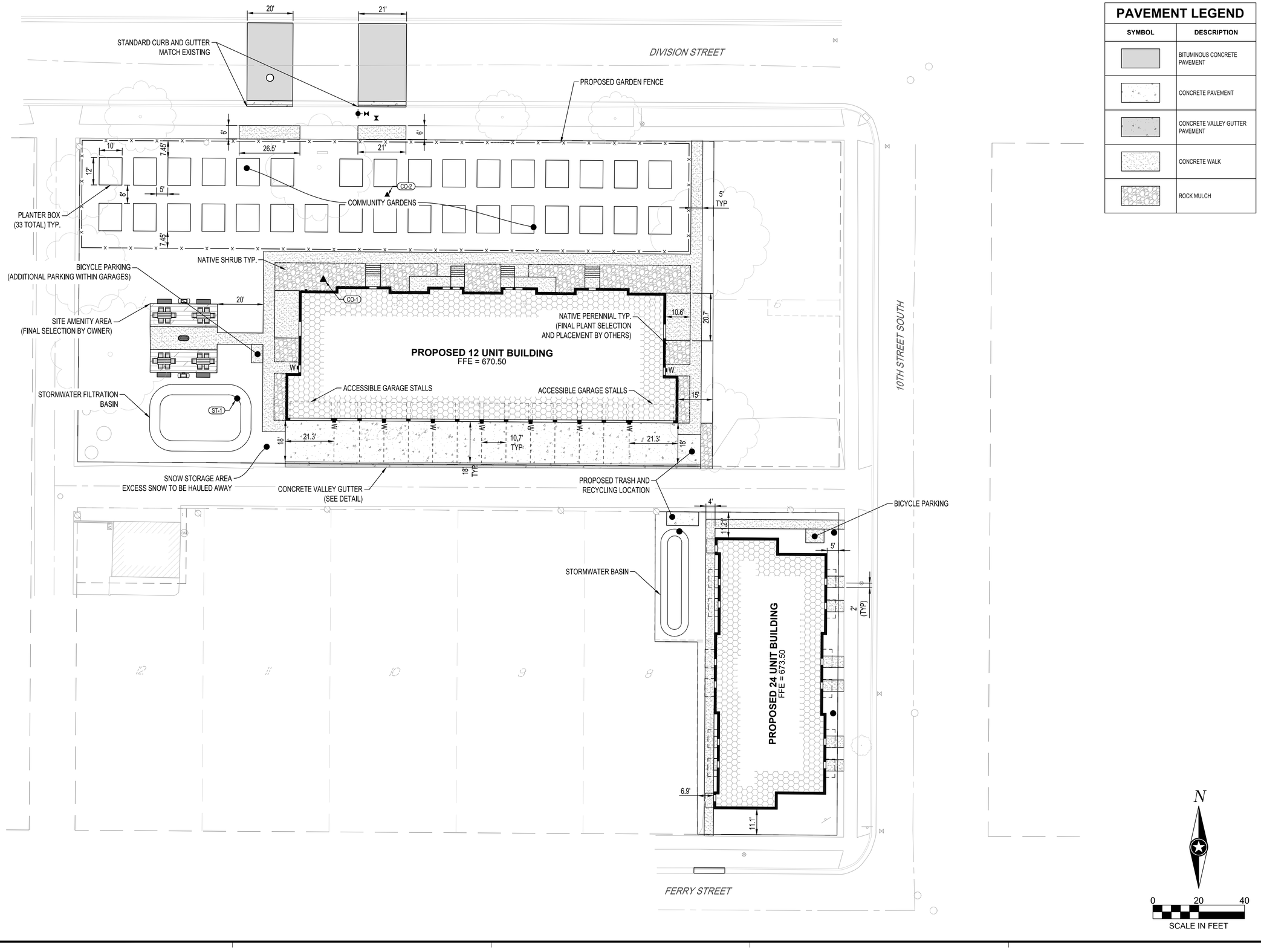
EXISTING SITE AND REMOVALS PLAN

SHEET

C2-10

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 3/7/2025 3:19 PM



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS CONCRETE PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE VALLEY GUTTER PAVEMENT
	CONCRETE WALK
	ROCK MULCH

N

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SCALE IN FEET

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PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C3-SITE
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

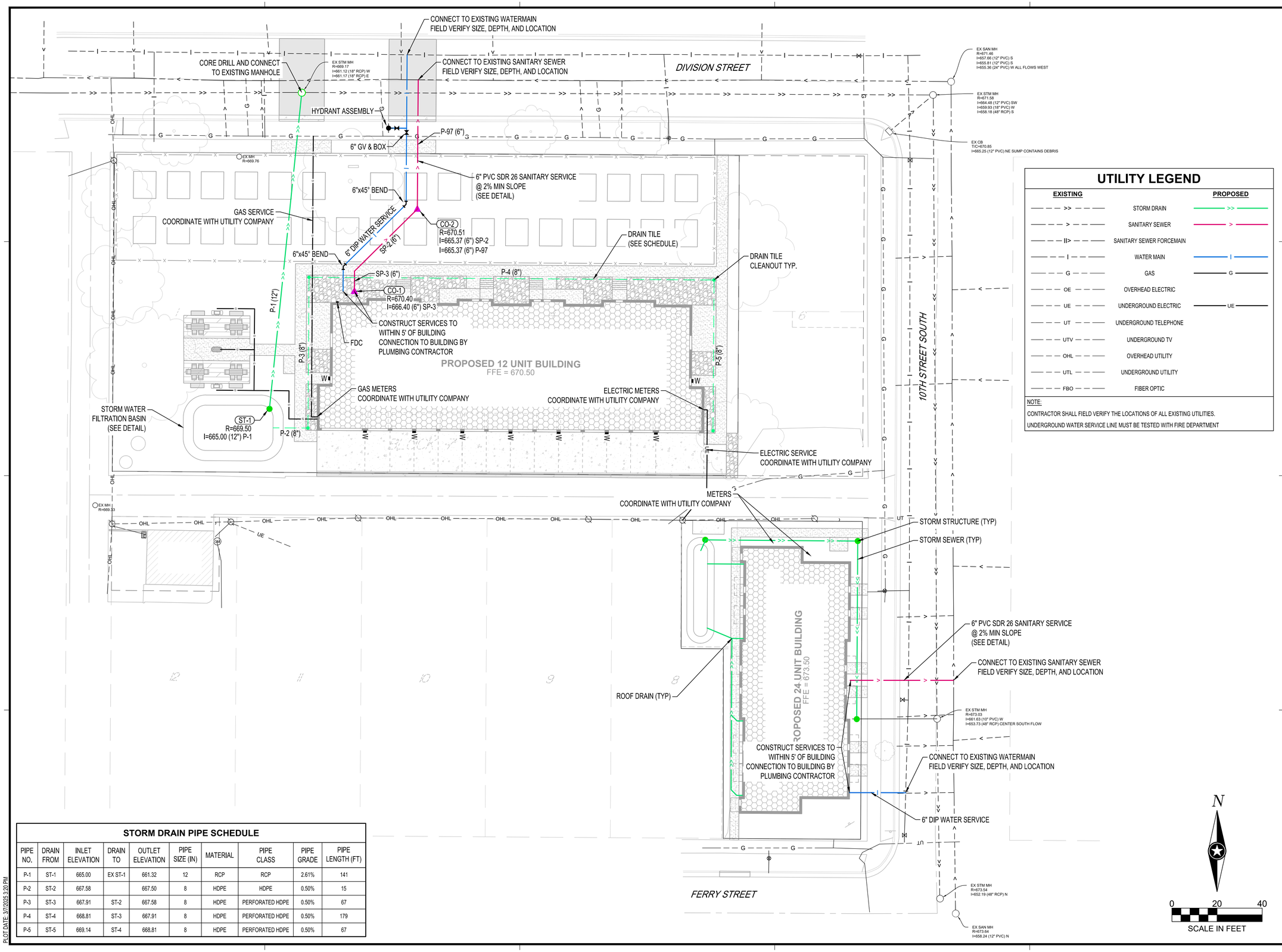
TITLE

SITE PLAN

SHEET

C3-10

PLOT DATE: 3/7/2026 3:20 PM



UTILITY LEGEND

EXISTING		PROPOSED
— — >> — —	STORM DRAIN	>>
— — > — —	SANITARY SEWER	>
— — II> — —	SANITARY SEWER FORCEMAIN	
— — I — —	WATER MAIN	I
— — G — —	GAS	G
— — OE — —	OVERHEAD ELECTRIC	
— — UE — —	UNDERGROUND ELECTRIC	UE
— — UT — —	UNDERGROUND TELEPHONE	
— — UTV — —	UNDERGROUND TV	
— — OHL — —	OVERHEAD UTILITY	
— — UTL — —	UNDERGROUND UTILITY	
— — FBO — —	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.
UNDERGROUND WATER SERVICE LINE MUST BE TESTED WITH FIRE DEPARTMENT

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	665.00	EX ST-1	661.32	12	RCP	RCP	2.61%	141
P-2	ST-2	667.58		667.50	8	HDPE	HDPE	0.50%	15
P-3	ST-3	667.91	ST-2	667.58	8	HDPE	PERFORATED HDPE	0.50%	67
P-4	ST-4	668.81	ST-3	667.91	8	HDPE	PERFORATED HDPE	0.50%	179
P-5	ST-5	669.14	ST-4	668.81	8	HDPE	PERFORATED HDPE	0.50%	67

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PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C3-SITE
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

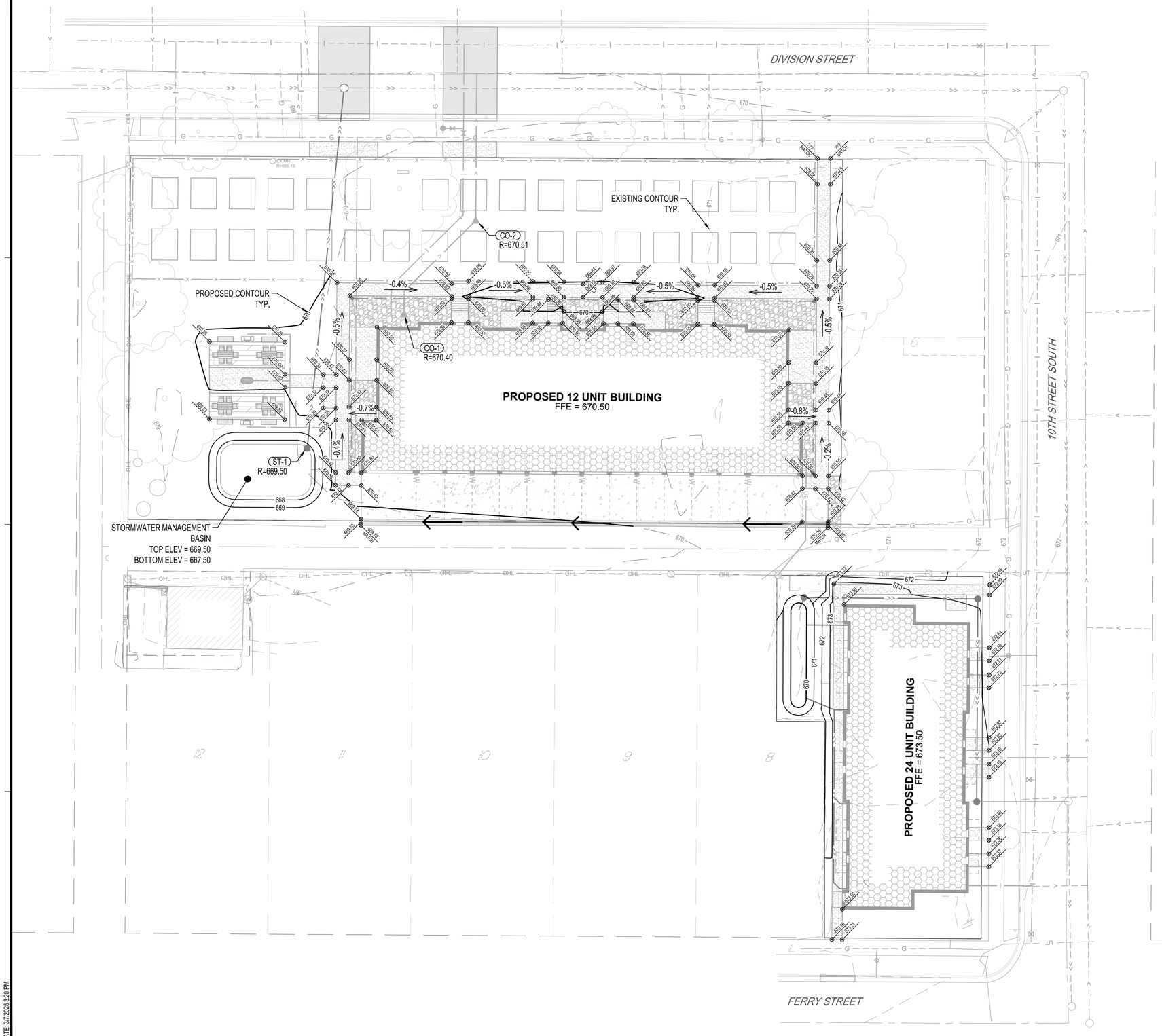
UTILITY PLAN

SHEET

C3-20

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 3/7/2025 3:20 PM



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

N

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PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C4-GRADE
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

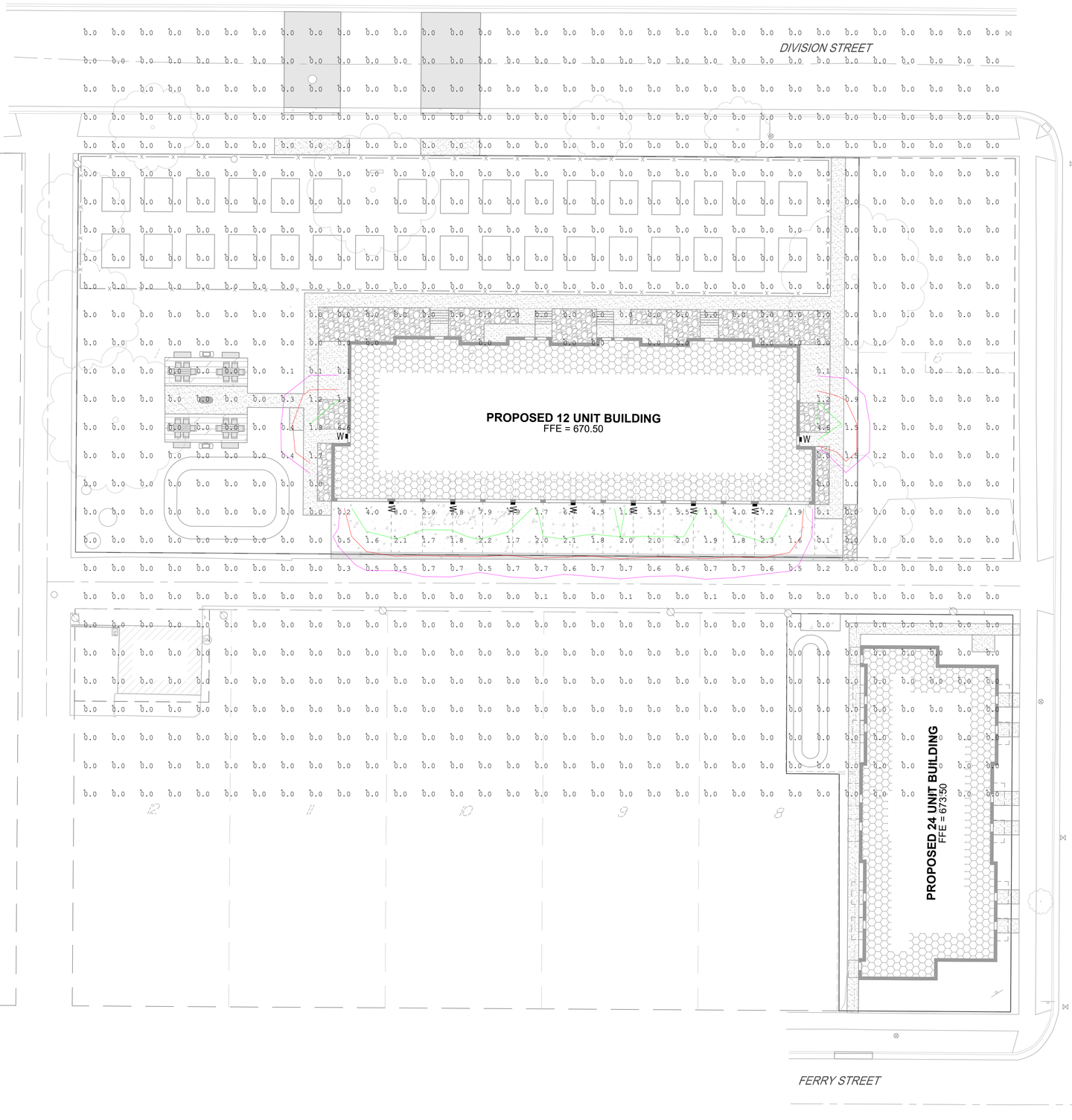
GRADING PLAN

SHEET

C4-10

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 3/7/2025 3:20 PM



LIGHT FIXTURE SCHEDULE

SYMBOL	TYPE	DESCRIPTION	LAMP INFORMATION	HEIGHT ABOVE GRADE
W	W	WALLPACK	(1) 2801 LUMENS 21 WATTS LED	9'-0"

N

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SCALE IN FEET

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PROJECT

C&C RESIDENCES

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-31447
FILE NAME	31447 C5-PHOTOMETRIC
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PHOTOMETRIC PLAN

SHEET

C5-10

PRELIMINARY NOT FOR CONSTRUCTION

PLOT DATE: 3/7/2025 3:20 PM


FERRY STREET
10TH STREET
DIVISION STREET





Department of Planning and Development
Building and Inspections

5/15/2025

C & C Residences, LLC
PO Box 609
La Crosse, WI 54602-0609

RE: An appeal regarding the requirement allowing only 9 multi-family apartment units at 526 10th ST S La Crosse, WI 54601.

Dear Marvin Wanders,

We have received the permit application to construct a new 24-unit multi-family apartment building at 526 10th St S La Crosse, WI. The project does not meet the requirements set forth in the Municipal Code of Ordinances of the City of La Crosse regarding development density for development in Traditional neighborhood development zoning. The project proposed is in direct violation of the following subparagraph of the Code:
Sec. 115-403 – Traditional neighborhood development. (2) *Development Density.* The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:
a. The number of single-family attached and detached units permitted shall be four—15 dwelling units per net acre.
b. The number of multi-family units shall be 15—40 dwelling units per net acre.
c. Secondary dwelling units are calculated into the dwelling's units per acre as stated above.
d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

Therefore, if upon consideration of all of the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for the granting of variances, the Board of Zoning Appeals would have to grant a variance allowing 15 additional apartment units on a .219 acre development for this project to proceed as proposed.

Sincerely,

Eddie Young

Building Inspector

Board of Zoning Appeals Standards

The Board of Zoning Appeals functions like a court, and must follow State laws and local zoning ordinances. The Board of Zoning Appeals cannot change or ignore any part of the zoning ordinance or State laws, but must apply the laws as written.

The Board may only grant a variance, special exception, or administrative appeal if the applicant provides evidence showing that they meet **all** of the legal standards for that decision. The burden of proof falls on the variance applicant, not the Board of Zoning Appeals. The legal standards the Board will use to decide on each application are shown below.

STANDARDS FOR USE or AREA VARIANCE

☐ 1. **The proposed variance is not contrary to the public interest.** The purpose statement of the ordinance and related statutes must be reviewed in order to identify the public interest. Variances must observe the spirit of the ordinance, secure public safety and welfare, and do substantial justice. In considering effects of a variance on public interests, broad community and even statewide interests should be examined; the public interest standard is not confined to scrutiny of impacts on neighbors or residents in the vicinity of the project.

☐ 2. **The property has a special or unique condition.** The property must have unique or physical features which prevent compliance with the ordinance. The circumstances of an applicant, such as growing family or need for a larger garage, are not legitimate factors in meeting this standard. Property limitations that prevent ordinance compliance that are not unique but common to a number of properties should be addressed by amendment of the ordinance.

☐ 3. **The special condition of the property creates an unnecessary hardship:**

a. Unnecessary hardship means unnecessarily burdensome, considering the purpose of the ordinance.
b. Unnecessary hardship may not be self-created. An applicant may not claim hardship because of conditions which are self-imposed. Examples include claiming hardship for a substandard lot after having sold off portions that would have allowed building in compliance or claiming hardship where construction was commenced without required permits in violation of ordinance standards.
c. Financial hardship is not a deciding factor. Economic loss or financial hardship does not justify a variance.

Board of Zoning Appeals Procedure Handout

1) You, or someone speaking on your behalf, should arrive at 4:00 p.m. for the meeting even if you are not listed first on the agenda.
2) Neighbors within 100 feet of the property (where the variance is requested) will receive a copy of the meeting notice. They may appear before the Board to speak for or against your appeal or they may write a letter in support of your appeal or against your appeal and submit it to the City Clerk's office. You may contact your neighbors and share your proposal with them so they are aware.
3) The Board will have received a copy of your denial letter from the Building and Inspections department, your variance application, and any other materials you have attached to your application. Any presentation to the Board is limited to written materials, diagrams and photographs. No electronic devices for presentations will be allowed. This restriction does not apply to the presentation by Building & Inspections. Public hearings before the Board may be limited to ten (10) minutes for the proponents, ten (10) minutes for the opponents and a three (3) minute rebuttal for each side. The Board reserves the right to extend these time limits as it determines.
4) The Board follows the criteria listed on the previous page to determine whether or not your request meets the standards set forth by the Wisconsin Supreme Court.
5) If the Board grants your appeal, after you receive your letter of the Board's decision, you may apply for your building permit. The letter will be mailed to you within a week, after the meeting has taken place.

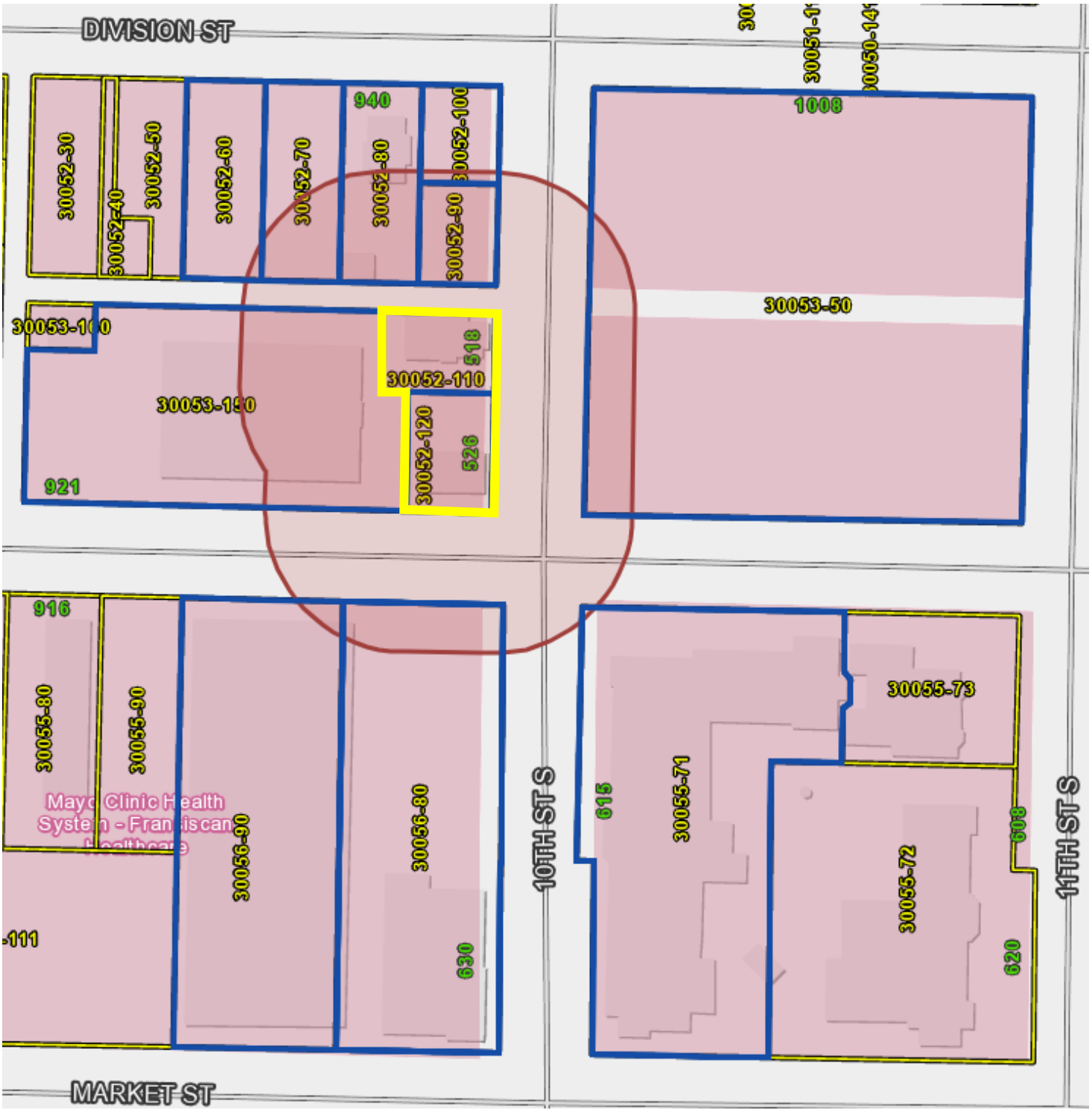
Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-30053-150	FRANCISCAN SKEMP MEDICAL CENTER INC	933 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30053-50	FRANCISCAN SKEMP MEDICAL CENTER INC	1008 DIVISION ST	700 WEST AVE S	LA CROSSE WI 54601
17-30055-71	FRANCISCAN SKEMP MEDICAL CENTER INC	613 & 615 10TH ST S 610 & 630 10TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30056-80	FRANCISCAN SKEMP MEDICAL CENTER INC	940 & 946 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30056-90	FRANCISCAN SKEMP MEDICAL CENTER INC	937 MARKET ST	700 WEST AVE S	LA CROSSE WI 54601
17-30052-100	HABITAT FOR HUMANITY GREATER LACROSSE REGION INC	946 DIVISION ST	3181 BERLIN DR	LA CROSSE WI 54601
17-30052-90	HABITAT FOR HUMANITY GREATER LACROSSE REGION INC	508 10TH ST S	3181 BERLIN DR	LA CROSSE WI 54601
17-30052-60	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	928 DIVISION ST	1243 BADGER ST	LA CROSSE WI 54601
17-30052-70	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	934 DIVISION ST	1243 BADGER ST	LA CROSSE WI 54601
17-30052-80	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	940 DIVISION ST	1243 BADGER ST	LA CROSSE WI 54601

Properties within 100 feet of 518 & 526 10th St S.

Applicant/Owner:

17-30052-110	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	518 10TH ST S	1243 BADGER ST	LA CROSSE WI 54601
17-30052-120	THREE SIXTY REAL ESTATE SOLUTIONS 7 LLC	526 10TH ST S	1243 BADGER ST	LA CROSSE WI 54601

Properties within 100 feet of 518 and 526 10th St S.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 2694

Agenda Date: 6/17/2025 **Version:** 1 **Status:** Agenda Ready

In Control: Board of Zoning Appeals **File Type:** BOZA - Request for Variance

RECEIVED MAY 13 2025 City Clerk's Office

Board of Zoning Appeals Variance Application

(To be completed by City Clerk or Zoning Staff)

City of La Crosse, Wisconsin

Application No.: 2694
Date Filed: 5/19/25
Application Complete: Yes X No _____ Reviewed By AB (Initial)

Filing Fee: 300.00
Date Paid: 5/19/25

(To be completed by the applicant)

Application Deadline: 5:00 p.m. the first Monday of every month.
Building Permit Application Deadline: 10 Calendar Days prior to the first Monday of every month for the City of La Crosse Fire Department – Division of Community Risk Management to provide review. Any building permit submitted after this deadline must wait until the following month's Board of Zoning Appeals meeting.

	Owner / Agent	Contractor
Name	Three Sixty Real Estate Solutions, LLC	Mettera, LLC
Address	1243 Badger St, La Crosse, WI 54601	1243 Badger St, La Crosse, WI 54601
Phone	608-790-5589	608-790-5589

Legal Description: See attached narrative, City of La Crosse, Wis.
Tax Parcel Number: 17-20162-100 / 17-20162-110 / 17-20162-120 / 17-20162-130 / 17-20163-010
Lot Dimensions and Area: _____ x _____ feet. = 22,216 (0.51 acres) sq. ft.
Zoning District: TND

A variance is a relaxation of a standard in a land use ordinance. The Board of Zoning Appeals decides variances. The Board is a quasi-judicial body because it functions like a court. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden. The burden of proof falls on the variance applicant.

Process:

At the time of application, you will be asked to:

- **Complete an application** form and timely submit it with a non-refundable fee as required in La Crosse Municipal Code § 115-60; Failure to complete any section of the application form will result in rejection of the application. If additional space is needed, please attach additional pages.
- **Provide detailed plans** describing your lot and project (location, dimensions, and materials);
- **Provide a written statement** of verifiable facts showing that your project meets the legal criteria for a variance (Three-Step Test below); and
- **Stake out lot corners or lines**, the proposed building footprint and all other features of your property related to your request so that the Zoning Board and/or City staff may inspect the site.

Following these steps, the City of La Crosse Fire Department – Division of Community Risk Management must approve the application as to form and completeness and then the application and fee must be sub mitted to the City Clerk. The zoning agency will then provide notice of your request for a variance to the City of La Crosse's official newspaper noting the location and time of the required public hearing before the Zoning Board. Your neighbors and any affected state agency will also be notified. The burden will be on you as a property owner to provide information upon which the Board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. If any of these requirements are not met or if you or your agent does not appear at the public hearing, the Board **must** deny your request for a variance and your fee will be forfeited.

Part A: General Information and Alternatives Analysis.
(To be completed by the applicant).

1. General Information.

Complete the questions in the general information section of the application to provide the necessary background information needed for the property at issue.

(a) Current use and improvements.
Vacant lots and vacant single-family homes

(b) Proposed Use.
Multifamily rental housing and commercial space

(c) Description and date of any prior petition for variance, appeal, or special exception.
N/A

(d) Description and location of all nonconforming structures and uses on the property.

Single family homes. Parcel is currently below the TND zoning requirement of 15-40 dwelling units per acre.

(e) Ordinance standard from which variance is being sought (include code citation).

Sec. 115-403. (d) (2) b. - The number of multi-family units shall be 15-40 dwelling units per net acre.

Sec. 115-512. (b) - No parking stall may be closer to the street than the building setback line or the building on same parcel, whichever is further from the street.

Sec. 115-512. (e) - Minimum setback for parking stalls and drives is five feet from all property lines and that setback must be green space.

(f) Describe the variance requested.

We are requesting to go above the bounds of the first cited ordinance with regard to density and are requesting exceptions from the second and third ordinances. See attached narrative for more details.

(g) Specify the reason for the request.

For the vast majority of the time spent working on this project along with the city, Three Sixty operated under the assumption that these ordinances would not hinder our development. Especially with regard to the density ordinance, which was not a part of the code until recently. Since the project has been several years in the making, with unanimous approval from the City and community, we are requesting to go outside the bounds of the code as it stands today. More details can be found in the attached narrative.

(h) Describe the effects on the **property** if the variance is not granted.

If the variances are not granted, we will not be able to proceed with the proposed project, leaving vacant single-family homes instead of the project that has been proposed with unanimous support.

2. Alternatives.

Describe alternatives to your proposal such as other locations, designs, and construction techniques. Attach a site map showing alternatives you considered in each category below.

- **Alternatives you considered that comply with existing standards**. If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons why you rejected them.

  Since no alternatives were financially viable, none were considered.

- **Alternatives you considered that require a lesser variance**. If you reject such alternatives, provide the reasons why you rejected them.

  Since Three Sixty was not aware of the necessity of these variances, we did not consider alternatives that require a lesser variance. More details can be found in the attached narrative.

Part B: Three-Step Test.

To qualify for a variance, applicants must demonstrate that their property meets the following three requirements:

1. Unique Property Limitation. *(To be completed by the applicant).*

Unique physical characteristics of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances or desires of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

You will be asked whether there exist any unique physical characteristics to your property that prevent compliance with the ordinance. You will be asked to show where these unique physical characteristics are located on your property by showing the boundaries of these features on a site map. If there is not a unique property limitation, a variance cannot be granted.

Do unique physical characteristics of your property prevent compliance with the ordinance?

☑ **Yes.** Where are they located on your property? In addition, please show the boundaries of these features on the site map that you used to describe alternatives you considered.
The size of the property itself is the factor preventing compliance with the ordinances cited above.

☐ **No.** A variance cannot be granted.

2. No Harm to Public Interest.

A variance may not be granted which results in harm to public interests or undermines the purpose(s) of the ordinance. In applying this test, the Zoning Board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community, and the general public. These interests may be listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety, and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures, and lots*
- *Any other public interest issue*

(a) Ordinance Purpose. *(To be completed by zoning staff).*

The Zoning Board must consider the purpose and intent of zoning codes when considering a variance request. As promulgated by the City of La Crosse Common Council, the purpose and intent of the La Crosse Zoning Code include, but is not limited to, the following:

§ 8-86	§ 101-58	§ 109-6
§ 115-3	§ 115-140	§ 115-141
§ 115-148	§ 115-156	§ 115-158
§ 115-211	§ 115-319	§ 115-437
§ 115-510	§ 115-548	§ 115-594

The failure of any particular city official to identify additional purpose and intent information on the application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(b) Purpose(s) of Standard from which Variance is Requested. *(To be completed by zoning staff).*

The City of La Crosse Building Inspector, Code Enforcement Officer and any other officials may be aware of other reasons a particular ordinance standard is required. The city official(s) may list those reasons on this application. The failure of any particular city official to identify additional purpose information on this application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(c) Analysis of Impacts. *(To be completed by applicant).*

Discuss impacts (e.g. increased runoff, eroding shoreline, etc.) that would result if the variance were granted. For each impact, describe potential mitigation measures and the extent to which they reduce the impacts (i.e. completely, somewhat, or marginally). Mitigation measures must address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term, and cumulatively.

Short-term impacts are those that occur through the completion of construction. Long-term impacts are those that occur after construction is completed. Cumulative impacts are those that would occur if a similar variance requested were granted for many properties. After completing the impact analysis, you will be asked to give your opinion whether granting the variance will harm the public interest.

(1) **Short-term Impacts** (through the completion of construction):

- Impact: None foreseen
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

(2) **Long-term Impacts** (after construction is completed):

- Impact: None foreseen
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

(3) **Cumulative Impacts** (what would happen if a similar variance request was granted for many properties?):

- Impact: More allowance for higher-density residential projects
  Mitigation measure(s): All projects require council approval before finalization
  Extent to which mitigation reduces project impact:
  Completely

- Impact:
  Mitigation measure(s):
  Extent to which mitigation reduces project impact:

Will granting the variance harm the public interest?

☐ **Yes.** A variance cannot be granted.

☑ **No.** Mitigation measures described above will be implemented to protect the public interest.

3. Unnecessary Hardship. *(To be completed by the applicant).*

The unique property limitation must create the unnecessary hardship. An applicant may not claim unnecessary hardship because of conditions that are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel.

You will be asked whether you are requesting an area variance or a use variance and to detail whether there exists an unnecessary hardship.

An **area variance** is a relaxation of lot area, density, height, frontage, setback, or other dimensional criterion. Unnecessary hardship exists when compliance with the strict letter of the area restrictions would unreasonably prevent the owner from using the property for a permitted purpose (i.e. leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The Zoning Board must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term, and cumulative effects of the variance on the neighborhood, the community, and on the public interests. This standard reflects the Wisconsin Supreme Court decisions in *State v. Waushara County Bd. Of Adjustment,* 2004 WI 56; and *State ex rel. Ziervogel v. Washington County Bd. of Adjustment,* 2004 WI 23.

A **use variance** is a relaxation of the zoning regulation on how the property is fundamentally used. A use variance allows property to be utilized in a manner not permitted by zoning regulations (i.e. an appropriate adaptive re-use of a school or church in a residential district). Unnecessary hardship exists only if the property owners show that they would have no reasonable or viable use of the property without the variance. Though not specifically restricted by statute or case law, a use variance is very rare because of the drastic effects it has on the neighborhood, the community, and the public interests. The Zoning Board must consider whether the owner has no reasonable return if the property is only used for the purpose allowed in zoning regulation, whether the plight of the owner is due to unique circumstances and not merely general conditions in the neighborhood, and whether the use sought to be authorized will alter the nature of the locality. *See generally State ex rel. Ziervogel v. Washington County Bd. of Adjustment,* 2004 WI 23.

Are you applying for an area variance or a use variance?

☑ **Area variance**

☐ **Use variance**

Is unnecessary hardship present?

☑ **Yes.** Describe.
For the duration of this project, spanning several years, Three Sixty has worked along with the City of La Crosse to rezone this property to TND in order to streamline the development process. It was not until the final hurdle was reached, common council approval, that Three Sixty was informed we would need to go through the Board of Zoning Appeals in order to proceed with the project. More details provided in the attached narrative.

☐ **No.** A variance cannot be granted.

Part C: Additional Materials / Exhibits.

In order for the zoning staff to conduct evaluations, the applicant's site map, with a scale of not less than 1"=50', and other exhibits must show the following:

- ☐ Location of requested variance
- ☐ Property lines
- ☐ Ordinary high-water mark
- ☐ Flood plain and wetland boundaries
- ☐ Dimensions, locations, and setbacks of existing and proposed structures
- ☐ Utilities, roadways, driveways, off-street parking areas, and easements
- ☐ Existing highway access restrictions and existing proposed street, side and rear yards
- ☐ Location and type of erosion control measures
- ☐ Vegetation removal proposed
- ☐ Contour lines (2 ft. interval)
- ☐ Well and sanitary system
- ☐ Location and extent of filling/grading
- ☐ Any other construction related to your request
- ☐ Anticipated project start date
- ☐ Sign locations, dimensions, and other specifications
- ☐ Alternatives considered
- ☐ Location of unique property limitation
- ☐ Lot corners, lines, and footprints have been staked out
- ☐ Abutting street names and alleys
- ☐ Abutting property and land within 20 feet
- ☐ Indication of the direction "North"

Part D: Authorization to Examine

You **must complete and sign** the authorization for the City of La Crosse Board of Zoning Appeals and the Planning and Development Department to examine the property of the variance request.

I hereby authorize the City of La Crosse Board of Zoning and Appeals and the Planning and Development Department to inspect premises

At: 413 West Ave N; 417 West Ave N; 423 West Ave N; 425 West Ave N; 431 West Ave N/1204
(Address where variance is sought)

Date: 5/5/2025 Signature of Owner: ⊗ _____
MARVIN W. WANDERS, MANAGING MEMBER

Part E: Certification.

You **must sign your application,** certifying that it and any additional materials are accurate and do not contain any misrepresentations or omissions. An unsigned variance application will not be considered. You also must get the application notarized by a certified notary.

Submit completed application to:

Board of Zoning Appeals
400 La Crosse St.
Clerk's Office- 2nd Floor
La Crosse, Wisconsin 54601

Submit complete copy to:

Chief Inspector
400 La Crosse St.
City of La Crosse Fire Department – Division
of Community Risk Management
La Crosse, Wisconsin 54601

By signing below, I certify that I have received and reviewed all of the application materials. I further certify that all of my answers herein are true and accurate; I have not made any intentional misrepresentation or omission. I understand that if I intentionally misrepresented or omitted anything in this application that my application will be denied and any variance granted thereunder may be revoked.

Signed: (Applicant or Agent) Three Sixty Real Estate Solutions, LLC
Marvin W. Wanders, Managing Member

Date: 5/5/2025

Signed: (Owner,if different from applicant) Badger West Residences, LLC
Marvin W. Wanders Managing Member

Date: 5/5/2025

THE APPLICANT OR AGENT

(X) _____

~~By:~~

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this 5th day of MAY, 2025 the above named MARVIN W. WANDERS to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, La Crosse County, WI
My commission expires: PERMANENT.

KEVIN J. ROOP NOTARY PUBLIC STATE OF WISCONSIN

THE OWNER

(X) _____

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this 5th day of MAY, 2025 the above named MARVIN W. WANDERS to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, La Crosse County, WI
My commission expires: PERMANENT.

KEVIN J. ROOP NOTARY PUBLIC STATE OF WISCONSIN

THREESIXTY
REAL ESTATE, LLC

PLAN
DEVELOP
MANAGE

Badger West Residences

Board of Zoning Appeals Variance Narrative

Project Address: 413 West Ave N; 417 West Ave N; 423 West Ave N; 425 West Ave N; 431 West Ave N/1204 Badger St La Crosse, WI 54601

Project Legal Description: The North 1/2 of Lot 2 and the South 2 feet of lot 3 all in Block 30 ofT. Bums, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin.

For Informational purposes:
Address: 417 West Avenue North, La Crosse, ***WI 54601***
Tax Parcel No.: 17-20162-110

AND

lot 3, EXCEPT the South 2 feet thereof, in Block 30 of T. Bums, H.S. Durand, S.T. Smith and F.M. Rublee's Addltion to La Crosse, In the City of La Crosse, La Crosse County, Wisconsin. Also, EXCEPT lands sold to the City of La Crosse In Document No. 1467187.

For ***informational purposes:***
Address: 423 West Avenue North, La Crosse, WI 54601 Tax Parcel Na.: 17-20162-120

AND

Lot 4 in Block 30 of T. Bums, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin.

EXCEPT, lands sold to the City of La Crosse in Document No. 1480220, described as follows:

Commencing at the South 1/4 corner of Section 32, T16N, R7W;
Thence N 02°16'49" W along the east line of the Southwest quarter of said Section 32, a distance of 1330.45 feet to the point of beginning;
Thence S 25°09'43" W, 56.87 feet to a point hereinafter referred to as "Point 954;" Thence N 01°56'12" E, 304.37 feet;
Thence northwesterly along the arc of a curve to the left, concave to the southwest, having a radius of 17.50 feet an arc length of 28.21 feet, and a long chord bearing N44° 15'02" W, 25.26 feet to the north line of the T. Bums, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to the City of La Crosse; **Thence N 89°33'44u E, 21.91 feet;**
Thence S 02°17'02" E, 268.85 feet;
Thence S 25°09'43" W, 2.59 feet to the point of beginning. Said parcel

contains 581 square feet, more or less.

For Informational purposes:
Address: 425 West Avenue North, La Crosse, WI 54601 Tax Parcel No.: 17-20162-130

O: 608 782 7368
F: 608 782 7369
1243 BADGER STREET
LA CROSSE, WI 54601
WWW.THREESIXTY.BZ

Project Overview

Badger West Residences is a high-impact, city-integrated housing development located along the 400 block of West Avenue in La Crosse. This project is the product of a multi-year collaborative process between Three Sixty Real Estate Solutions, the City of La Crosse, and a rival local developer, with support from Common Council members, neighborhood stakeholders, and city staff. At the heart of this project is a vision to curb college student sprawl, strengthen neighborhood stability, and provide compact, high-quality urban housing adjacent to UW-La Crosse and Western Technical College.
The proposed development includes 48 apartment units and ground-floor commercial space, offering a mixed-use format that is ideal for this high-traffic corridor. Every element of the project—from its size and density to its street design and parking was designed in close alignment with feedback and priorities voiced directly by the City Council and municipal departments. Specifically, the decision to increase the density above the allowable TND threshold was made in response to the city's express interest in preventing further student rental expansion into surrounding single-family neighborhoods. The city indicated this density was necessary not only to satisfy housing demand but to preserve the surrounding neighborhood character. A unique feature of this project is its coordination with a competing local developer, who partnered with Three Sixty in a mutually beneficial parcel exchange that enabled both developments to move forward with greater efficiency. This type of partnership is rare in development and underscores the cooperative spirit behind Badger West. Further, through partnership with the City, a partial vacation of 12th Street is being pursued as part of the project to accommodate needed infrastructure upgrades. This vacation has been advanced by city staff themselves, and without Badger West's construction, these improvements will not occur.

Variance Request: Density & Parking Setbacks

We are requesting a variance from Sec. 115-403. (d)(2)(b), which restricts multi-family development in TND zoning to 15–40 dwelling units per net acre. Badger West, as designed and requested by the City itself, exceeds this limit. However, this density is not arbitrary; it is what makes the project financially viable and allows it to fulfill the city's stated goals. Over the course of the past two years, the project was developed with strong staff guidance under prior density standards. Only in recent months—just prior to final Council approvals—was this new ordinance adopted, creating an unexpected roadblock that places the project in jeopardy.

Given that the project reflects direct City Council and staff guidance, and that design revisions would undermine the financial feasibility of the entire development, we respectfully ask that the board grant a variance to honor the intent of prior approvals and uphold the collaborative work completed to date.

We are also requesting relief from Sec. 115-512. (b) and Sec. 115-512. (e) regarding parking stall setbacks. Due to the compact urban footprint of the site and the need to accommodate mixed-use functionality, slight deviations from these standards are necessary. However, landscaped buffers and screened design elements have been incorporated to mitigate any visual or pedestrian impact, and parking layout was guided closely by staff during planning.

This project is located on a small assemblage of underutilized parcels, formerly occupied by aging student rental homes. The physical constraints of the property, combined with the need for right-of-way preservation along 12th Street, limit design flexibility. To meet city goals for urban housing without exacerbating neighborhood sprawl, a compact, vertical development was required. The project presents no environmental, safety, or aesthetic risk to the community—in fact, it improves upon current conditions, enhances the streetscape, and aligns with long-term planning priorities.

Without the requested variance, Badger West cannot proceed in its current form. Lowering the unit count would render the development economically infeasible—especially in light of inflation, construction costs, and necessary public infrastructure investments like the 12th Street improvements. No viable alternatives exist that both comply with the new code and deliver the density needed to accomplish the city's housing and urban planning objectives. Simply put, the city asked for a project of this scale, and the development team responded. Any deviation now would undo years of work and collaborative progress.

Badger West is not just another apartment project—it is the result of direct collaboration with the City of La Crosse to solve a real and growing challenge: where and how to house students in a way that relieves pressure on traditional neighborhoods. Through coordination with a rival developer, public infrastructure alignment, mixed-use activation, and city-led density guidance, we have crafted a project that serves both public and private interests.

We respectfully ask the Board to recognize the unique circumstances that brought us here—particularly the timing of ordinance changes—and grant the variances needed to move forward. Doing so will honor the city's housing vision, provide much-needed student-oriented apartments, activate underutilized land, and fulfill the intent of the TND zoning framework.

Thank you for your thoughtful consideration. We look forward to working together to bring this vision to life.

Three Sixty Real Estate Solutions, LLC
Jeremy Novak
jeremy@threesixty.bz
608-790-5589

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE, WISCONSIN

ISG PROJECT # 24-32213



PROJECT GENERAL NOTES

A.	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 AND SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
B.	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. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CORRELATING QUANTITIES AND DIMENSIONS.
C.	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
D.	FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
E.	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.
F.	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.
G.	LARGE-SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
H.	PROVIDE CONTINUOUS SEALANT AROUND ALL MATERIALS AT ALL INTERIOR AND EXTERIOR WALL PENETRATIONS. REFER TO SPECIFICATIONS FOR APPROPRIATE SEALANT.
I.	ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
J.	SEAL ALL OPENINGS IN WALLS, FLOORS, CEILINGS, AND ROOFS, AROUND DUCTS, PIPES, VENTS, TRAPS, CONDUIT AND ALL OTHER PENETRATIONS WITH FIRE STOPPING AS SPECIFIED AND REQUIRED BY CODES. IF FIRE STOPPING IS NOT REQUIRED AT PENETRATIONS PER CODE, SEAL WITH CONTINUOUS SEALANT.
K.	PROVIDE TEMPORARY WALLS, ENCLOSURES, DUST SHIELDS AND WALK-OFF MATS AS REQUIRED TO SEPARATE DEMOLITION AND CONSTRUCTION FROM EXISTING BUILDING.
L.	PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING STRUCTURE TO REMAIN. PROVIDE SECURE AND WEATHERPROOF ENCLOSURE OF TEMPORARY OPENINGS IN EXTERIOR WALLS. PROTECT ALL BUILDING COMPONENTS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
M.	RESTORE ALL EXISTING AREAS AFFECTED BY DEMOLITION AND RELATED NEW CONSTRUCTION TO THEIR ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, AND CEILINGS AND THEIR ASSOCIATED FINISHES.
N.	PROVIDE SOLID WALL BACKING WITH METAL OR FIRE-RETARDANT WOOD BLOCKING BEHIND DOOR HARDWARE SUCH AS WALL STOPS, BUMPERS, HOLD OPENS, ETC. AND AT ALL ITEMS REQUIRING FASTENING THROUGH GYP BD. TO BLOCKING
O.	RENDERED IMAGES MAY NOT BE AN ACCURATE REPRESENTATION OF BUILDING CONDITIONS, REFER TO PLANS AND DETAILS CONTAINED WITHIN FOR SCOPE OF WORK.

SHEET INDEX

SHEET #	SHEET TITLE
GENERAL	
G1-10	TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES
G1-21	CODE DATA AND CODE DATA PLAN
CIVIL	
C0-10	SITE DATA
C0-20	DITE DETAILS
C0-21	SITE DETAILS
C0-22	SITE DETAILS
C0-23	SITE DETAILS
C1-20	EROSION CONTROL DETAILS
C1-30	EROSION CONTROL PLAN
C2-10	EXISTING SITE AND REMOVAL PLAN
C3-10	OVERALL SITE PLAN
C3-20	SITE UTILITY PLAN
C4-10	GRADING PLAN
ARCHITECTURAL	
A1-01	WALL TYPES AND NOTES
A1-21	FIRST AND SECOND FLOOR PLAN
A1-22	THIRD FLOOR AND ROOF PLAN
A1-23	UNIT PLANS
A3-11	BUILDING SECTIONS

ABBREVIATIONS

#	POUND OR NUMBER	ENCL	ENCLOSURE	LB	POUND	RTE	REFER TO ELEVATION
@	AT	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	LLH	LONG LEG HORIZONTAL	RTU	ROOF TOP UNIT
ACP	ACOUSTICAL CEILING PANEL	EPX	EPOXY	LLV	LONG LEG VERTICAL	SA	SUPPLY AIR
ACT	ACOUSTICAL CEILING TILE	EQ	EQUAL	LN	LINEAR	SC	SEALED CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT	EQUIP	EQUIPMENT	LVT	LUXURY VINYL TILE	SF	SQUARE FOOT
ADD	ADDENDUM	ETC	ETCETERA	MATL	MATERIAL	SIM	SIMILAR
ADDL	ADDITIONAL	EWC	ELECTRIC WATER COOLER	MAX	MAXIMUM	SM	SURFACE MOUNTED
ADJ	ADJACENT	EWC	ELECTRIC WATER COOLER	MB	MARKER BOARD	SPEC	SPECIFICATION
AFF	ABOVE FINISH FLOOR	EX	EXISTING	MECH	MECHANICAL	SS	SOLID SURFACE
AFG	ABOVE FINISHED GRADE	EXP	EXPANSION, EXPOSED	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SSTL	STAINLESS STEEL
AHU	AIR HANDLING UNIT	EXT	EXTERIOR	MEZZ	MEZZANINE	STD	STANDARD
ALT	ALTERNATE	F&I	FURNISH AND INSTALL	MFR	MANUFACTURER	STN	STONE
ALUM	ALUMINUM	FA	FRESH AIR	MH	MANHOLE	STOR	STORAGE
APPROX	APPROXIMATELY	FAAP	FIRE ALARM ANNUNCIATOR PANEL	MIN	MINIMUM	SUSP	SUSPENDED
ARCH	ARCHITECTURAL	FACP	FIRE ALARM CONTROL PANEL	MISC	MISCELLANEOUS	SV	SHEET VINYL
AWP	ACOUSTICAL WALL PANEL	FBO	FURNISHED BY OTHERS	MO	MASONRY OPENING	SY	SQUARE YARDS
B	BASE	FD	FLOOR DRAIN	MTD	MOUNTED	T&G	TONGUE AND GROOVE
BD	BOARD	FE	FIRE EXTINGUISHER	MTL	METAL	T&P	TEMPERATURE AND PRESSURE
BL	BROADLOOM CARPET	FEC	FIRE EXTINGUISHER CABINET	MULL	MULLION	TB	TACK BOARD
BLDG	BUILDING	FF	FLOOR FINISH	NA	NOT APPLICABLE	TBD	TO BE DETERMINED
BO	BOTTOM OF OR BY OWNER	FFE	FINISHED FLOOR ELEVATION	NIC	NOT IN CONTRACT	TD	TRENCH DRAIN
BR	BRICK	FRP	FIBERGLASS REINFORCED PLASTIC	NTS	NOT TO SCALE	TEC	TECTUM
BRG	BEARING	FRZ	FREEZER	OC	ON CENTER	TEL	TELEPHONE
BSMT	BASEMENT	FS	FLOOR SINK	OCEW	ON CENTER EACH WAY	TEMP	TEMPERATURE
C	CONDUIT	FT	FOOT OR FEET	OD	OUTSIDE DIAMETER	TER	TERRAZZO
CFS	COLD FORMED STEEL	FTG	FOOTING	OH	OVERHEAD	TO	TOP OF
CG	CORNER GUARD	GA	GAUGE	OHD	OVERHEAD DOOR	TOF	TOP OF FOOTING
CIP	CAST IN PLACE	GALV	GALVANIZED	OL	OVERALL LENGTH	TOL	TOP OF LEDGE
CJ	CONTROL JOINT OR CONSTRUCTION JOINT	GC	GENERAL CONTRACTOR	OPNG	OPENING	TOS	TOP OF STEEL
CL	CENTERLINE	GEN	GENERATOR	ORD	OVERFLOW ROOF DRAIN	TOW	TOP OF WALL
CLG	CEILING	GFCI	GROUND FAULT CIRCUIT INTERRUPT	OSB	ORIENTED STRAND BOARD	TR	TAMPER RESISTANT
CLR	CLEAR	GL	GLAZING	PC	PHOTO CELL, POLISHED CONCRETE	TS	TUBE STEEL / THRESHOLD / TRANSITION STRIP
CM	CORRUGATED METAL	GND	GROUND	PLAM	PLASTIC LAMINATE	TV	TELEVISION
CMU	CONCRETE MASONRY UNIT	GYP	GYPSUM	PLWP	PLASTIC LAMINATE WALL PANEL	TYP	TYPICAL
CO	CLEANOUT	HD	HUB DRAIN	PNT	PAINT	UG	UNDERGROUND
CONC	CONCRETE	HDG	HOT DIP GALVANIZED	PNT-#E	EPOXY PAINT	UH	UNIT HEATER
CONF	CONFERENCE	HDW	HARDWARE	POLYETH	POLYETHYLENE	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	HM	HOLLOW METAL	POLYISO	POLYISOCYANURATE	VCT	VINYL COMPOSITE TILE
CPT	CARPET	HORIZ	HORIZONTAL	PRV	POWER ROOF VENTILATOR	VERT	VERTICAL
CR	CHAIR RAIL	HSS	HOLLOW STRUCTURAL SECTION	PVC	POLYVINYL CHLORIDE	VEST	VESTIBULE
CRK	CORK	HT	HEIGHT	QT	QUARRY TILE	VF	VINYL FLOOR
CT	TILE	HVAC	HEATING VENTILATION AND AIR CONDITIONING	QTZ	QUARTZ	VIF	VERIFY IN FIELD
CURT	PRIVACY CURTAIN	ID	INSIDE DIAMETER	RA	RETURN AIR	VTR	VENT THROUGH ROOF
CY	CUBIC YARD	IG	ISOLATED GROUND	RB	RESILIENT BASE	VWP	VENEER WALL PANEL
DEMO	DEMOLITION	IMP	INSULATED METAL PANEL	RBR	RUBBER	W/	WITH
DF	DRINKING FOUNTAIN	INFO	INFORMATION	RCP	REFLECTED CEILING PLAN	W/O	WITHOUT
DH	DOOR HOLDER (MAGNETIC)	INP	IN-PLACE	RD	ROOF DRAIN	WC	WATER CLOSET
DIA	DIAMETER	INSUL	INSULATION	REF	REFRIGERATOR	WCG	WALL COVERING
DLS	DIMENSIONAL LETTER SIGNAGE	INT	INTERIOR	REINF	REINFORCED	WD	WOOD
EA	EACH	J	JUNCTION BOX	REQD	REQUIRED	WF	WINDOW FILM
EC	ELECTRICAL CONTRACTOR	JAN	JANITOR	RES	RESINOUS FLOOR	WG	WALL GUARD
EF	EXHAUST FAN	JBE	JOIST BEARING ELEVATION	REV	REVISION / REVISED	WH	WALL HYDRANT
EIFS	EXTERIOR INSULATION FINISH SYSTEM	JST	JOIST	RM	ROOM	WHTR	WATER HEATER
ELEC	ELECTRICAL	KES	KITCHEN EQUIPMENT SUPPLIER	RO	ROUGH OPENING	WP	WEATHERPROOF
ELEV	ELEVATION	KW	KILOWATT	ROW / R/W	RIGHT OF WAY	WT	WINDOW TREATMENT
EMERG	EMERGENCY	LAV	LAVATORY	RP	RESIN PANEL	WWF	WELDED WIRE FABRIC
						XFMR	TRANSFORMER

MATERIALS KEY

- BATT INSULATION
- BRICK
- CONCRETE (SECTION)
- CMU (SECTION)
- EARTH
- GRANULAR FILL
- GRAVEL
- GYPSUM BOARD OR SHEATHING
- RIGID INSULATION
- PLYWOOD
- SAND
- STEEL
- SYNTHETIC STUCCO
- WOOD
- SPRAY IN PLACE INSULATION

TAGS AND SYMBOLS

SECTION: SECTION NUMBER, A1-11, SHEET NUMBER

INTERIOR / EXTERIOR ELEVATION: ELEVATION NUMBER, SHEET NUMBER, A1-11, DENOTES ANNOTATION IS REFERENCING ANOTHER VIEW

DETAIL CALLOUT: DETAIL NUMBER, SHEET NUMBER, AREA OF DETAIL, 1 / A1-11

DRAWING TITLE: 1 VIEW NAME, 1/8" = 1'-0"

ELEVATION: LEVEL 1, 100'-0"

NEW CONSTRUCTION GRIDS: 1, A

EXISTING CONSTRUCTION GRIDS: 2, B

ALTERNATE CALLOUT: ALT #, 1/ A1-11, ALTERNATE NUMBER, DETAIL AND SHEET NUMBER

KEYNOTE TAG: 3

DOOR NUMBERS: 101

WALL TYPE: M12

SHEAR WALL TYPE: SW1

SLAB TYPE: SL#

CEILING, FLOOR, OR ROOF ASSEMBLY TYPE: F1

WINDOW TYPE: AL15

EQUIPMENT TYPE: A

FLOOR MATERIAL TYPE: F FN#

MATERIAL TYPE: FN#

CASEWORK TAG: CDS CATALOG NUMBER FROM NORTH AMERICAN ARCHITECTURAL WOODWORK STANDARDS (NAAWS)

(IF "M" IS INCLUDED SEE NOTE BELOW FOR DESCRIPTION OF MODIFICATION)

CDS W# D# H# MOD LINE 1 MOD LINE 2

NOMINAL WIDTH
NOMINAL DEPTH
NOMINAL HEIGHT
DESCRIPTION OF MODIFICATION FROM CDS CATALOG

FRAMING TAG: MEMBER SIZE, NUMBER OF STUDS, CAMBER SIZE, REACTION, TYPICAL BOTH ENDS

18K W8X24 (25) C=1" 15K

MOMENT CONNECTION SYMBOL: M1 *REFER TO MOMENT CONNECTION DETAILS

FOOTING STEP

LEDGE STEP

FOOTING & LEDGE STEP

BEAM SPLICE SYMBOL

PIER TYPE: P1

FOOTING TYPE: F1

FOUNDATION WALL TYPE: FDN1

DIRECTION OF INSTALL

SPOT ELEVATION: ??? 100' - 0" DESCRIPTION ELEVATION

COLUMN TYPE: CAP PLATE, CP# C# BP#, COLUMN, BASE PLATE

WELD SYMBOL: *REFER TO ANSI FOR WELD SYMBOL STANDARDS 1/4 2-1/2 NOTES

PROJECT INDEX:

OWNER:

THREESIXTY REAL ESTATE, LLC
JEREMY NOVAK
1243 BADGER STREET
LA CROSSE, WISCONSIN 54601
608-782-7368
608-782-7369

PROJECT ADDRESS:

BADGER WEST DEVELOPMENT
ADDRESS
LA CROSSE, WISCONSIN 54601

MANAGING OFFICE:

LA CROSSE OFFICE
201 MAIN STREET
SUITE 1020
LA CROSSE, WISCONSIN 54601
PHONE: 608.789.2034
PROJECT MANAGER: RYAN WELKE
EMAIL: RYAN.WELKE@ISGINC.COM

REFERENCE SCALE 1" = 1' (0, 1/4", 1", 2")

4/22/2025 3:02:05 PM

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-32213
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

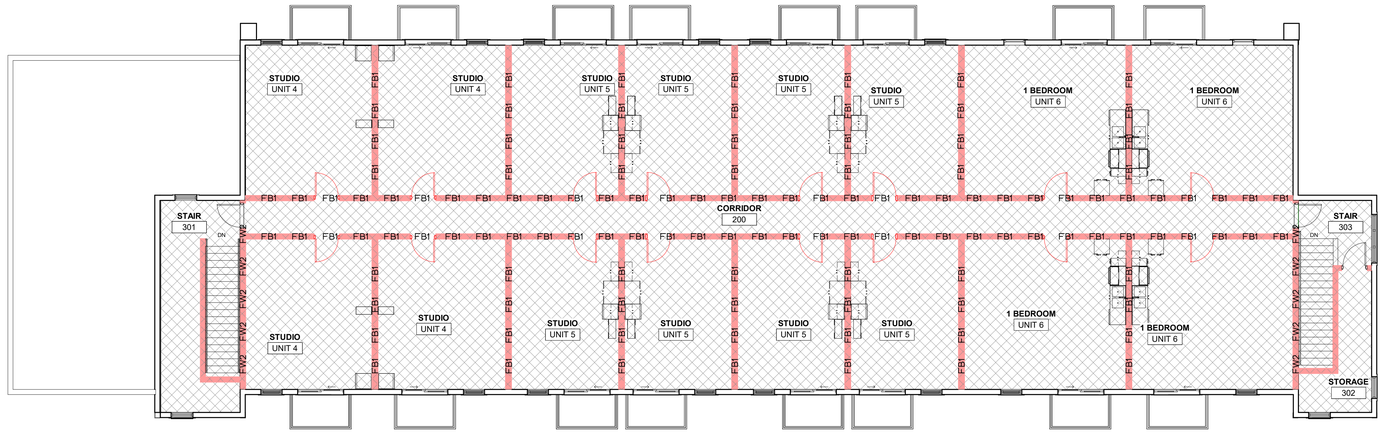
TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES

SHEET

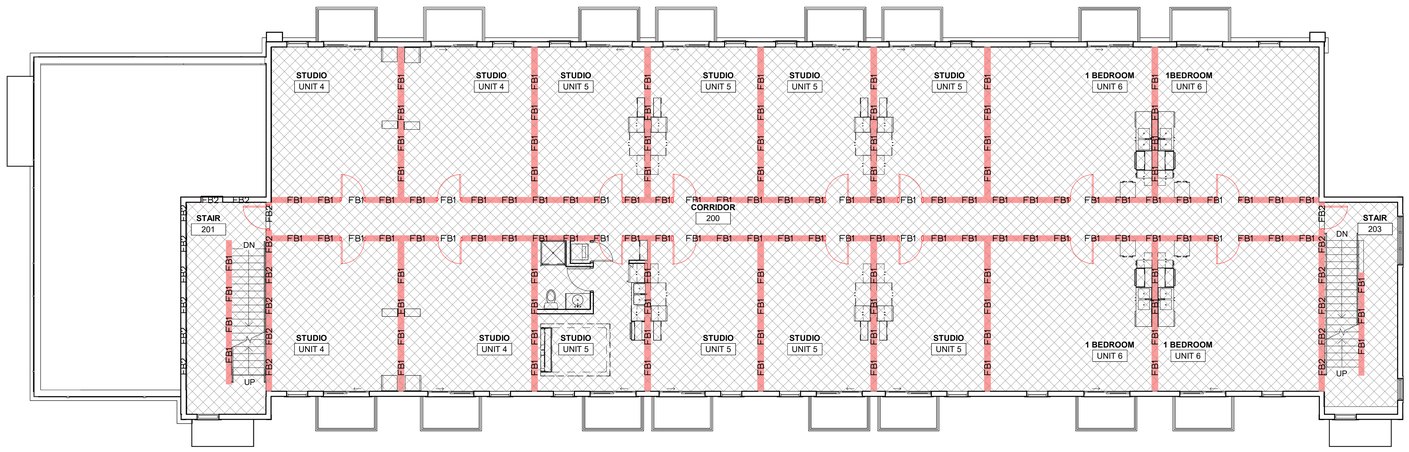
G1-10

CODE DATA PLAN STANDARDS:

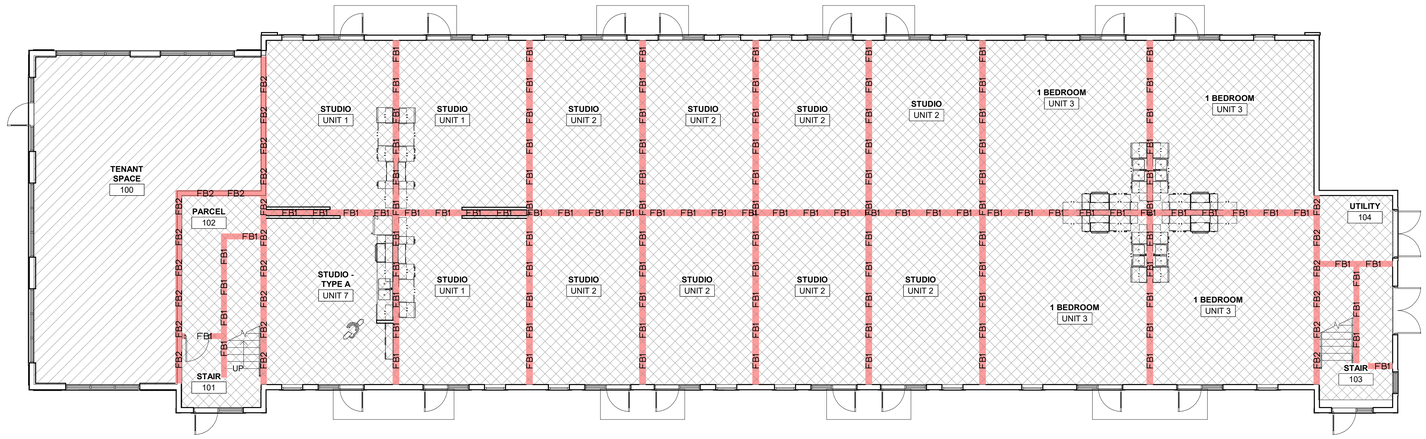
1. ALL FIRE RATING WALL TYPE PARAMETERS MUST MATCH THE CODE DATA PLAN KEY ABBREVIATIONS.
   A. USE THE DYNAMO SCRIPT "WALL FIRE RATINGS" TO GENERATE GRAPHICS IN THE ACTIVE PLAN VIEW
2. REMOVE THIS NOTE WHEN VERIFIED.



3 THIRD FLOOR CODE DATA PLAN
1/8" = 1'-0"



2 SECOND FLOOR CODE DATA PLAN
1/8" = 1'-0"



1 FIRST FLOOR CODE DATA PLAN
1/8" = 1'-0"

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1"
2"

GENERAL CODE DATA

(insert code data here)

WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING RATED INTERIOR CONSTRUCTION TO REMAIN
- EXISTING RATED EXTERIOR CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- NEW RATED INTERIOR CONSTRUCTION
- NEW RATED EXTERIOR CONSTRUCTION

CONTRACTOR TO VERIFY EXISTING RATED WALL CONSTRUCTION IN FIELD AND REPORT ANY DISCREPENCIES TO THE PROJECT ARCHITECT.

CODE DATA PLAN KEY

- 30 / 150 — EGRESS WIDTH INCHES / EGRESS OCCUPANT CAPACITY
- COMMON PATH OF TRAVEL
- EGRESS PATH
- EXIT
- FEC-# — SEMI-RECESSED FIRE EXTINGUISHER CABINET *COLOR: ENSURE TO COORDINATE WITH SPEC*
- FRONTAGE DISTANCE
- KB — KNOX BOX
- AB — DOOR ACTUATOR BUTTON
- FIRE DEPARTMENT CONNECTION
- FW2 — 2-HOUR FIRE WALL
- FB2 — 2-HOUR FIRE BARRIER
- FB1 — 1-HOUR FIRE BARRIER
- SIGHT/HEARING IMPAIRED UNIT

FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES
2. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION, AND
3. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR OTHER SIMILAR WORDING.

- AREA OF BUILDING O BE EQUIPPED WITH SPRINKLER SYSTEM DESIGNED TO NFPA 13R
- AREA OF BUILDING O BE EQUIPPED WITH SPRINKLER SYSTEM DESIGNED TO NFPA 13

FIRE SUPPRESSION NOTES

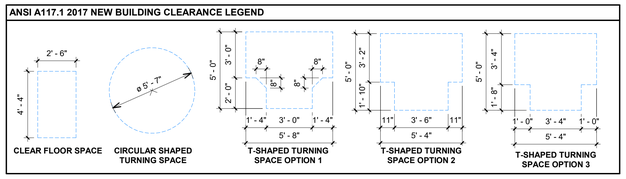
(NEW SPRINKLER SYSTEM)

THROUGHOUT AREA OF WORK, PROVIDE A NEW NFPA 13 FIRE SUPPRESSION (SPRINKLER) SYSTEM. THE LICENSED AUTOMATIC SPRINKLER SYSTEM DESIGNER / INSTALLER SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BID. THE NFPA 13 SPRINKLER SYSTEM SHALL BE DESIGNED, INSTALLED, AND TESTED BY A LICENSED AUTOMATIC SPRINKLER SYSTEM DESIGNER / INSTALLER AND SHALL MEET ALL APPLICABLE CODE REQUIREMENTS. THE LICENSED AUTOMATIC SPRINKLER SYSTEM DESIGNER SHALL PROVIDE AUTOMATIC SPRINKLER SYSTEM DESIGN DOCUMENTS AND SHALL SUBMIT THEM TO ALL APPLICABLE JURISDICTIONS AND AUTHORITIES AND SHALL PROCURE ALL NECESSARY PERMITS. SPRINKLER DESIGNER / INSTALLER SHALL PAY ALL NECESSARY PERMITTING FEES.

DESIGN OF NEW NFPA 13 SPRINKLER SYSTEM SHALL BE BASED ON, BUT NOT LIMITED TO THE FOLLOWING CRITERIA:

1. COMPLY WITH NFPA 13 AND ALL OTHER APPLICABLE CODES.
2. DESIGN SPRINKLER HEAD LAYOUT TO PROVIDE ADEQUATE COVERAGE PER CODE REQUIREMENTS.
3. DESIGN SPRINKLER HEAD AND PIPING LAYOUT INCLUDING ALL DROPS, ARM-OVERS AND MAIN PIPES TO AVOID DIFFUSERS, LIGHT FIXTURES, MECHANICAL WORK, PLUMBING WORK, ELECTRICAL WORK, NEW CONSTRUCTION WORK AND ALL OTHER WORK AND COMPONENTS IN THE CONTRACT.
4. PROVIDE PROPER COVERAGE IN CONCEALED SPACES AS REQUIRED PER CODE.
5. ALL SPRINKLER PIPING AND COMPONENTS SHALL BE CONCEALED ABOVE CEILINGS AND WITHIN WALLS.
6. ALL SPRINKLER HEADS TO BE INSTALLED IN ACOUSTICAL CEILING TILE SHALL BE INSTALLED IN CENTER OF TILE.

ANSI A117.1 2017 NEW BUILDING CLEARANCE LEGEND



N

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-32213
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TITLE

CODE DATA AND CODE DATA PLAN

SHEET

G1-21

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SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	
EX LIFT STATION	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	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	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	
V	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GGV	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	>
II>	SANITARY SEWER FORCEMAIN	II>
W	WATER MAIN	W
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	FBO
WET	WETLAND	WET
W	WATER EDGE	
X	FENCE LINE	X
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	

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

ABBREVIATIONS:

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



LOCATION MAP

0 250 500
SCALE IN FEET

PROJECT GENERAL NOTES

1. 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.
2. 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.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. 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.
6. 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.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. 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.
9. 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).

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LACROSSE STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2024 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.

PROJECT DATUM

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

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FEBRUARY 2025 BY ISG INC.

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	1204 BADGER STREET LACROSSE, WISCONSIN 54601	
SITE/LOT AREA:	29,010 SF	(0.7 AC)
PROPOSED IMPERVIOUS:	21,598 SF	(0.5 AC)
PROPOSED GREENSPACE:	7,412 SF	(0.2 AC)

PARKING DATA

STANDARD	36
ACCESSIBLE	2
TOTAL	38

CIVIL SHEET INDEX

C0-10	SITE DATA
C0-20	SITE DETAILS
C0-21	SITE DETAILS
C0-22	SITE DETAILS
C0-23	SITE DETAILS
C1-20	EROSION CONTROL DETAILS
C1-30	EROSION CONTROL PLAN
C2-10	EXISTING SITE AND REMOVAL PLAN
C3-10	OVERALL SITE PLAN
C3-20	SITE UTILITY PLAN
C4-10	GRADING PLAN

ISG

240

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PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C0-GENERAL
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SHEET

C0-10

Curb Ramps — D-10-1

Construction Guidance

General Construction:

- Curb ramps shall extend at a constant width from landing to back of curb (flares or wings not permitted)
- Curb ramps shall be colinear with sidewalks
- Curb ramps shall maintain alignment with back of sidewalk
- Expansion joint material should be placed along back of curb and/or gutter and near the landing as directed by the engineer or technician

Detectable Warning Surface (DWS):

- Perpendicular DWS - placed transverse to the direction of pedestrian travel and as close to back of gutter as possible
- Radial DWS - must be used when the measurement taken along the longest side of the curb ramp from back of curb to the front edge of the DWS exceeds 5' in length (See detail)
- Rail Crossing DWS - shall be placed directly behind gate if present. When a gate is not present DWS shall not be less than 6 feet or more than 15 feet from rail
- Joints are not permitted to originate / terminate at a DWS

Grades/Slopes:

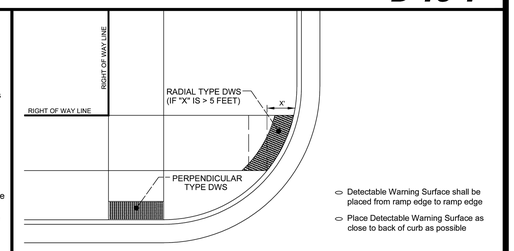
- Landings must be at or less than 2% by 2% grade/slope
- Ramps must be less than 8.3% longitudinal grade, and at or less than 2% cross slope
- A longitudinal grade greater than 5% can be maintained for not more than 30 feet

Widths/Openings:

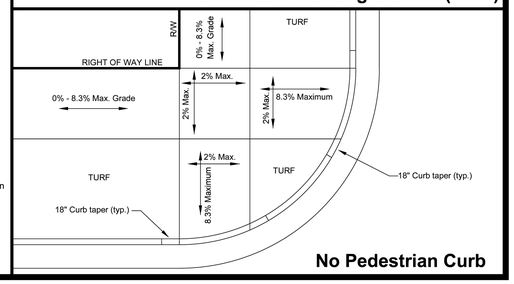
- Ramps shall match widths of landing
- Ramps shall be constant width, extending to back of gutter
- Ramps may be narrower than curb openings
- DWSs in ramps shall be edge-to-edge, with a 1" maximum border
- Curb tapers may only be installed when adjacent to turf
- Grade of ramp shall be constant from landing to flowline of gutter
- Vertical curb faces shall be installed when adjacent to hardscape surface and pedestrian curb

Triangular / "Pie" Area Between Ramps:

- If the pie measures greater than 10 square feet, the area must be replaced with turf
- If the pie measures less than 10 square feet, the area must be poured in concrete

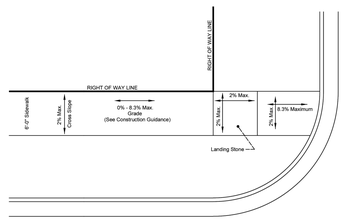


Detectable Warning Surface (DWS)

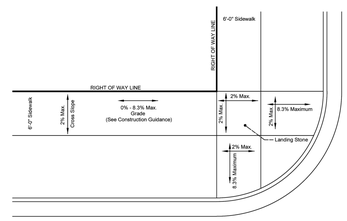


No Pedestrian Curb

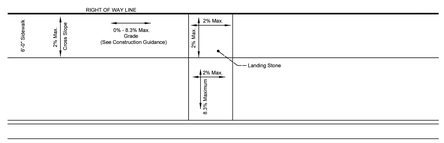
Curb Ramps — D-10-2



Type 1



Type 2

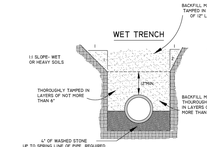


Type 7

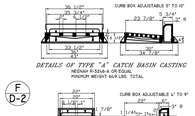
DRAWING NOT TO SCALE

SEWER PIPE JOINT MATERIALS

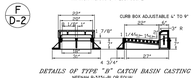
CONCRETE PIPE-RUBBER GASKET (ASTM C-443)
PVC PIPE- ELASTOMETRIC GASKET (ASTM D-3212 & F-477)



DETAILS OF SEWER TRENCHES (A D-2)

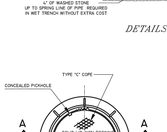


DETAILS OF TYPE "A" CATCH BASIN CASTING (F D-2)



DETAILS OF TYPE "A" CATCH BASIN CASTING

NOTE:
" DUMP NO WASTE DRAINS TO RIVER"
SHALL BE MOLDED IN ALL CASTINGS FACE



SELF-SEAL DETAIL

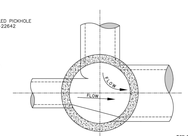
A – A

DETAIL OF MANHOLE FRAME & COVER

(MINIMUM WEIGHT 326 LBS. TOTAL)
NEENAH R-1670 OR EQUAL

NOTE
OPENING FOR FRAME & COVER SHALL BE CENTERED ON MANHOLES WITH FLAT TOPS.

(B D-2)



NOTE ⑥ NO ECCENTRIC MANHOLE CONE SECTIONS PERMITTED

NOTE ① TOP OF MANHOLE TO BE 0" BELOW FINISHED GRADE ADJUSTMENT TO BE OF PRE-CAST CONCRETE RINGS WITH BUTYL GASKETS (ROPE) BETWEEN RINGS AND MORTER BETWEEN CASTING & TOP RING ONLY - (3/4" MORTER MAX.)

NOTE ② NO STEPS ARE TO BE INSTALLED IN MANHOLES

NOTE ③ MANHOLE TO BE CONSTRUCTED OF PRE-CAST CONCRETE (ASTM C-478).

NOTE ④ LIFT HOLES TO BE MANUFACTURED WATER PROOF

NOTE ⑤ INVERT TO BE FACTORY MOLDED TO PIPE DIA. OR FILLED TO DIRECT FLOW WITH 3/4" MAXIMUM AGGREGATE, 3500 P.S.I. CONCRETE IF M.H. IS NOT REPLACED

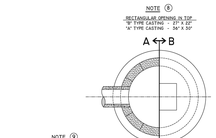
NOTE ⑦ ALL STRUCTURES TO BE MADE WITH PRE-CAST INTEGRAL FOOTING BASE, MIN. 6"

GASKET REQUIRED AT ALL PIPE ENTRANCES TO CLASS III MANHOLE

NOTE ⑫
THE CONNECTION OF ALL PVC STORM WATER PIPE, SIZE 6" TO 30", TO PRE-CAST CONCRETE STRUCTURES SHALL COMPLY WITH A WATERTIGHT, FLEXIBLE PIPE-TO-MANHOLE CONNECTOR

THE CONNECTOR SHALL CONSIST OF A SINGLE RUBBER GASKET, SHALL BE CONSTRUCTED SOLELY OF SYNTHETIC OR NATURAL RUBBER, SHALL MEET/EXCEED THE REQUIREMENTS OF ASTM C 923, AND SHALL HAVE A MINIMUM TENSILE STRENGTH OF 1600 PSI

THE CONNECTOR SHALL BE THE SOLE ELEMENT RELIED ON TO ASSURE A FLEXIBLE, WATERTIGHT SEAL OF THE PIPE TO THE STRUCTURE



DETAILS OF TYPE "A" OR "B" CATCH BASIN (E D-2)

DETAILS OF STANDARD MANHOLE FOR 30" PIPE OR SMALLER (C D-2)

DETAILS OF STANDARD MANHOLE FOR 36" PIPE OR LARGER (D D-2)

STORM SEWER DETAILS
D–2

ENGINEERING DEPT.
City of LaCrosse, Wis.

TITLE BLOCK	APPROVED				BY	DATE
	BRIAN	CITY ENGINEER				
NUMBER	GRADES	TYPE				
	ALIGNMENT					
ITEM	ALIGNMENT	R.O.W.	0.00	-0+C	M.W.S.	6/1/2015
	GRADES	R.O.W.	0.00	-0+C	M.W.S.	6/1/2015
	ALIGNMENT	R.O.W.	0.00	-0+C	M.W.S.	11/1/2004
	GRADES	R.O.W.	0.00	-0+C	M.W.S.	11/1/2004

SCALE: NONE

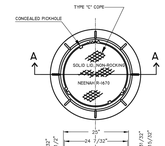
12-01 storm sewer_detail

(D–2)storm sewer_detail

DRAWING NOT TO SCALE

SEWER PIPE JOINT MATERIALS

CONCRETE PIPE-RUBBER GASKET (ASTM C-443)
PVC PIPE- ELASTOMETRIC GASKET (ASTM D-3212 & F-477)



SELF-SEAL DETAIL

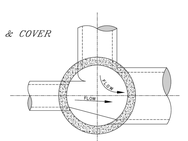
NOTE
OPENING FOR FRAME & COVER SHALL BE CENTERED ON MANHOLES WITH FLAT TOPS.

A – A

DETAIL OF MANHOLE FRAME & COVER

(MINIMUM WEIGHT 326 LBS. TOTAL)
NEENAH R-1670 OR EQUAL

(B D-6)



NOTE ⑥ NO ECCENTRIC MANHOLE CONE SECTIONS PERMITTED

NOTE ① TOP OF MANHOLE TO BE 0" BELOW FINISHED GRADE ADJUSTMENT TO BE OF PRE-CAST CONCRETE RINGS WITH BUTYL GASKETS (ROPE) BETWEEN RINGS AND MORTER BETWEEN CASTING & TOP RING ONLY - (3/4" MORTER MAX.)

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NOTE ④ LIFT HOLES TO BE MANUFACTURED WATER PROOF

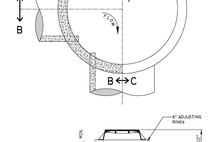
NOTE ⑤ INVERT TO BE FACTORY MOLDED TO PIPE DIA. OR FILLED TO DIRECT FLOW WITH 3/4" MAXIMUM AGGREGATE, 3500 P.S.I. CONCRETE IF M.H. IS NOT REPLACED

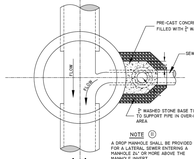
NOTE ⑦ ALL STRUCTURES TO BE MADE WITH PRE-CAST INTEGRAL FOOTING BASE, MIN. 6"

NOTE ⑫
THE CONNECTION OF ALL PVC SANITARY SEWER PIPE, SIZE 6" TO 30", TO PRE-CAST CONCRETE STRUCTURES SHALL COMPLY WITH A WATERTIGHT, FLEXIBLE PIPE-TO-MANHOLE CONNECTOR

THE CONNECTOR SHALL CONSIST OF A SINGLE RUBBER GASKET, SHALL BE CONSTRUCTED SOLELY OF SYNTHETIC OR NATURAL RUBBER, SHALL MEET/EXCEED THE REQUIREMENTS OF ASTM C 923, AND SHALL HAVE A MINIMUM TENSILE STRENGTH OF 1600 PSI

THE CONNECTOR SHALL BE THE SOLE ELEMENT RELIED ON TO ASSURE A FLEXIBLE, WATERTIGHT SEAL OF THE PIPE TO THE STRUCTURE

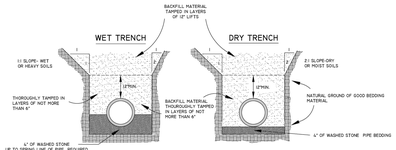




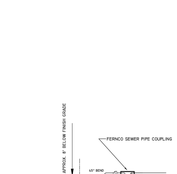
DETAILS OF STANDARD MANHOLE FOR 30" PIPE OR SMALLER (C D-6)

DETAILS OF STANDARD MANHOLE FOR 36" PIPE OR LARGER (D D-6)

DETAILS OF DROP MANHOLE FOR 30" PIPE OR SMALLER (E D-6)



DETAILS OF SEWER TRENCHES (A D-6)



DETAILS OF RISER FOR HOUSE CONNECTION (F D-6)

SANITARY SEWER DETAILS
D–6

ENGINEERING DEPT.
City of LaCrosse, Wis.

TITLE BLOCK	APPROVED				BY	DATE
	BRIAN	CITY ENGINEER				
NUMBER	GRADES	TYPE				
	ALIGNMENT					
ITEM	ALIGNMENT	R.O.W.	0.00	-0+C	M.W.S.	6/1/2015
	GRADES	R.O.W.	0.00	-0+C	M.W.S.	6/1/2015
	ALIGNMENT	R.O.W.	0.00	-0+C	M.W.S.	11/1/2004
	GRADES	R.O.W.	0.00	-0+C	M.W.S.	11/1/2004

SCALE: NONE

12-02 sanitary sewer_detail

(D–6)sanitary sewer_detail

ISG

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-20

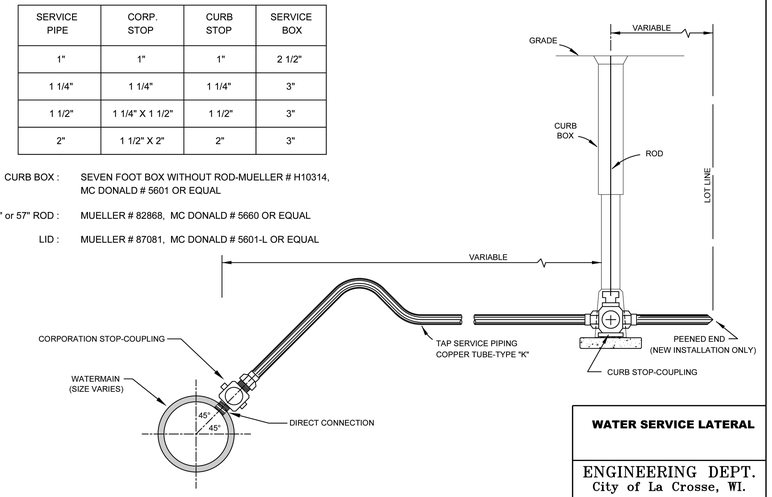
WATER SERVICE LATERAL DETAIL

SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2 1/2"
1 1/4"	1 1/4"	1 1/4"	3"
1 1/2"	1 1/4" X 1 1/2"	1 1/2"	3"
2"	1 1/2" X 2"	2"	3"

CURB BOX : SEVEN FOOT BOX WITHOUT ROD-MUELLER # H10314, MC DONALD # 5601 OR EQUAL

54" or 57" ROD : MUELLER # 82868, MC DONALD # 5660 OR EQUAL

LID : MUELLER # 87081, MC DONALD # 5601-L OR EQUAL



NOTE:
SERVICES 2" OR SMALLER ARE TO BE TAPPED 45° FROM HORIZONTAL ON WATERMAIN

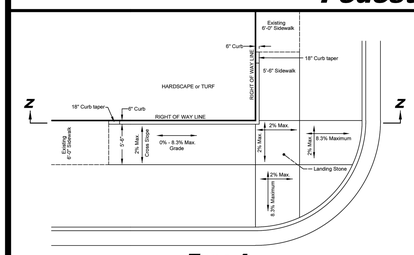
WATER SERVICE LATERAL

ENGINEERING DEPT.
City of La Crosse, WI.

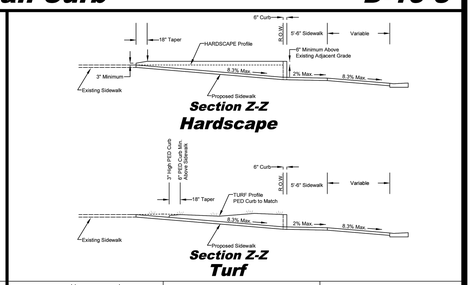
		BY	DATE
FILE	APPROVED		
DRAWN	DESIGNED		
CHECKED	CHECKED		
TITLE	APPROVED	JMC	7/7/2021 11/2004

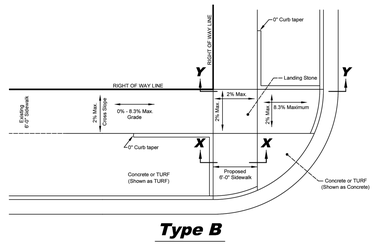
SHEET NO. D-3 TOTAL SHEETS

Pedestrian Curb D-10-3

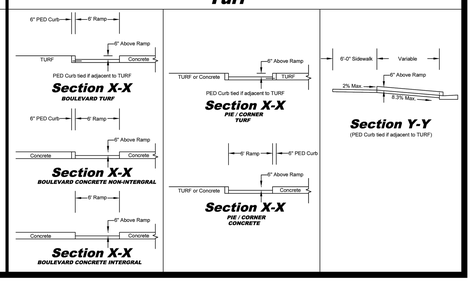


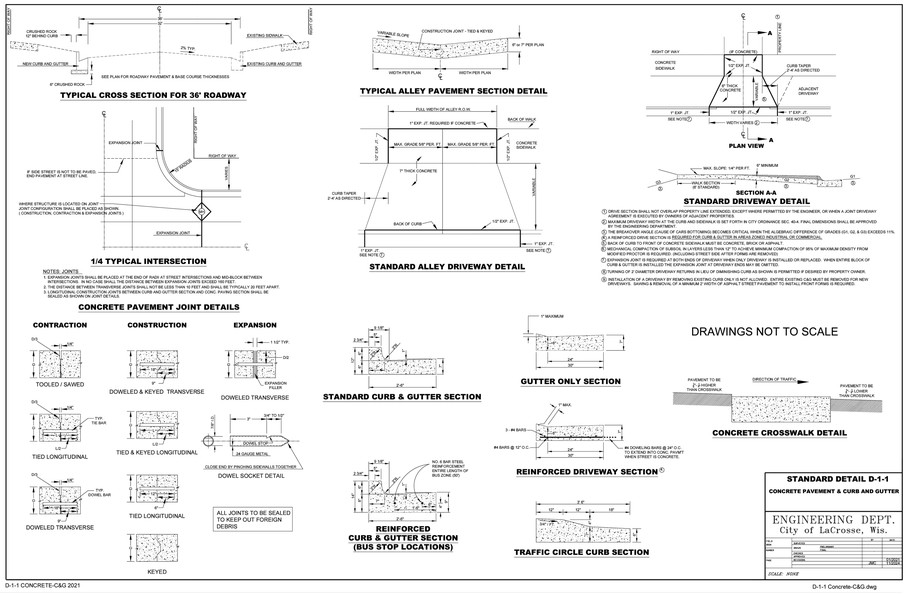
Type A





Type B




CRUSHED ROCK 12" BEHIND CURB
EXISTING SIDEWALK
2% TYP.
NEW CURB AND GUTTER
EXISTING CURB AND GUTTER
9" CRUSHED ROCK
SEE PLAN FOR ROADWAY PAVEMENT & BASE COURSE THICKNESSES
TYPICAL CROSS SECTION FOR 36' ROADWAY
EXPANSION JOINT
RIGHT OF WAY
RIGHT OF WAY
IF SIDE STREET IS NOT TO BE PAVED END PAVEMENT AT STREET LINE
WHERE STRUCTURE IS LOCATED ON JOINT JOINT CONFIGURATION SHALL BE PLACED AS SHOWN (CONSTRUCTION, CONTRACTION & EXPANSION JOINTS)
EXPANSION JOINT
1/4 TYPICAL INTERSECTION
NOTES: JOINTS
1. CONTRACTION JOINTS SHALL BE PLACED AT THE END OF RADII AT STREET INTERSECTIONS AND MID-BLOCK BETWEEN INTERSECTIONS. IN NO CASE SHALL THE DISTANCE BETWEEN EXPANSION JOINTS EXCEED 180 FEET.
2. THE DISTANCE BETWEEN TRANSVERSE JOINTS SHALL NOT BE LESS THAN 16 FEET AND SHALL BE TYPICALLY 20 FEET APART.
3. LONGITUDINAL CONTRACTION JOINTS BETWEEN CURB AND GUTTER SECTION AND CONC. PAVING SECTION SHALL BE SEALED AS SHOWN ON JOINT DETAILS.
CONCRETE PAVEMENT JOINT DETAILS
CONTRACTION
CONSTRUCTION
EXPANSION
TOOLED / SAWED
DOWELED & KEYED TRANSVERSE
DOWELED TRANSVERSE
TIED LONGITUDINAL
TIED & KEYED LONGITUDINAL
DOWEL STUB
24 GAUGE METAL
CLOSE END BY PRYING SIDEWALLS TOGETHER
DOWEL SOCKET DETAIL
TIE BAR
DOWEL BAR
DOWELED TRANSVERSE
TIED LONGITUDINAL
KEYED
ALL JOINTS TO BE SEALED TO KEEP OUT FOREIGN DEBRIS
CONSTRUCTION JOINT - TIED & KEYED
VARIABLE SLOPE
WIDTH PER PLAN
TYPICAL ALLEY PAVEMENT SECTION DETAIL
FULL WIDTH OF ALLEY R.O.W.
1" EXP. JT. REQUIRED IF CONCRETE
BACK OF WALK
MAX. GRADE 5/8" PER 1'
MAX. GRADE 5/8" PER 1'
CONCRETE SIDEWALK
7" THICK CONCRETE
CURB TAPER 2'-4" AS DIRECTED
BACK OF CURB
1/2" EXP. JT.
1" EXP. JT. SEE NOTE 2
STANDARD ALLEY DRIVEWAY DETAIL
RIGHT OF WAY
CONCRETE SIDEWALK
6" CONCRETE
CURB TAPER 2'-4" AS DIRECTED
ADJACENT DRIVEWAY
4" THICK CONCRETE
4" EXP. JT. SEE NOTE 2
10' EXP. JT.
WIDTH VARIES
PLAN VIEW
MAX. SLOPE, 1/4" PER FT.
4" MINIMUM
WALK SECTION (6" STANDARD)
SECTION A-A
STANDARD DRIVEWAY DETAIL
1) DRIVE SECTION SHALL NOT OVERLAP PROPERTY LINE EXTENDED, EXCEPT WHERE PERMITTED BY THE ENGINEER, OR WHEN A JOINT DRIVEWAY AGREEMENT IS EXECUTED BY OWNERS OF ADJACENT PROPERTIES.
2) THE RELATIONSHIP BETWEEN THE DRIVE, CURB AND SIDEWALK IS SET FORTH IN CITY ORDINANCE SEC. 40-4. FINAL DIMENSIONS SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT.
3) THE BREAKOVER ANGLE (CAUSE OF CARS BOTTOMING) BECOMES CRITICAL WHEN THE ALGEBRAIC DIFFERENCE OF GRADES (G1, G2, & G3) EXCEEDS 11%. A V-REINFORCED DRIVE SECTION is REQUIRED FOR CURB & GUTTER IN AREAS ZONED INDUSTRIAL OR COMMERCIAL.
4) BACK OF CURB TO FRONT OF CONCRETE SIDEWALK MUST BE CONCRETE, BRICK OR ASPHALT.
5) BACKFILL MATERIAL SHALL BE FREE OF ROCKS, ROOTS, BRUSH, OR OTHER MATERIAL AND COMPACTION OF 95% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR IS REQUIRED. (INCLUDING STREET SIDE AFTER FORMS ARE REMOVED).
6) EXPANSION JOINT IS REQUIRED AT BOTH ENDS OF DRIVEWAY WHEN ONLY DRIVEWAY IS INSTALLED OR REPLACED. WHEN ENTIRE BLOCK OF CURB & GUTTER IS INSTALLED THE EXPANSION JOINT AT DRIVEWAY ENDS MAY BE OMITTED.
7) TURNING OF 2' DIAMETER DRIVEWAY RETURNS IN LIEU OF DIAMISHING CURB AS SHOWN IS PERMITTED IF DESIRED BY PROPERTY OWNER.
8) INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB ONLY IS NOT ALLOWED. ENTIRE EXISTING CAD MUST BE REMOVED FOR NEW DRIVEWAYS. SAWING & REMOVAL OF A MINIMUM 2' WIDTH OF ASPHALT STREET PAVEMENT TO INSTALL FRONT FORMS IS REQUIRED.
DRAWINGS NOT TO SCALE
1" MAXIMUM
24"
GUTTER ONLY SECTION
5.5"
2.5H
2:1
STANDARD CURB & GUTTER SECTION
PAVEMENT TO BE 2"- 3 HIGHER THAN CROSSWALK
DIRECTION OF TRAFFIC
PAVEMENT TO BE 2"- 3 LOWER THAN CROSSWALK
CONCRETE CROSSWALK DETAIL
1" MAX.
#4 BARS @ 12" O.C.
3 - #4 BARS
36" DOWELING BARS @ 24" O.C. TO EXTEND INTO CONC. PAVMT WHEN STREET IS CONCRETE.
REINFORCED DRIVEWAY SECTION 8
NO. 8 BAR STEEL REINFORCEMENT (REQUIRED ONLY IN BUS ZONE (BZ))
2.5H
2:1
REINFORCED CURB & GUTTER SECTION (BUS STOP LOCATIONS)
2'-9"
12"
12"
18"
SLOPE
TRAFFIC CIRCLE CURB SECTION

STANDARD DETAIL D-1-1
CONCRETE PAVEMENT & CURB AND GUTTER

ENGINEERING DEPT.
City of LaCrosse, Wis.

		BY	DATE
FILE #	ADDED:		
DRAWN	MAJ. CHANGE:		
CHECKED	MIN.		
TITLE	APPROVED:	JMC	7/2021

SCALE: NONE

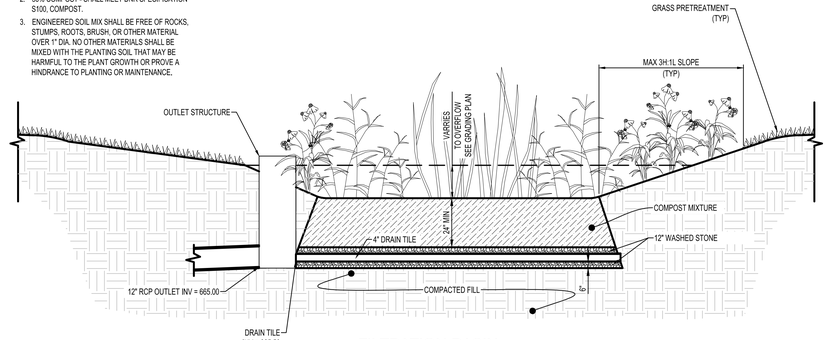
D-1-1 CONCRETE-C&G 2021 D-1-1 Concrete-C&G.dwg

FILTRATION BASIN CONSTRUCTION:

A. Work Shall Include - All excavation and construction as outlined in the plans, specifications and details outlining the construction of the filtration basin.
B. The Contractor shall maintain silt fence around the perimeter of the filtration basin during all phases of construction. The filtration area must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed filtration area.
C. The Contractor shall ensure that the filtration basin is not used as a sediment trap during construction and that no runoff enters the basin prior to the completion of construction and complete stabilization of surrounding areas draining to the basin. All upland drainage must be diverted to prevent runoff from entering filtration basin work area.
D. Filtration basin shall be constructed at the end of the project after all areas surrounding it and draining into it have been constructed and fully stabilized, this includes the sanitary sewer. In order to avoid soil compaction in the basin no equipment shall be driven in the area of the basin prior to its construction, and when it is constructed only light earth moving equipment with tracks shall be used.
E. After final grading the basin's floor shall be tilled to a depth of at least 6 inches to provide a well-aerated, porous surface. Smearing of the soil in the basin shall be avoided and if smearing does occur it shall be corrected by raking or retilling of the basin.
F. Immediately following filtration basin construction, the entire basin shall be seeded and stabilized as indicated in the plans. Filtration basin MUST be fully stabilized prior to any upstream runoff being directed to basin.

ENGINEERED MEDIA COMPOSITION:

1. 70% SILICA SAND - USDA COARSE SAND, (0.02 TO 0.04") PRE-WASHED TO REMOVE CLAY AND SILT PARTICLES AND WELL-DRAINED OR DRY PRIOR TO MIXING.
2. 30% COMPOST - SHALL MEET DNR SPECIFICATION S100, COMPOST.
3. ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH, OR OTHER MATERIAL OVER 1" DIA. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO THE PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.



FILTRATION BASIN
NTS

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

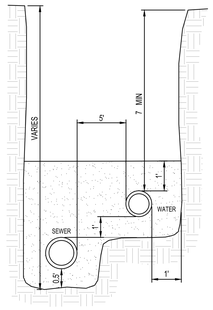
TITLE

SITE DETAILS

SHEET

C0-21

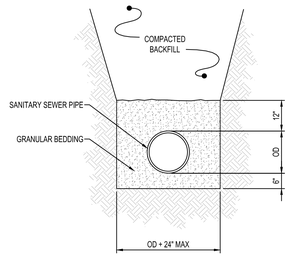
PRELIMINARY NOT FOR CONSTRUCTION



NOTES:

1. GRANULAR MATERIAL IN THIS ZONE SHALL BE INCIDENTAL TO PIPE INSTALLATION.
2. IF THE SANITARY SEWER LOCATION IS ABOVE THE WATERMAIN, THE SANITARY SEWER PIPE MATERIAL SHALL BE WATERMAIN SPECIFICATION CLASS 160 SDR 26 PRESSURE PIPE.
3. 5' OF SEPARATION IS STANDARD. SERVICES MAY BE CLOSER NEAR CONNECTION POINT IF NECESSARY DUE TO EXISTING SERVICE LOCATIONS.

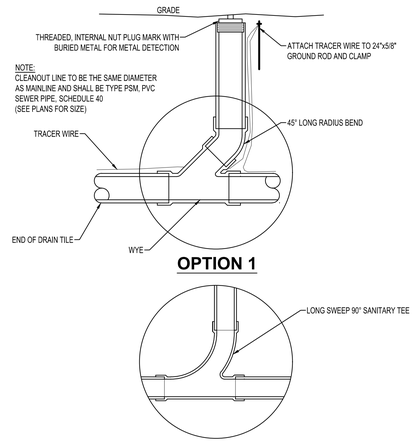
SANITARY & WATER SERVICES (SAME TRENCH)
NTS



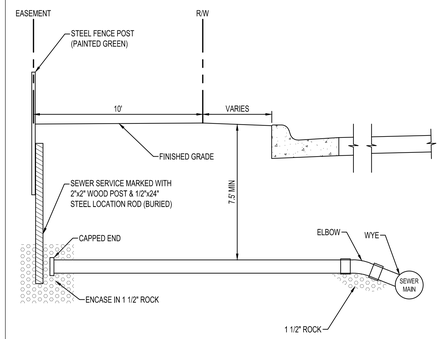
NOTES:

1. GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

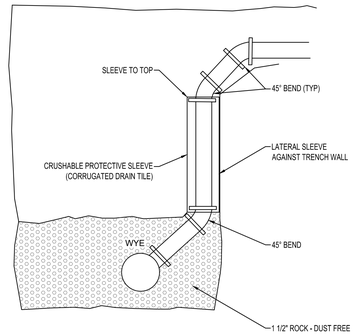
PIPE BEDDING
SANITARY SEWER
NTS



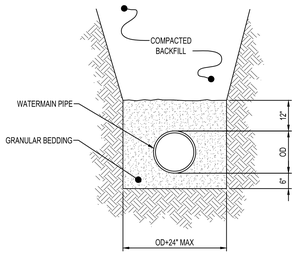
SANITARY CLEANOUT
NTS



RESIDENTIAL
SANITARY SERVICE
NTS



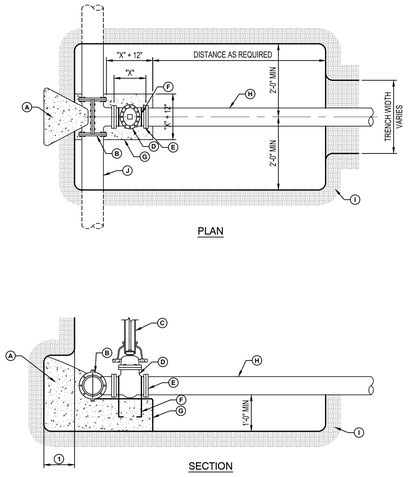
DEEP
SANITARY SERVICE
NTS



NOTE:

1. GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

PIPE BEDDING
WATERMAIN
NTS



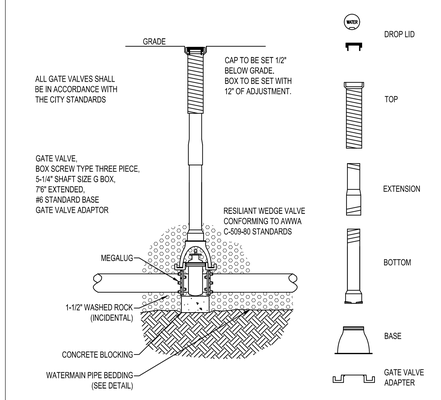
TAPPING VALVE CONNECTION
NTS

GENERAL NOTES

1. THRUST BLOCKING SHALL EXTEND TO UNDISTURBED EARTH.
2. TAPPING SLEEVE SHALL BE 18" MIN. FROM ANY BELL, COUPLING, VALVE OR FITTING LOCATED ALONG EXISTTING WATERMAIN TO BE TAPPED.
3. JOINTS AND BOLTS SHALL BE CLEAR OF CONCRETE.
4. INSTALL PERMANENT THRUST BLOCKING UNDER VALVE BEFORE TAP IS MADE. JOINTS AND BOLTS TO BE CLEAR OF CONCRETE.

CONSTRUCTION KEY NOTES

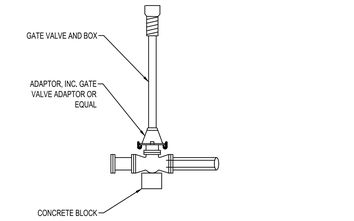
- (A) CONCRETE THRUST BLOCKING
- (B) TAPPING SLEEVE
- (C) RISER INSTALLATION
- (D) TAPPING VALVE
- (E) VALVE ENDS FOR TYPE OF PIPE INSTALLED
- (F) 2-#5 REBAR HAIRPINS PAINT UNEMBEDDED PORTION OF BARS WITH 2 COATS OF COAL TAR EPOXY THEN COVER WITH 2" MIN OF CEMENT MORTAR
- (G) CONCRETE VALVE SUPPORT
- (H) NEW WATERMAIN TO BE INSTALLED
- (I) UNDISTURBED SOIL
- (J) EXISTING WATERMAIN TO BE TAPPED

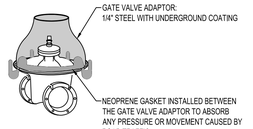


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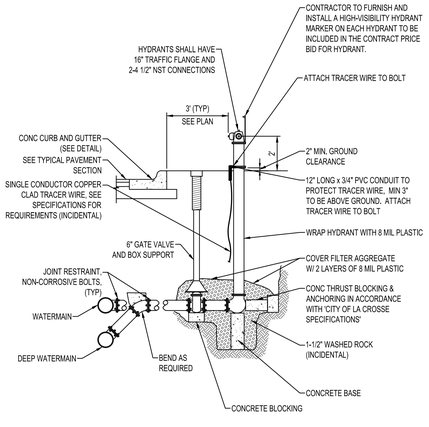
1. INSTALL TOP NUT EXTENDER TO 7' DEPTH ON ALL VALVES WITH OVER-DEPTH

TYPICAL
GATE VALVE & BOX INSTALLATION
NTS

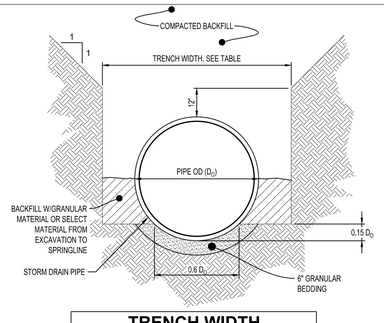




GATE VALVE ADAPTOR
NTS



TYPICAL
HYDRANT INSTALLATION
NTS

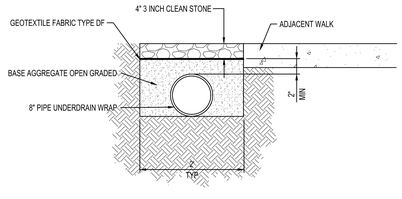


TRENCH WIDTH	
PIPE Ø	**TRENCH WIDTH**
36" OR LESS	D_0 + 24"
42" TO 54"	1.5 x D_0
60" OR OVER	D_0 + 36"

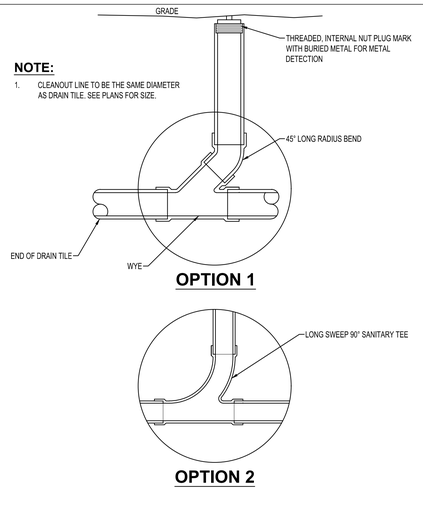
NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

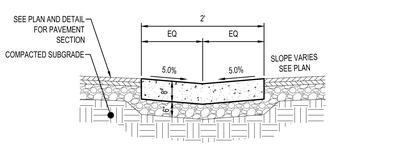
REINFORCED CONCRETE
STORM DRAIN PIPE BEDDING
NTS



ROCK LANDSCAPING
WITH UNDERDRAIN DETAIL
NTS



SUBDRAIN CLEANOUT
NTS



CONCRETE VALLEY GUTTER
NTS

PRELIMINARY NOT FOR CONSTRUCTION

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

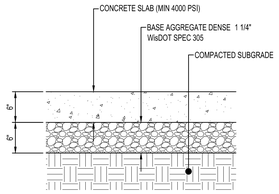
PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

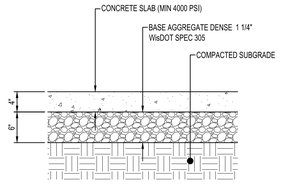
SITE DETAILS

SHEET

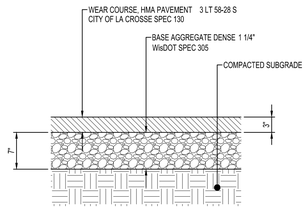
C0-22



STANDARD
CONCRETE PAVEMENT
NTS



CONCRETE WALK
NTS



RESIDENTIAL
BITUMINOUS CONCRETE PAVEMENT
NTS

ISG

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PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
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REVIEWED BY	KR
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CLIENT PROJECT NO.	-

TITLE

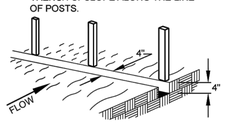
SITE DETAILS

SHEET

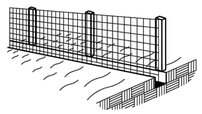
C0-23

PRELIMINARY NOT FOR CONSTRUCTION

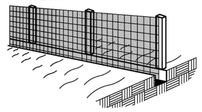
1. SET POSTS AND EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



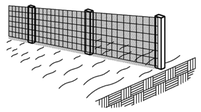
2. STAPLE WIRE FENCING TO THE POSTS.



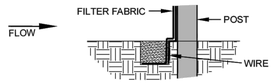
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

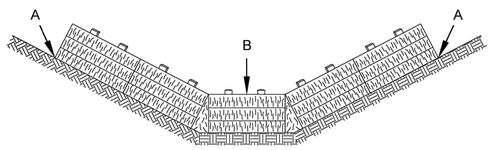


EXTENSION OF FABRIC & WIRE INTO TRENCH



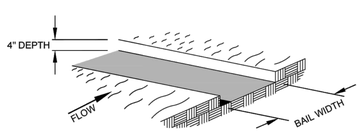
CONSTRUCTION OF A SILT FENCE
CHANNELIZED FLOW

PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY

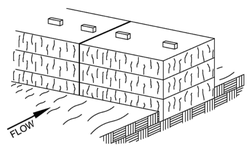


POINTS "A" SHOULD BE HIGHER THAN POINT "B"

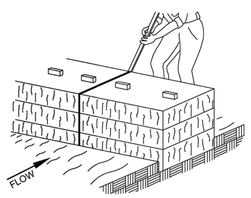
1. EXCAVATE THE TRENCH.



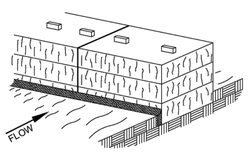
2. PLACE AND STAKE STRAW BALES.

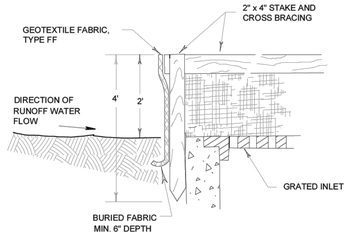


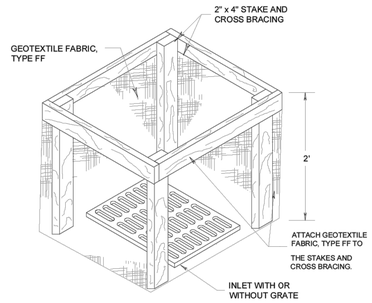
3. WEDGE LOOSE STRAW BETWEEN BALES.



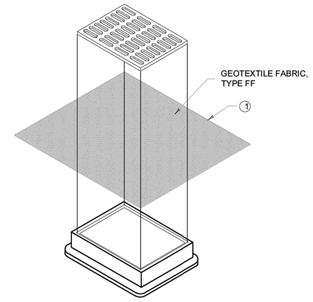
4. BACKFILL & COMPACT THE EXCAVATED SOIL.



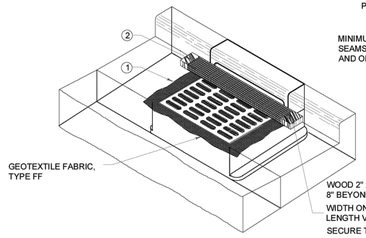




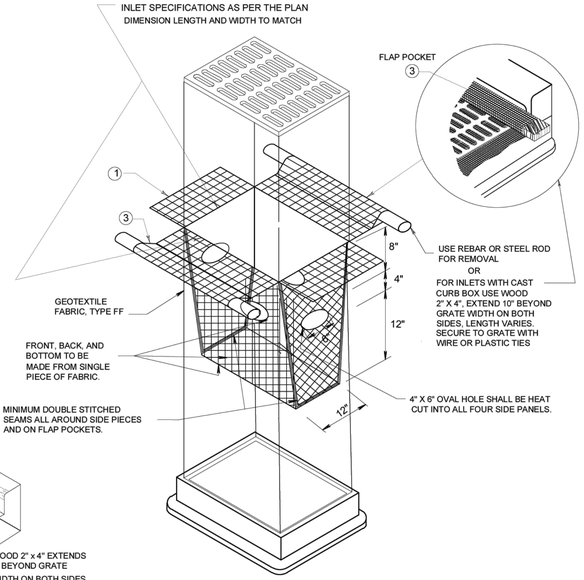
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE) ②

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

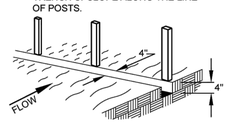
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

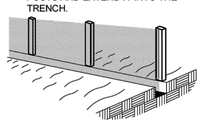
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION
TYPE A, B, C, AND D

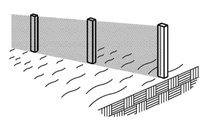
1. SET POSTS AND EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



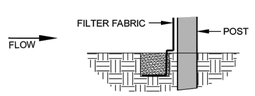
2. STAPLE THE FILTER FABRIC TO THE POSTS AND EXTEND IT INTO THE TRENCH.



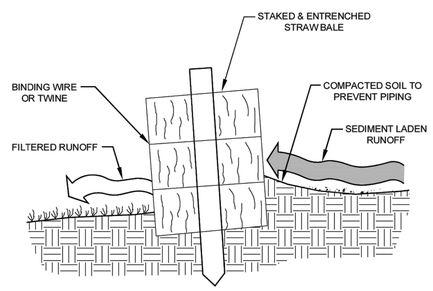
3. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC INTO TRENCH



CONSTRUCTION OF A FILTER BARRIER



CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

EDF #

DWG NAME: EROSION-CONTROL.DWG

PROJECT No.

EROSION CONTROL DETAILS

LOCATION

D-1-2

RESOLUTION

DATE

ENGINEERING DEPT.
City of La Crosse, Wis.

		BY	DATE
FIELD BOOK	SURVEYED		
	DRAWN PRELIMINARY		
NUMBER	FINAL	JMC	2/2009
	CHECKED		
	APPROVED		
PAGE	REVISIONS		

SHEET NO.

TOTAL SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

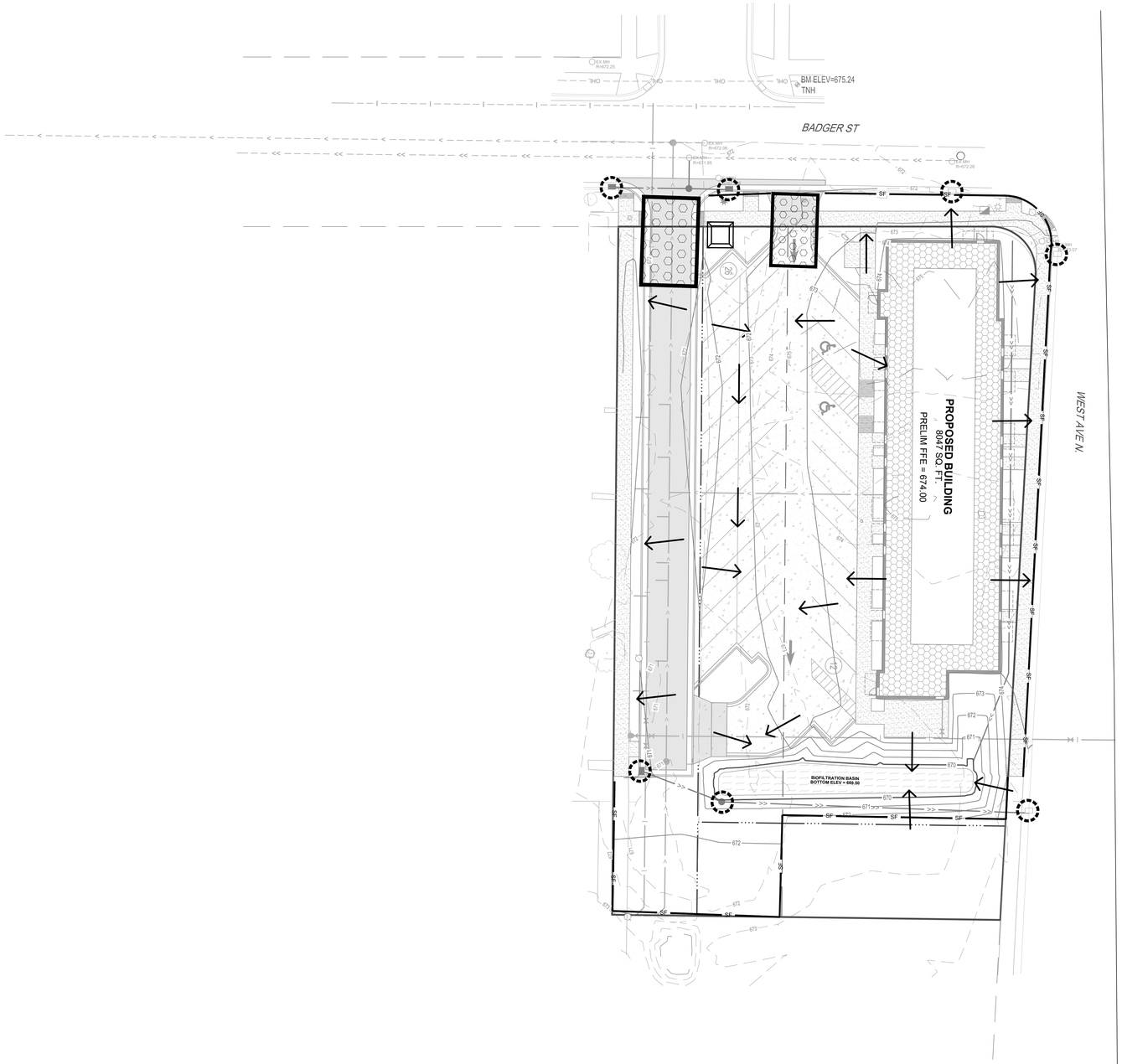
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FILE NAME	32213-C1-EROSION
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EROSION CONTROL DETAILS

SHEET

C1-20



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

N

0 20 40
SCALE IN FEET

ISG

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PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C1-EROSION
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CLIENT PROJECT NO.	-

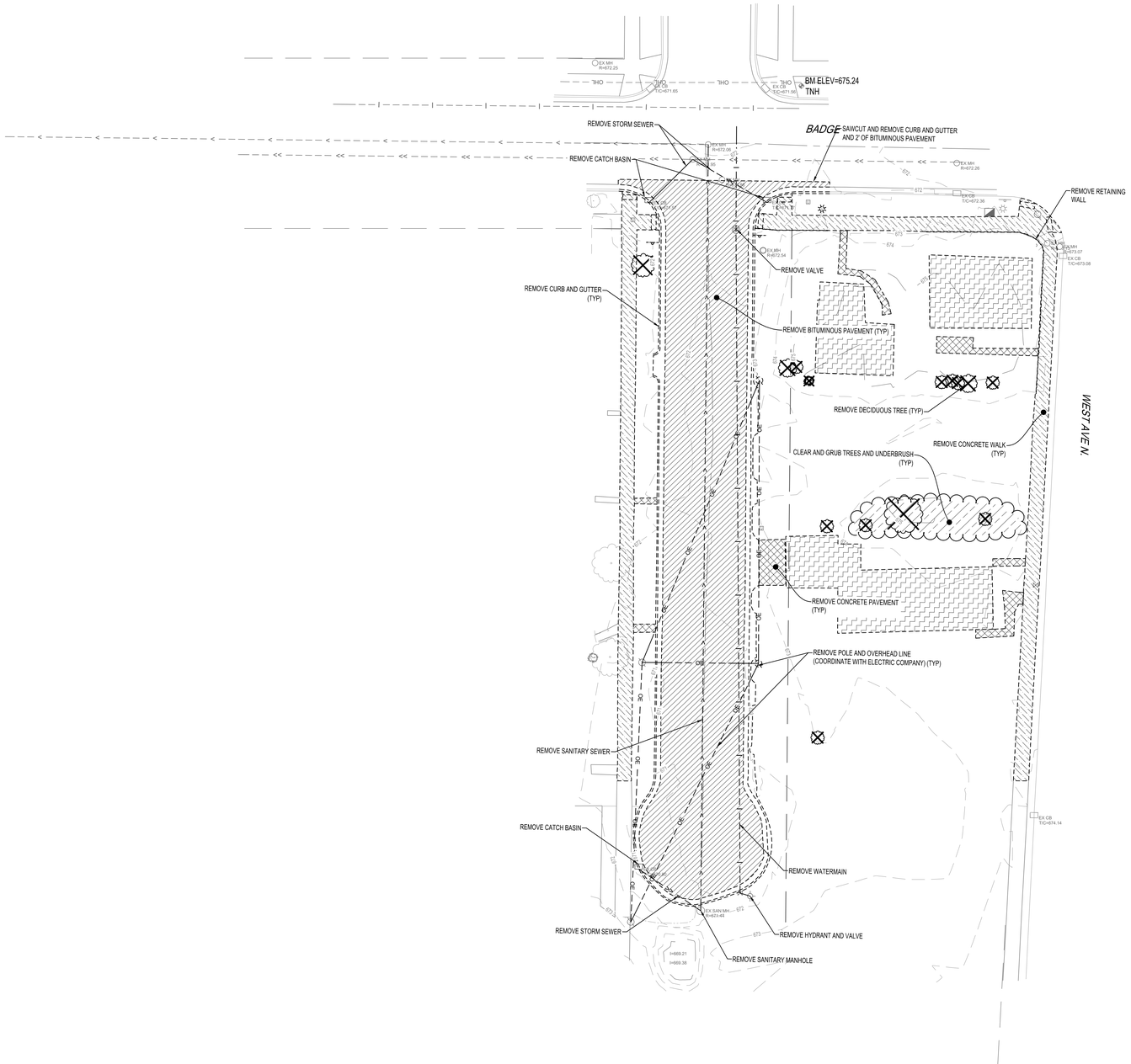
TITLE

EROSION CONTROL PLAN

SHEET

C1-30

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	CLEAR AND GRUB TREES AND UNDERBRUSH
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

N

0 20 40

SCALE IN FEET

ISG

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C2-EXIST
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVAL PLAN

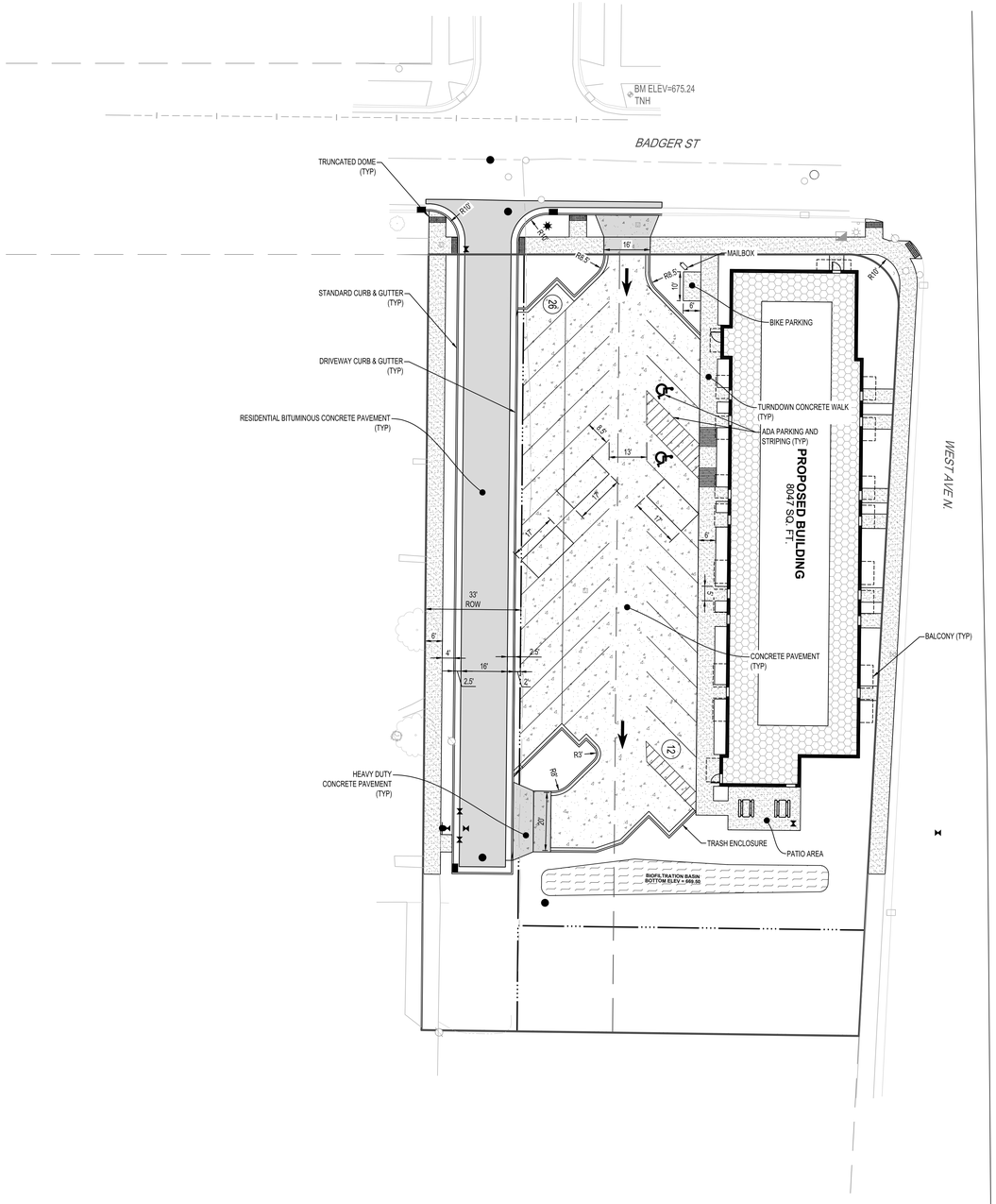
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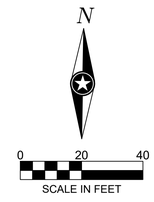
C2-10

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK

NOTE: SNOW TO BE REMOVED FROM SITE.





ISG

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PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C3-SITE
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE PLAN

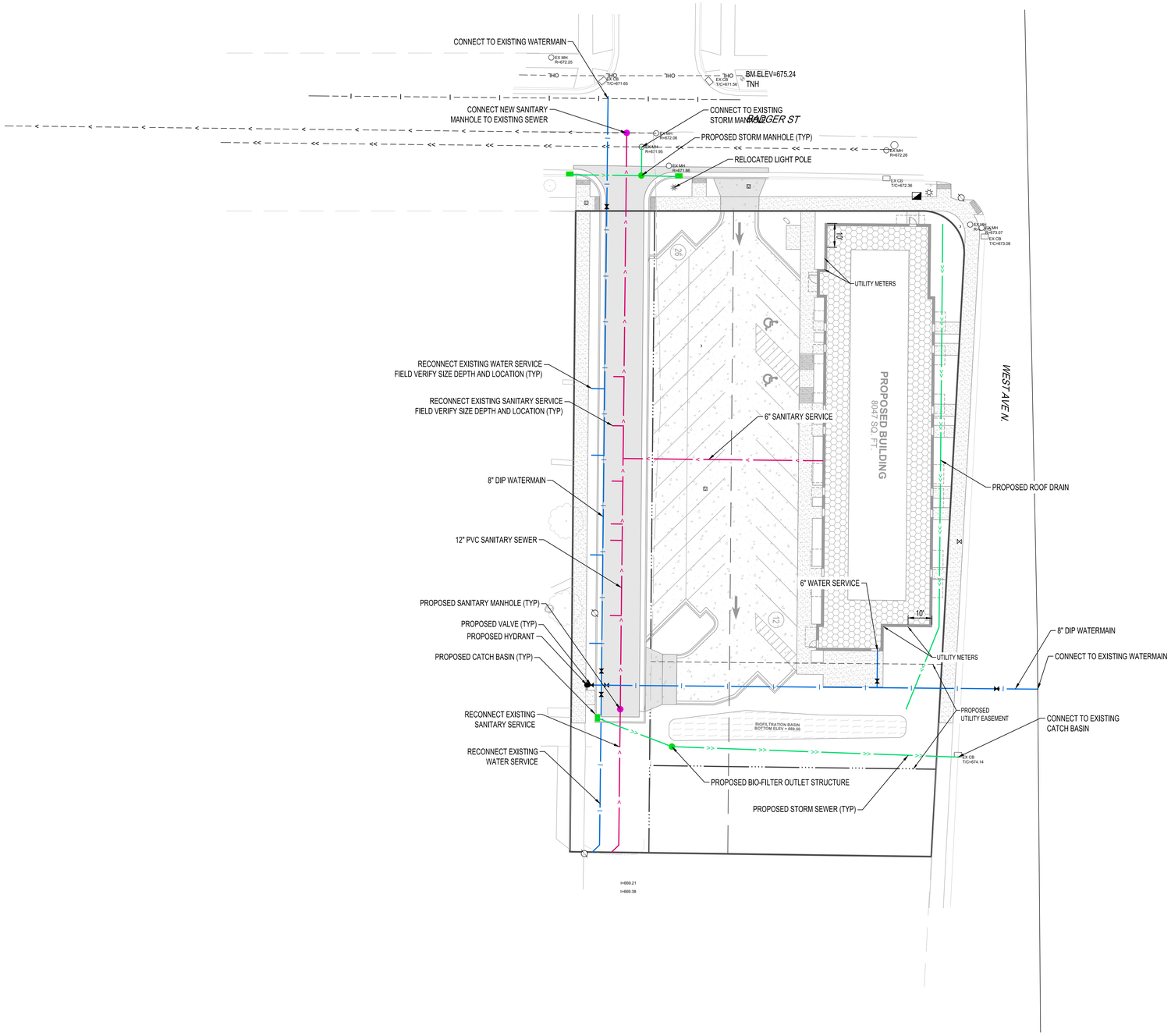
SHEET

C3-10

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

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



N

0 20 40
SCALE IN FEET

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

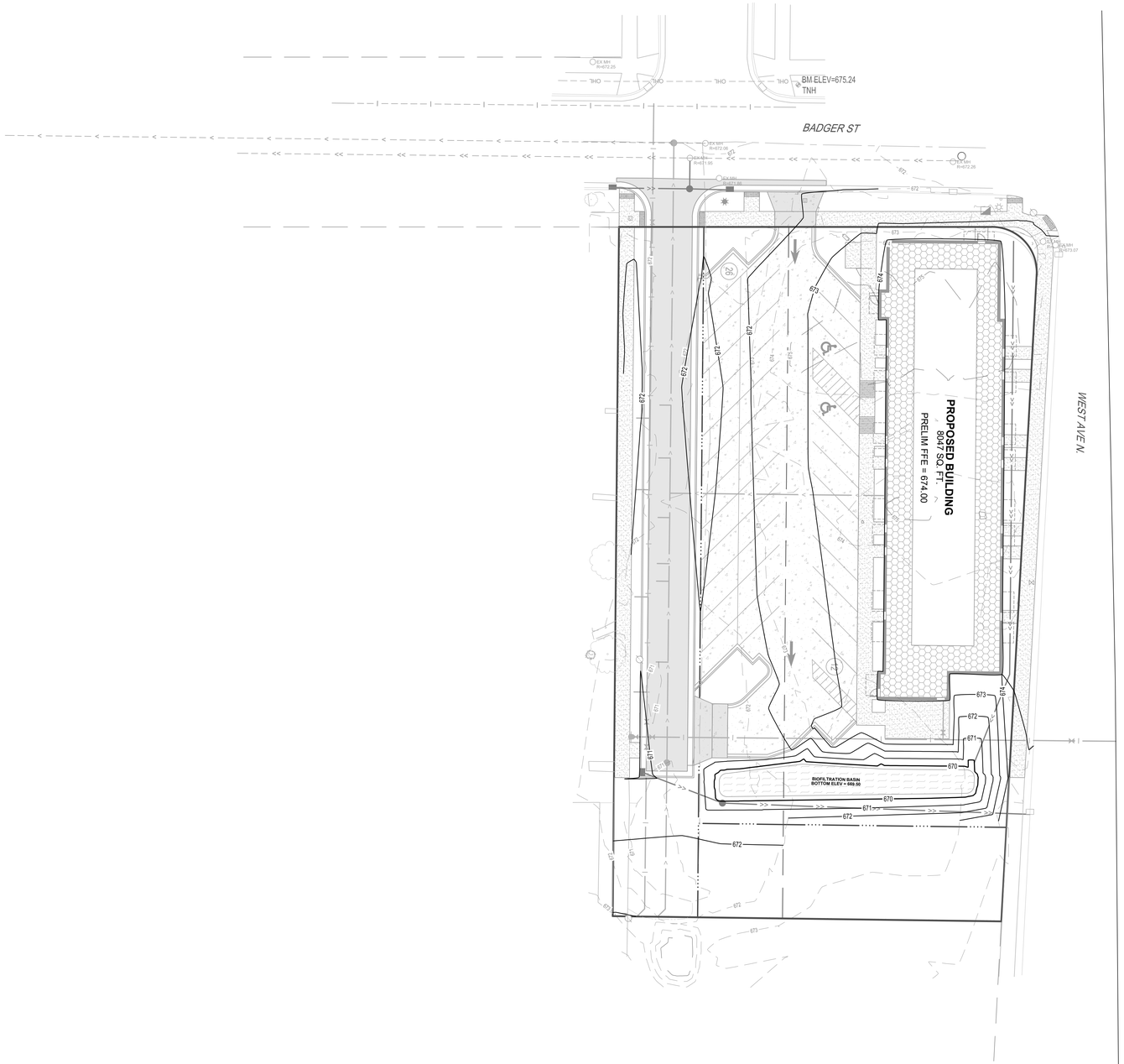
PROJECT NO.	25-32213
FILE NAME	32213-C3-UTILITY
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE UTILITY PLAN

SHEET

C3-20



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

N

0 20 40

SCALE IN FEET

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C4-GRADE
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

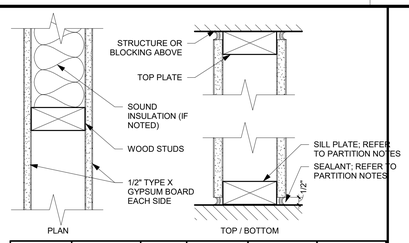
GRADING PLAN

SHEET

C4-10

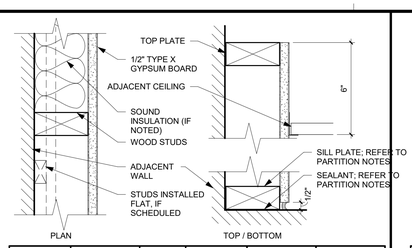
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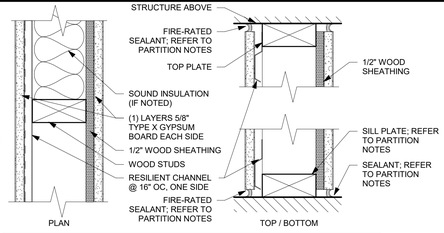
WALL TYPE	STUD DESIGNATION	SPACING			KEY NOTES
E2	2x2	16"			1
E4	2x4	16"			1
E6	2x6	16"			1
E8	2x8	16"			1
					1
					1

WALL TYPE E (WOOD STUD PARTITION)
NOT TO SCALE



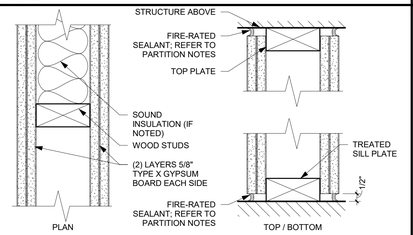
WALL TYPE	STUD DESIGNATION	SPACING			KEY NOTES
F1	1x2 (FLAT)	16"			1
F2	2x2	16"			1
F4	2x4	16"			1
F6	2x6	16"			1
F8	2x8	16"			1
					1

WALL TYPE F (WOOD STUD FURRING)
NOT TO SCALE



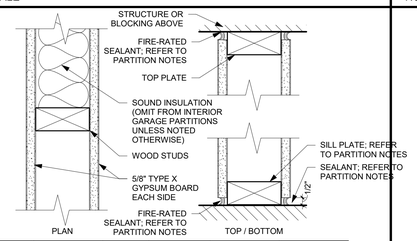
WALL TYPE	STUD DESIGNATION	SPACING	FSTC	FIRE RATING / UL DESIGN	KEY NOTES
G4	2x4	16"			1
G6	2x6	16"	50	U311	1
G8	2x8	16"			1

WALL TYPE G (WOOD STUD - 1-HOUR FIRE RATED)
NOT TO SCALE



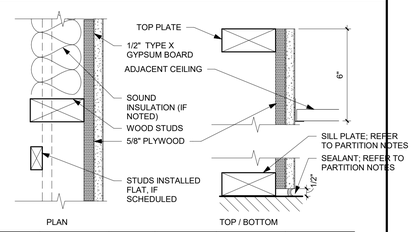
WALL TYPE	STUD DESIGNATION	SPACING		FIRE RATING / UL DESIGN	KEY NOTES
H2	2x2	16"		U301	1
H4	2x4	16"		U301	1
H6	2x6	16"		U301	1
H8	2x8	16"		U301	1

WALL TYPE H (WOOD STUD - 2-HOUR FIRE RATED)
NOT TO SCALE



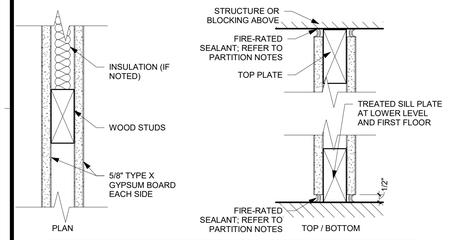
WALL TYPE	STUD DESIGNATION	SPACING		FIRE RATING / UL DESIGN	KEY NOTES
J2	2x2	16"		U311	1, 2
J4	2x4	16"		U311	1, 2
J6	2x6	16"		U311	1, 2
J8	2x8	16"		U311	1, 2

WALL TYPE J (WOOD STUD - 1-HOUR FIRE RATED, 50 TO 54 STC SOUND)
NOT TO SCALE



WALL TYPE	STUD DESIGNATION	SPACING			KEY NOTES
K1	1x2 (FLAT)	16"			1
K2	2x2	16"			1
K4	2x4	16"			1
K6	2x6	16"			1
K8	2x8	16"			1
					1

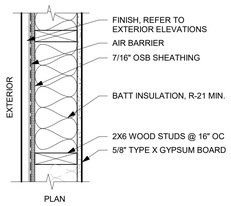
WALL TYPE K (WOOD STUD FURRING)
NOT TO SCALE



WALL TYPE	STUD DESIGNATION	SPACING		FIRE RATING / UL DESIGN	KEY NOTES
	2x4 FLAT	24"		U338	1, 2

WALL TYPE FOR USE BEHIND SEMI-RECESSED FIRE EXTINGUISHERS IN 1 HOUR RATED WALL ASSEMBLIES

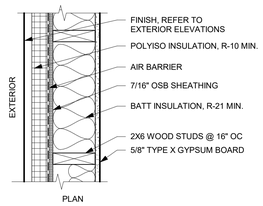
WALL TYPE BEHIND FEC (WOOD STUD - 1-HOUR FIRE RATED)
NOT TO SCALE



WALL TYPE	STUD DESIGNATION	SPACING	FIRE RATING / UL DESIGN
X1	2x6	16"	

NOTES

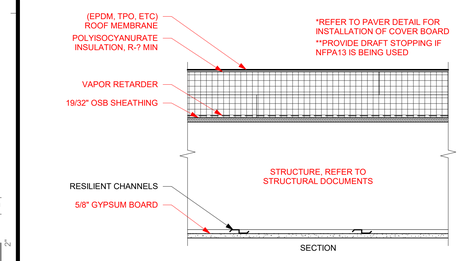
EXTERIOR WALL TYPE
NOT TO SCALE



WALL TYPE	STUD DESIGNATION	SPACING	FIRE RATING / UL DESIGN
X2	2x6	16"	

NOTES

EXTERIOR WALL TYPE
NOT TO SCALE



FIRE RATING: 1 HOUR
UL DESIGN: UL P522

ROOF/CEILING ASSEMBLY R1
NOT TO SCALE

REFERENCE SCALE
1" = 1'
2"
1"
0 1/4" 1/2"

GENERAL ASSEMBLY NOTES:

A. NOT ALL ASSEMBLY TYPES LISTED APPLY TO THIS PROJECT. REFER TO FLOOR PLANS FOR LOCATIONS AND ADDITIONAL NOTES.

B. LIGHT GAUGE STEEL FRAMING MEMBER DESIGNATION SYSTEM: (REFER TO STRUCTURAL NOTES)

600S125-54 (EQUIVALENT TO 6" x 16 GAUGE STUD OR JOIST WITH 1 1/4" FLANGES)

- MINIMUM BASE METAL THICKNESS IN MILS. EXAMPLE - .054 = 54 MILS)
  - 18 = 25 GAUGE
  - 27 = 22 GAUGE
  - 30 = 20 GAUGE (DRYWALL)
  - 33 = 20 GAUGE (STRUCTURAL)
  - 43 = 18 GAUGE
  - 54 = 16 GAUGE
  - 68 = 14 GAUGE
  - 97 = 12 GAUGE
- FLANGE WIDTH (1/100 INCHES): EXAMPLE - 125 = 1.25"
- STYLE: S = STUD OR JOIST SECTION (WITH FLANGE STIFFENERS) = C
  - T = TRACK SECTION = U
  - U = CHANNEL SECTION (STUDS WITHOUT FLANGE STIFFENERS) = C
  - F = FURRING CHANNEL = hat
  - Z = ZEE SECTION = Z
- MEMBER DEPTH (1/100 INCHES): EXAMPLE - 600 = 6"

C. IN ALL WET AREAS SUCH AS SHOWERS AND TUBS, INSTALL CEMENT-BASED BACKER BEHIND AREAS SCHEDULED TO RECEIVE TILE FINISH.

D. PROVIDE A MINIMUM OF MOISTURE-RESISTANT GYPSUM BOARD ON ALL RESTROOM WALLS AND OTHER AREAS SCHEDULED TO RECEIVE FRP OR TILE FINISH.

E. ALL PARTITIONS CONTAINING PLUMBING OR HAVING AN EXTERIOR FACE SHALL BE INSULATED.

F. REFERENCE FINISH PLANS FOR ADDITIONAL FINISHES NOT INDICATED ON PARTITION TYPES.

G. INCLUDE PAINTABLE ACOUSTIC SEALANT AT WALL PERIMETER (TOP, BOTTOM, AND SIDES) TERMINATIONS AND PENETRATIONS FOR ALL NON RATED ASSEMBLIES. TYPICAL BOTH SIDES OF ASSEMBLY.

H. PROVIDE FIRE-TREATED WOOD OR STEEL BACKING FOR ALL WALL-MOUNTED FINISH CARPENTRY, ARCHITECTURAL WOODWORK, TOILET PARTITIONS, ACCESSORIES AND OTHER SIMILAR ITEMS.

I. WOOD FRAMING MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

J. REFER TO STRUCTURAL DOCUMENTS FOR SHEAR WALL CRITERIA.

K. ALL NON-RATED WALLS TO BE CONSTRUCTED FULL HEIGHT TO THE UNDERSIDE OF FLOOR OR ROOF STRUCTURE ABOVE UNLESS NOTED OTHERWISE.

L. PROVIDE DOUBLE TOP PLATES AT ALL WOOD LOAD BEARING WALLS.

M. NON-LOAD BEARING METAL STUD WALLS SHALL HAVE A SLOTTED TOP TRACK FOR DEFLECTION. FINISHES / SUBSTRATES SHALL NOT BE FASTENED TO THE TOP TRACK.

N. PROVIDE 1" GAP FOR DEFLECTION ALLOWANCE BETWEEN WALL FINISH, SUBSTRATE, AND STRUCTURE ABOVE. TYPICAL UNLESS NOTED OTHERWISE ON STRUCTURAL DOCUMENTS.

O. COLD FORMED FRAMING DESIGNED BY FRAMING CONTRACTOR; REFER TO STRUCTURAL NOTES FOR COMPONENTS AND CLADDING DESIGN REQUIREMENTS.

ADDITIONAL NOTES FOR FIRE-RATED ASSEMBLIES:

P. ALL ASSEMBLIES NOTED TO BE FIRE-RESISTANCE RATED SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE REFERENCED FIRE RESISTANCE TEST. ANY PROPRIETARY PRODUCTS REQUIRED BY FIRE RATED ASSEMBLIES AS INDICATED ON THE DRAWINGS ARE APPROVED.

Q. ALTERNATE MATERIALS AND ASSEMBLIES MUST BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCING WORK.

R. HIGHER FIRE-RATED ASSEMBLIES SHALL BE CONSTRUCTED BEFORE LOWER (OR NON-RATED) ASSEMBLIES.

S. ALL FIRE-RATED WALLS TO BE CONSTRUCTED FULL HEIGHT FROM TOP OF UNFINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE.

T. INCLUDE SEALANT, MATERIALS, AND/OR ASSEMBLIES AT WALL PERIMETER (TOP, BOTTOM, AND SIDES) TERMINATIONS AND PENETRATIONS WHICH MAINTAIN THE FIRE-RESISTANCE RATING. TYPICAL BOTH SIDES OF ASSEMBLY.

U. REFER TO IBC CHAPTER 7, TABLE "MINIMUM EQUIVALENT THICKNESS OF BEARING OR NONBEARING CONCRETE MASONRY WALLS" FOR CALCULATED FIRE-RESISTANCE RATING.

CONFIRM DEFLECTION CLEARANCE WITH STRUCTURAL

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-32213
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

WALL TYPES AND NOTES

SHEET

A1-01

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BUILDING AREAS

UNIT NAME	# OF INSTANCES	AREA
UNIT 1: STUDIO (TYPE A)	1	367 SF
UNIT 1: STUDIO (TYPE B)	3	367 SF
UNIT 2: STUDIO (TYPE B)	8	308 SF
UNIT 3: 1 BEDROOM	4	457 SF
UNIT 4: STUDIO	8	324 SF
UNIT 5: STUDIO	16	273 SF
UNIT 6: 1 BEDROOM	8	401 SF

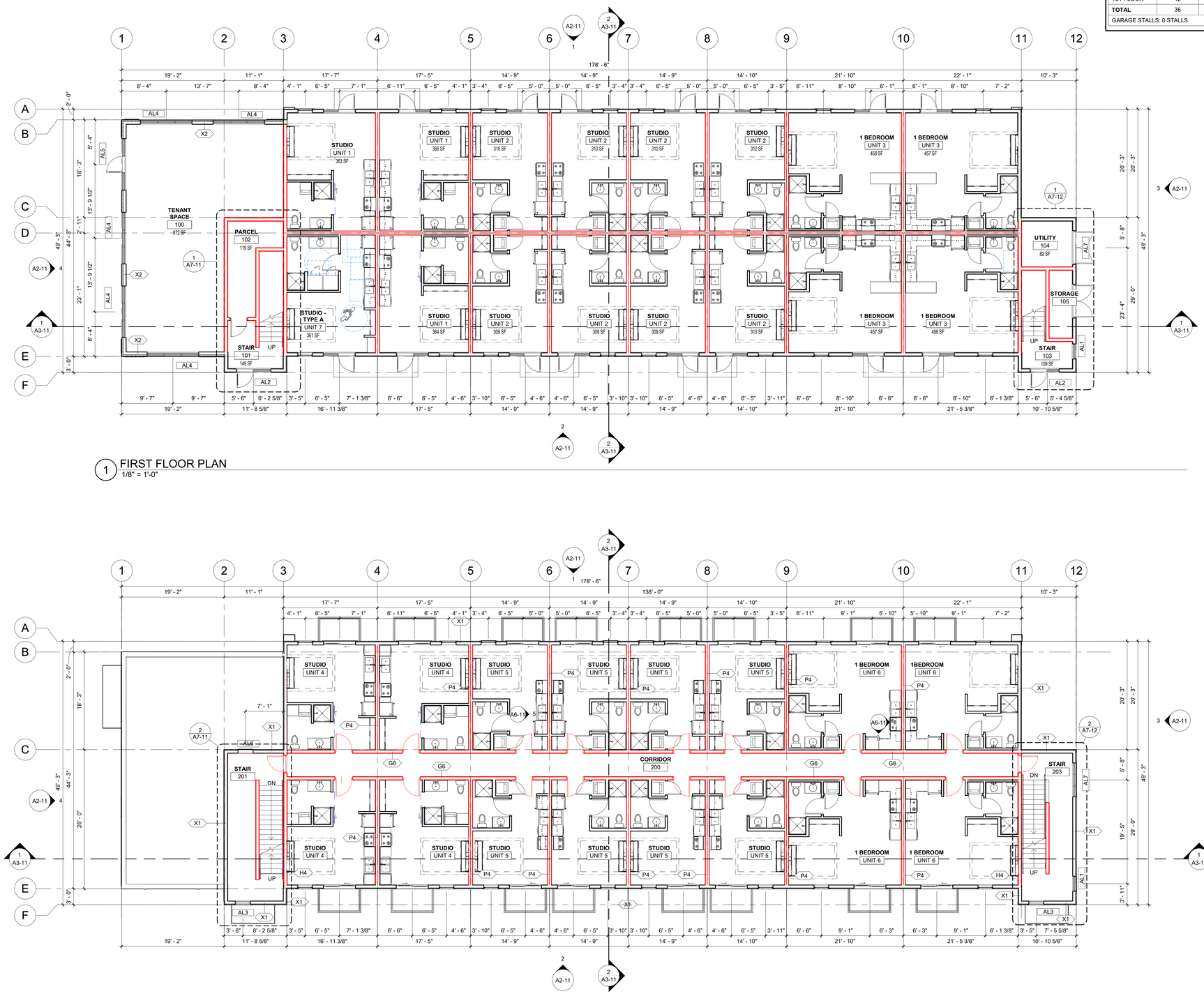
LEVEL	AREA
3RD FLOOR	6,993 SF
2ND FLOOR	6,993 SF
1ST FLOOR	8,047 SF
TOTAL	22,033 SF

UNIT MATRIX

	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL UNITS
3RD FLOOR	12	4	0	16
2ND FLOOR	12	4	0	16
1ST FLOOR	12	4	0	16
TOTAL	36	12	0	48
GARAGE STALLS: 0 STALLS				

FLOOR PLAN SHEET NOTES

1. EXTERIOR BUILDING DIMENSIONS ARE FROM OUTSIDE FACE OF THE EXTERIOR SHEATHING.
2. INTERIOR WALL DIMENSIONS ARE FROM CENTER OF WALL STUD, UNLESS NOTED OTHERWISE
3. IDENTIFY WITH PAINTED LETTERING 'FIRE WALL' AND 'FIRE BARRIER WALL' ABOVE CEILING 20'-0" OC MAX, BOTH SIDES OF WALL. REFER TO CODE DATA PLANS FOR LOCATIONS OF RATED WALLS.
4. PREROCK ALL RATED WALLS PRIOR TO INSTALLING ANY ADJACENT WALLS OR FIXTURES. INSTALL SECOND LAYER OF ROCK TO CONCEAL SHOWER/TUB NAILING FLANGES AS NECESSARY
5. PROVIDE FLASHING AND CAULKING AROUND ALL ROOF PENETRATIONS. VERIFY SIZE AND LOCATIONS WITH ALL CONTRACTORS.
6. VERIFY ALL FRAMING DIMENSION W/ TUB ROUGH OPENING REQUIREMENTS PRIOR TO PANELIZING WALL SYSTEMS.



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

2 SECOND FLOOR PLAN
1/8" = 1'-0"

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1"

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

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TITLE

FIRST AND SECOND FLOOR PLAN

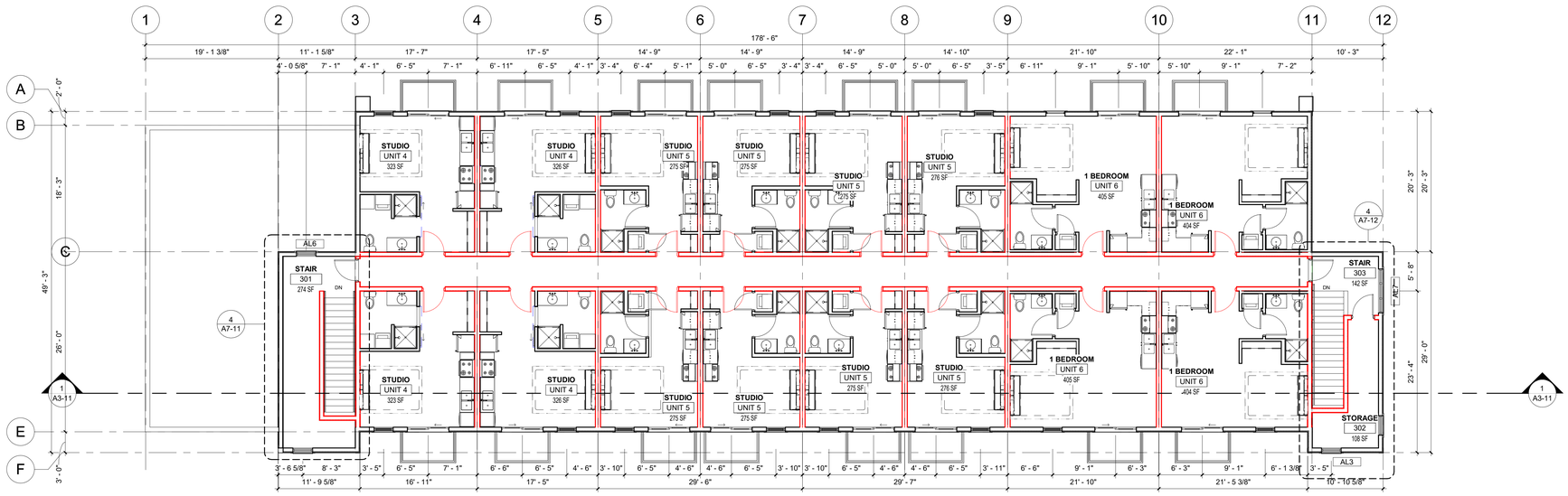
SHEET

A1-21

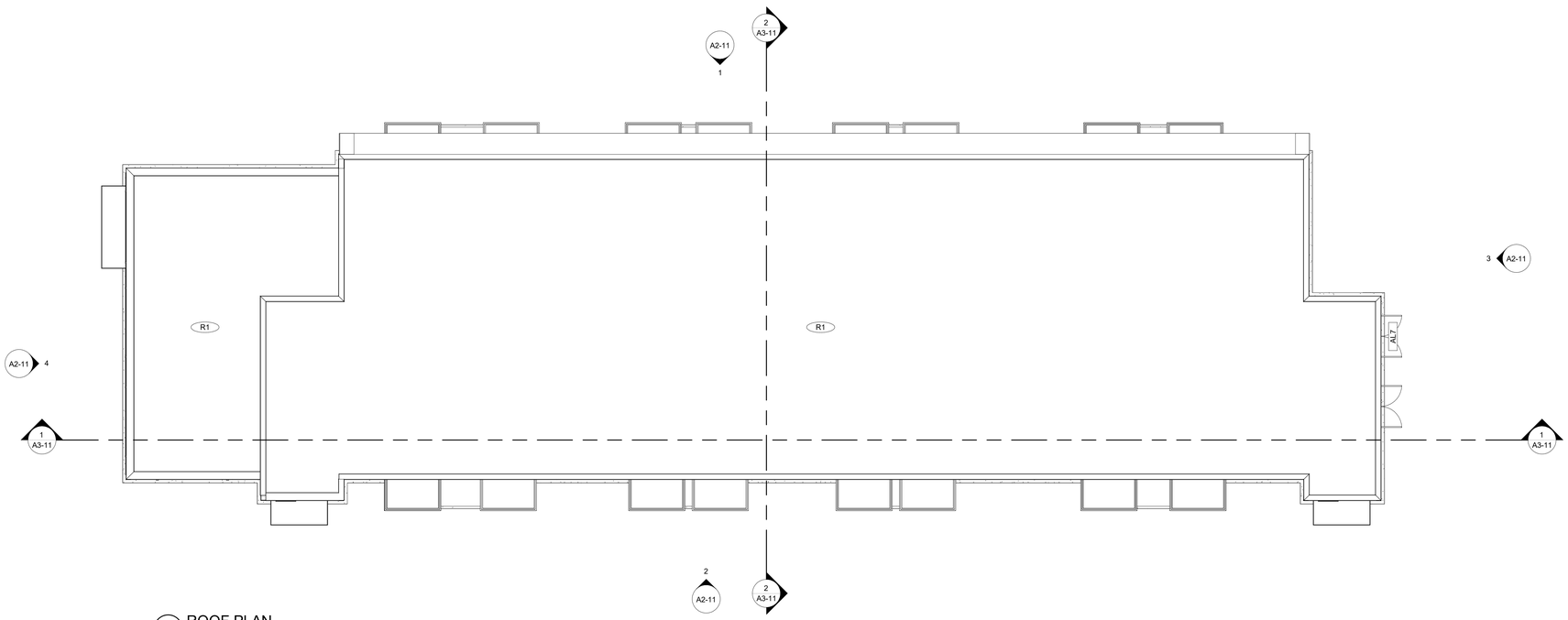
PRELIMINARY NOT FOR CONSTRUCTION

FLOOR PLAN SHEET NOTES

1. EXTERIOR BUILDING DIMENSIONS ARE FROM OUTSIDE FACE OF THE EXTERIOR SHEATHING.
2. INTERIOR WALL DIMENSIONS ARE FROM CENTER OF WALL STUD, UNLESS NOTED OTHERWISE
3. IDENTIFY WITH PAINTED LETTERING 'FIRE WALL' AND 'FIRE BARRIER WALL' ABOVE CEILING 20'-0" OC MAX, BOTH SIDES OF WALL. REFER TO CODE DATA PLANS FOR LOCATIONS OF RATED WALLS.
4. PREROCK ALL RATED WALLS PRIOR TO INSTALLING ANY ADJACENT WALLS OR FIXTURES. INSTALL SECOND LAYER OF ROCK TO CONCEAL SHOWER/TUB NAILING FLANGES AS NECESSARY
5. PROVIDE FLASHING AND CAULKING AROUND ALL ROOF PENETRATIONS. VERIFY SIZE AND LOCATIONS WITH ALL CONTRACTORS.
6. VERIFY ALL FRAMING DIMENSION W/ TUB ROUGH OPENING REQUIREMENTS PRIOR TO PANELIZING WALL SYSTEMS.



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



2 ROOF PLAN
1/8" = 1'-0"

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

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THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

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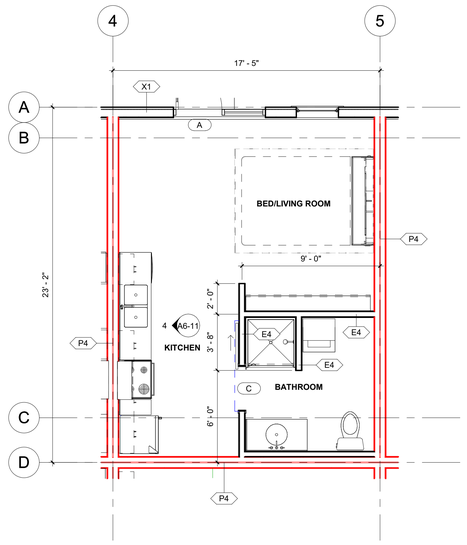
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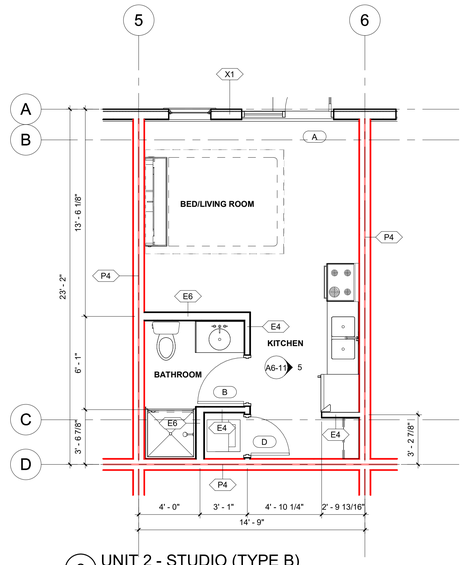
THIRD FLOOR AND ROOF PLAN

SHEET

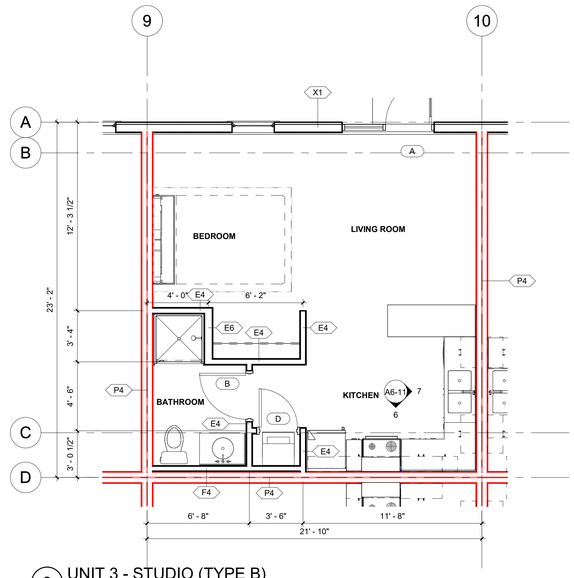
A1-22



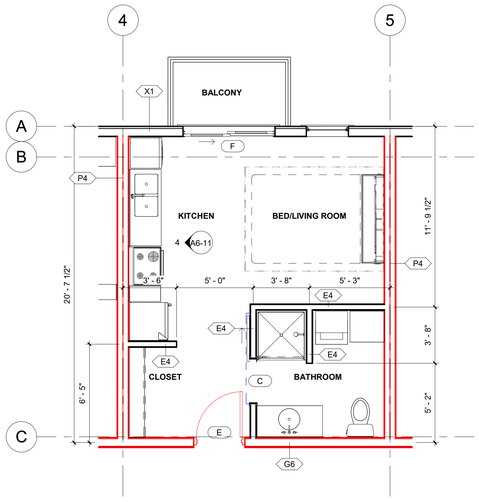
1 UNIT 1 - STUDIO (TYPE B)
1/4" = 1'-0"



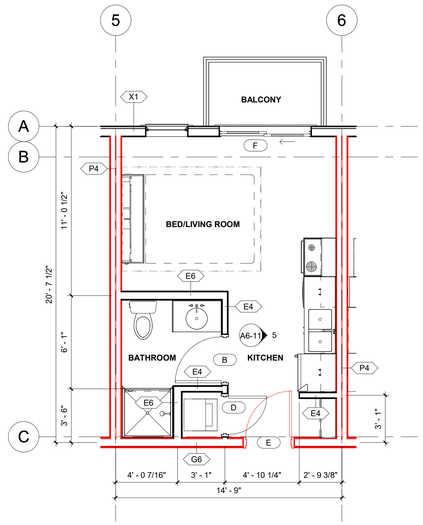
2 UNIT 2 - STUDIO (TYPE B)
1/4" = 1'-0"



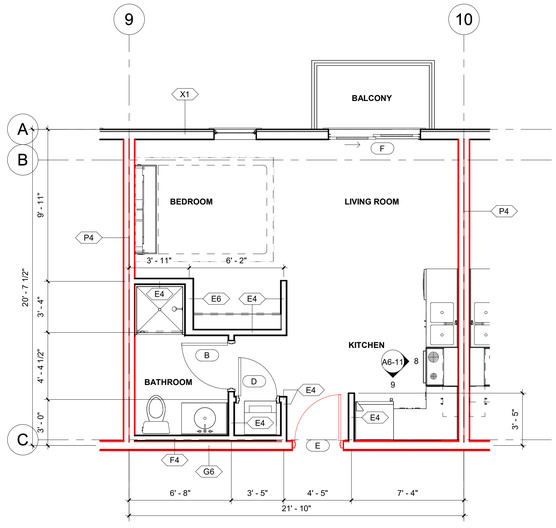
3 UNIT 3 - STUDIO (TYPE B)
1/4" = 1'-0"



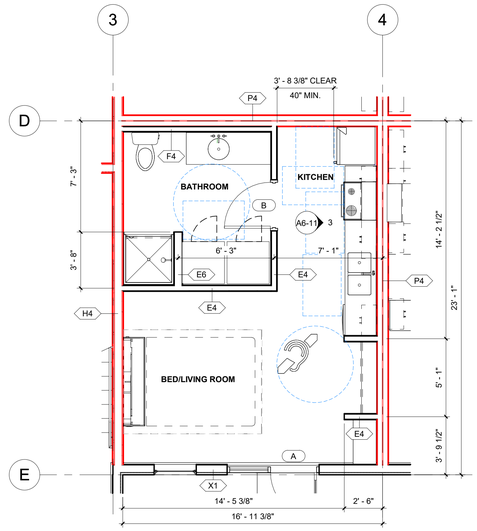
4 UNIT 4 - STUDIO
1/4" = 1'-0"



5 UNIT 5 - STUDIO
1/4" = 1'-0"



6 UNIT 6 - 1 BEDROOM
1/4" = 1'-0"



7 UNIT 7 - STUDIO (TYPE A)
1/4" = 1'-0"

WALL LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

FLOOR PLAN SHEET NOTES

1. EXTERIOR BUILDING DIMENSIONS ARE FROM OUTSIDE FACE OF THE EXTERIOR SHEATHING.
2. INTERIOR WALL DIMENSIONS ARE FROM CENTER OF WALL STUD, UNLESS NOTED OTHERWISE.
3. IDENTIFY WITH PAINTED LETTTERING 'FIRE WALL' AND 'FIRE BARRIER WALL' ABOVE CEILING 20'-0" OC MAX. BOTH SIDES OF WALL. REFER TO CODE DATA PLANS FOR LOCATIONS OF RATED WALLS.
4. PREROCK ALL RATED WALLS PRIOR TO INSTALLING ANY ADJACENT WALLS OR FIXTURES. INSTALL SECOND LAYER OF ROCK TO CONCEAL SHOWER/TUB NAILING FLANGES AS NECESSARY
5. PROVIDE FLASHING AND CAULKING AROUND ALL ROOF PENETRATIONS. VERIFY SIZE AND LOCATIONS WITH ALL CONTRACTORS.
6. VERIFY ALL FRAMING DIMENSION W/ TUB ROUGH OPENING REQUIREMENTS PRIOR TO PANELIZING WALL SYSTEMS.

ISG

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-32213
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

UNIT PLANS

SHEET

A1-23

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

N

4/22/2025 3:02:26 PM

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF-1	PRIMARY METAL PANEL	TBD	STANDING SEAM PROFILE	TBD	REFER TO ELEVATIONS FOR ORIENTATION	
EF-2	ACCENT METAL PANEL	TBD	FLUSH PROFILE	TBD	REFER TO ELEVATIONS FOR ORIENTATON	
EF-3	ACCENT METAL PANEL	TBD	RIBBED PROFILE	TBD	REFER TO ELEVATIONS FOR ORIENTATON	
EF-4	SECONDARY METAL PANEL	TBD	STANDING SEAM PROFILE	TBD	REFER TO ELEVATIONS FOR ORIENTATON	

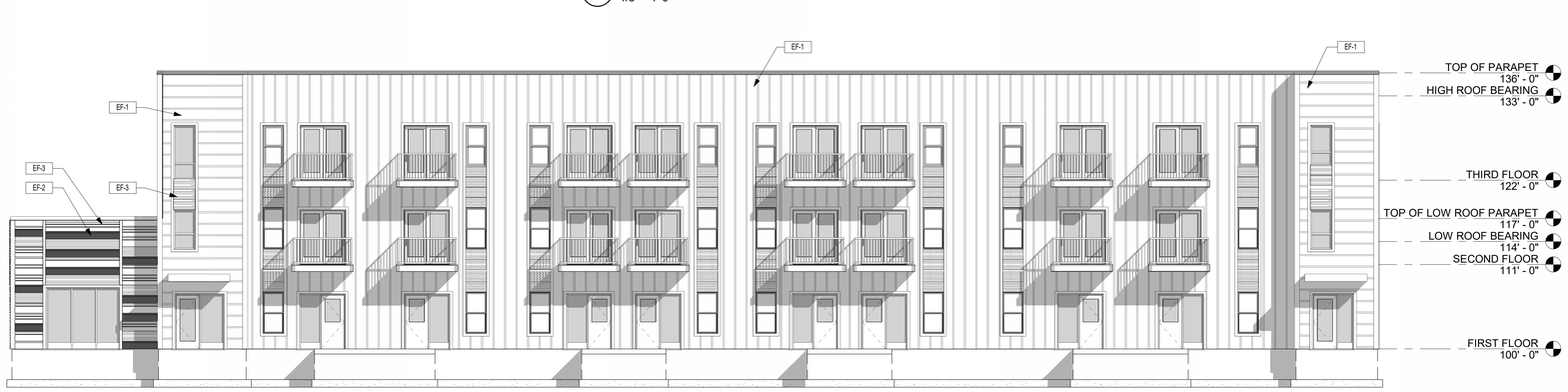
EXTERIOR ELEVATION NOTES

- THROUGH-WALL FLASHING LOCATED ABOVE GRADE.
- PAINT ALL EXPOSED METAL PANELS TO MATCH ADJACENT FACADE MATERIAL.
- SEALANT COLOR TO MATCH ADJACENT FINISHED SURFACES.

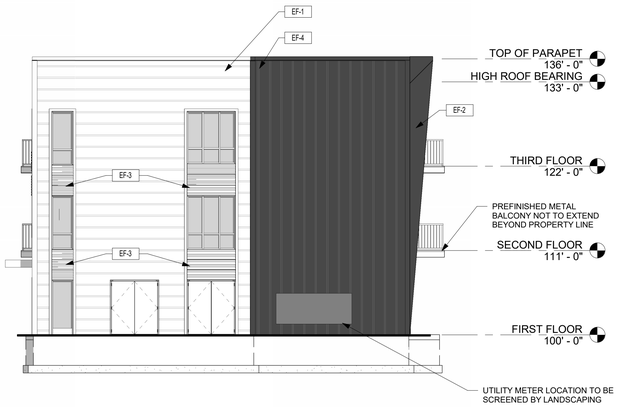
VERIFY INFO AND/OR USE.
REMOVE NOTE WHEN VERIFIED



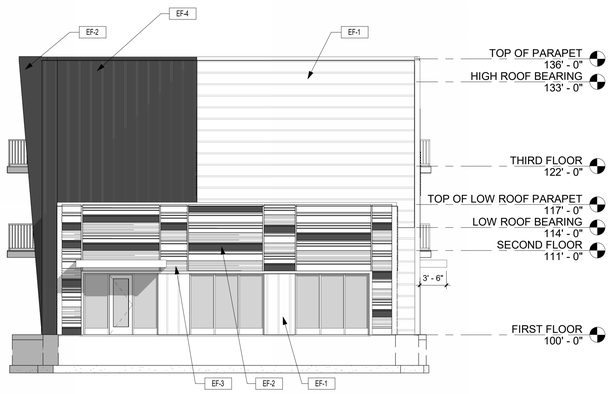
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



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

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

N

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

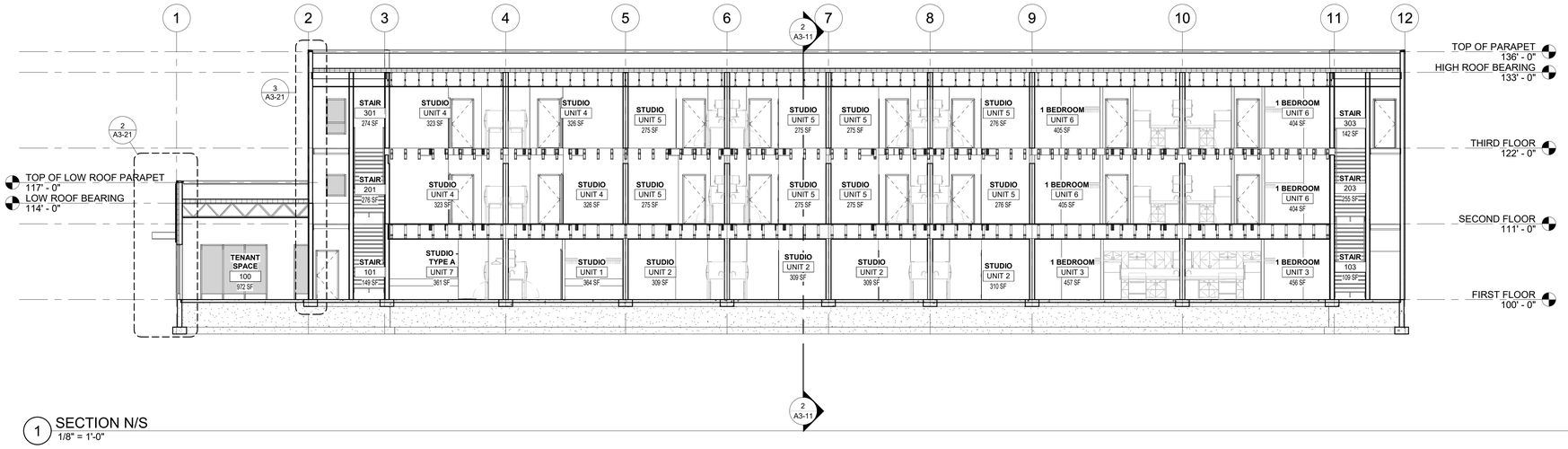
PROJECT NO.	24-32213
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MARCH 7, 2025
CLIENT PROJECT NO.	

TITLE

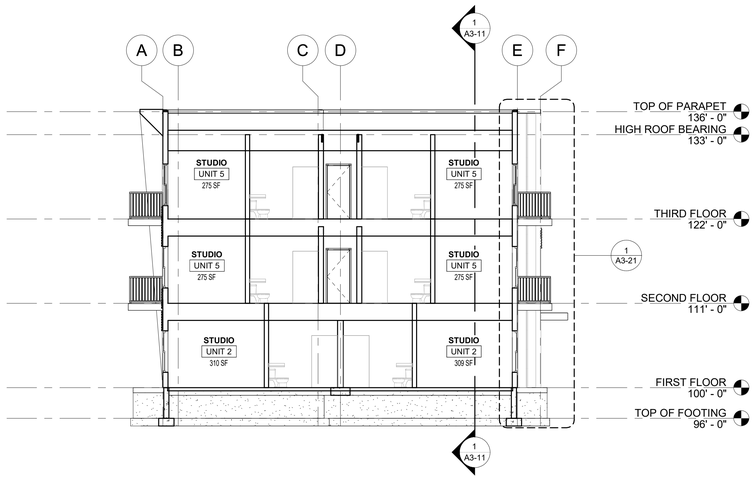
EXTERIOR ELEVATIONS

SHEET

A2-11



1 SECTION N/S
1/8" = 1'-0"



2 SECTION E/W
1/8" = 1'-0"

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

N

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

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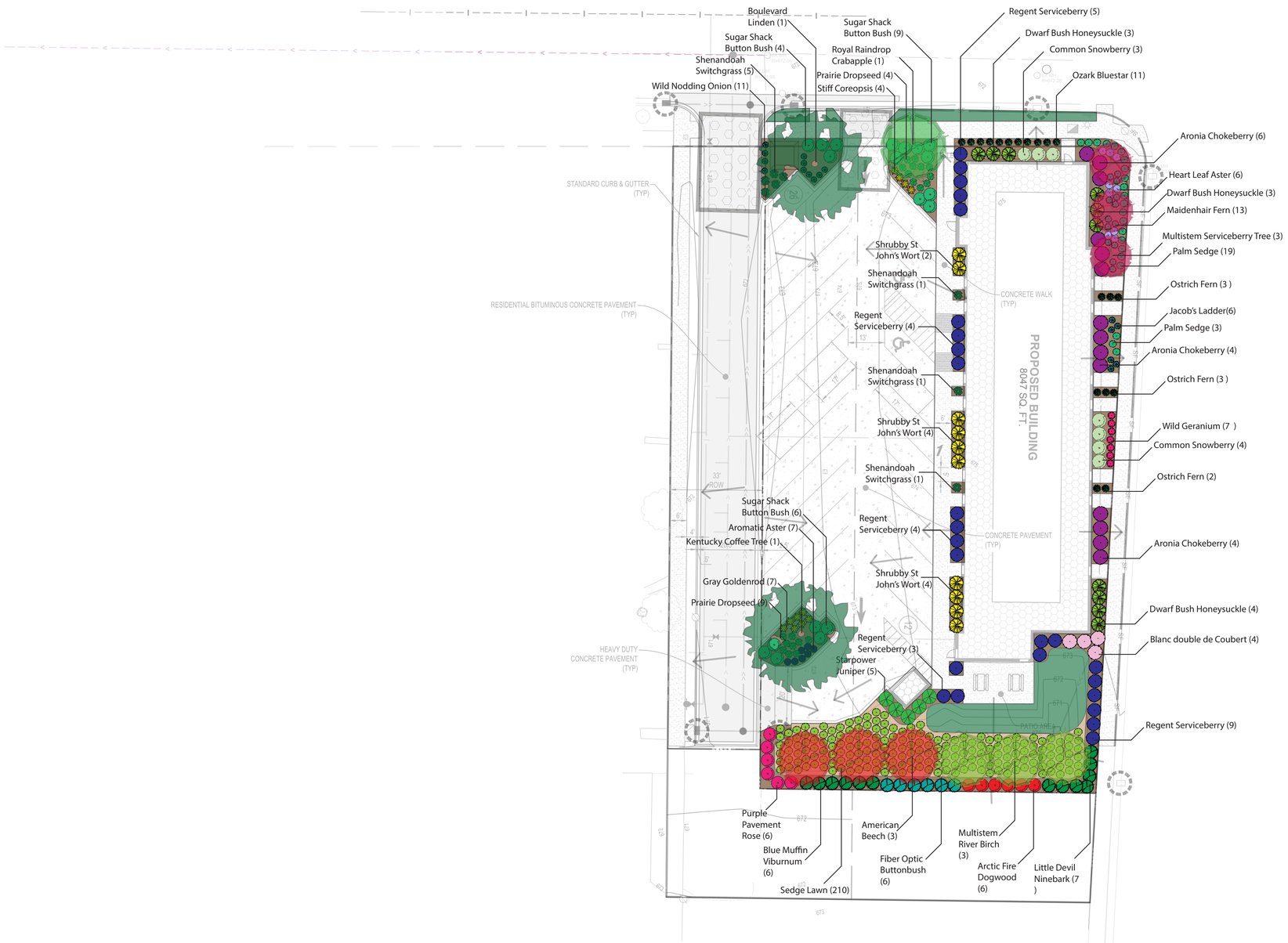
TITLE

BUILDING SECTIONS

SHEET

A3-11

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#	Common Name	#	Species	#	Size	#	Quantity
	Kentucky Coffeetree		Gymnocladus dioicus		1.5" CALIPER		1.00
	Boulevard American Linden		Tilia americana 'Boulevard'		#25 CONTAINER TREE		1.00
	Multistem Serviceberry Tree		Amelanchier x grandiflora 'Autumn Brilliance' PP5,7		6' SHRUB FORM TREE		3.00
	Royal Raindrops® Crabapple		Malus 'JFS-KW5' PP14,375		#25 CONTAINER TREE		1.00
	American Beech		Fagus grandifolia		1.5" CALIPER		3.00
	River Birch		Betula nigra 'Cully'		10' Multi-Stem BIRCH		3.00
	Fiber Optics® Buttonbush		Cephalanthus occidentalis 'Bailoptics' PP29,475		#2 CONTAINER		6.00
	Blue Muffin® Arrowwood Viburnum		Viburnum dentatum 'Christom'		#5 CONTAINER		6.00
	Purple Pavement Rose		Rosa rugosa 'Purple Pavement'		#2 CONTAINER		6.00
	Arctic Fire® Dogwood		Cornus stolonifera 'Farrow' PP18,523		#5 CONTAINER		6.00
	Little Devil™ Ninebark		Physocarpus opulifolius 'Donna May' PP22,634		#3 CONTAINER		7.00
	Regent Saskatoon Serviceberry		Amelanchier alnifolia 'Regent'		#5 CONTAINER		25.00
	Blanc de Coubert Rose		Rosa rugosa 'Blanc de Coubert'		#3 CONTAINER		4.00
	Dwarf Bush Honeysuckle		Diervilla lonicera		#2 CONTAINER		10.00
	Glossy Black Chokeberry		Aronia melanocarpa var. elata		#2 CONTAINER		14.00
	Common Snowberry		Symphoricarpos albus		#2 CONTAINER		7.00
	Sugar Shack® Buttonbush		Cephalanthus occidentalis 'SMCOSS' PP26,543		#3 CONTAINER		19.00
	Shrubby St. John's Wort		Hypericum prolificum		#2 CONTAINER		10.00
	Ostrich Fern		Matteuccia struthiopteris		#1 CONTAINER		8.00
	Wild Geranium		Geranium maculatum		#1 CONTAINER		7.00
	Muskingum (Palm) Sedge		Carex muskingumensis		#1 CONTAINER		22.00
	Spreading Jacob's Ladder		Polemonium reptans		#1 CONTAINER		6.00
	Maidenhair Fern		Adiantum pedatum		#1 CONTAINER		13.00
	Blue Wood Aster		Symphyotrichum cordifolium		#1 CONTAINER		6.00
	Blue Ice Amsonia		Amsonia x 'Blue Ice'		#1 CONTAINER		11.00
	Prairie Dropseed Grass		Sporobolus heterolepis		#1 CONTAINER		13.00
	Stiff Coreopsis		Coreopsis palmata		#1 CONTAINER		4.00
	Shenandoah Switch Grass		Panicum virgatum 'Shenandoah'		#1 CONTAINER		8.00
	Nodding Pink Onion		Allium cernuum		#1 CONTAINER		11.00
	Star Power™ Juniper		Juniperus x 'J.N. Select Blue'		5'		5.00
					0.00		
	Sedge Lawn Plants				4" container		224.00

Total Landscape Area: 7,351

Trees Required: 12
Trees Provided: 12

Shrubs Required:120
Shrubs Provided: 120

Site Notes

Coulee Region Ecoscapes LLC

1522 Green Bay St.
La Crosse, WI 54601

(608) 799-2797

coulееregionecoscapes
@gmail.com

Badger West Development

Title:
Landscape Plan

Revision Date:
03/03/2025

Scale 1:20

N

0 10 20



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THREESIXTY°
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WEST
BADGER



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REAL ESTATE SOLUTIONS,LLC

Plan. Develop. Manage.

Department of Planning and Development
Building and Inspections

5/15/2025

C & C Residences, LLC
PO Box 609
La Crosse, WI 54602-0609

RE: An appeal regarding the requirement allowing only 29 multi-family apartment units at 425 West Ave N La Crosse, WI 54601.

Dear Marvin Wanders,

We have received the permit application to construct a new 48-unit multi-family apartment building at 425 West Ave N La Crosse, WI. The project does not meet the requirements set forth in the Municipal Code of Ordinances of the City of La Crosse regarding development density for development in Traditional neighborhood development zoning. The project proposed is in direct violation of the following subparagraph of the Code:
Sec. 115-403 – Traditional neighborhood development. (2) *Development Density.* The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:
a. The number of single-family attached and detached units permitted shall be four—15 dwelling units per net acre.
b. The number of multi-family units shall be 15—40 dwelling units per net acre.
c. Secondary dwelling units are calculated into the dwelling's units per acre as stated above.
d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

Therefore, if upon consideration of all of the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for the granting of variances, the Board of Zoning Appeals would have to grant a variance allowing 19 additional apartment units on a .73 acre development for this project to proceed as proposed.

Sincerely,

Andy Berzinski

Building Inspector

Board of Zoning Appeals Standards

The Board of Zoning Appeals functions like a court, and must follow State laws and local zoning ordinances. The Board of Zoning Appeals cannot change or ignore any part of the zoning ordinance or State laws, but must apply the laws as written.

The Board may only grant a variance, special exception, or administrative appeal if the applicant provides evidence showing that they meet **all** of the legal standards for that decision. The burden of proof falls on the variance applicant, not the Board of Zoning Appeals. The legal standards the Board will use to decide on each application are shown below.

STANDARDS FOR USE or AREA VARIANCE

☐ 1. **The proposed variance is not contrary to the public interest.** The purpose statement of the ordinance and related statutes must be reviewed in order to identify the public interest. Variances must observe the spirit of the ordinance, secure public safety and welfare, and do substantial justice. In considering effects of a variance on public interests, broad community and even statewide interests should be examined; the public interest standard is not confined to scrutiny of impacts on neighbors or residents in the vicinity of the project.

☐ 2. **The property has a special or unique condition.** The property must have unique or physical features which prevent compliance with the ordinance. The circumstances of an applicant, such as growing family or need for a larger garage, are not legitimate factors in meeting this standard. Property limitations that prevent ordinance compliance that are not unique but common to a number of properties should be addressed by amendment of the ordinance.

☐ 3. **The special condition of the property creates an unnecessary hardship:**

a. Unnecessary hardship means unnecessarily burdensome, considering the purpose of the ordinance.
b. Unnecessary hardship may not be self-created. An applicant may not claim hardship because of conditions which are self-imposed. Examples include claiming hardship for a substandard lot after having sold off portions that would have allowed building in compliance or claiming hardship where construction was commenced without required permits in violation of ordinance standards.
c. Financial hardship is not a deciding factor. Economic loss or financial hardship does not justify a variance.

Board of Zoning Appeals Procedure Handout

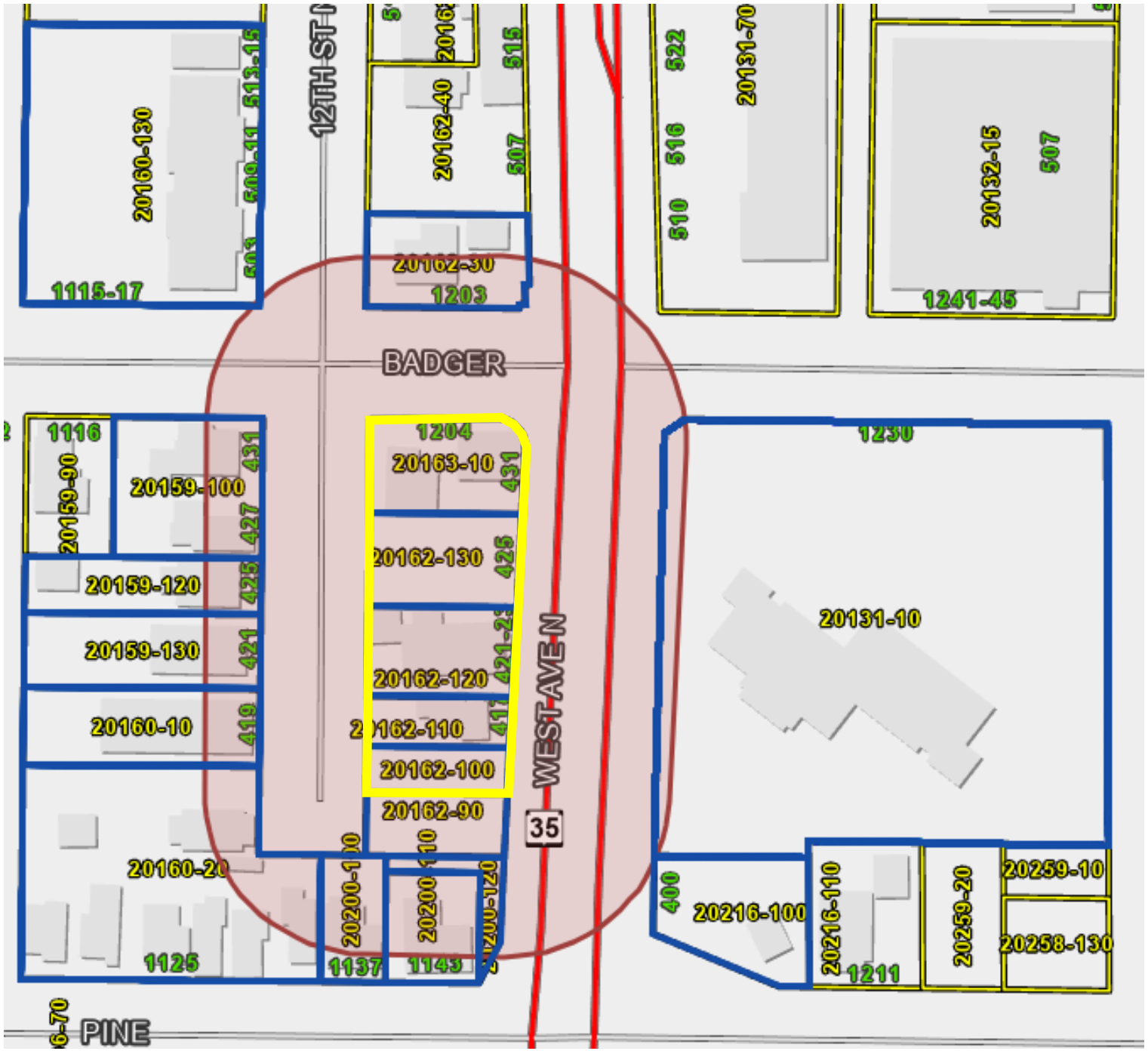
1) You, or someone speaking on your behalf, should arrive at 4:00 p.m. for the meeting even if you are not listed first on the agenda.
2) Neighbors within 100 feet of the property (where the variance is requested) will receive a copy of the meeting notice. They may appear before the Board to speak for or against your appeal or they may write a letter in support of your appeal or against your appeal and submit it to the City Clerk's office. You may contact your neighbors and share your proposal with them so they are aware.
3) The Board will have received a copy of your denial letter from the Building and Inspections department, your variance application, and any other materials you have attached to your application. Any presentation to the Board is limited to written materials, diagrams and photographs. No electronic devices for presentations will be allowed. This restriction does not apply to the presentation by Building & Inspections. Public hearings before the Board may be limited to ten (10) minutes for the proponents, ten (10) minutes for the opponents and a three (3) minute rebuttal for each side. The Board reserves the right to extend these time limits as it determines.
4) The Board follows the criteria listed on the previous page to determine whether or not your request meets the standards set forth by the Wisconsin Supreme Court.
5) If the Board grants your appeal, after you receive your letter of the Board's decision, you may apply for your building permit. The letter will be mailed to you within a week, after the meeting has taken place.

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-20131-10	HOUSING AUTHORITY OF LACROSSE	1230 BADGER ST	PO BOX 1053	LA CROSSE WI 54602-1053
17-20159-100	H & H HOUSING ENTERPRISES LLC	427 & 431 12TH ST N	PO BOX 417	HOLMEN WI 54636-0417
17-20159-120	H&H HOUSING ENTERPRISES LLC	425 12TH ST N	PO BOX 417	HOLMEN WI 54636-0417
17-20159-130	SCHOOL HOUSE PROPERTIES LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	421 12TH ST N	PO BOX 609	LA CROSSE WI 54602-0609
17-20160-10	DC TRACKS LLC	419 12TH ST N	N4771 DOVENBERG RD	WEST SALEM WI 54669
17-20160-130	BF OF LACROSSE LIMITED PARTNERSHIP	509 12TH ST N	326 WEST AVE N	LA CROSSE WI 54601
17-20160-20	BENSON PROPERTIES 1 LLC	1125 PINE ST 415 12TH ST N	320 WEST AVE N	LA CROSSE WI 54601
17-20162-30	BERTHA H HOCH C/O JAMES POELING	1203 BADGER ST	3534 GREAT EGRET DR	JOHNS ISLAND SC 29455
17-20162-90	BENSON PROPERTIES 1 LLC	411 WEST AVE N	320 WEST AVE N	LA CROSSE WI 54601
17-20200-100	BENSON PROPERTIES 1 LLC	1137 PINE ST	320 WEST AVE N	LA CROSSE WI 54601
17-20200-110	BENSON PROPERTIES 1 LLC	1141 & 1143 PINE ST	320 WEST AVE N	LA CROSSE WI 54601
17-20200-120	BENSON PROPERTIES 1 LLC	411 WEST AVE N	320 WEST AVE N	LA CROSSE WI 54601
17-20216-100	HOUSING AUTHORITY OF LACROSSE	400 WEST AVE N	PO BOX 1053	LA CROSSE WI 54602-1053
17-20162-100	BADGER WEST RESIDENCES LLC	413 WEST AVE N	PO BOX 609	LA CROSSE WI 54602-0609
17-20162-110	SCHOOL HOUSE PROPERTIES LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	417 WEST AVE N	PO BOX 609	LA CROSSE WI 54602-0609
17-20162-120	SCHOOL HOUSE PROPERTIES LLC	423 WEST AVE N	1243 BADGER ST	LA CROSSE WI 54601
17-20162-130	SCHOOL HOUSE PROPERTIES LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	425 WEST AVE N	PO BOX 609	LA CROSSE WI 54602-0609
17-20163-10	BADGER WEST RESIDENCES LLC	431 WEST AVE N 1204 BADGER ST	PO BOX 609	LA CROSSE WI 54602-0609

Properties within 100 feet of 413, 417, 423, 425, 431 West Ave N & 1204 Badger St.

Applicant:	THREE SIXTY REAL ESTATE SOLUTIONS LLC	1243 BADGER ST	LA CROSSE WI 54601

Properties within 100 feet of 413, 417, 423, 425, 431 West Ave N & 1204 Badger St.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 2695

Agenda Date: 6/17/2025 **Version:** 1 **Status:** Agenda Ready

In Control: Board of Zoning Appeals **File Type:** BOZA - Administrative Appeal

Agenda Number:

City of La Crosse Board of Zoning Appeals Administrative Appeal Application

(To be completed by the applicant)

	Name	Address	Phone #	Email
Applicant	West Coast Development LLC	3152 33rd St S La Crosse WI	608 317-9292	VANAELSTYNJOE@GMAIL.COM
Property owner, if different				
Contractor, if applicable				

Property Information:

Tax Parcel Number: 17-10315-629 Address: 3102 Chestnut Pl La Crosse, WI

Legal Description: Lot 6 CSM Vol 20 Page 87 #1819981 plus vacated Road, City of La Crosse

Lot Dimensions and Area: 285 +/- x 114 +/- feet. = 29,620 sq. ft. Zoning District: Commercial C-2

The Board of Zoning Appeals reviews and decides cases where there is an alleged error in a zoning decision. And administrative appeal is a legal process provided to resolve disputes regarding decisions made by administrative officials related to zoning. The Board is a quasi-judicial body (meaning it functions like a court) and is not a policy making body and therefore does not have discretionary authority. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific factual situation.

The Board may reverse an administrative determination if the applicant provides evidence showing that the administrator did not meet **all** the legal standards for that decision. **The burden of proof falls on the applicant, not the Board of Zoning Appeals or the Zoning Administrator.** The legal standards the Board will use to decide on each administrative appeal are shown below.

RECEIVED JUN 02 2025 City Clerk's Office

REVIEW STANDARDS

1. **Is the Ordinance Ambiguous?:** Is the ordinance clear? If so, then use the clear meaning, If ambiguous, proceed to step two.
2. **Determine Intent:** What is the legislative intent or primary purpose of the ordinance?
3. **Plain Meaning:** What is the plain meaning of the words of the ordinance?
4. **Harmonizing:** Give words the meanings that would harmonize their meaning with the legislative intent or primary purpose of the ordinance. Unreasonable interpretation must be avoided.
5. **Conflicting Provisions:** When two provisions conflict, they should be interpreted to give effect to the legislative intent or primary purpose.
6. **No Surplus Language:** Every word and provision should have a meaning and effect. Meaningless words or provisions should be avoided.

By signing below, I certify that the information I have provided in this application is true and accurate. I understand that if I do not provide sufficient evidence to prove the administrator's decision is incorrect, the Board of Zoning Appeals must uphold the original decision of the administrator.

Signed: (Applicant or Agent): _____ Date: _____

Signed: (Owner, if different from applicant): Joseph Vanaelstyn member Date: 5-1-2025

(To be completed by City Clerk Staff)

Administrative Appeal #: 2695 Date Filed: 6/2/2025 Filing Fee: 300.00 Date Paid: 6/2/2025

Updated 5.2025

City of La Crosse Board of Zoning Appeals Administrative Appeal Application

Part A: General Information (use additional pages if necessary)

Please provide the necessary background information needed for the property appeal is sought.

1) Current use and improvements of the property:

VACANT Land, Sewer, WATER PARTIAL City STREET + Access Rd.

2) Proposed use of the property and improvements sought:

C-2

3) Description and date of any prior petition for variance, appeal, or special exception:

NONE

4) Description and location of all nonconforming structures and uses on the property:

NONE

Part B: Reason for the Appeal (use additional pages if necessary)

Check the box for the type of administrative decision appealed.

☒ **Zoning district boundary dispute.**

Describe location and districts involved:

ADMINISTRATION APPROVED INDUSTRIAL USE FOR PARTY
ADMINISTRATION REFUSED USE AS residential/commercial Rowhouses

Describe petitioner's boundary location criteria:

Physical Boundary is described by CSM

Describe petitioner's boundary determination:

Physical Boundary is determined + STAKED by CSM

☒ **Ordinance interpretation.**

Municipal Code Section Number(s):

115 - 151

Describe petitioner's interpretation and rationale:

A SUBSTATION OR TBS IS NOT A LISTED PERMITED USE AND IS forbidden. Residences Above 1ST Floor ARE permitted + ARE a Right.

☐ **Administrative decision/measurement/order in dispute.**

Describe the decision, measurement, or order:

Addendum to City of La Crosse Board of Zoning Administrative Appeal Application by West Coast Development LLC of 3102 Chestnut Pl. Zoned C-2, Commercial

I am a huge fan of our second President, John Adams sage advice that " Government should be of Laws, not men." It appears that personalities are driving zoning decisions, not adherence to the written ordinances.

We dispute two rulings by Zoning Administrators on this parcel.
The first is a denial of a use that we believe is permitted and a right. The second is permission granted to an interested party for a use that is forbidden.

We have been working to develop this parcel for nearly 3 years. We have collaborated with the City and were granted $40,000 by the Flood Plain Relief fund. We also collaborated on reducing the excess width of Chestnut Place from 150 to 80 feet, with 35 feet of depth going to us and each of the adjoining neighbors. This resulted in creating additional space for Kwik Trip allowing them to build a medical clinic on their site. Thanks to the genius and expertise of Matt Gallager, City Engineer. The leadership of Andrea Trane, and the active support of David Reinhart and Tim Acklin.

We intend to continue to work with them to create street connections to the West and Southwest to not only solve transportation issues but to create tax base, if not at this site, then at several others.

The existing zoning code is, to put it politely, difficult, and the City Planner has engaged two expert firms to correct the mess. Those firms have identified, in a memo, (attached) The condition of C-1, C-2, and C-3. C-1 identifies only forbidden uses, (as such it does not allow or permit any use of property so zoned and may be unconstitutional)

The first allowed use in C-2 is " (a) (1) Any use permitted in the Local Business District" C-1. If it said Community Business District C-3 it would make sense but there are no permitted uses in C-1.

C-2 The Commercial District, does allow "(a) (9) mixed use commercial / office uses" and (a) (6) "Dwellings occupied by an owner, operator or manager of a business which are used or intended to be used for living, sleeping, cooking, and eating, providing the dwelling occupies no more than 25 percent of the first floor and the remaining 75 percent or more of such first floor is a commercial use." Tim Acklin said he would not allow said use. We believe it is a right.

While we would prefer to wait until the road is completed to the West for development of a single building on Lot 6 with commercial and interior parking on the first floor and residences above. We could develop the commercial area as additional row houses with front loading garages and offices on the first floor. Either appears to work within

the code. Additional parking for either option would be under the Electrical easement. We request a finding that said use is in fact permitted.

We were approached by Northern Natural Gas (NNG) regarding relocation of their existing 30 foot by 30 foot, Town Border Station (TBS) which is about 220 West of our property. Supposedly they want to relocate it because it is in the Floodway and is inaccessible during high water. The existing site is owned by them, as it contains an enclosed building. Both the City and County require ownership for a building construction. Can't build on an easement. Alternative sites to the West are about the same distance, and are properly zoned Heavy Industrial.
We have a 40 foot parcel that I thought might work. We met with a representative from NNG who immediately started threatening Eminent Domain and Condemnation. We visited the 6 NNG sites identified by the County GIS. All were uniformly ugly and loud and intermittently smelled of gas. The worst was a 14,000 square foot site at 134 Buchner St. It has the fencing and ambiance of a federal high security prison. The representative told us they wanted all 29,000 square feet of lot 6. I didn't want to have anything to do with them and their contractor told me they had another site off Cunningham St.

I hoped we were done with NNG, and decided to check with Tim Acklin on Zoning requirement of Heavy Industrial for NNG and was informed that they had a private, unannounced meeting with NNG and had approved NNG's use on our land. Tim has refused to give us the date or particulars of the meeting. He claims to have seen the plans but did not bother to retain a copy.

There is no doubt in our minds that construction of a NNG facility will destroy the character of the neighborhood and would be a complete taking of our property due to severance damages. No way residential can exist, survive or prosper next to that type facility.

Confusion exists in part to the clause in Section 8-116 (8) & (3) attached, The State Statutes give a lot of control and flexibility to the municipalities. Case Law is very specific.

"A permit issued for a use not explicitly set forth in the zoning ordinances as either a permitted or conditional use is illegal per se and void." 5/30/97 Skelly Oil Co v. Common Council 58 Wis. 2nd 696, 700-01

"The general rule with respect to zoning ordinances is that because the ordinance expIicitly enumerated uses permitted within each district, all other uses are necessarily prohibited." Foresight, Inc. v Babl, No. 96-1964 Wis. Ct App. May 6, 1997

The traditional purpose of a zoning ordinance is the separation of incompatible land uses. Zwiefelhofer v. Town of Cooks Valley, 2012 WI 7. I can think of no use more incompatible than this. It is difficult to find a use that is nearly off the charts in regards to

ugly, smelly, loud, and causes ground vibrations, all in one use. This is not a close call. Gas substations are exempt from noise issues. The existing facility makes the interesting sound of two huge pieces of Sheet metal beating against each other in the wind , on a calm day.

A substation is forbidden under C-1 and it certainly does not fit any criteria in C-2
Mr. Reinhart is quoting a non-existent clause as justification, and Tim Acklin professes that if it is not forbidden it is permitted by default. I believe both these interpretations are in error and without basis, and a strict interpretation is warranted in order to meet the stated goals of 1) Public Health,Safety and Welfare,2) Protection of Investments, 3) Aesthetics.

The NNG representative may have made it sound like they were building a picturesque chapel in the woods, but a drive-by of any of their 6 listed sites would have terminated that rosey picture. The appearance, function are Industrial, Heavy Industrial.

The character of the area will be irreparably damaged while the selection of a site and the necessity has not included contact with the neighbors to the West

The determination by the administrators does not comply with the Comprehensive Plan, page 63, Valley View Mall District (D-12) . Industrial is Unacceptable.
The signage on the facilities indicates that they are hazardous. When a site advertises that it can injure your hearing as well as blow you to bits, you should believe them, and not locate them next to a Daycare Center.

The correspondence with Mr. Acklin has disclosed a concerning issue. He alludes that he did not know if I wanted no part of NNG, or if I wanted to sell to NNG, or if our financial plan was totally reliant on a sale to NNG. Several local developers have told me that by sending prospective buyers to the City or County for a use determination that the buyer was directed to a parcel owned by the City or County. Mr. Acklin disclosed that they proposed several alternative properties to NNG. I take it as another urban legend.

We did put a restrictive covenant on our land following the vacation of part of the street. It prevents a sale to any party that does not pay real estate taxes. This information could have changed the advice by the administrators, but Mr. Acklin refuses to divulge that information as to the date, and he did not contact or ask us.

Our questions of can we rely on what is permitted in the Code and can we rely on what is not permitted in the Code are submitted to your Board for resolution. As Ben Franklin said, " the first duty of citizenship is to question authority." I will add to that *inform authority*. We have put together some advice on how to read zoning codes.

3102 Chestnut

15 messages

Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Thu, Apr 3, 2025 at 10:09 AM
To: "Acklin, Tim" <acklint@cityoflacrosse.org>

We have agreed to use Makepeace on the Plat and H&H and probably the architecture. Thank you for the recommendation, I did not use your name, but referred to " various sources"
Northern Natural Gas is sending an appraiser to look at the property, I presume as part of an Eminent Domain Condemnation. They have not yet told me nor have they given us the required pamphlets, of their intentions. But they are big and don't have to.
Inspection is clear that they can't build on an easement, all of their similar facilities in the City and County are on owned parcels. They are insinuating that they want all of Lot 6 as an easement, that is all of our Commercial land.
They won't release their plans, based upon the area they want, the size and scope are Industrial in nature, and extremely harmful to our project, which pays taxes, theirs doesn't

I believe they require Industrial Zoning and I need to confirm that with you.

I'd love to see Chestnut extended to Hauser and or River Valley Drive. My preference for our Commercial is mixed use. Businesses, Studios, small local Restaurants on the first Floor and Apartments above. Parking under the Xcel easement. I can't provide the specifics required by PDD . The existing zoning provides us with the flexibility that we must have in this volatile atmosphere.

Appreciate your assistance.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Thu, Apr 3, 2025 at 11:06 AM
To: Stephen Trussoni <trussonistephen@gmail.com>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

Acklin, Tim <acklint@cityoflacrosse.org> Thu, Apr 3, 2025 at 2:26 PM
To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>

Hello Joe,

After our conversation with them, and based on the scope and use they stated to us, they could build in commercial zoning. They just can't cross parcel lines.

Tim Acklin, AICP

Deputy Director

Planning & Development

City of La Crosse

400 La Crosse Street

Gmail Joe Van Aelstyn <vanaelstyn.joe@gmail.com>

Northern Natural Gas / Zoning

1 message

Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Wed, Apr 9, 2025 at 8:48 AM
To: "Acklin, Tim" <acklint@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Reinhart, David" <reinhartd@cityoflacrosse.org>
Bcc: Steve Scheuch <stevescheuch@gmail.com>, Stephen Trussoni <trussonistephen@gmail.com>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Thanks for taking my call last week and stating that all four of you believed the zoning on Lot 6, Commercial, C-2, allowed a TBS. If I wanted to sell to them,
I would be appreciative, and I suspect they probably alluded to that as well, but I assure you I don't want them anywhere near us or our neighbors.

NNG currently has a facility about 200 feet west of us, that I believe was zoned Heavy Industrial when they purchased it, the lot is 30 x 30. They represented that they wanted to move because the site is subject to flooding and not always accessible. We have a small site west of the City's 30 ft. utility easement that could have been a replacement.

When I realized they would not be improving the noise, I lost interest in serving them. They came back wanting not a thousand square feet but all of lot 6 which they figured at 25,000 square feet . We visited their facility at 134 Buchner, zoned Heavy Industrial.

That site is about 14,374 square feet, roughly half the size of their proposed facility. I don't know what they propose, because we haven't seen their plans. They don't want to show them to me, and you didn't get a set. So I don't know what you approved.

My guess is that you didn't walk around their Buchner site because if you had, there is no way the sounds emitted and the smell, and the visual insult would have screamed "Heavy Industrial" But only if we have to have it.
somewhere. It is just a half step below the Brewery....odor wise.

A big part of the City's job is to retain employers. I never mentioned to Kwik Trip that the City was considering using the DOT land next to us and behind their Daycare center as a campground for the homeless. I found out from the DOT. I don't think the parents who use that facility are going to look kindly on their babies being exposed to noxious fumes, from NNG, an outfit, who doesn't give a damn.

When I thought I was done with NNG, I spoke to someone from there and was informed they had another site on Cunningham. I believe it is at the end of the street on the north side, far enough away from even other Industrial neighbors, but maybe not. It probably is more expensive for NNG.

I listened to the March 31 video and downloaded the memo from MSA / Lamb. (attached) It is wonderful to have the paid experts finally clarify the C-1,C-2, and C-3 zoning. I believe it substantiates our position.

Every Listing, every sale, every appraisal, in every jurisdiction in our market area requires me to investigate the zoning and the subject's compliance with the allowed use. It is basic to valuation, and so far no lawsuits.

When I was on the City's Zoning and Housing Study Group, we had Pat Houlihan, City Attorney, readily available to answer questions, and Judge Montiban. Required resources.

It has taken me a long time to Trust, but the collaboration is proof positive that you have earned my trust. And I have Emotional Intelligent geniuses to reinforce that fact. This is just a bump.
We don't have the inclination to fight City Hall, and our pockets aren't deep enough to fight NNG and their owner, Warren Buffit. If you guys really want NNG in that location, and they are willing to pay what it's worth, I'll do it. But I want some other land to build workforce housing.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

La Crosse, WI 54601

acklint@cityoflacrosse.org

Office: 608.789.7391

From: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Sent: Thursday, April 3, 2025 10:09 AM
To: Acklin, Tim <acklint@cityoflacrosse.org>
Subject: 3102 Chestnut

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Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Wed, Apr 16, 2025 at 9:16 AM
To: "Acklin, Tim" <acklint@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>

Tim, I need you to elaborate completely on that issue. What I know about zoning indicates that they can only build in Heavy Industrial. The Code is crystal clear on that issue. We have visited similar facilities located in Heavy Industrial area, and that truly is indicated as the appropriate zone. There is no way residential can exist near that facility.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

Acklin, Tim <acklint@cityoflacrosse.org> Wed, Apr 16, 2025 at 11:16 AM
To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Reinhart, David" <Reinhartd@cityoflacrosse.org>

Hello Joe,

I am not sure what more to add.

Based on what Natural Gas stated was the use and what would be there, it was our interpretation, it would be permitted in **OUR** C2-Commerical zoning district.

Other communities may not permit that in Commercial zoning and restrict it only to Industrial zoning.

The facilities you visited may be different in some way, but if that are the same they would be permitted her in C2-Commerical.

[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Wed, Apr 16, 2025 at 12:54 PM
To: "Acklin, Tim" <acklint@cityoflacrosse.org>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Reinhart, David" <Reinhartd@cityoflacrosse.org>
Bcc: Cornelia Van Aelstyn <corry.nextgen@gmail.com>, Stephen Trussoni <trussonistephen@gmail.com>

Tim, Thanks for the response. It doesn't explain or clarify, but it was reasonably prompt.
I know you've had difficulty with the Code, but C-2 as written, does not require interpretation. It states clearly and succinctly , " No building shall be hereafter erected.....except for the following uses: " It continues to list 14 uses, none of which include Natural Gas substations or TBS use. If it ain't on the list, it is excluded from the party, can't get in, don't belong. It has to go to a different party, like one hosted by Heavy Industrial, or Public Utility. The Code appears to be ministerial not discretionary.

Please show me where and how you made the determination of " it would be permitted in **OUR** C2-Commerical zoning district." , I can't find it, maybe I just missed it. The Zoning code is not just your enforcement tool, it is also the protection of us land owners and our neighbors, as well as the City. Please show me!!
I took Corry and Steve Trussoni to 134 Buchner for a tour of NNG facility yesterday, 4/15. Corry walked the perimeter capturing the sights and sounds with her Iphone. Her reaction was "NO WAY in hell are we building anything near this" It is loud, but this time the odor was minimal. We spent almost 3 years on this project, and it is being destroyed by your unexplained and unjustified judgement, letting them in where they don't belong.
I really don't want a hassle Tim. But I think we deserve a detailed explanation. President John Adams said "Government should be of laws, not men" You have given us one man's opinion, yours. I need you to back it up with the pertinent law. If it is not there then I expect you to retract your permission to NNG.
If you insist on their placement on our Lot 6, Trade us out. You deal with the neighbors.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

Tim.pdf
6200K

Reinhart, David <Reinhartd@cityoflacrosse.org> Wed, Apr 16, 2025 at 1:47 PM
To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Acklin, Tim" <Acklint@cityoflacrosse.org>

Mr. Van Aelstyn,

In the Commercial District, the code does state that the 14 items are permitted.

115-151. (a) (1) Any use permitted in the Local Business District.

In the Local Business District, it states that any use is permitted, except for what is listed. The use explained by Natural Gas would not be prohibited under 115-149.

Sec. 115-149. - Local Business District. | Code of Ordinances | La Crosse, WI | Municode Library

This should clarify the City's interpretation of this issue.

If you have any questions, feel free to contact me.

Thanks,

David Reinhart
Chief Building Inspector
Building & Inspections
400 La Crosse St., La Crosse, WI 54601
Office: 608-789-7564

[Quoted text hidden]

Acklin, Tim <Acklint@cityoflacrosse.org> Wed, Apr 16, 2025 at 2:09 PM

To: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>

Joe,

I would also like to respond to your last line of your email:

"If you insist on their placement on our Lot 6, Trade us out. You deal with the neighbors."

1. Not once have we ever insisted on this use at this location.
2. Our preferred use is tax base, which you were proposing.
3. This was conveyed to Natural Gas when we (myself, Matt Gallager, David Reinhart) met with them about their desire to relocate and expand their existing facility.
4. In fact, we spent a good deal of the meeting trying to identify other sites for them that were not your properties.
5. They were the ones stating that your property was the best location for them.
6. Our first response to them after that statement was that they needed to work with you, as the landowner, on that option.
7. The impression I had gotten from them was that had already began communicating with you and would continue to do so.
8. The meeting ended with us informing them , should they reach an agreement with the landowner, about processes/existing conditions associated with their project. (zoning, design review, csm, etc)

OUR PREFERRED USE OF THE SITE IS TAX BASE WHICH WE STATED TO THEM, NOT WHAT THEY ARE PROPOSING.

I WOULD APPRECIATE IT IF YOU WOIULD STOP INSINUATING THAT WE ARE SUPPORITNG THEIR PROJECT AND ANY EFFORTS TO ACQUIRE YOUR PROPERTY.

-

Thank you.

[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Wed, Apr 16, 2025 at 6:02 PM
To: "Reinhart, David" <Reinhartd@cityoflacrosse.org>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Acklin, Tim" <Acklint@cityoflacrosse.org>
Bcc: Cornelia Van Aelstyn <corry.nextgen@gmail.com>, Stephen Trussoni <trussonistephen@gmail.com>

David, thank you for your response but I cannot find any permitted uses in the Local Business District. There are 28 uses that are prohibited, or as stated in the 115-149 "no building or land shall be used.....for any of the following uses:"

Where does it state in the code as you stated "In the Local Business District, it states that any use is permitted, except for what is listed. The use explained by Natural Gas would not be prohibited under 115-149. " I cannot find that section that allows any use except for what is listed, please copy and paste if it exists. I can't find it.

The Compliance section clarifies the issue of permitted.

Sec. 115-4. - Compliance.

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SECTION SECTIONS

Except as hereinafter provided, the following provisions shall apply to this chapter:

(1) *Use.* No building shall be erected, reconstructed, or structurally altered, nor shall any building or land be used for any purpose other than is permitted in the district in which such building or land is located without full compliance with the terms of this chapter.

I don't see any permitted uses in 115-149. I do appreciate your attention to the issue, but I can't find the portion you referenced.

Thanks

Joe Van Aelstyn,

Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

Reinhart, David <Reinhartd@cityoflacrosse.org> Thu, Apr 17, 2025 at 6:51 AM
To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Acklin, Tim" <Acklint@cityoflacrosse.org>

a. *Scope and use regulations.* This section applies to the Local Business District. In the Local Business District, no building or land shall be used and no building shall be hereafter erected or structurally altered, except as otherwise provided in this chapter, for any of the following uses:

Thanks,

David Reinhart

Chief Building Inspector

Building & Inspections

400 La Crosse St., La Crosse, WI 54601

Office: 608-789-7564

From: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Sent: Wednesday, April 16, 2025 6:02 PM
To: Reinhart, David <Reinhartd@cityoflacrosse.org>
Cc: Trane, Andrea <tranea@cityoflacrosse.org>; Gallager, Matthew <gallagerm@cityoflacrosse.org>; Acklin, Tim <Acklint@cityoflacrosse.org>
Subject: Re: 3102 Chestnut

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David, thank you for your response but I cannot find any permitted uses in the Local Business District. There are 28 uses that are prohibited, or as stated in the 115-149 "no building or land shall be used.....for any of the following uses:"

Where does it state in the code as you stated "In the Local Business District, it states that any use is permitted, except for what is listed. The use explained by Natural Gas would not be prohibited under 115-149. " I cannot find that section that allows any use except for what is listed, please copy and paste if it exists. I can't find it.

The Compliance section clarifies the issue of permitted.

Sec. 115-4. - Compliance.

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Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Thu, Apr 17, 2025 at 9:21 AM
To: "Reinhart, David" <Reinhartd@cityoflacrosse.org>

OK, Where is it otherwise provided? Copy and Paste, please. There are NO PERMITTED uses in 115-149.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

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Acklin, Tim <Acklint@cityoflacrosse.org> Thu, Apr 17, 2025 at 9:46 AM
To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>

Joe,

Dave has already explained this and pasted what it states.

C1-Local Business states what you can't do, by default that means if it is not listed it is permitted.

We will not be continuing any further email debate.

Thank you.

[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Fri, Apr 18, 2025 at 7:55 AM
To: Steve Scheuch <stevescheuch@gmail.com>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

---------- Forwarded message ---------
From: **Joe Van Aelstyn** <vanaelstyn.joe@gmail.com>
Date: Thu, Apr 3, 2025 at 10:09 AM
Subject: 3102 Chestnut
To: Acklin, Tim <acklint@cityoflacrosse.org>

[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Fri, Apr 18, 2025 at 7:56 AM
To: Steve Scheuch <stevescheuch@gmail.com>

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

---------- Forwarded message ---------
From: **Joe Van Aelstyn** <vanaelstyn.joe@gmail.com>
Date: Thu, Apr 3, 2025 at 10:09 AM
Subject: 3102 Chestnut
To: Acklin, Tim <acklint@cityoflacrosse.org>

[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Mon, Apr 21, 2025 at 11:15 AM
Draft To: "Acklin, Tim" <Acklint@cityoflacrosse.org>

It's not productive to argue over one of the worst zoning codes in the City. You can't or won't show me where and how you based the approval of the proposed use by NNG, except to claim, now, it's by default. That bucket don't hold water.
It's impossible for me to address the issue accurately. Not because of the Code, that part is clear.
I don't know what use NNG proposed to you, and you haven't told me. I don't know what the physical plant will look like because they will not show me and you didn't bother to retain a copy and can't show me.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

(no subject)

4 messages

Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Mon, Apr 21, 2025 at 1:41 PM
To: "Acklin, Tim" <acklint@cityoflacrosse.org>, "Reinhart, David" <reinhartd@cityoflacrosse.org>
Cc: "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>
Bcc: Steve Scheuch <stevescheuch@gmail.com>, Stephen Trussoni <trussonistephen@gmail.com>

Tim, I'm not trying to have a debate, I'm just a really very Curious guy looking for some Honesty and Clarity in the Zoning Code. Honesty in the Code means sincerity in the words, free from deception and falsehood. It means adhering to the facts, straightforward, ethical, genuine, reliable. To me clarity is a simple interpretation of what the words mean to a reasonably knowledgeable individual. Some refer to this as a strict interpretation as one would experience in court. The words mean what they say. Nothing more, nothing less.
David stated in his email of April 16, 2025 1:47 PM "in the Local Business District, it states that any use is permitted, except for what is listed" Try as I may, I cannot locate that clause. that wording in that section of the Code. If it is in there, that would allow for a nuclear waste dump. Maybe I just can't read the Code, and that is why I asked for David to copy & paste it. If it is in there I will stand corrected, But You can't enforce the Code on what you wish was in there. Please show me. If it doesn't exist, you need to change your determination.
115-149 under what is forbidden :" Item (16) Electric power plants and substations". Xcel / NSP has part of the existing facility that it operates as a substation and transfer station. Code doesn't say " Electric substation" just " substation " Their name for the Facility is TBS Town Border Station, If it is not a primary station it is sub....

Have any of you guys gone out to the site this spring or this year?

I'm trying desperately to avoid a fight. This inaccurate zoning determination, in my opinion, could cost us 3 years of work and hundreds of thousands of dollars. You have made an official determination, without my consent or even notice of a use for which you have a verbal description, and did not retain the physical plan. I believe the next legislative step would be to Zoning Appeals. please schedule ASAP.

I received an email from NNG that I will forward.
Thank you

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

Acklin, Tim <acklint@cityoflacrosse.org> Mon, Apr 21, 2025 at 1:52 PM
To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>, "Reinhart, David" <Reinhartd@cityoflacrosse.org>
Cc: "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Joe,

David had pasted it for you already in previous emails However,

Sec. 115-149. - Local Business District.

a. *Scope and use regulations.* This section applies to the Local Business District. In the Local Business District, no building or land shall be used and no building shall be hereafter erected or structurally altered, except as otherwise provided in this chapter, for any of the following uses:

It then lists 28 uses.

Tim Acklin, AICP

Deputy Director

Planning & Development

City of La Crosse

400 La Crosse Street

La Crosse, WI 54601

acklint@cityoflacrosse.org

Office: 608.789.7391

From: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Sent: Monday, April 21, 2025 1:41 PM
To: Acklin, Tim <acklint@cityoflacrosse.org>; Reinhart, David <reinhartd@cityoflacrosse.org>
Cc: Gallager, Matthew <gallagerm@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>; Cornelia Van Aelstyn <corry.nextgen@gmail.com>
Subject:

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Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Mon, Apr 21, 2025 at 3:04 PM
To: "Acklin, Tim" <acklint@cityoflacrosse.org>
Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>
Bcc: Steve Scheuch <stevescheuch@gmail.com>, Stephen Trussoni <trussonistephen@gmail.com>

David stated in his email of April 16, 2025 1:47 PM "in the Local Business District, it states that any use is permitted, except for what is listed"
You just wrote"t, no building or land shall be used and no building shall be hereafter erected or structurally altered, except as otherwise provided in this chapter, for any of the following uses:
Tim, the two are different, the yellow highlighted clause does not contain the phrase "that any use is permitted, except for what is listed" as David claimed. It is not in your highlighted quote as you claim.
There is no "Default clause" that allows every other use. That concept is extremely unique. And it is not contained within the Code. If I missed it please Copy and Paste.
Your Official Determination of allowable uses has enabled NNG to proceed.
What other sites did you present to them?
I don't want to debate this issue, I'm simply asking you to quote, and / or present that part of the Code that you relied on in your official determination. And you have not done that.
I believe, and you have not shown me otherwise, that you are interpreting the Code as you think it to be, not as it actually exists.
Tim, your highlighted quote, does not explain David's quote. I'm sorry if you think it does, but it doesn't. Ask around.

We need to get this resolved, quickly.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

Acklin, Tim <acklint@cityoflacrosse.org> Mon, Apr 21, 2025 at 3:09 PM
To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Joe,

I have nothing left to add to this conversation. You know where we stand.

You are welcome to have a different opinion of our determination, but any subsequent conversations will have to occur with a higher power here at City Hall.

Sincerely,

[Quoted text hidden]

We need to get this resolved, quickly.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

Acklin, Tim <acklint@cityoflacrosse.org> Mon, Apr 21, 2025 at 3:09 PM
To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Joe,

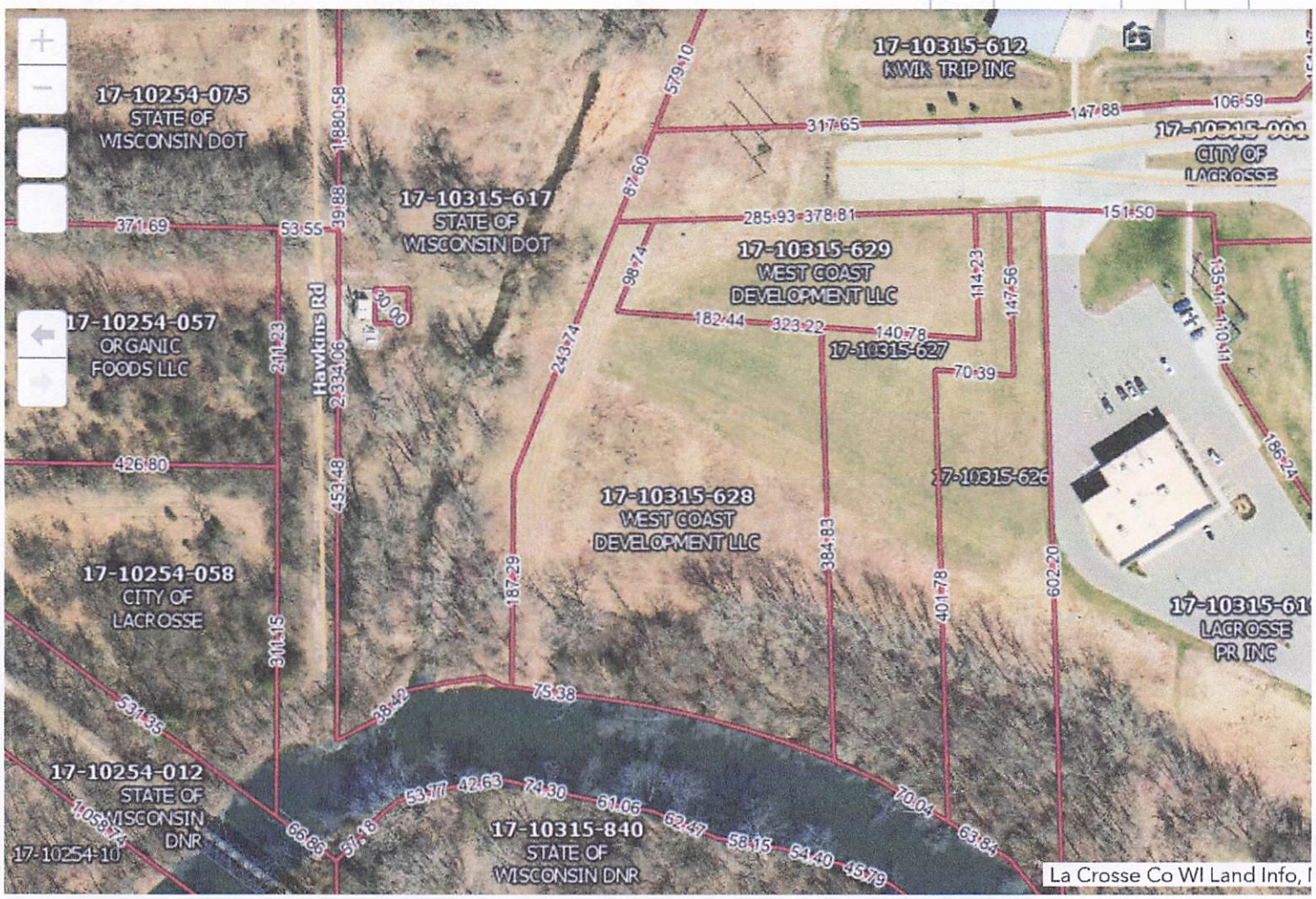
I have nothing left to add to this conversation. You know where we stand.

You are welcome to have a different opinion of our determination, but any subsequent conversations will have to occur with a higher power here at City Hall.

Sincerely,

[Quoted text hidden]

La Crosse County Interactive Map Viewer



40m
200ft

-91.2073802 43.8618190 Degrees

Layer List

LA CROSSE COUNTY PUBLIC PORTAL

Property Summary Report for **Parcel#: 17-10315-629 | Creation Date: 2/12/2025**

Close

Property # 17-10315-629

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025	Real Estate	17-10315-629	246 - CITY OF LA CROSSE	3102 CHESTNUT PL	WEST COAST DEVELOPMENT LLC 3152 33RD ST S LA CROSSE WI 54601 USA

Summary

Property Summary

Parcel #:
17-10315-629

Alt. Parcel #:
75812

Parcel Status:
Current Description

Assessed:
Yes

Taxed:
Yes

Creation Date:
2/12/2025

Historical Date:

Acres:
0.684

Property Addresses

Primary	Address
☑	3102 CHESTNUT PL LA CROSSE 54603

Owners

Name	Status	Ownership Type	Interest
WEST COAST DEVELOPMENT LLC	CURRENT OWNER		

Parent Parcels

Parcel Number	Creation Date
17-10315-629	6/19/2024
17-10315-901	1/19/2016

Child Parcels

No Child Parcels were found

Districts

Code	Description	Category
	LA CROSSE COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	BOOK 1	OTHER DISTRICT
	LA CROSSE PO3	OTHER DISTRICT
	SUPERVISOR DISTRICT 2	OTHER DISTRICT

Abbreviated Legal Description

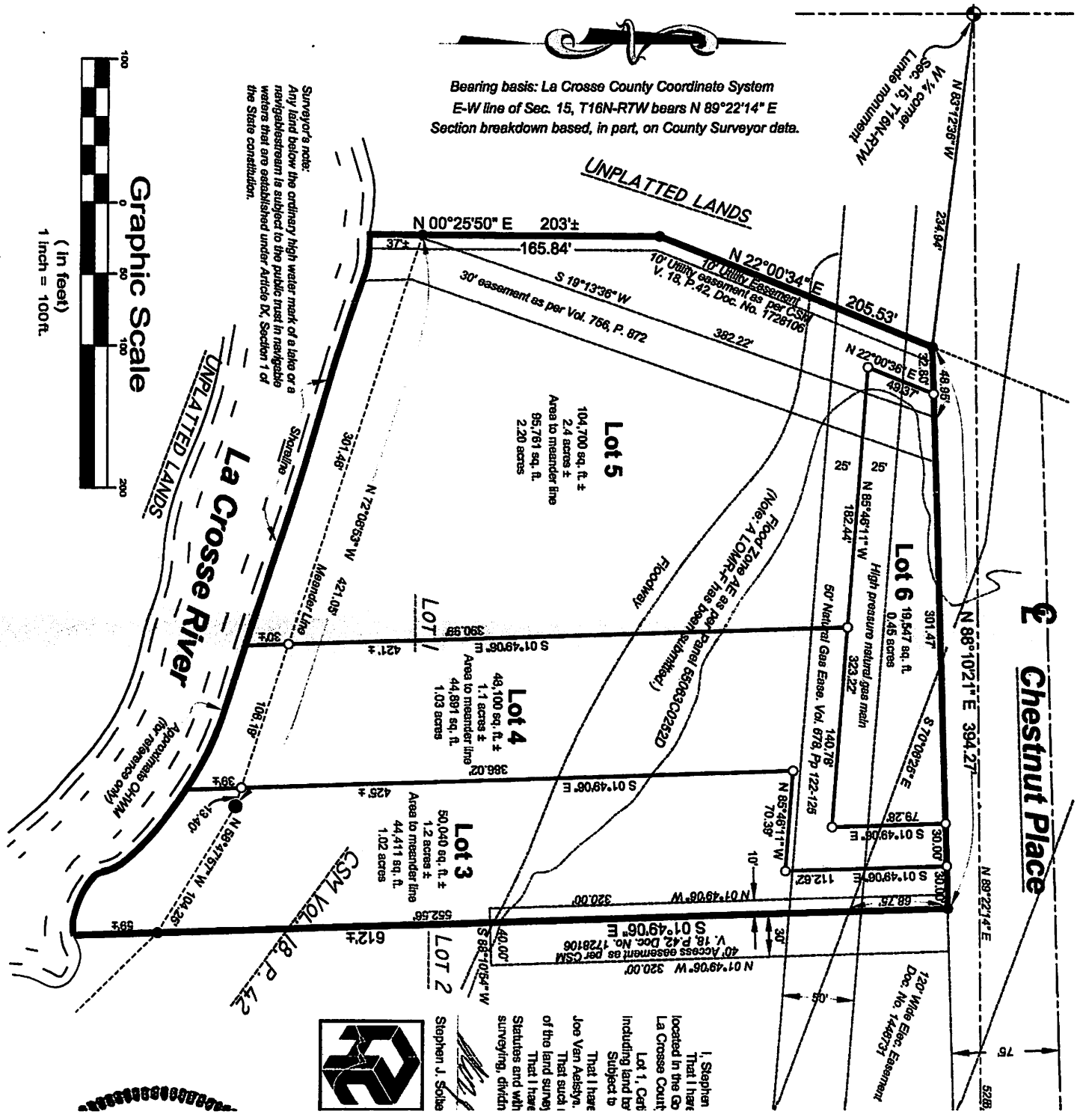
CERTIFIED SURVEY MAP NO. 87 VOL 20 DOC NO. 1819981 LOT 6 & PRT OF VAC CHESTNUT PL LYG N & ADJ TO VAC IN DOC NO. 1827756 SUBJ TO NSP ESMT IN V1522 P226 SUBJ TO ACCESS RESTR IN DOC NO. 1430650 & SUBJ TO ESMT IN DOC NO. 1446731

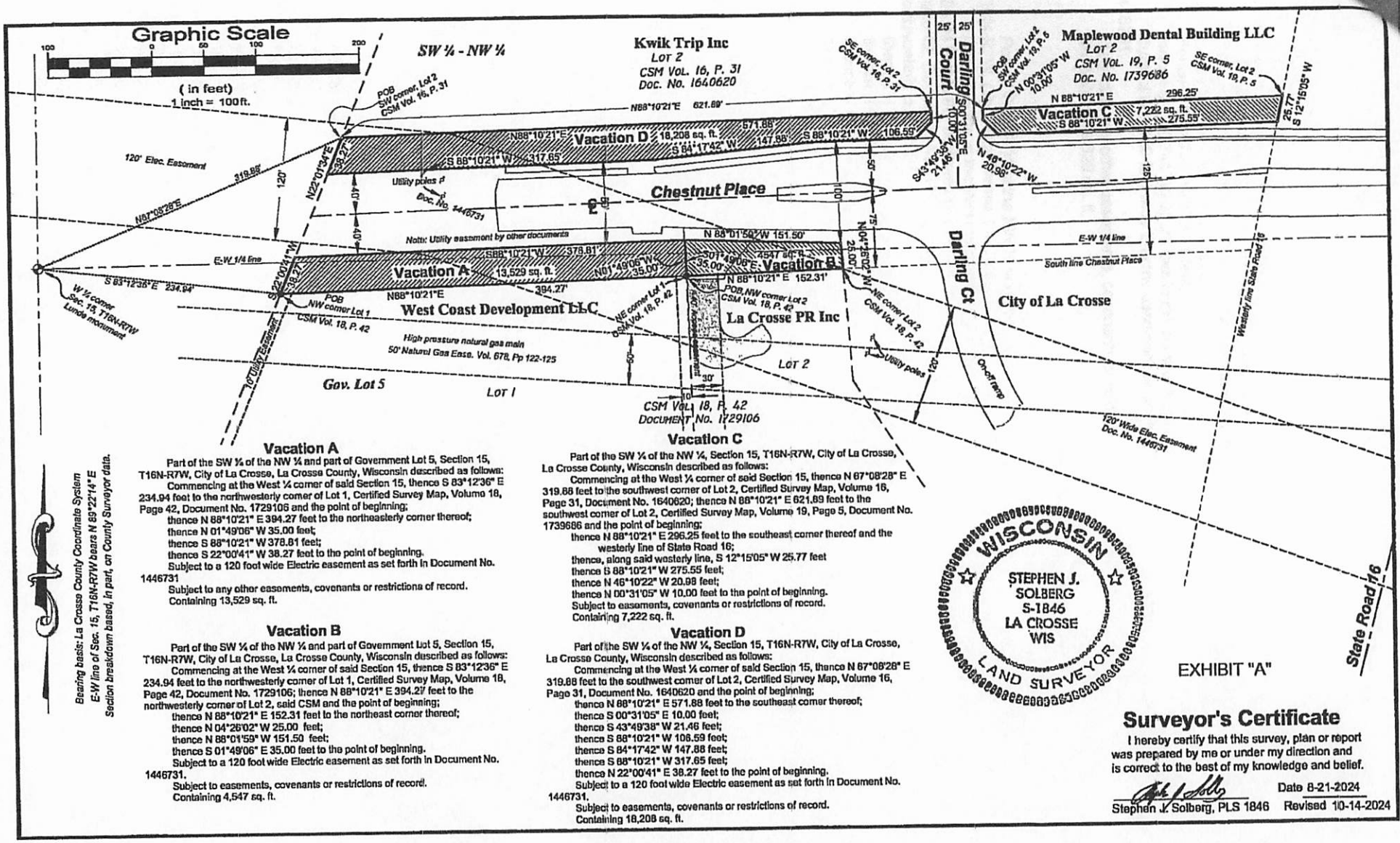
DocId:8483347
Tx:4170394
1819981
LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
05/10/2024 11:04 AM
PAGE COUNT: 2
VOLUME: 20 PAGE: 87

Certified Survey Map

Being all of Lot 1, CSM, Vol. 18, P. 42, Document No. 1729106 Gov. Lot 5, Section 15, T16N-R7W City of La Crosse, La Crosse County, Wis.





Vacation A

Part of the SW ¼ of the NW ¼ and part of Government Lot 5, Section 15, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:
Commencing at the West ¼ corner of said Section 15, thence S 83°12'36" E 234.94 feet to the northwesterly corner of Lot 1, Certified Survey Map, Volume 18, Page 42, Document No. 1729106 and the point of beginning;
thence N 88°10'21" E 394.27 feet to the northeasterly corner thereof;
thence N 01°49'06" W 35.00 feet;
thence S 88°10'21" W 378.81 feet;
thence S 22°00'41" W 38.27 feet to the point of beginning.
Subject to a 120 foot wide Electric easement as set forth in Document No. 1446731
Subject to any other easements, covenants or restrictions of record.
Containing 13,529 sq. ft.

Vacation B

Part of the SW ¼ of the NW ¼ and part of Government Lot 5, Section 15, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:
Commencing at the West ¼ corner of said Section 15, thence S 83°12'36" E 234.94 feet to the northwesterly corner of Lot 1, Certified Survey Map, Volume 18, Page 42, Document No. 1729106; thence N 88°10'21" E 394.27 feet to the northwesterly corner of Lot 2, said CSM and the point of beginning;
thence N 88°10'21" E 152.31 feet to the northeast corner thereof;
thence N 04°26'02" W 25.00 feet;
thence N 88°01'59" W 151.50 feet;
thence S 01°49'06" E 35.00 feet to the point of beginning.
Subject to a 120 foot wide Electric easement as set forth in Document No. 1446731.
Subject to easements, covenants or restrictions of record.
Containing 4,547 sq. ft.

Vacation C

Part of the SW ¼ of the NW ¼, Section 15, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:
Commencing at the West ¼ corner of said Section 15, thence N 67°08'28" E 319.88 feet to the southwest corner of Lot 2, Certified Survey Map, Volume 16, Page 31, Document No. 1640620; thence N 88°10'21" E 621.89 feet to the southwest corner of Lot 2, Certified Survey Map, Volume 19, Page 5, Document No. 1739686 and the point of beginning;
thence N 88°10'21" E 296.25 feet to the southeast corner thereof and the westerly line of State Road 16;
thence, along said westerly line, S 12°15'05" W 25.77 feet
thence S 88°10'21" W 275.55 feet;
thence N 46°10'22" W 20.98 feet;
thence N 00°31'05" W 10.00 feet to the point of beginning.
Subject to easements, covenants or restrictions of record.
Containing 7,222 sq. ft.

Vacation D

Part of the SW ¼ of the NW ¼, Section 15, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:
Commencing at the West ¼ corner of said Section 15, thence N 67°08'28" E 319.88 feet to the southwest corner of Lot 2, Certified Survey Map, Volume 16, Page 31, Document No. 1640620 and the point of beginning;
thence N 88°10'21" E 571.88 feet to the southeast corner thereof;
thence S 00°31'05" E 10.00 feet;
thence S 43°49'38" W 21.46 feet;
thence S 88°10'21" W 106.59 feet;
thence S 84°17'42" W 147.88 feet;
thence S 88°10'21" W 317.65 feet;
thence N 22°00'41" E 38.27 feet to the point of beginning.
Subject to a 120 foot wide Electric easement as set forth in Document No. 1446731.
Subject to easements, covenants or restrictions of record.
Containing 18,208 sq. ft.

WISCONSIN
STEPHEN J. SOLBERG S-1846 LA CROSSE WIS
LAND SURVEYOR

EXHIBIT "A"

Surveyor's Certificate

I hereby certify that this survey, plan or report was prepared by me or under my direction and is correct to the best of my knowledge and belief.

Date 8-21-2024

Stephen J. Solberg, PLS 1846 Revised 10-14-2024

Legal Description of 3102 Chestnut Pl. La Crosse, WI

Certified Survey Map No. 87 Voll. 20, Document No. 1819981 being Lot 6 and part of Vacated Chestnut Place lying North and adjacent to vacation in Document No. 1827756.

Size .684 Acres 29,795 Square Feet.

Sec. 115-149. - Local Business District.

(a) *Scope and use regulations.* This section applies to the Local Business District. In the Local Business District, no building or land shall be used and no building shall be hereafter erected or structurally altered, except as otherwise provided in this chapter, for any of the following uses:

(1) Animal or veterinary hospital or clinic, animal sales shop that includes a kennel where animals are bred or boarded, or stable unless they meet the requirements in Section 115-408.

(2) Automobile trucking or transfer service or storage yard.

(3) Blacksmith or horseshoeing shop.

(4) Bottling works, except breweries, wineries, distilleries as permitted in Subsection 115-150(a).

(5) Building materials yard or warehouse.

(6) Cabinet making or carpenter shop.

(7) Carpet or rug cleaning employing more than 12 persons on the premises.

(8) Cigar manufacture, employing more than five persons on the premises.

(9) Cement or lime warehouse.

(10) Cleaning or dyeing establishment employing more than 12 persons on the premises.

(11) Coal, coke or wood yard.

(12) Cold storage warehouse.

(13) Commission house or wholesale produce business.

(14) Contractor's storage yard or plant.

(15) Dairy, wholesale.

(16) Electric power plant or substation.

(17) Enameling, painting, plating, japanning, shellacking or lacquering shop.

(18) Hatchery or pigeon raising.

(19) Ice plant or storage of more than five tons capacity.

(20) Laundry employing more than five persons on the premises.

(21) Machine shop, tin shop, sheet metal shop, plumbing shop, welding shop, or pattern shop employing more than three persons on the premises.

(22) Monument works employing more than three persons on the premises.

(23) Any kind of manufacture or treatment, other than personal service shops, or the manufacture or treatment of products purely incidental to the conduct of a retail business conducted on the premises.

(24) Any use excluded from the Light Industrial District, except the following uses:

a. Dwellings above the first story.

b. Crematories provided the crematory is odorless and smokeless and meets all applicable local, State and Federal laws and regulations.

c. Dwellings occupied by an owner, operator, or manager of a business which are used or intended to be used for living, sleeping, cooking, and eating, provided the dwelling occupies no more than 25 percent of the first floor and the remaining 75 percent or more of such first floor is a commercial use.

d. Dwellings below the first story occupied by an owner, operator or manager of a business located in the building which are used or intended to be used for living, sleeping, cooking, and eating.

(25) General garages where motor driven vehicles are equipped, repaired, hired, sold, or stored unless meeting the requirement in Section 115-412.

(26) Recycling Centers, unless they meet the definition and requirements of Chapter 10, Article XII.

(27) Used car lot.

(28) Parking lots, unless the parking lot is an accessory use to a primary structure on the same lot.

(b) *Height regulations.* No building hereafter erected or structurally altered in the Local Business District shall exceed 45 feet or three stories in height.

(c) *Area regulations.*

(1) *Side yards.* In the Local Business District no side yard shall be required except as follows:

a. Buildings erected for dwelling purposes exclusively shall comply with the side yard regulations of the residence district.

b. Where a lot abuts upon the side of a lot in the Residence District or Multiple Dwelling District, there shall be a side yard of not less than six feet in width.

c. Every side yard that is provided where not required by these regulations shall be not less than six feet in width except that the Fire Chief may allow a side yard setback between zero feet and six feet if it is determined that said setback shall not jeopardize fire safety.

(2) *Rear yards.* On every lot in the Local Business District, there shall be a rear yard having a depth of not less than 20 feet.

(3) *Outer courts.* In the Local Business District, no outer court abutting upon the side of an adjoining lot shall be less than six feet in width and no outer court not abutting upon an adjoining lot shall be less than ten feet in width for a court one story in height and 30 feet or less in length. For each additional story of height, the width of every such court shall be increased one foot and for any additional length the width of every court shall be further increased at the rate of one foot in ten feet.

(4) *Inner courts.* In the Local Business District, no inner court shall be less than 16 feet in width nor shall the width of any such court be less than one-half of its height.

(5) Lot area per family. Every building hereafter erected or structurally altered in the Local Business District shall be provided with a lot area of not less than 1,000 square feet per family; provided, however, that this regulation shall not apply to , motels, hotels or apartment hotels, where no cooking is done in any individual room, suite or apartment; provided, however, this requirement of having a lot area of not less than 1,000 square feet per family shall not pertain to high density residential units in the Central Business District defined as the area between Cameron Avenue, the Mississippi River, the La Crosse River and Seventh Street.

(d) *Vision clearance.* The vision clearance of this district shall not be less than ten feet, determined by measuring ten feet each way from the corner lot at the street intersection on each street lot line; provided, however, upon review by the City Traffic Engineer and approval by the Board of Public Works, a vision clearance of less than ten feet may be approved for high density residential properties located in the Central Business District defined as the area between Cameron Avenue, the Mississippi River, the La Crosse River and Seventh Street once it has been reviewed by the City Traffic Engineer and approved by the Board of Public Works.

(Code 1980, § 15.08; Ord. No. 5091, § II, 5-9-2019; Ord. No. 5270, § II, 12-18-2023; Ord. No. 5322, § XI, 1-9-2025)

Sec. 115-150. - Community Business District.

(a) *Scope and use regulations.* This section applies to the Community Business District. In the Community Business District, no building or land shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this chapter except for the following uses:

(1) Business and professional offices.

(2) Clubs and lodges.

(3) Financial institutions.

(4) Hotels and motels.

(5) Newspaper offices.

(6) Plazas and observation decks.

(7) Private indoor recreation and cultural facilities.

(8) Public passenger transportation terminals such as heliports, bus and rail depots.

(9) Public recreation and cultural facilities.

(10) Radio broadcasting studios.

(11) Residences above the first story.

(12) Restaurants and other places serving food or drink.

(13) Retail and personal or business service establishments.

(14) Swimming pools.

(15) Television broadcasting studios.

(16) Theaters.

(17) Public buildings.

(18) Conditional or permitted uses as provided in article VII of this chapter.

(19) Multiple dwellings that:

a. Meet the off-street parking in accordance with the standards set forth in Section 115-393;

b. Contain no less than one dwelling unit for each 400 square feet of land area;

c. No part or portion of any multiple dwelling shall be erected, constructed or extended nearer than 20 feet from the front line of any parcel on which it is constructed and that this 20 foot setback shall be entirely graded and sodded or seeded between side lot lines to the building face in a manner that will produce an acceptable lawn excepting only such areas as may be required for driveways or walks;

d. No part or portion of any multiple dwelling shall be erected, constructed or extended nearer than ten feet to any interior side lot line. The combined total side yards for any interior parcel shall be not less than 30 feet. All side yards shall be entirely graded and sodded or seeded except only such area as may be required for driveways or walks.

(20) Dwellings occupied by an owner, operator, or manager of a business which are used or intended to be used for living, sleeping, cooking, and eating, provided the dwelling occupies no more than 25 percent of the first floor and the remaining 75 percent or more of such first floor is a commercial use.

(21) Dwellings below the first story occupied by an owner, operator or manager of a business located in the building which are used or intended to be used for living, sleeping, cooking, and eating.

(22) Residential living quarters on the ground floor, except for those properties located within the National Register La Crosse Commercial Historic District located in Downtown La Crosse.

(23) Breweries of fermented malt beverages that include a tasting room with an annual production of less than 1,000 barrels per year. The storage of all items or materials utilized for production shall be in an enclosed building.

(24) Wineries that include a wine tasting room and are no larger than 5,000 square feet. The storage of all items or materials utilized for production shall be in an enclosed building.

(25) Distilleries for the production and bottling of distilled beverages that includes a tasting room. The storage of all items or materials utilized for the production of distilled beverages shall be in enclosed building. Must meet all applicable requirements associated with any state and federal licenses and adhere to National Fire Protection Association and International Building Code requirements.

(26) Printing operations.

(27) Community festival facilities for nonprofit, governmental or commercial events such as, but not limited to, Oktoberfest, Jazzfest, school related events, community music and cultural events, fundraisers, wedding receptions or parties.

(28) Private garages for residents living above the first story meeting the requirements in Section 115-409.

(b) *Height regulations.* No building hereafter erected or structurally altered in the Community Business District shall exceed 160 feet in height.

(c) *Area regulations.*

(1) *Side yards.* In the Community Business District, no side yards shall be required except that every side yard that is provided where not required by these regulations shall be not less than six feet in width.

(d) *Vision clearance.* The vision clearance requirements for this district shall be the same as those required for the Local Business District.

(Code 1980, § 15.09; Ord. No. 5322, § XII, 1-9-2025)

Sec. 115-151. - Commercial District.

(a) *Scope and use regulations.* This section applies to the Commercial District. In the Commercial District, no building or land shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this chapter, except for the following uses:

(1) Any use permitted in the Local Business District.

(2) General garages.

(3) Conditional or permitted uses as provided in Article VII of this Chapter.

(4) Bakeries in which no more than 10,000 square feet are devoted to manufacturing purposes on the premises.

(5) Used car lots.

(6) Dwellings occupied by an owner, operator or manager of a business which are used or intended to be used for living, sleeping, cooking, and eating, provided the dwelling occupies no more than 25 percent of the first floor and the remaining 75 percent or more of such first floor is a commercial use.

(7) Dwellings below the first story occupied by an owner, operator or manager of a business located in the building which are used or intended to be used for living, sleeping, cooking, and eating.

(8) Printing operations.

(9) The staging and interim placement of large, manufactured products prior to shipping, mixed use commercial/office uses and outdoor storage of equipment and materials used for heavy moving. Land shall be maintained in a sightly condition and screened with landscaping and/or fencing.

(10) Where it abuts R-1 through R-4 zoned property, the following small-scale urban agricultural uses:

a. Wholesale/retail sale of produce and bedding plants grown on the premises, where the retail sales area is no larger than 200 square feet;

b. Composting and vermicomposting for greenhouse house use and retail sale;

c. Aquaponics;

d. Educational programs on nutrition, meal planning, growing, preparing and preserving produce; demonstration projects for establishing high-yield, small-space gardens and produce; sustainable building, renewable energy and business practices; or

e. Partnering with licensed incubator kitchens to produce "value-added" products such as sauces from produce grown on the premises.

(11) Veterinary clinics, animal hospitals, and kennels used for the boarding of pet animals meeting the requirements in Section 115-408.

(12) Funeral homes and crematories, provided the crematory is odorless and smokeless and meets all applicable local, State and Federal laws and regulations.

(13) Private garages for residents living above the first story meeting the requirements in Section 115-409.

(14) Recycling Centers meeting the definition and requirements of Chapter 10, Article XII.

(b) *Height regulations.* No building hereafter erected or structurally altered in the Commercial District shall exceed 100 feet or eight stories in height.

(c) *Area regulations.*

(1) *Side yards.* The side yard regulations applicable in the local business district shall also apply in the Commercial District.

(2) *Rear yards.* On every lot in the Commercial District, there shall be a rear yard having a depth of not less than nine feet; provided, however, that each story of a building used in any part for dwelling purposes shall be provided with a rear yard having a depth of not less than 20 feet. A residential attached or detached garage is permitted in the C-2 Commercial Zoning District on lots that are smaller than 7,200 square feet provided that there is not an existing garage on the lot or parcel and the commercial building has residential dwellings. The size of an attached garage cannot be larger than the footprint square footage of the principal building or structure and a detached garage cannot be larger than 600 square feet. Said garage is required to meet the side yard setbacks under this chapter and cannot be in the front yard setback. There must be a minimum of a six foot rear yard setback for an attached or detached garage and the location of the garage and setbacks must be approved by the City of La Crosse Fire Department.

(3) *Outer courts.* The outer court regulations applicable in the Local Business District shall also apply in the Commercial District.

(4) *Inner courts.* In the Commercial District, no inner court shall be less than 16 feet in width nor shall the width of any such court be less than one-third of its height.

(5) *Lot area per family.* The lot area per family regulations applicable in the Local Business District shall also apply in the Commercial District.

(d) *Vision clearance.* The vision clearance requirements for this district shall be the same as for the Local Business District.

(Code 1980, § 15.10; Ord. No. 5322, § XIII, 1-9-2025)

Sec. 115-27. - Department responsibilities.

The Department of Planning and Development, and the Fire Department-Division of Fire Prevention and Building Safety is hereby appointed to administer the provisions of this chapter. The Department of Planning and Development, Fire Department-Division of Fire Prevention and Building Safety or Engineering Department shall exercise the following duties and powers:

(1) Advise applicants as to the provisions of this chapter and assist them in preparing permit applications.

(2) Issue permits and inspect properties for compliance with this chapter and issue certificates of compliance when appropriate.

(3) Keep records of all water surface profiles, floodplain zoning maps, floodplain zoning ordinances, nonconforming uses and changes thereto, permit applications, permits, appeals, variances and amendments related to floodplain zoning ordinance.

(4) Submit copies of any required data, variances, amendments, case-by-case analyses, annual reports, and any other required information to the Department of Natural Resources. An annual summary showing only the number and types of zoning actions taken by the County, City or village shall be submitted to that Department by the Department of Planning and Development, Fire Department - Division of Fire Prevention and Building Safety or Engineering Department.

(5) Investigate, prepare reports and report violations of the floodplain zoning ordinance to the City Attorney with copies to the appropriate district office of the Department of Natural Resources.

(6) Submit copies of text amendments and annual reports to the Federal Insurance Administration (FIA) office of FEMA.

(7) Maintain on file a list of all documentations of certified elevations.

(8) Notify adjacent communities, the Department of Natural Resources and the Federal Insurance Administration (FIA) office of Federal Emergency Management Agency (FEMA) prior to any alteration or relocation of a watercourse.

(Code 1980, § 15.28(A)(1)—(7), (9); Ord. No. 4911, § I(attch.), 1-14-2016)

Editor's note— Ord. No. 4911, § I(attch.), adopted Jan. 14, 2016, amended § 115-27 and in so doing changed the title of said section from "Department of Planning and Development" to "Department responsibilities," as set out herein.

Sec. 115-31. - Survey; when required.

No building shall be erected, reconstructed, or structurally altered, which, when upon completion of the erection, reconstruction, or alteration, any portion of it shall abut upon a public street, alley, way or ground, unless and until upon application for a permit for such erection, reconstruction, or alteration, the applicant shall furnish a survey made by a qualified land surveyor in sufficient detail to show that the proposed construction will not in any way encroach upon any public lands.

Sec. 8-116. - Zoning Administrator.

The City of La Crosse Fire Department - Division of Fire Prevention and Building Safety is authorized to administer this article and shall have the following responsibilities and powers:

(1) Approve or conditionally approve permits that do not exceed required height restrictions;

(2) Inspect any building site or improvement or use of land as required by this article;

(3) Maintain record of approvals, denials, conditions of approvals, and inspections made, and maintain a complete public record of all proceedings;

(4) Review and make recommendations to the Council on all zoning map changes and amendments to the text of the article;

(5) Oversee the functions of all impacted areas by this article;

(6) Require complete and accurate information necessary to make reasonable evaluations of applications;

(7) Delegate the responsibilities of administration and enforcement of this article to the City of Onalaska, Town of Onalaska, Town of Campbell, Town of Medary, Village of Holmen, and County of La Crosse provided this article is adopted by the governing body by reference;

(8) Hear and grant applications for unclassified and unspecified uses, provided that such uses are similar in character to the principal uses permitted in the district;

(9) Hear and grant applications for temporary uses in any district, provided that such uses are of a temporary nature, do not involve the erection of a substantial structure(s), and are compatible with neighboring uses. The permit shall be temporary, revocable, subject to any conditions required by the Zoning Administrator and shall be issued for a period not to exceed 12 months. Compliance with all other provisions of this article shall be required; and

(10) Investigate, prepare reports, and report violations of this article to the City Fire Department - Division of Fire Prevention and Building Safety and City Attorney's Office for prosecution.

(Code 1980, § 13.01(F)(1)(a); Ord. No. 4911, § I(attch.), 1-14-2016; Ord. No. 4943, § III, 7-14-2016)

:

Memo 2

To:	City of La Crosse
From:	MSA Zoning Code team
Subject:	Diagnostic Summary
Date:	February 21, 2025 (Residential Districts: pages 1-4)
Date:	March 25, 2025 (Commercial & Industrial Districts; Subdivision Regulations: pages 5-9)

The La Crosse Zoning Code is found in Chapter 115 of the Municipal Code and is defined by seven articles and contains the following:

- A total of 211 pages
- 21 districts and 2 overlay districts
- Definitions, penalties, administration, appeals and amendments are found in Articles I and II
- District regulations are found in Article IV; dimensional standards that apply for each district begin on page 26.
- Overlay regulations are defined in Article V.
- A generous list of conditional uses is defined in Article VI that covers 23 pages of address additional standards and regulations. We will provide an additional analysis just focused on conditional uses.
- Article VII cover supplemental regulations including design standards for multi-family housing and commercial uses and the traditional neighborhood development (section 115-403).
- Generally, urban standards (and dimensional requirements) are written out in extended sentences and are often difficult to follow.
- It seems, in general, that most of the residential districts share dimensional standards and regulations subject to different time periods, going back to the 1938 edition of the code.
- The word 'special' is used in the title for the R-3 and R-6 districts but it isn't clear exactly what this means or designates.

Residential

A high level review of the R districts follows; titles are spelled out as they appear in the body of the code.

Agriculture (A-1) and Exclusive Agriculture (EA) Districts

The code includes an Agricultural district and an Exclusive Agricultural district. The A-1 district's purpose is to act as a preserve for future urban development. The Exclusive Ag district is intended to preserve lands for food and fiber production. In either case not many areas/parcels zoned are A-1 or EA; it appears the only active agricultural use is in the southern part of the city along Old Town Hall Rd.

R1 District

Unlike the A-1 and EA districts, the R1 district does not include a direct purpose statement. The R1 Single Family district does allow two-family dwellings provided they were in existence on September 13, 1984 with an odd requirement that a new two family dwelling can replace an existing two family dwelling if it is limited to 2 bedrooms in each unit; no additional bedrooms can be added I any case.

MSA Memo 2 Diagnostic Summary
Date 3/25/25

Commercial Districts
There are three (3) commercial districts that are closely related to each other relative to dimensional standards, with distinctions for building heights and certain uses.

- Local Business: C-1
- Commercial District: C-2
- Community Business: C-3

The code is written to identify uses that are not allowed in the C-1; and C-2 and C-3 are written that list what uses are allowed. It appears that the Local Business District (C-1) provides the basis for most commercial uses in the city; any use in this district is also permitted in the Commercial District (C-2) . The Community Business (C-3) district is mostly focused on blocks and parcels in the downtown area and includes a more narrow range of uses. All of the commercial districts allow some type of residential use and appear to rely on bulk standards based in the Residence (clarified to refer to the current R2 District) and Multiple Dwelling (the R-5 District) districts.

Conditional uses are coded in Article VI; we will provide an additional analysis just focused on conditional uses.

Local Business C-1
Despite its title this district regulates a broad range of uses throughout the city and also provides the basis for allowed uses in the Commercial district (C-2). The title, which dates back to the 1938 code, may have regulated smaller size commercial parcels and allowed uses more related to neighborhoods in the city at a point in history. Among the dimensional standards are references to 'outer' and 'inner' courts, a very specific outdoor space that we have not found a local example of from our current analysis.

Commercial District C-2
This district functions as the general and 'highway' commercial district throughout the city and as such regulates a wide range of commercial buildings from enclosed malls to small franchise operations to less intensive uses surrounding the downtown core. It regulates large commercial areas like Valley View Mall, in -line and shopping center uses along Hwy 53, commercial uses along Hwy 61 and a number of blocks and partial blocks surrounding the downtown core. The language, unlike language in the C-1 district, defines uses that are allowed Like the Local Business District, C-2 defines regulations for 'outer' and 'inner' courts as well as residential uses.

Community Business C-3
This district is mainly concentrated on the downtown core that is defined by walkable streets, urban storefronts, on-street and structured parking as well as a mix of uses including historic districts and properties.

Page 41 of the code under 'Vision Clearance' refers to properties in the Central Business District (capitalized) and defines a specific boundary (Cameron Ave, Mississippi River, La Crosse St and Sevent St) but there is no Central Business District in the code or zoning map. This appears to be a generic reference but it's capitalized spelling is confusing.

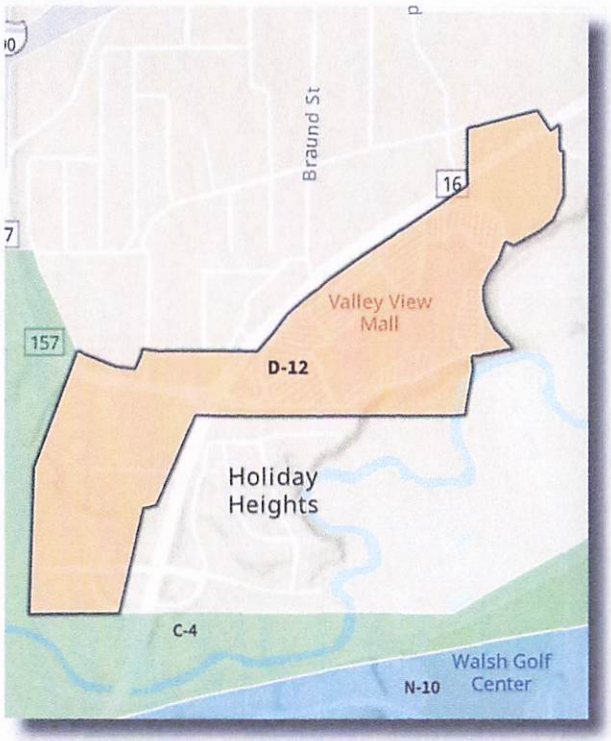
Industrial
There are two industrial districts, Light M-1 and Heavy M-2, both of which operate from a similar set of uses. Both of these districts declare particular uses that are not allowed as a distinction for what is allowed. The Heavy Industrial district includes a majority of the land mapped; Light Industrial zoning tends to be smaller lots and parcels in discrete locations.

Districts & Corridors	Future Land Use										
This table summarizes the future land use designations described on the following pages of this chapter.	Low-Density Residential	Medium-Density Residential	High-Density Residential	Low-Intensity Mixed-Use	High-Intensity Mixed Use	Neighborhood Retail/ Commercial	Commercial	Industrial	Institutional	Parks & Open Space	Conservancy, Wetlands, Agriculture
Districts											
Airport	U	U	U	U	U	D	D	D	A	D	D
Black River	U	D	D	A	D	D	A	A	A	D	A
Downtown	U	A	D	A	D	U	D	U	A	D	U
Gundersen	A	D	D	A	U	D	U	U	A	D	D
Industrial	U	U	U	U	U	A	U	D	A	A	D
International Business Park	U	U	U	A	U	U	A	D	U	A	A
Isle La Plume	U	U	U	U	U	D	A	A	A	D	A
Mayo Clinic/Viterbo	A	D	A	D	A	D	A	U	A	D	U
St. James Industrial	U	U	U	U	A	U	A	D	U	A	D
Trane & Chart	U	D	D	A	D	D	A	A	U	A	A
UW-La Crosse	U	D	D	A	D	D	U	U	A	D	A
Valley View Mall	U	A	D	A	D	D	D	U	A	U	U
Corridors											
Hixon Forest	A	U	U	U	U	A	U	U	A	D	D
Highway 14	U	D	D	A	D	D	D	A	A	A	U
Highway Route 53	A	D	D	A	D	D	D	U	A	A	U
La Crosse Marsh	U	A	U	A	U	U	A	U	A	D	D
State Road	U	D	D	D	A	D	D	U	A	A	U

D=Desirable | A=Allowable | U=Undesirable

D=Desirable | A=Allowable | U=Undesirable

VALLEY VIEW MALL DISTRICT (D-12)



District Description

The Valley View Mall district is a commercial district that encompasses the mall. This District features expansive surface parking space and large-format retail stores. Anchor retail stores at the mall include Barnes and Noble, JC Penney, and Ulta Beauty, among many other smaller retail stores and chain restaurants.

Vision for Future Land Use

At the time of this Plan's creation, there were several vacant storefronts available for redevelopment at the Valley View Mall. As a retail hub with abundant access to goods and services, there is an opportunity to include high-density residential uses within the district. Any development of this nature should be paired with expanded transportation access both for future residents as well as residents/visitors from outside of the district.

Voices from the community

"Greatly looking forward to the development of Hy-Vee. They offer much more than existing grocery options and would use the mostly currently empty space well"

"There needs to be a movie theatre on this end of town. It could be at the mall (again). There could be an escape room, a museum, more restaurants..."

Existing Uses	Low-Density Residential	Medium-Density Residential	High-Density Residential	Low-Intensity Mixed-Use	High-Intensity Mixed-Use	Neighborhood Retail/ Commercial	Commercial	Industrial	Institutional	Parks and Open Space	Conservancy, Wetlands, Agricultural
A	U	A	D	A	D	D	D	U	A	U	U

Board of Zoning Appeals Standards – for Administrative Appeal

The Board of Zoning Appeals functions like a court, and must follow State laws and local zoning ordinances. The Board of Zoning Appeals cannot change or ignore any part of the zoning ordinance or State laws, but must apply the laws as written.

The Board may only grant an administrative appeal if the applicant provides evidence showing that they meet **all** of the legal standards for that decision. The burden of proof falls on the variance applicant, not the Board of Zoning Appeals. The legal standards the Board will use to decide on an administrative appeal are shown below.

REVIEW STANDARDS

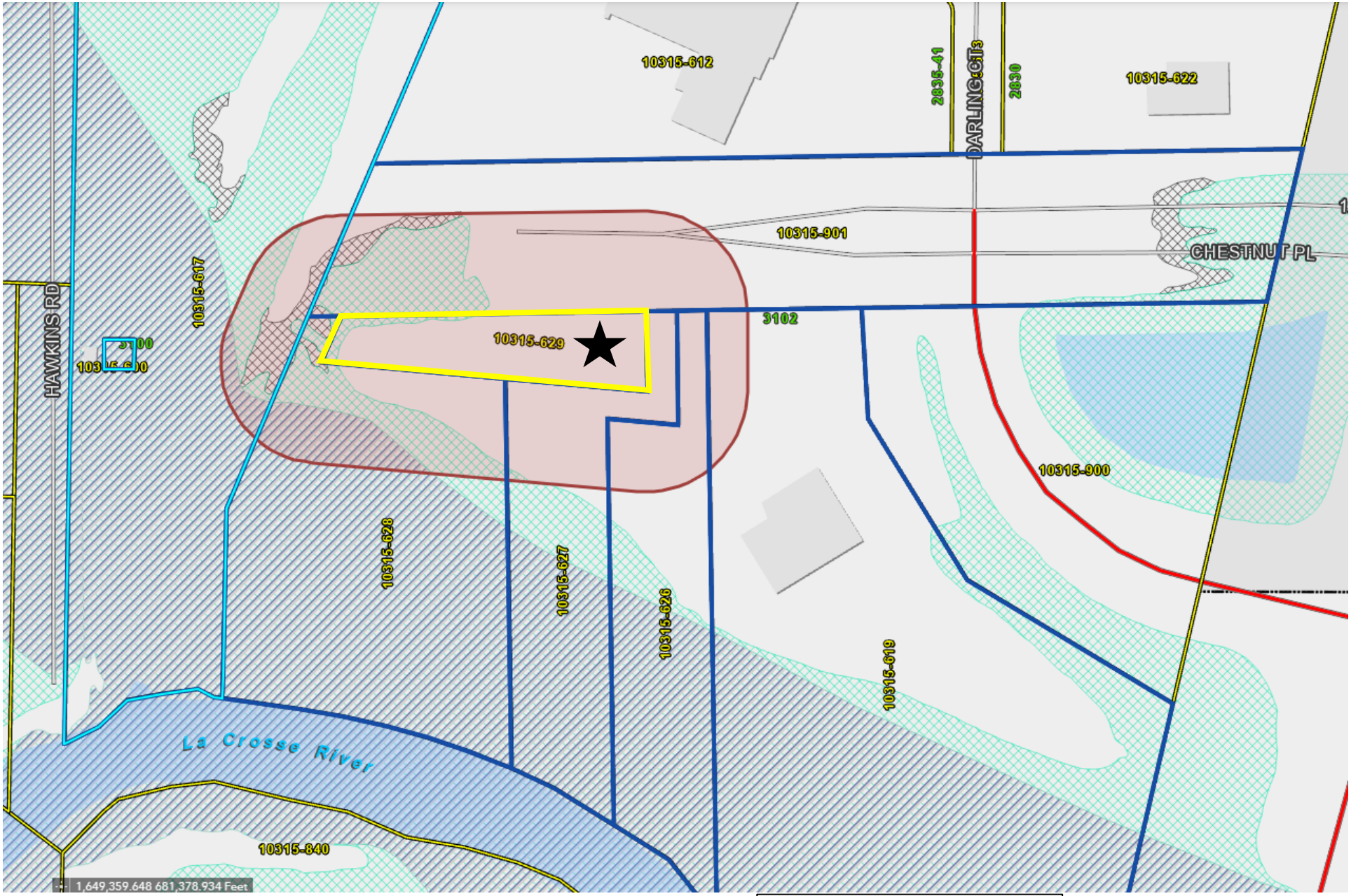
- ☐ 1. **Is the Ordinance Ambiguous?** Is the ordinance clear? If so, then use the clear meaning, If ambiguous, proceed to step two.
- ☐ 2. **Determine Intent.** What is the legislative intent or primary purpose of the ordinance?
- ☐ 3. **Plain Meaning.** What is the plain meaning of the words of the ordinance?
- ☐ 4. **Harmonizing.** Give words the meanings that would harmonize their meaning with the legislative intent or primary purpose of the ordinance. Unreasonable interpretation must be avoided.
- ☐ 5. **Conflicting Provisions.** When two provisions conflict, they should be interpreted to give effect to the legislative intent or primary purpose.
- ☐ 6. **No Surplus Language.** Every word and provision should have a meaning and effect. Meaningless words or provisions should be avoided.

Board of Zoning Appeals Procedure Handout – for Administrative Appeal

1) You, or someone speaking on your behalf, should arrive at 4:00 p.m. for the meeting even if you are not listed first on the agenda.
2) Neighbors within 100 feet of the property will receive a copy of the meeting notice. They may appear before the Board to speak for or against your appeal or they may write a letter in support of your appeal or against your appeal and submit it to the City Clerk's office. You may contact your neighbors and share your proposal with them so they are aware.
3) The Board will have received a copy of the materials you have submitted. Any presentation to the Board is limited to written materials, diagrams and photographs. No electronic devices for presentations will be allowed. This restriction does not apply to the presentation by Building & Inspections. Public hearings before the Board may be limited to ten (10) minutes for the proponents, ten (10) minutes for the opponents and a three (3) minute rebuttal for each side. The Board reserves the right to extend these time limits as it determines.
4) The applicant has the burden of proof to demonstrate that there was an error in the administrative decision.
5) If the Board grants your appeal, after you receive your letter of the Board's decision, you may apply for your building permit. The letter will be mailed to you within a week, after the meeting has taken place.

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10315-617	STATE OF WISCONSIN DOT	STATE ROAD 157	3550 MORMON COULEE RD	LA CROSSE WI 54601
17-10315-619	LACROSSE PR INC	3130 CHESTNUT PL	PO BOX 282	WATERLOO WI 53594
17-10315-626	WEST COAST DEVELOPMENT LLC	CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601
17-10315-627	WEST COAST DEVELOPMENT LLC	CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601
17-10315-628	WEST COAST DEVELOPMENT LLC	CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601
17-10315-901	CITY OF LACROSSE	CHESTNUT PL	400 LA CROSSE ST	LA CROSSE WI 54601
Applicant	WEST COAST DEVELOPMENT LLC	3102 CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601

Properties within 100 feet of 3102 Chestnut PL



Properties within 100 feet of 3102 Chestnut Pl.