

7/01/22

RIVER POINT DISTRICT SUBDIVISION
CHAPTER 113 (14), REVIEW
PRELIMINARY PLAT

Matt:

Here are my comments regarding the City of La Crosse, Subdivision Regulations:

Is this subdivision going to be treated like the Downtown Business District? Should there be bubblers placed at the intersections?

On the Preliminary Plat & Final Plat – At the east end of Marsh Lane where it extends through private property it should be labeled “Proposed Future Street”

Also, on the Preliminary Plat – Riverbend Road is labeled Dedicated to the Public. I believe this creates confusion with the other streets. I think we should add a note that Riverbend Road was created/dedicated by a previously filed Right-of-Way Plat and all other streets within this subdivision are dedicated by this plat.

I feel that there needs better symbolization for the concrete – detectable warning fields – elevations, at the block corners. I didn't think we were planning nearly as much concrete and flaring at the handicap ramps. We want the low point elevation at the flow line not the back of curb line at the handicap ramp. (we do not want to trap water)

I noticed several ramp/sidewalk grades that were right at max or exceeding the max allowed. This leaves absolutely no room for any errors in construction. (We should review these more closely before final approval)

On sheet C1.41 – Is flow direction correct from the southwest catch basin?

On sheet C1.33 – Both views show a grade change from 3% to 0.5%. There should be a vertical curve to soften up this up. Both on the street grade and the curb/gutter.

I have not had a chance to do an entirely thorough review of this subdivision, so more things may be found as we continue through this process.

113-143 – **Public Sites and open spaces**

No land reserved for public park.

ARTICLE IV – REQUIRED IMPROVEMENTS

Note: As a professional surveyor, I do not agree with the odd right-of-way widths used in this subdivision. As a city we have standards to create a uniformity and it seems these are just being thrown out the window.

If I can be of any further assistance please feel free to contact me by the email or phone number listed below.

Sincerely,

Scott M Dunnum
City Surveyor
Engineering Department
City of La Crosse
dunnums@cityoflacrosse.org
608-789-7369