



"We'll Make Room For YOU!"

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TO: La Crosse design review

Listed below are the various areas that Larry advised us to address:

1. Higher standard (such as those on Highway 16) on Gohr St. side.
I would request that since we are installing a new privacy fence that will obscuring street view that this requirement be waived.
2. No landscaping is required.
3. Lighting having street and alley exposure will be downcast so as to not interfere with neighbors. (See spec sheet)
4. The only signage on the new development will be directional and numbering. Existing signage on our main building will be reworded to reflect the new facility.
5. The developed property will be filled and graded to contain Storm water and direct it to the retention pond on the north as designated on the plan.
6. The "L" on site plan designates security camera locations.

Sincerely,

A handwritten signature in black ink that reads "Cliff LeCleir". The signature is written in a cursive style with a large initial "C".

Cliff LeCleir
CEO

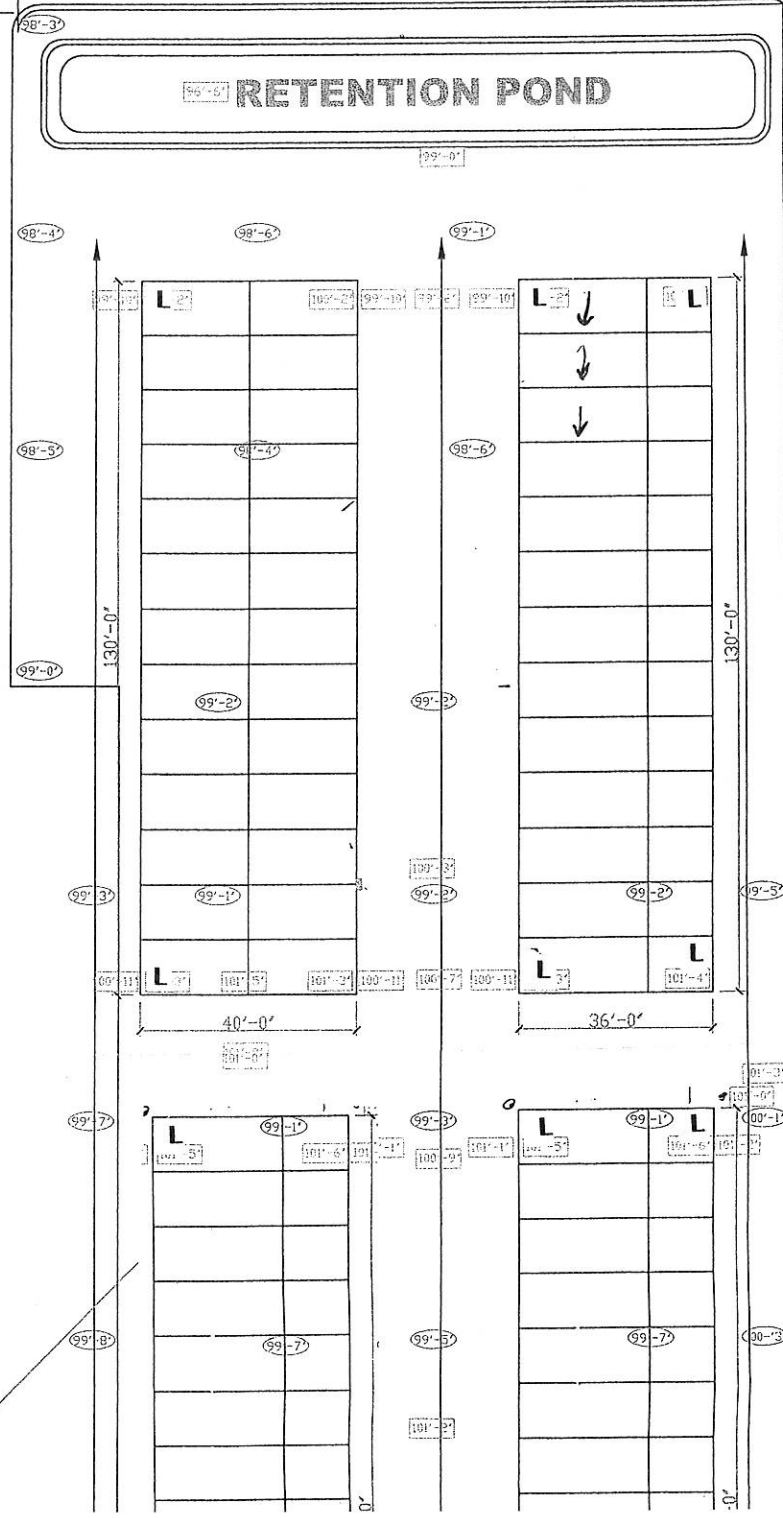
Gohr St. Privacy Fence w/slats

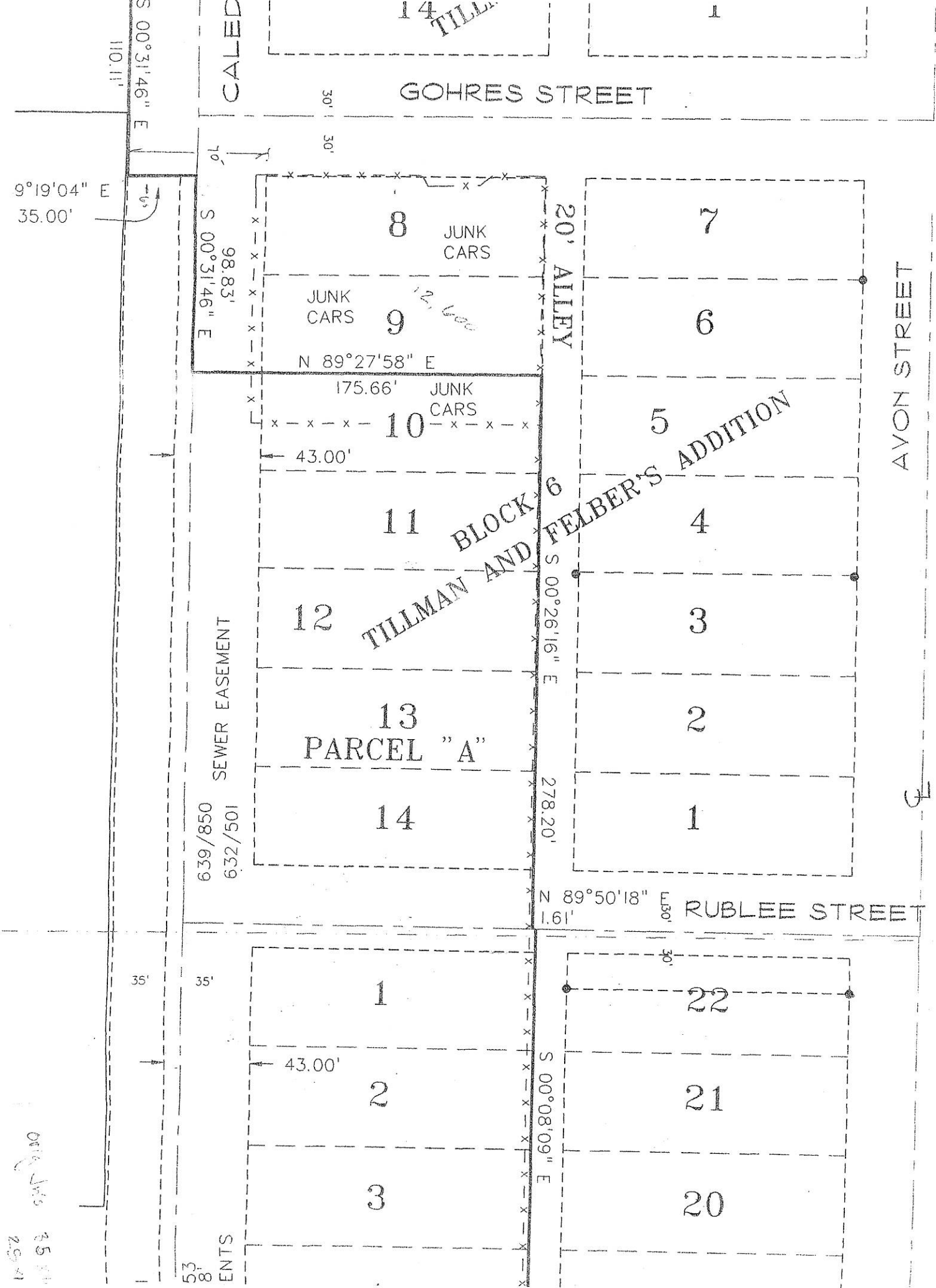
RETENTION POND

Central States Warehouse

Alley Privacy Fence w/slats

Existing





CALED

14 TILL

1

GOHRES STREET

S 00°31'46" E
110.11'

9°19'04" E
35.00'

S 00°31'46" E
98.83'

8

JUNK CARS

7

JUNK CARS

9

12' 00"

6

N 89°27'58" E

175.66' JUNK CARS

10

5

43.00'

11

BLOCK 6

4

TILLMAN AND FELBER'S ADDITION

12

3

SEWER EASEMENT

13
PARCEL "A"

2

S 00°26'16" E

14

1

639/850
632/501

N 89°50'18" E
1.61'

RUBLEE STREET

35'

35'

1

22

43.00'

2

21

S 00°08'09" E

3

20

53'
8'
ENTS

0119 JMS 25 8/11
29/11

SPECIFICATIONS

Four (4) Self-Storage Buildings

Located at the NE portion bordering

Gohr St. on the north

Central States Warehouse property

(2) 36' x 150' x 8'-6" Low Eave Height

(2) 36' x 130' x 8'-6" Low Eave Height

SITE WORK:

1. Grade area and dig for water retention area.
2. Raise site approx. 24" on south end of lot tapered to grade @ retention area.
3. Supply and install approximately 27,691 sq. ft. gravel.
4. Provide and install rip rap rock at storm water retention area.
5. Demo and removal of existing building on north side of lot.
6. Removal of approx. 450 lin ft. of existing fencing.
7. Install new fencing along alley & Gohr St. with privacy protection included

CONCRETE:

1. Buildings shall be installed on 4" thick (4,000 PSI) concrete, with #4 rebar @ 60" O.C., and 6-mill poly vapor barrier, power trowel finished.
2. Control cuts 10' O.C. the length of the building and 10' O.C. the width of the building.
3. 4-1/2" Steel pipe bollards at each corner of the buildings.
4. One (1) coat of curing compound.

FRAMING:

1. Wood panels 10' O.C. with 1/12 roof pitch from eave of building. Low eave height equals 8'6" and high side eave height equals 10'-2".
2. 2x6 SPF MSR Purlins in metal hangers at 24" O.C. or less.
3. 2x6 SPF MSR girts at 24" O.C. with treated 2x6 bottom girt typical at building perimeter.

ROOFING, SIDING, LINERS INSULATION, AND TRIMS:

1. Roofing will be 29 ga. 80,000PSI galvanized Max-Rib steel (Screw applied).
2. Laps of roof steel to be caulked.
3. Siding will be 29 ga. *0,000 PSI G100 Max-Rib colored steel (nail applied).
4. All necessary colored steel trims are included.
5. Either 29 ga. Galvanized liner or OSB at one (1) side only of division walls.
6. Solar guard white .235 reflective condensation blanket insulation under roof areas.
7. 690 lin. Ft. of 5" K-style gutters with corresponding downspouts on four (4) buildings.

DOORS:

1. One hundred sixteen (116) Model 944 Series Trac-Rite 9'x7' mini warehouse doors with standard space guard locks.

ELECTRICAL:

1. Supply and install the following:
 - One (1) 200A 120/240V meter equipment
 - One (1) 200A breaker panel – New Building
 - Thirty (30) 42W fluorescent wall pack premium fixtures
 - Three (3) openings 120V switches and receptacles for utility cabinet
2. City of La Crosse electrical permit and state plan submittal fees

OTHER:

1. Include jobsite portable toilet and dumpster fees.
2. Include storm water site design fees.
3. Include all materials, tax, labor, freight, permits, utility hook-ups, etc.

