



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda

Commercial/Multi-Family Design Review Committee

Friday, May 16, 2025

9:00 AM

Virtual via Zoom

The meeting is conducted through video conferencing.

Members of the public will be able to attend the meeting via video conferencing with the link below.

Join Zoom Meeting

Click this link (or typing the URL in your web browser address bar):

<https://cityoflacrosse-org.zoom.us/j/82799188943?pwd=pAMS3MbJusyBqR9mjCiK3jH6cAP0rk.1>

Meeting ID: 827 9918 8943

Passcode: 212646

Dial by your location

1 312 626 6799

If you wish to speak please provide written comments by emailing acklint@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development, and Assessment at 400 La Crosse St, WI 54601.

Call to Order

Agenda Items:

1. [25-0559](#) Review plans to exceed 2 feet of fill above grade on the property located at 724 Moore Street.
Attachments: [Project Plans 5-16-25](#)
2. [25-0554](#) Review of plans for the commercial addition to the building located at 2835-2841 Darling Ct. (Kwik Trip Day Clinic)
Attachments: [Preliminary Plans 5-16-25](#)

Adjournment

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.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0559

Agenda Date:

Version: 1

Status: Agenda Ready

In Control: Commercial/Multi-Family Design Review Committee

File Type: Review of Plans

Agenda Number: 1.

Department of Planning and Development

Building and Inspections

inspection@cityoflacrosse.org 608-789-7530

APPLICATION FOR LAND DISTURBANCE PERMIT

24

Application Number 035585-2025

Date 4/17/2025

Parcel Number 17-10275-060

OWNER INFORMATION			
Name: Weibel Properties of La Crosse LLC			
Address of Above: Street N5059 Green Coulee Rd	City Onalaska	State WI	Zip Code 54650
Phone:	Cell: 608-792-3951	Fax:	Email:
CONTRACTOR INFORMATION			
Name: Jeff Weibel/Doug Kerns			
Address of Above: Street N5059 Green Coulee Rd	City Onalaska	State WI	Zip Code 54650
Phone: 608-799-8980	Cell: 608-792-3951	Fax:	Email: doug@mwffloodplain.com
PROJECT INFORMATION			
Project Address: 724 Moore St. La Crosse WI 54603			
Start Date: 5/1/2025	Description of Work: Place compacted fill per attached plan to raise a metes and bounds described area above the Flood Protection Elevation. The site is zoned commercial and is currently empty except for a dilapidated nonconforming house which is to be razed.		
End Date: 6/15/2025			
Subdivision Name: Northern Addn.	Lot: 1	Block: 30	(See Attached Deed)
DISTURBANCE INFORMATION			
Sq. Ft.:	Cu. Yds. Filled: 2000	Cu Yds. Excavated:	Linear Ft.:
FLOOD PLAIN INFORMATION			
In Floodplain: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Floodplain Type: <input checked="" type="checkbox"/> Flood Fringe <input type="checkbox"/> Flood Way <input type="checkbox"/> Flood Storage <input type="checkbox"/> Shore Land- Wet Land <input type="checkbox"/> Shallow Depth Floodplain		If over 1 acre-CPCP Provided from DNR: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Jeffrey Weibel

Applicant:

(Print)

(Sign)

(Date)

Weibel Properties of La Crosse

Owner:

(Print)

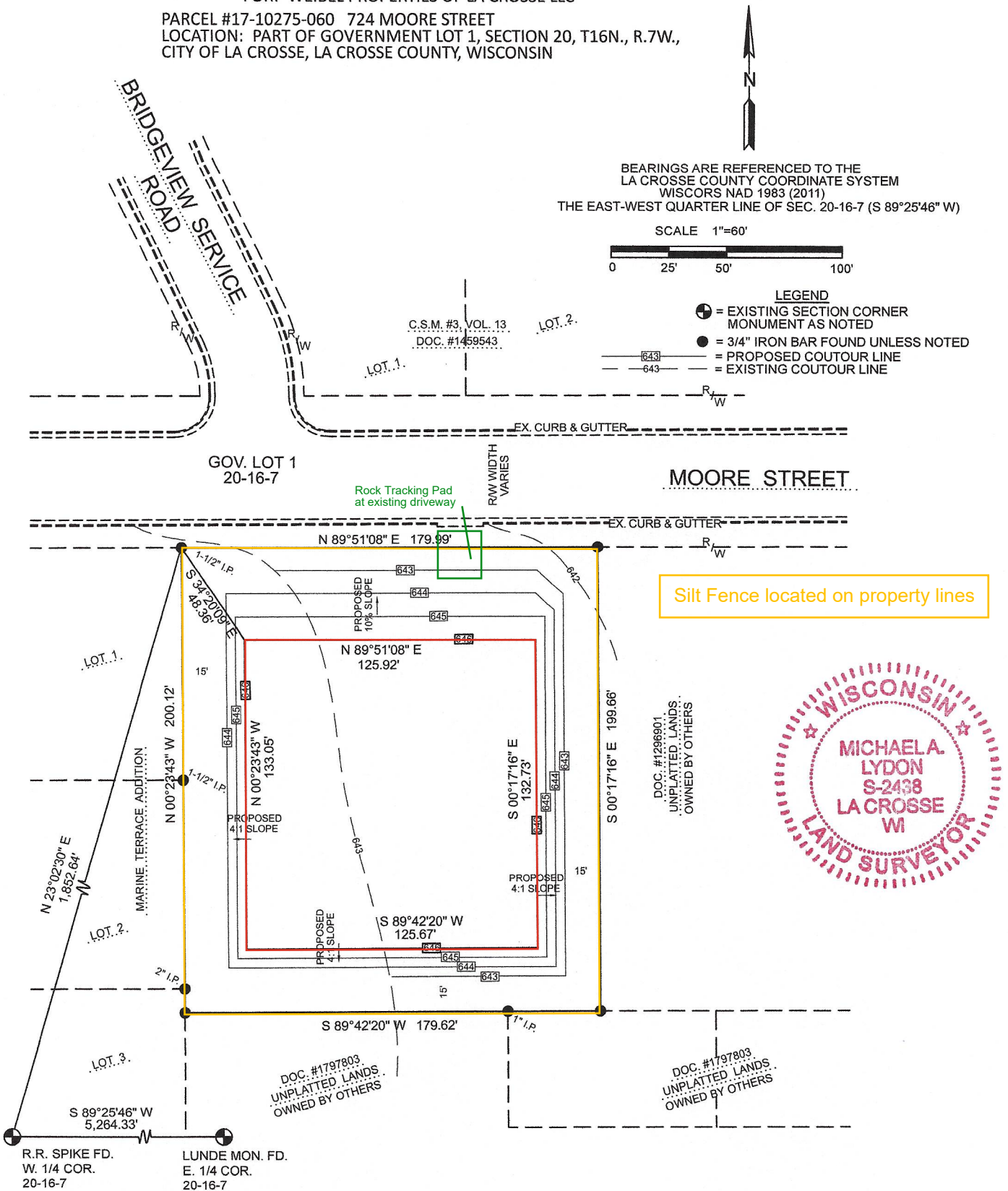
(Sign)

(Date)

OFFICE USE ONLY		
Application: <input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	Inspector:	Date:
Notes/Conditions:		

PLAT OF SURVEY

FOR: WEIBEL PROPERTIES OF LA CROSSE LLC
PARCEL #17-10275-060 724 MOORE STREET
LOCATION: PART OF GOVERNMENT LOT 1, SECTION 20, T16N., R.7W.,
CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN



SURVEYORS CERTIFICATE

I, MICHAEL A. LYDON, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT ON DECEMBER 17, 2024, I SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE "MINIMUM STANDARDS," TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 12/17/2024

PROFESSIONAL LAND SURVEYOR #2438

SURVEYED BY: MICHAEL A. LYDON
2533 17th STREET SO.
LA CROSSE, WI 54601
608-769-6433

WARRANTY DEED

THIS DEED made between Hmong's Golden Egg Roll, Inc., a Wisconsin corporation ("Grantor," whether one or more), and Weibel Properties of La Crosse, LLC, a Wisconsin limited liability company ("Grantee," whether one or more).

Grantor for valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property"):

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

1826146

LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
10/22/2024 02:06 PM
PAGE COUNT: 2

EXEMPT #1
RECORDING FEE 30.00
TRANSFER FEE 600.00
ELECTRONICALLY RECORDED
AND RETURNED TO SUBMITTER

Name and Return Address

New Castle Title
750 North 3rd Street, Suite B
La Crosse, WI 54601

17-10275-060

104498

Parcel Identification Number (PIN)

This IS NOT homestead property.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances, easements, buildings and use restrictions and covenants of record, general taxes levied in the year of closing.

Dated: OCT. 18, 2024

Hmong's Golden Egg Roll, Inc.

[Signature]
By: Tia Yang, President

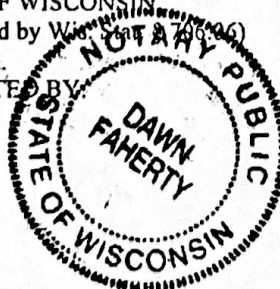
[Signature]
By: Chongcher Lee, Secretary and Treasurer

AUTHENTICATION

Signature(s) of _____
authenticated on this ____ day of _____, 20__.

Print Name: _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by Wisconsin Statute 806.06)

THIS INSTRUMENT WAS DRAFTED BY
Brandon J. Prinsen
Johns, Flaherty & Collins, S.C.
205 Fifth Avenue South, Suite 600
La Crosse, WI 54601



ACKNOWLEDGMENT

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) ss.

Personally came before me on 10-14-24
the above-named Tia Yang and Chongcher Lee, to me known
to be the persons who executed the foregoing instrument and
acknowledged the same.

[Signature]
Print Name: Dawn Faherty
Notary Public, State of Wisconsin
My Commission Expires: 3/10/26

**EXHIBIT A
LEGAL DESCRIPTION**

Part of Government Lot 1 (being the Fractional NW 1/4 of the NW 1/4) of Section 20, Township 16 North of Range 7 West, being also part of Block 30 of Northern Addition to the Village of North La Crosse, now in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Southeast corner of said Government Lot 1; thence West along the South line thereof 438.2 feet; thence North 18 feet to the point of beginning of this description: Thence West 140 feet; thence North 360.74 feet to the South line of Moore Street; thence East along said South line 140 feet; thence South 360.74 feet to the point of beginning.

EXCEPT that part of said Government Lot 1 described as follows: Commencing at the Northeast corner of the NE 1/4 of the NW 1/4 of said Section 20; thence South 87° 37' 30" West along the North line thereof 1,320.46 feet; thence South 77° 12' West 278.57 feet; thence South 23° 10' West 912.50 feet; thence South 50° 05' East 78.32 feet to a point on the South right-of-way line of Moore Street: thence South 0° 16' 30" East 200 feet to the point of beginning of this EXCEPTION: Thence continuing South 0° 16' 30" East 162.08 feet; thence North 88° 27' 30" East 138.11 feet; thence North 0° 19' East 157.93 feet; thence North 89° 49' 30" West 139.70 feet to the point of beginning of this EXCEPTION.

Part of Government Lot 1 (being the Fractional NW 1/4 of the NW 1/4) of Section 20, Township 16 North, Range 7 West, being also part of Block 30 of Northern Addition to the Village of North La Crosse, now in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Southeast corner of said Government Lot 1; thence West along the South line thereof 438.2 feet; thence North 178.74 feet to the point of beginning: Thence continuing North 200 feet to the South line of Moore Street; thence East along said South line a distance of 40 feet; thence South a distance of 200 feet; thence West a distance of 40 feet to the point of beginning.

Parcel No. 17-10275-060



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0554

Agenda Date:

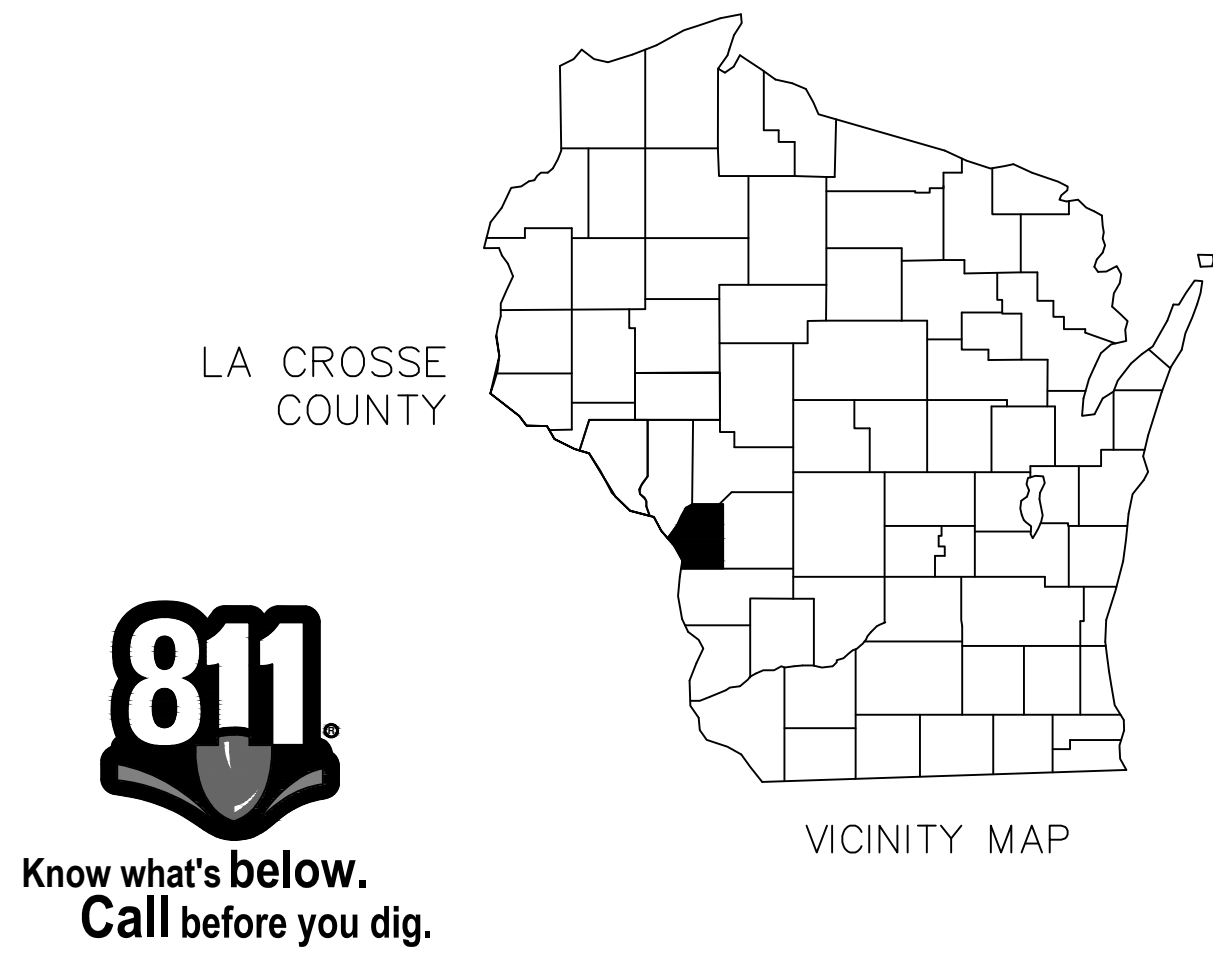
Version: 1

Status: Agenda Ready

In Control: Commercial/Multi-Family Design Review Committee

File Type: Review of Plans

Agenda Number: 2.



KWIK TRIP CLINIC & PHARMACY EXPANSION

2835 DARLING COURT LA CROSSE, WI 54603

PROJECT LOCATION

CONTACTS	
ENGINEERING	DIRECTOR OF ENGINEERING & PLANNING MATT GALLAGER, P.E. 608.789.7505
PLANNING & DEVELOPMENT	DIRECTOR OF PLANNING, DEVELOPMENT AND ASSESSMENT ANDREA TRANE 608.789.8321
ELECTRIC	XCEL ENERGY – JASON MCROBERTS 715.577.1132
CABLE	CHARTER COMMUNICATIONS – PERRY MCCLELLAN 608.317.6213
GAS	XCEL ENERGY – JAKE ENDRES 608.498.3176
CABLE	LUMEN – TOM MURRAY 608.780.0895
FIRE DEPT.	FIRE CHIEF – JEFF SCHOTT 608.789.7559



LOCATION MAP

OWNER:
WIESER BROTHERS GENERAL CONTRACTORS, INC
ATTN: ETHAN THOMAS
200 TWILITE ST
LA CROSSE, MN 55947
507.895.8903
EMAIL: ethant@wieserbrothers.com

PROJECT ARCHITECT:
RIVER VALLEY ARCHITECTS, INC.
ATTN: KEVIN GUNDERSON
3300 BIRCH STREET, SUITE 1A
EAU CLAIRE, WI 54703
715.832.0875 EXT 111
EMAIL: kevin@rivervalleyarchitects.com

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
SEAN BOHAN, P.E.
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
715.552.0330
sbohan@aec.engineering

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
CITY OF LA CROSSE SITE PLAN SUBMITTAL		
DSPS-EXTERIOR PLUMBING PLAN REVIEW		

SHEET SCHEDULE	
SHEET NO.	DESCRIPTION
G001	TITLE SHEET
C101	EXISTING CONDITIONS & DEMOLITION PLAN
C201	SITE PLAN
C301	GRADING PLAN
C302	EROSION CONTROL
C401	UTILITY PLAN
C501-502	DETAILS

AEC PROJECT #: 25020 PLANS DATED: MAY 2025



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR.
EAU CLAIRE, WI 54701
PH 715-552-0330
INFO@AEC.ENGINEERING
COPYRIGHT 2025, AEC LLC.

NOT FOR CONSTRUCTION - CITY DESIGN REVIEW

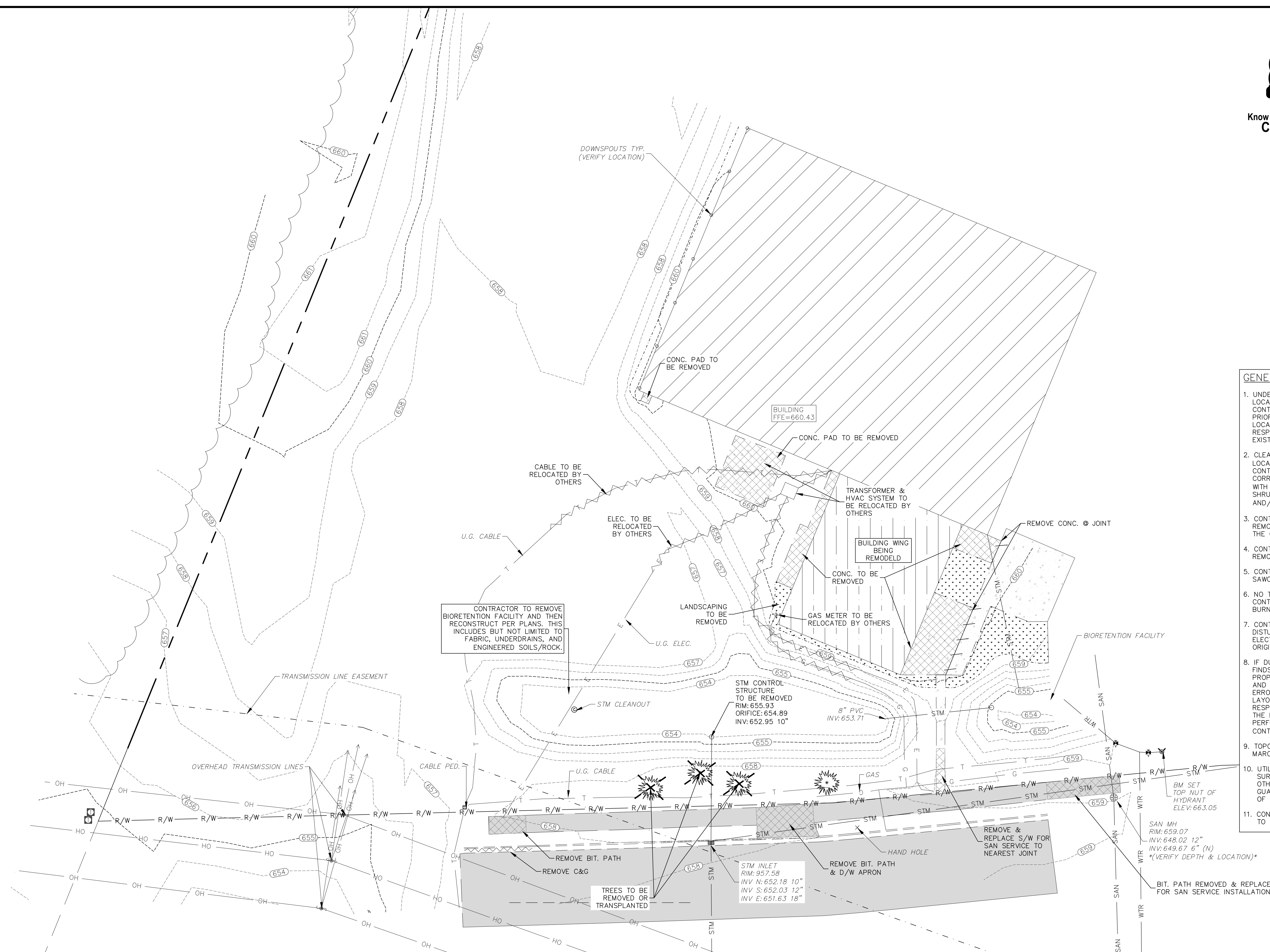
NO.	DATE	DESCRIPTION

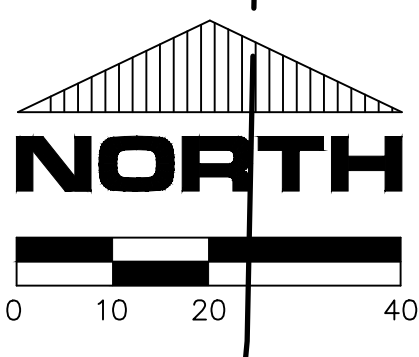
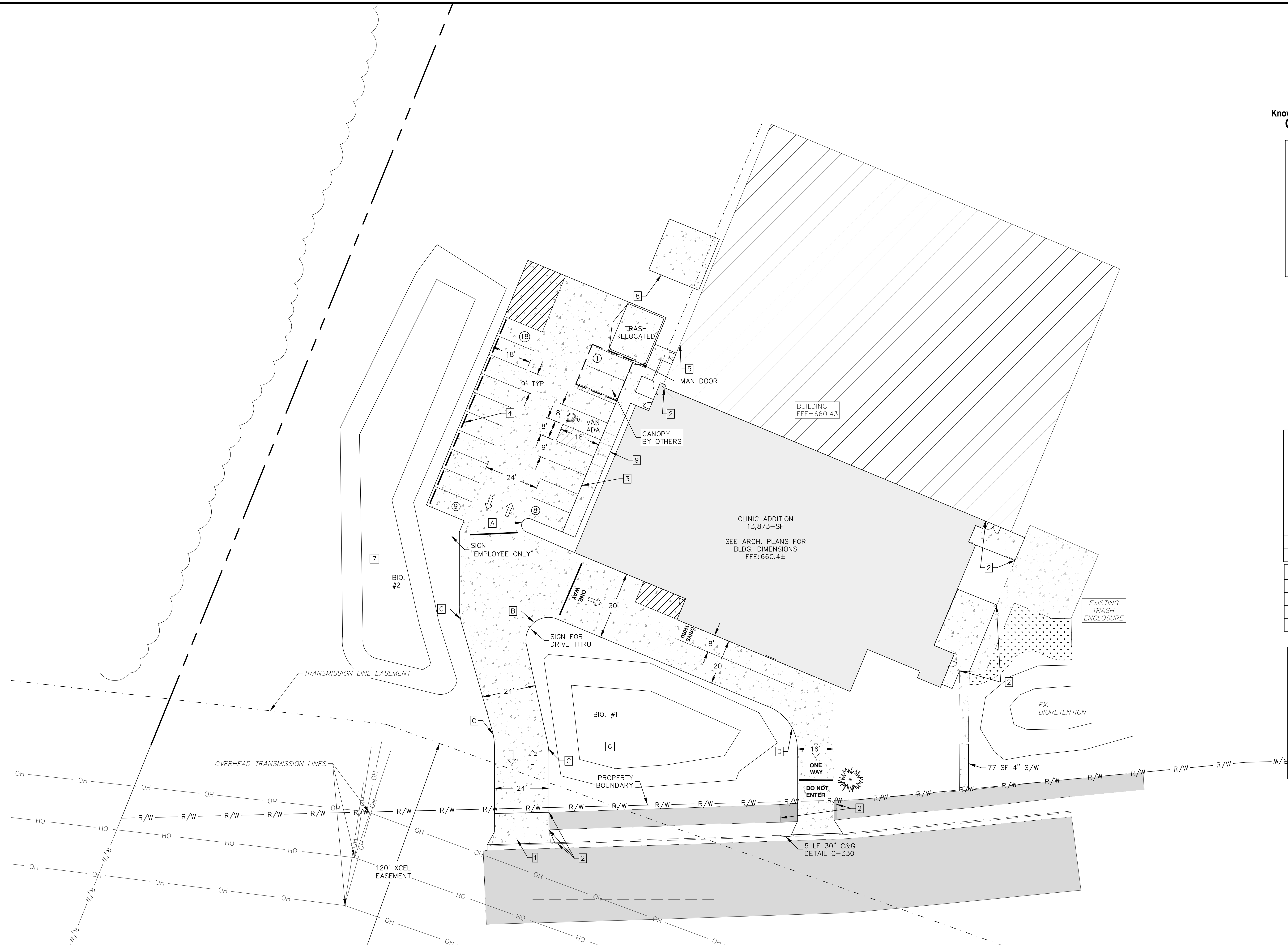
DRAWN BY: JRC
PM: SPB
JOB NO: 25020
DATE: 05.02.2025

TITLE SHEET
G001



**KWIK TRIP
CLINIC & PHARMACY**
2835 DARLING COURT, LA CROSSE, WI 54601





**KWIK TRIP CLINIC & PHARMACY
2835 DARLING COURT**

PROPOSED ADDITION: 13,873-SF
PROPOSED CONC. PAVEMENT: 14,476-SF
PROPOSED CONC. PAD/SIDEWALK: 1,704-SF
OVERALL NEW IMPERVIOUSNESS: 30,055-SF

PARKING STALLS: 18 NEW

SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 0'

HATCHING LEGEND

- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)

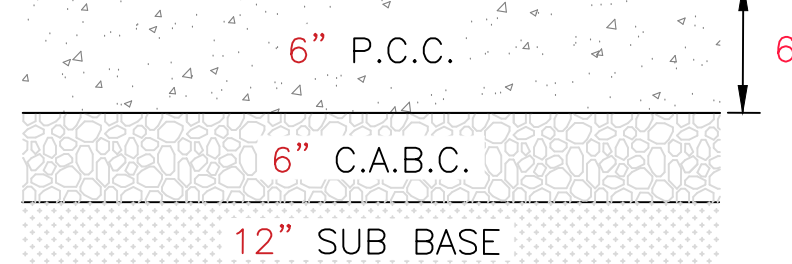
SITE PLAN KEY NOTES

- D/W APRON DETAIL C-410
- MATCH EXISTING
- S/W CURB DETAIL C-390
- CONC. WHEEL STOP TYP.
- EX. DOWNSPOUTS
- RESHAPED BIOTRETENTION FACILITY
- NEW BIOTRETENTION FACILITY
- MECHANICALS
- ADA RAMP DETAIL C-434

RADIUS KEY

- A 3' RAD
- B 10' RAD
- C 30' RAD
- D 20' RAD

CONCRETE PAVEMENT SECTION



NOTE: PAVEMENT SECTIONS TO BE RECOMMENDED BY GENERAL CONTRACTOR OR GEOTECHNICAL ENGINEER. PAVEMENT SECTIONS ARE SHOWN FOR HOLD-DOWN CALCULATIONS ONLY.

CIRCULATION PLAN

VEHICULAR TRAFFIC DIRECTION

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

NOT FOR CONSTRUCTION - CITY DESIGN REVIEW



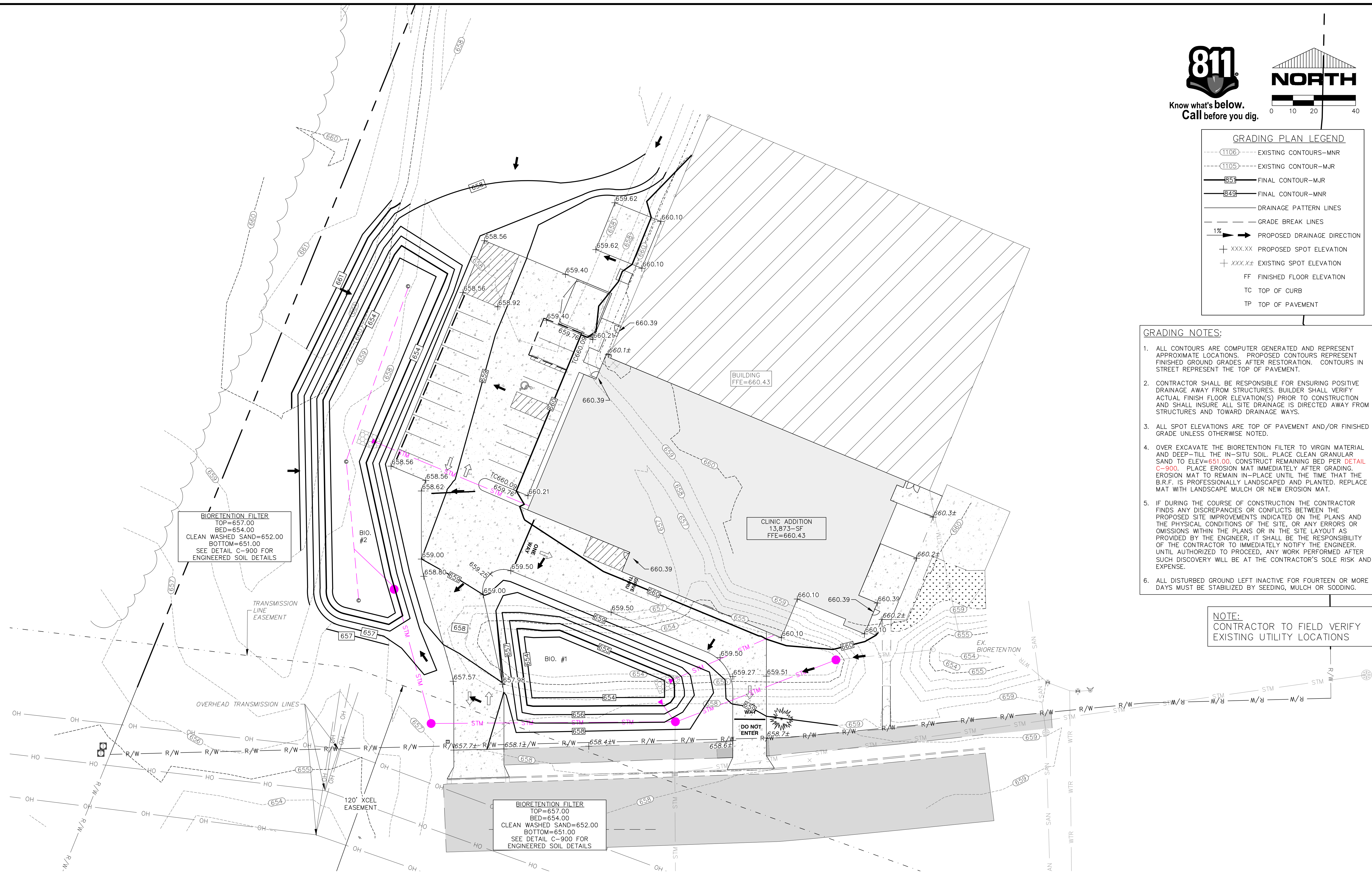
**KWIK TRIP
CLINIC & PHARMACY**
2835 DARLING COURT, LA CROSSE, WI 54601

NO.	DATE	DESCRIPTION

DRAWN BY: JRC
PM: SPB
JOB NO: 25020
DATE: 05.02.2025

SITE PLAN

C201



GRADING PLAN LEGEND	
---(1106)---	EXISTING CONTOURS--MNR
---(1105)---	EXISTING CONTOUR--MJR
---(655)---	FINAL CONTOUR--MJR
---(649)---	FINAL CONTOUR--MNR
---	DRAINAGE PATTERN LINES
---	GRADE BREAK LINES
1%	PROPOSED DRAINAGE DIRECTION
+ XXX.XX	PROPOSED SPOT ELEVATION
+ XXX.X±	EXISTING SPOT ELEVATION
FF	FINISHED FLOOR ELEVATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT

- GRADING NOTES:**
- ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT THE TOP OF PAVEMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES AND TOWARD DRAINAGE WAYS.
 - ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT AND/OR FINISHED GRADE UNLESS OTHERWISE NOTED.
 - OVER EXCAVATE THE BIORETENTION FILTER TO VIRGIN MATERIAL AND DEEP-TILL THE IN-SITU SOIL. PLACE CLEAN GRANULAR SAND TO ELEV=651.00. CONSTRUCT REMAINING BED PER DETAIL C-900. PLACE EROSION MAT IMMEDIATELY AFTER GRADING. EROSION MAT TO REMAIN IN-PLACE UNTIL THE TIME THAT THE B.R.F. IS PROFESSIONALLY LANDSCAPED AND PLANTED. REPLACE MAT WITH LANDSCAPE MULCH OR NEW EROSION MAT.
 - IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
 - ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

NOT FOR CONSTRUCTION - CITY DESIGN REVIEW

NO.	DATE	DESCRIPTION

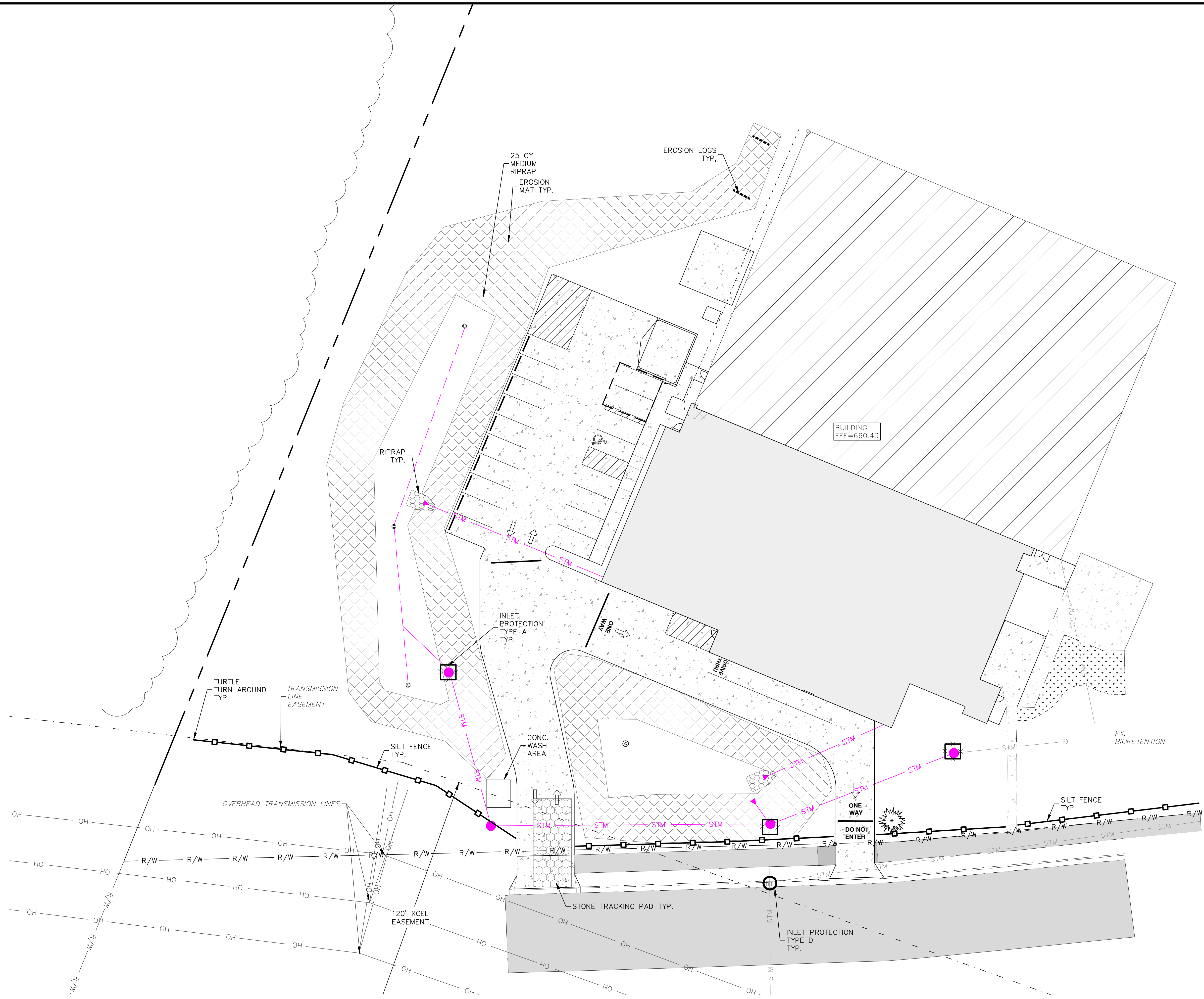
DRAWN BY: JRC
PM: SPB
JOB NO: 25020
DATE: 05.02.2025

GRADING PLAN

C301

**KWIK TRIP
CLINIC & PHARMACY**
2838 DARLING COURT, LA CROSSE, WI 54601



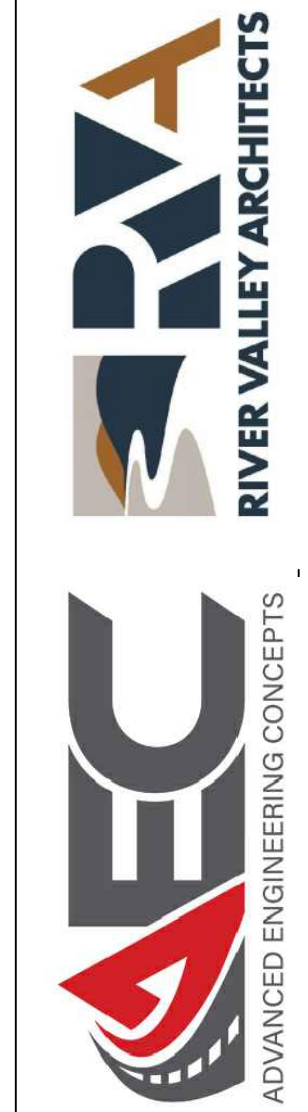


EROSION CONTROL LEGEND

	SILT FENCE DETAIL C-210
	STONE TRACKING PAD DETAIL C-400
	EROSION MAT DETAIL C-220
	RIPRAP DETAIL C-111
	INLET PROTECTION TYPE-A DETAIL C-211
	INLET PROTECTION TYPE-D DETAIL C-213
	EROSION LOGS DETAIL C-205

- THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED AS A GUIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING AND IMPLEMENTING AN ALTERNATE EROSION CONTROL PLAN BASED ON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- EROSION CONTROL NOTES:**
- POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
 - KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
 - SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
 - INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
 - WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
 - REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
 - INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
 - INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
 - STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
 - PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF [ENTER RESPONSIBLE PARTY]. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (Rev. February 2017).
 - PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (Rev. April 2020)
 - COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NRS28). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063.
 - CONSTRUCT AND PROTECT THE BIORETENTION FILTER AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION #1004.
 - INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
 - REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
 - IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
 - IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
 - STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
 - SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY CITY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
 - PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
 - COORDINATE WITH ENGINEER TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).
 - FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOTS WDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
 - FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOTS

NOT FOR CONSTRUCTION - CITY DESIGN REVIEW



**KWIK TRIP
CLINIC & PHARMACY**
2838 DARLING COURT, LA CROSSE, WI 54601

NO.	DATE	DESCRIPTION

DRAWN BY: JRC

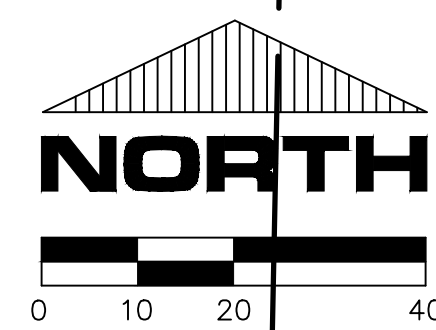
PM: SPB

JOB NO: 25020

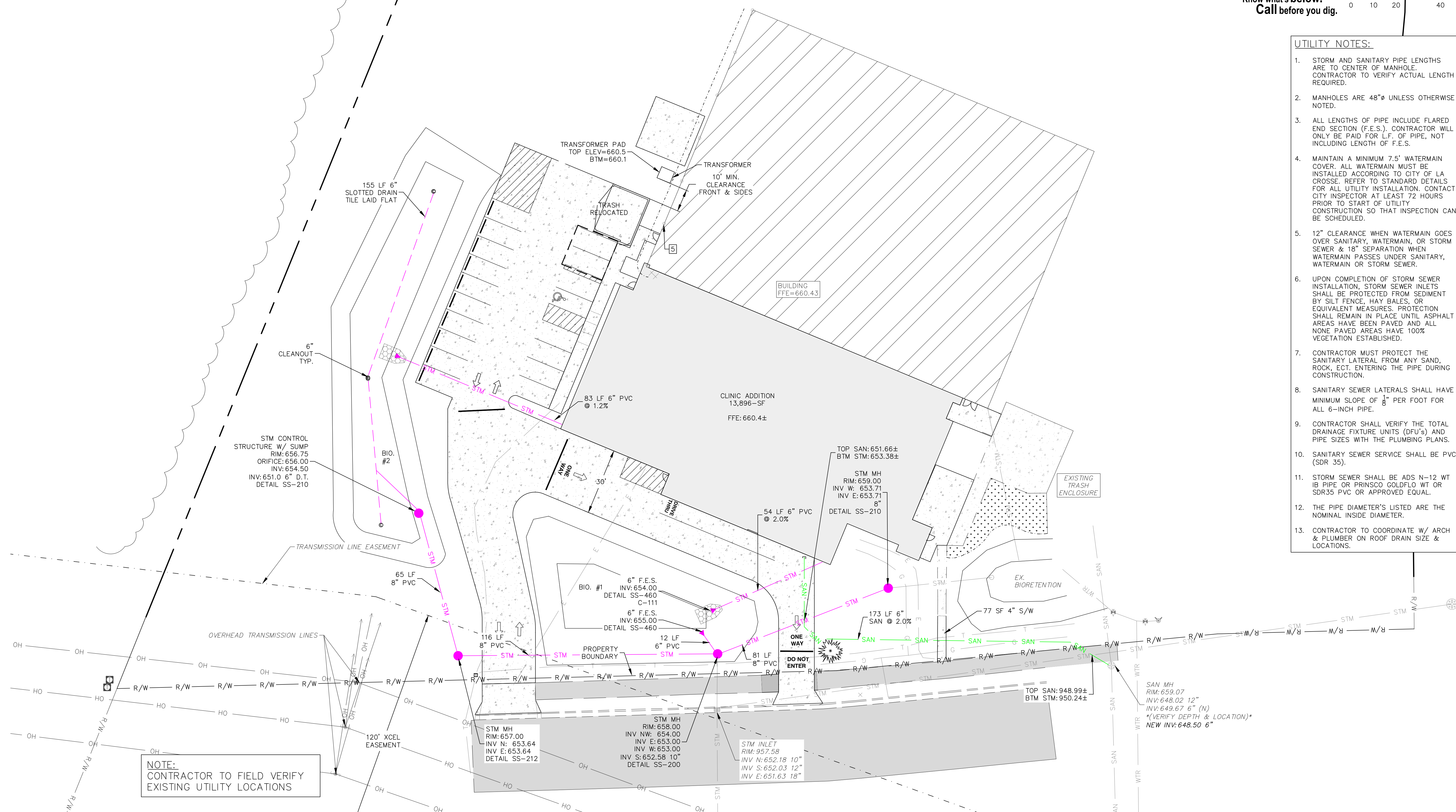
DATE: 05.02.2025

EROSION
CONTROL PLAN

C302



1. STORM AND SANITARY PIPE LENGTHS ARE TO CENTER OF MANHOLE. CONTRACTOR TO VERIFY ACTUAL LENGTH REQUIRED.
2. MANHOLES ARE 48"Ø UNLESS OTHERWISE NOTED.
3. ALL LENGTHS OF PIPE INCLUDE FLARED END SECTION (F.E.S.). CONTRACTOR WILL ONLY BE PAID FOR L.F. OF PIPE, NOT INCLUDING LENGTH OF F.E.S.
4. MAINTAIN A MINIMUM 7.5' WATERMAIN COVER. ALL WATERMAIN MUST BE INSTALLED ACCORDING TO CITY OF LA CROSSE. REFER TO STANDARD DETAILS FOR ALL UTILITY INSTALLATION. CONTACT CITY INSPECTOR AT LEAST 72 HOURS PRIOR TO START OF UTILITY CONSTRUCTION SO THAT INSPECTION CAN BE SCHEDULED.
5. 12" CLEARANCE WHEN WATERMAIN GOES OVER SANITARY, WATERMAIN, OR STORM SEWER & 18" SEPARATION WHEN WATERMAIN PASSES UNDER SANITARY, WATERMAIN OR STORM SEWER.
6. UPON COMPLETION OF STORM SEWER INSTALLATION, STORM SEWER INLETS SHALL BE PROTECTED FROM SEDIMENT BY Silt Fence, Hay Bales, or EQUIVALENT MEASURES. PROTECTION SHALL REMAIN IN PLACE UNTIL ASPHALT AREAS HAVE BEEN PAVED AND ALL HOME PAVED AREAS SHALL BE 100% VEGETATION ESTABLISHED.
7. CONTRACTOR MUST PROTECT THE SANITARY LATERAL FROM ANY SAND, ROCK, ECT. ENTERING THE PIPE DURING CONSTRUCTION.
8. SANITARY SEWER LATERALS SHALL HAVE MINIMUM SLOPE OF $\frac{3}{8}$ " PER FOOT FOR ALL 6-INCH PIPE.
9. CONTRACTOR SHALL VERIFY THE TOTAL DRAINAGE FIXTURE UNITS (DFUs) AND PIPE SIZES WITH THE PLUMBING PLANS.
10. SANITARY SEWER SERVICE SHALL BE PVC (SDR 35).
11. STORM SEWER SHALL BE ADS N-12, WT III PIPE OR PRINSKO GOLDFLO WT OR SDR35 PVC OR APPROVED EQUAL.
12. THE PIPE DIAMETER'S LISTED ARE THE NOMINAL INSIDE DIAMETER.
13. CONTRACTOR TO COORDINATE W/ ARCH & ENGINEER ON ROOF DRAIN SIZE & LOCATIONS.



NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

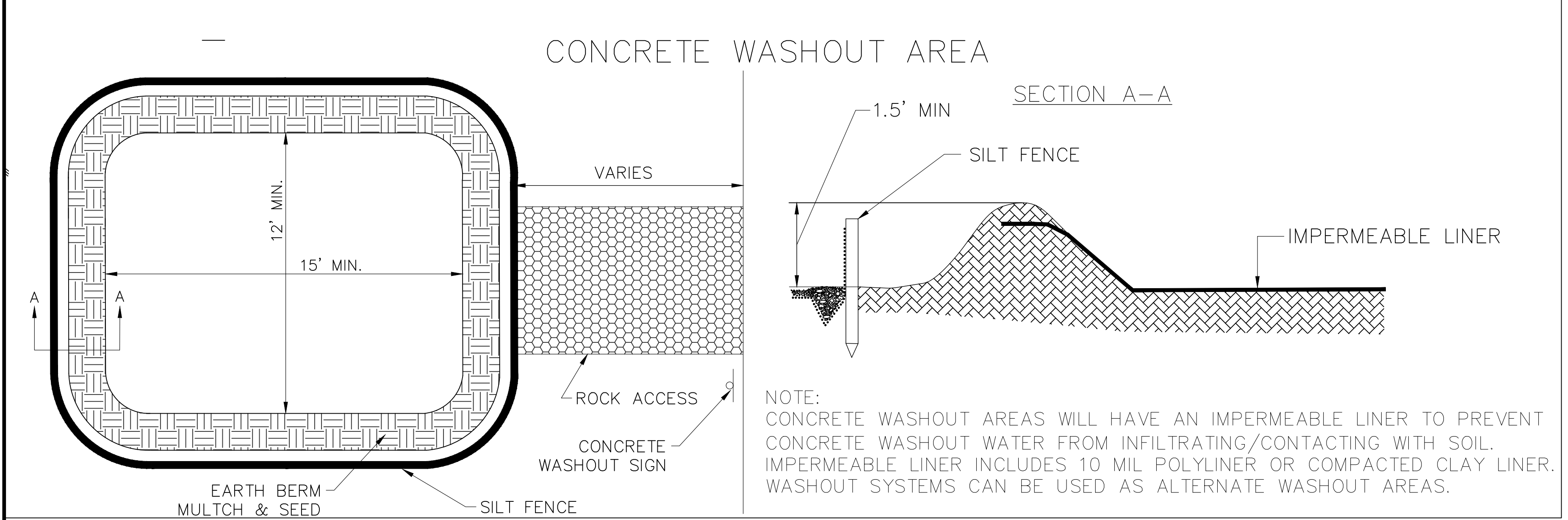
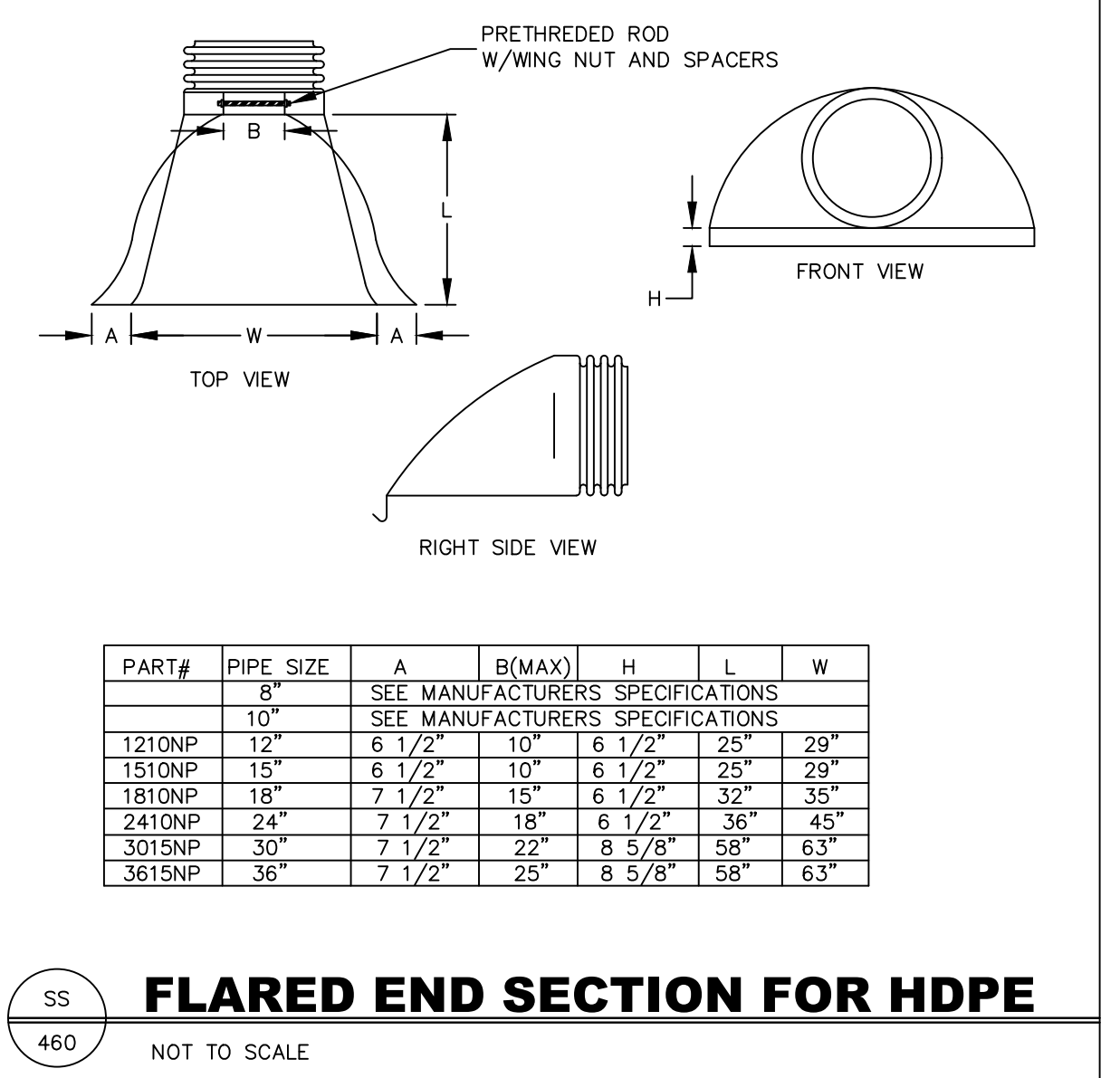
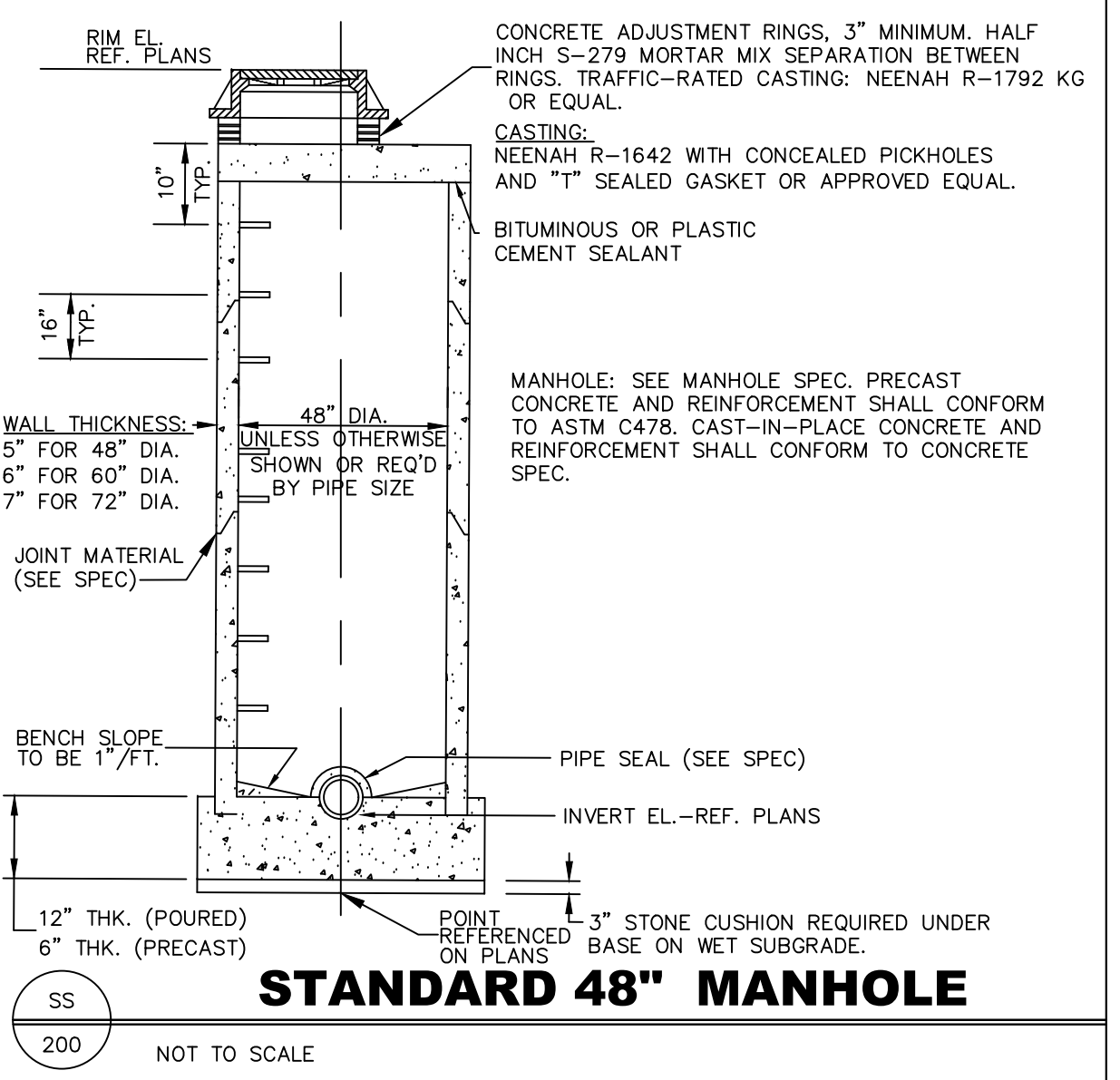
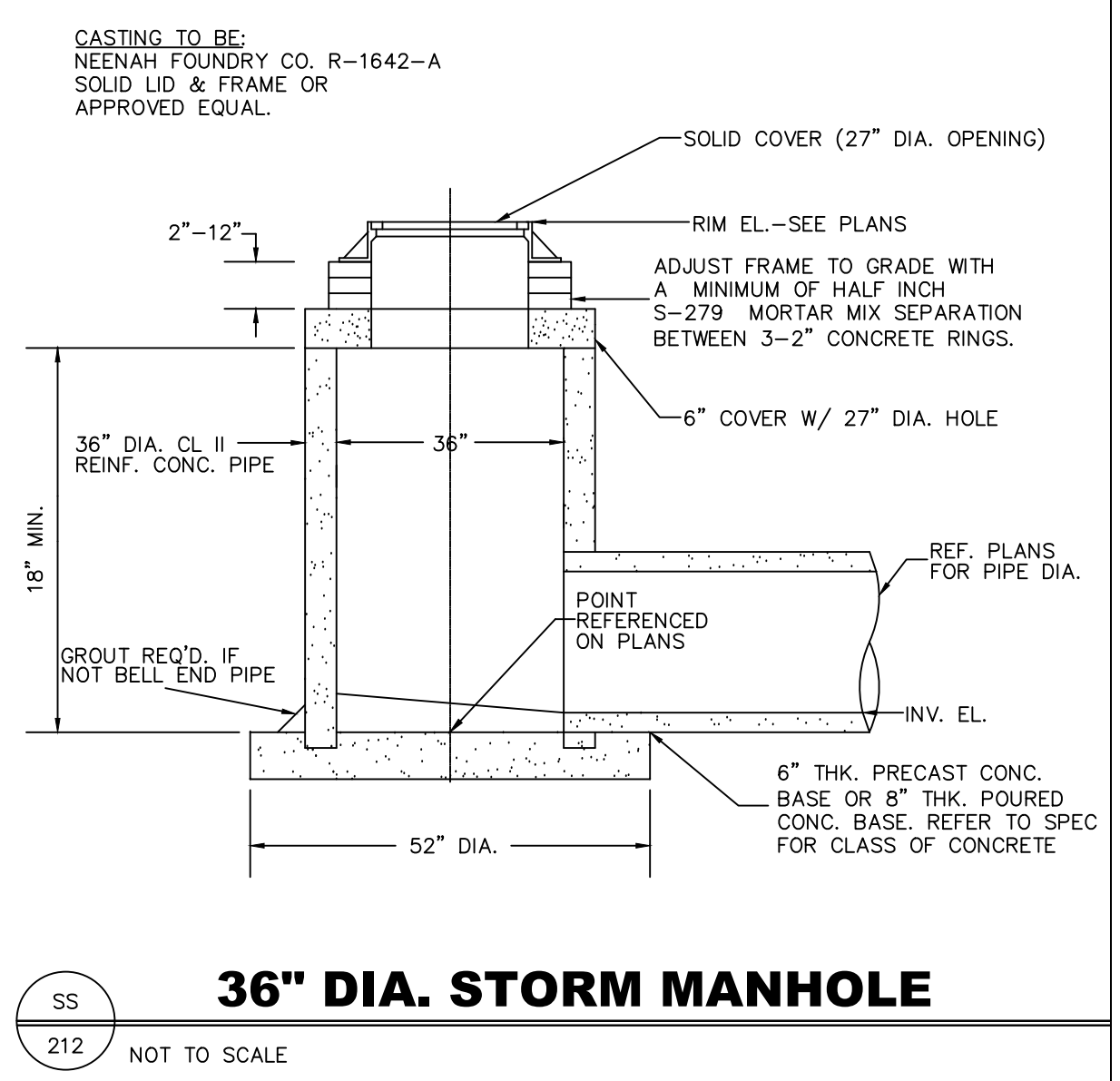
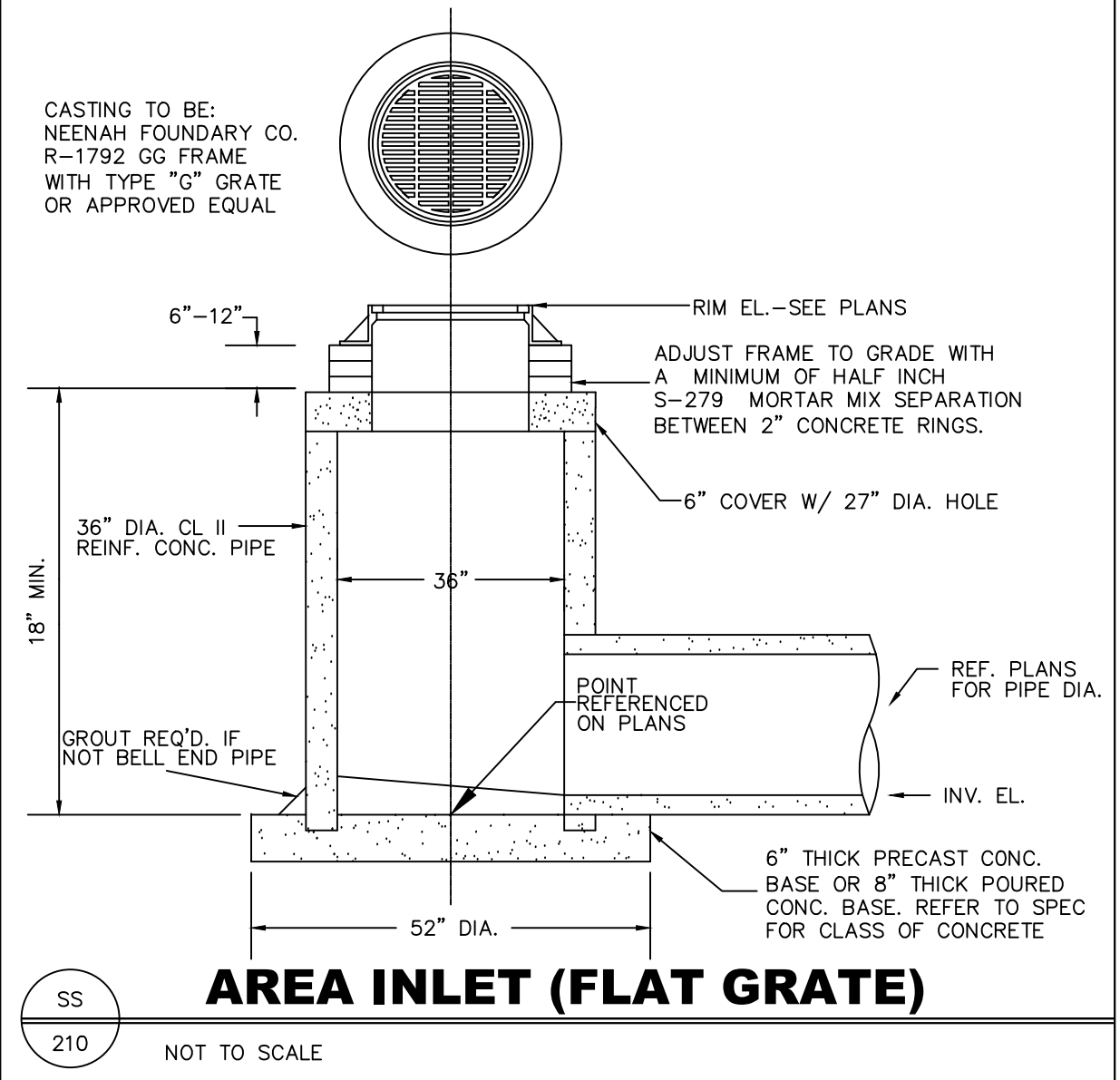
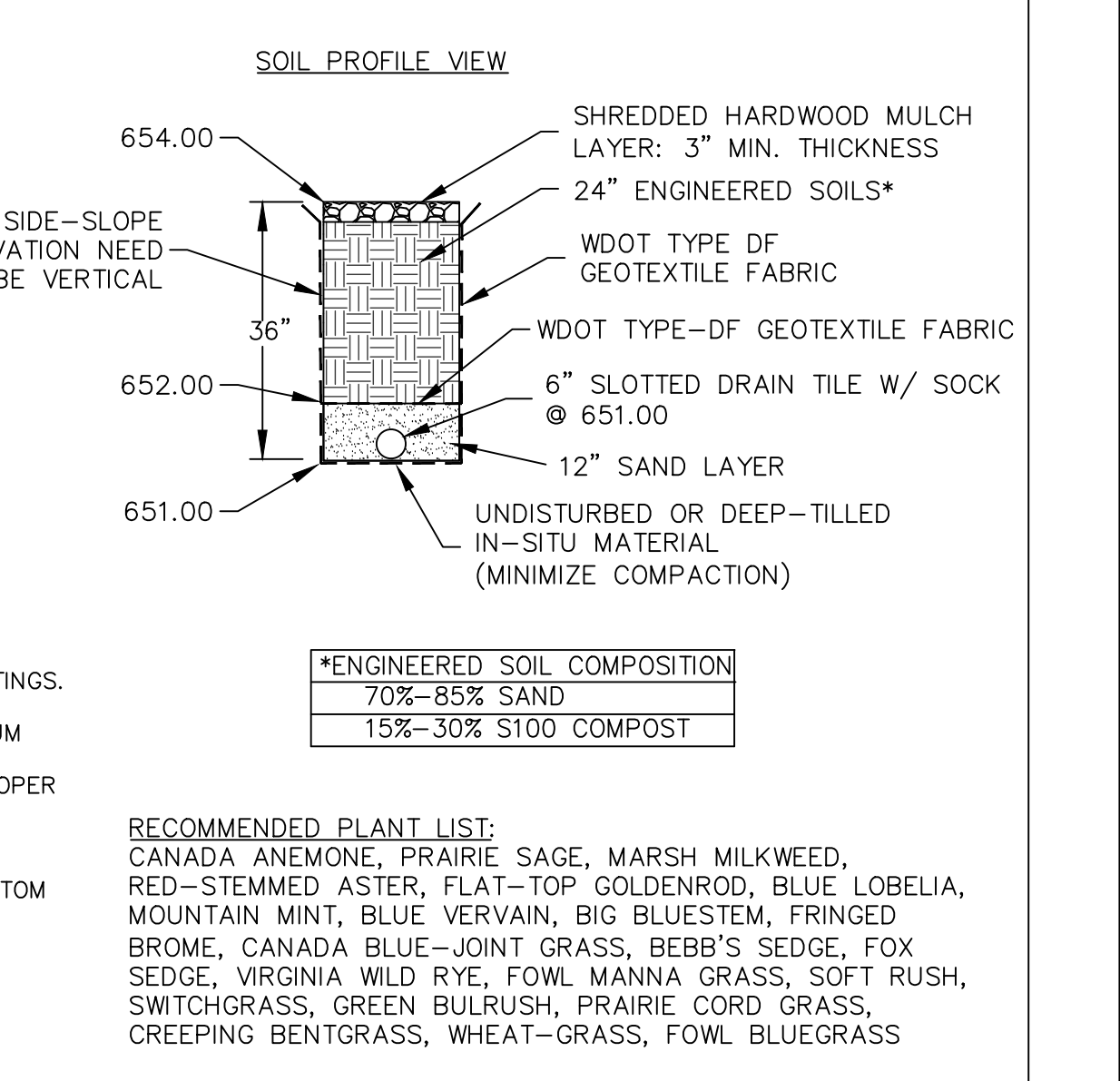
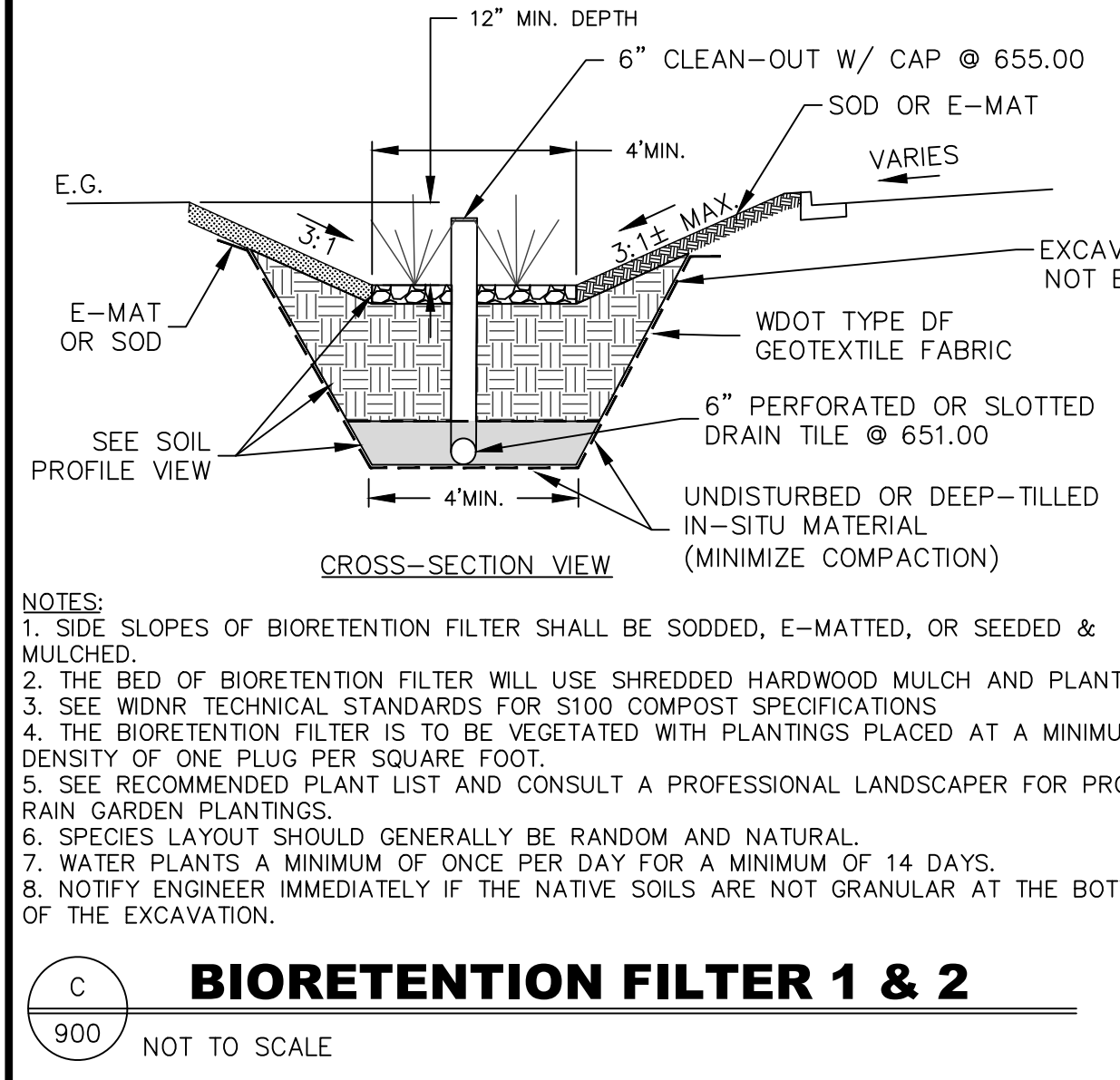
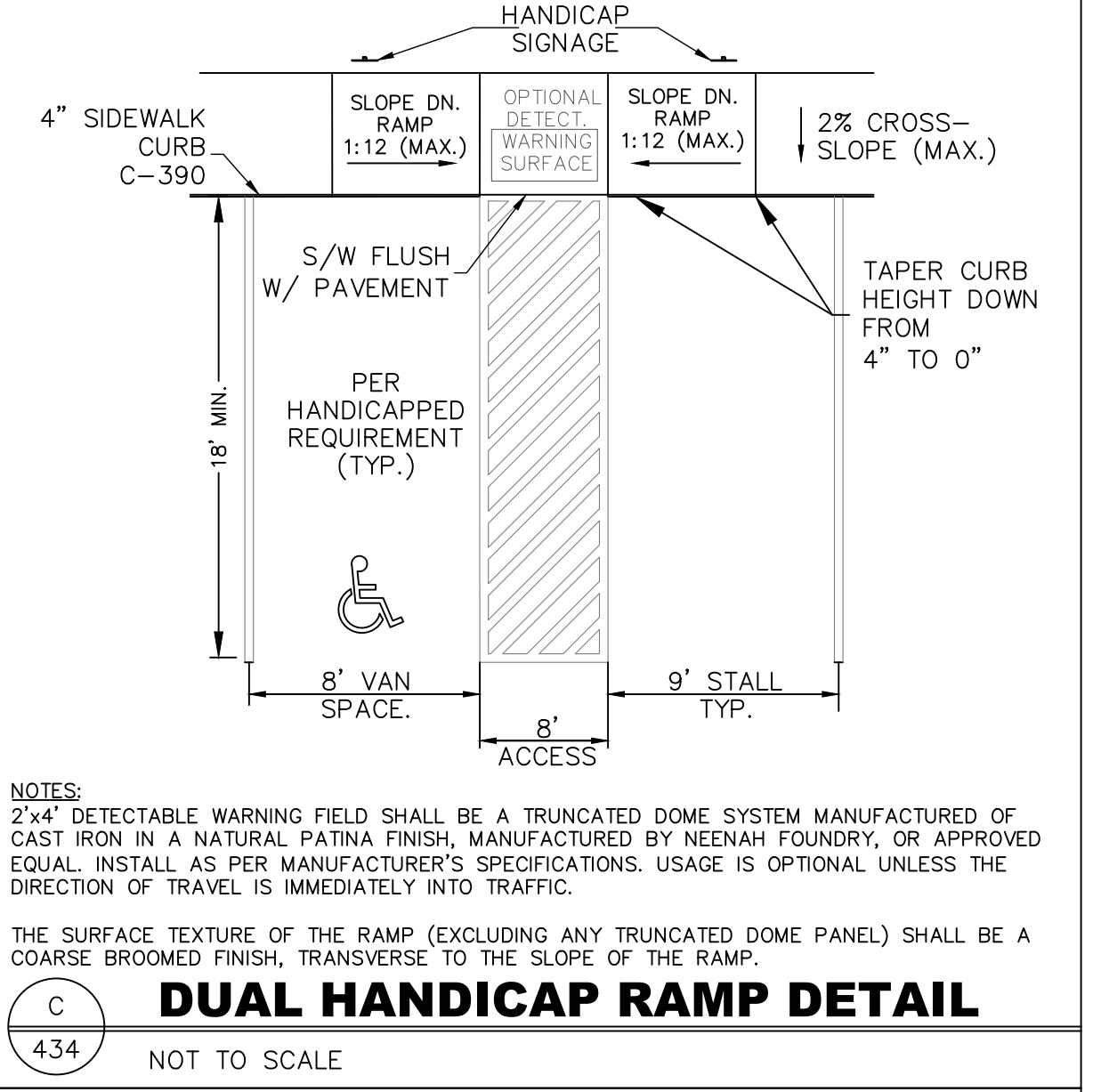
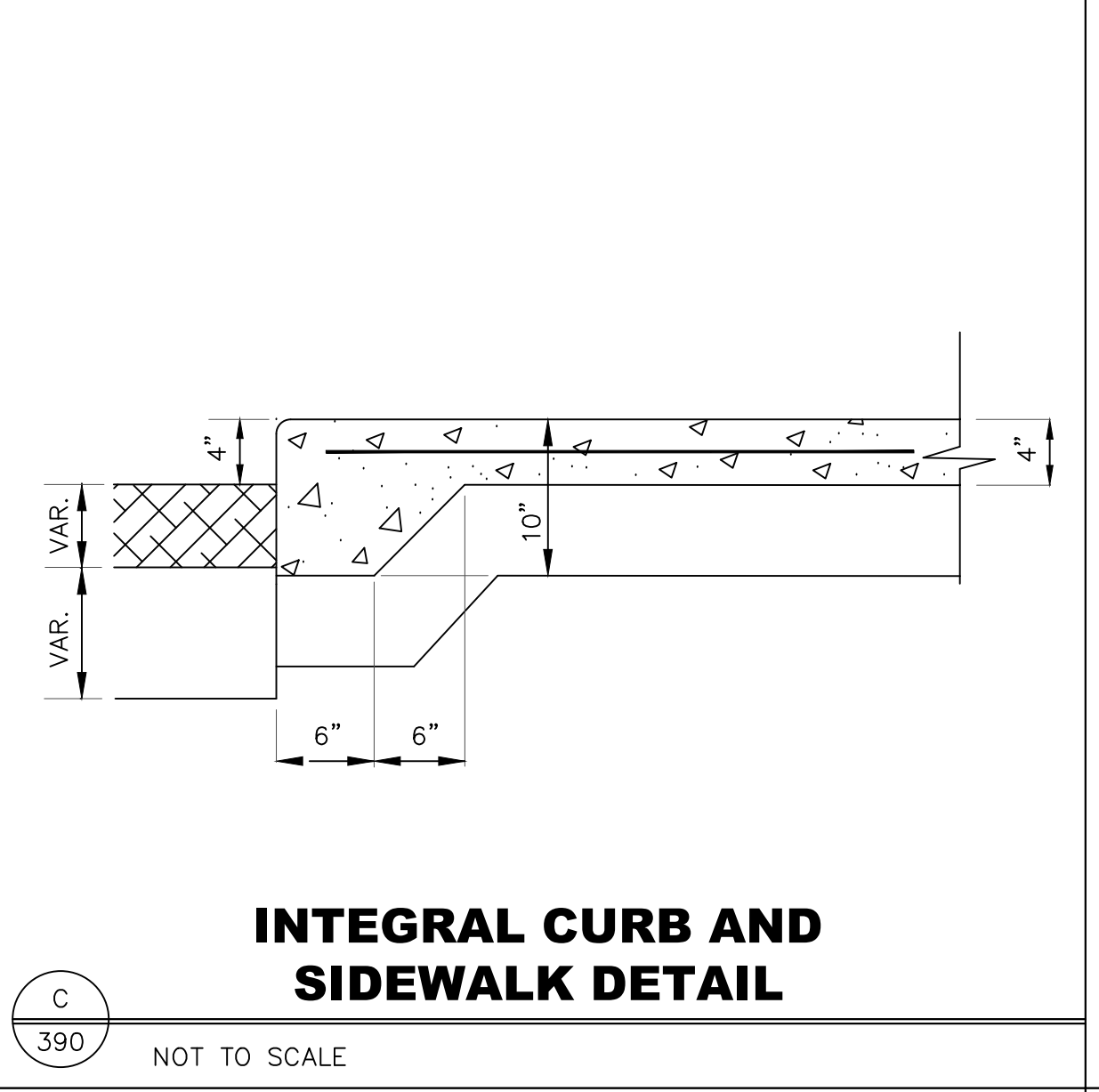
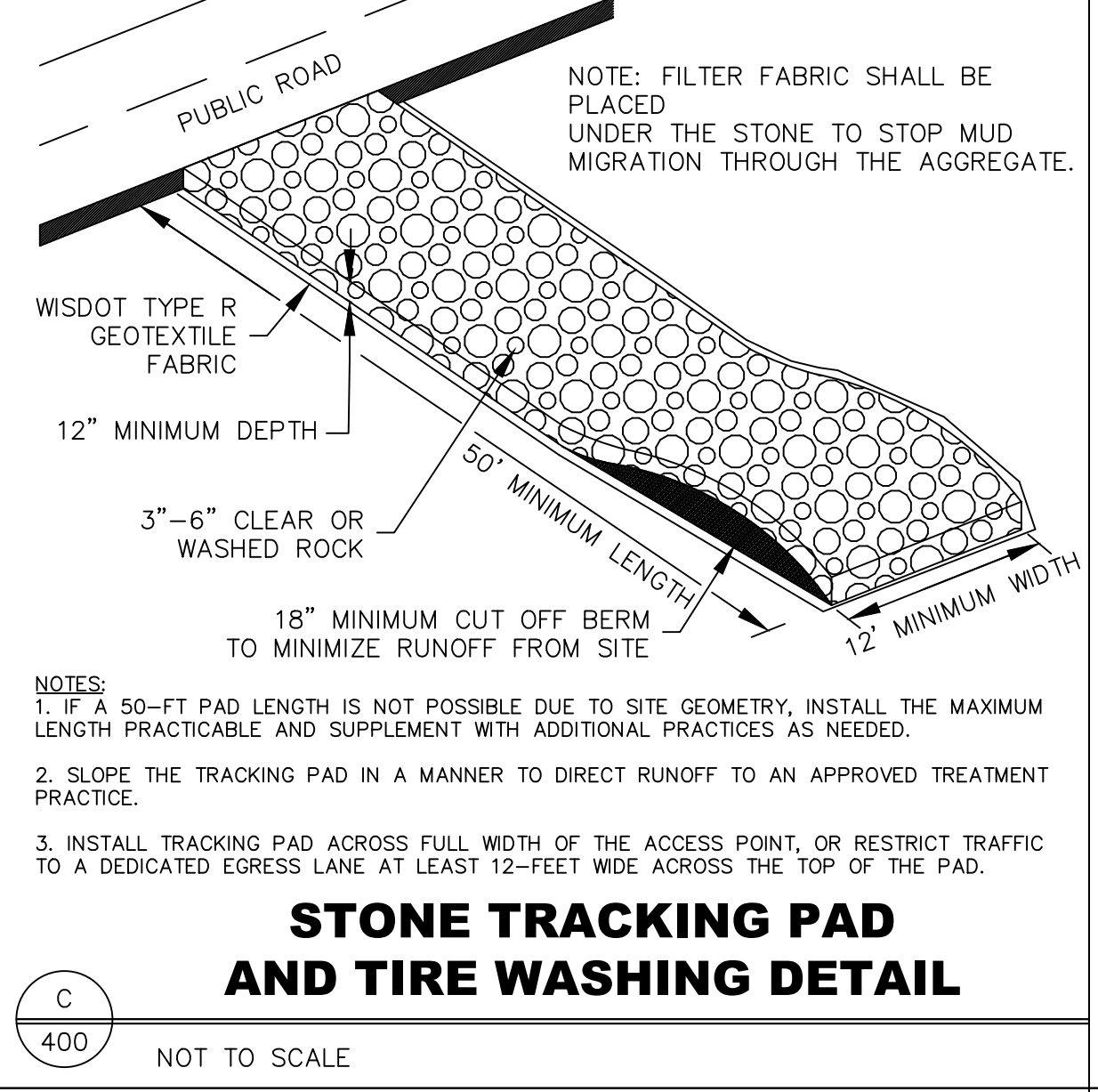
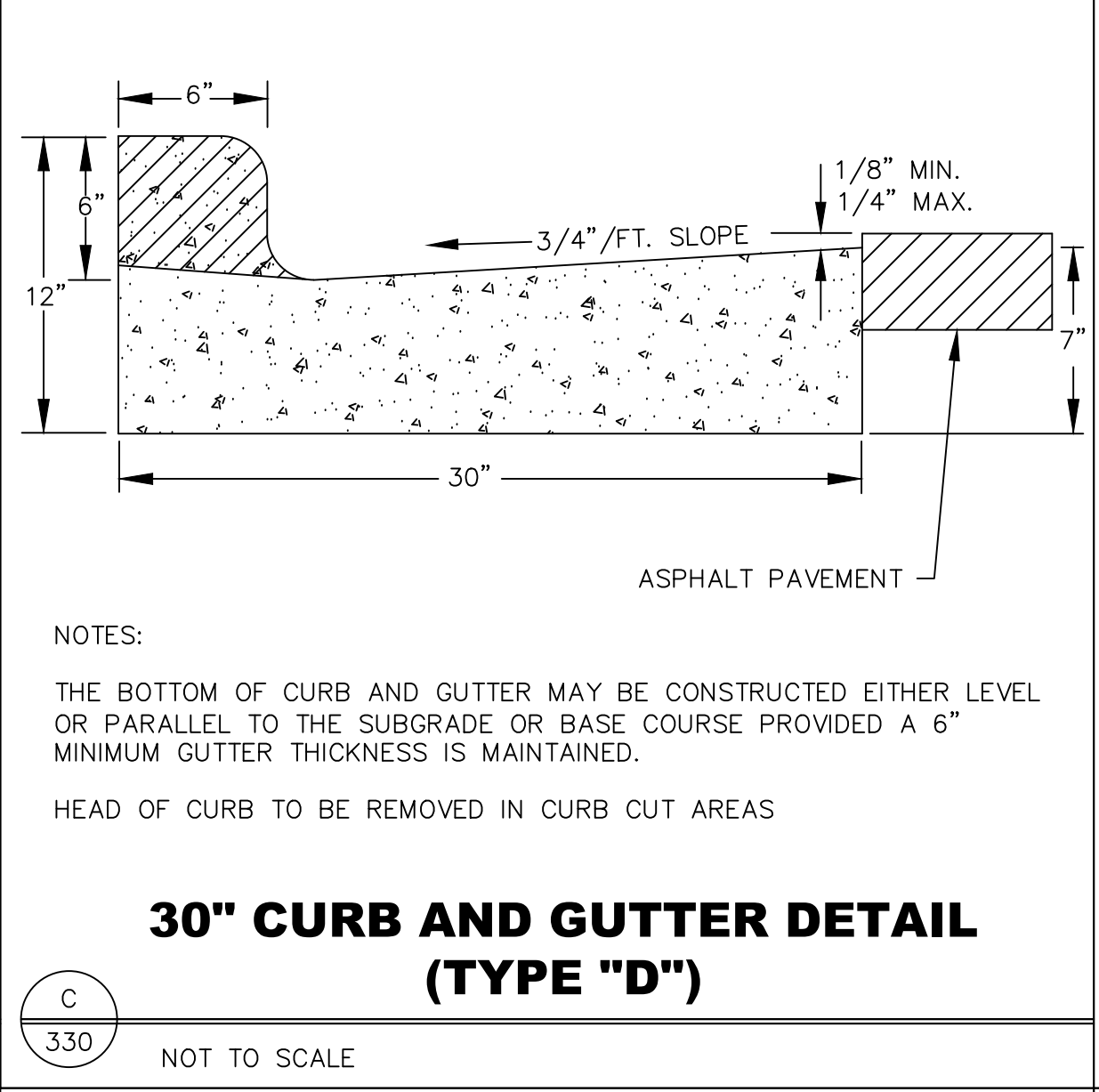
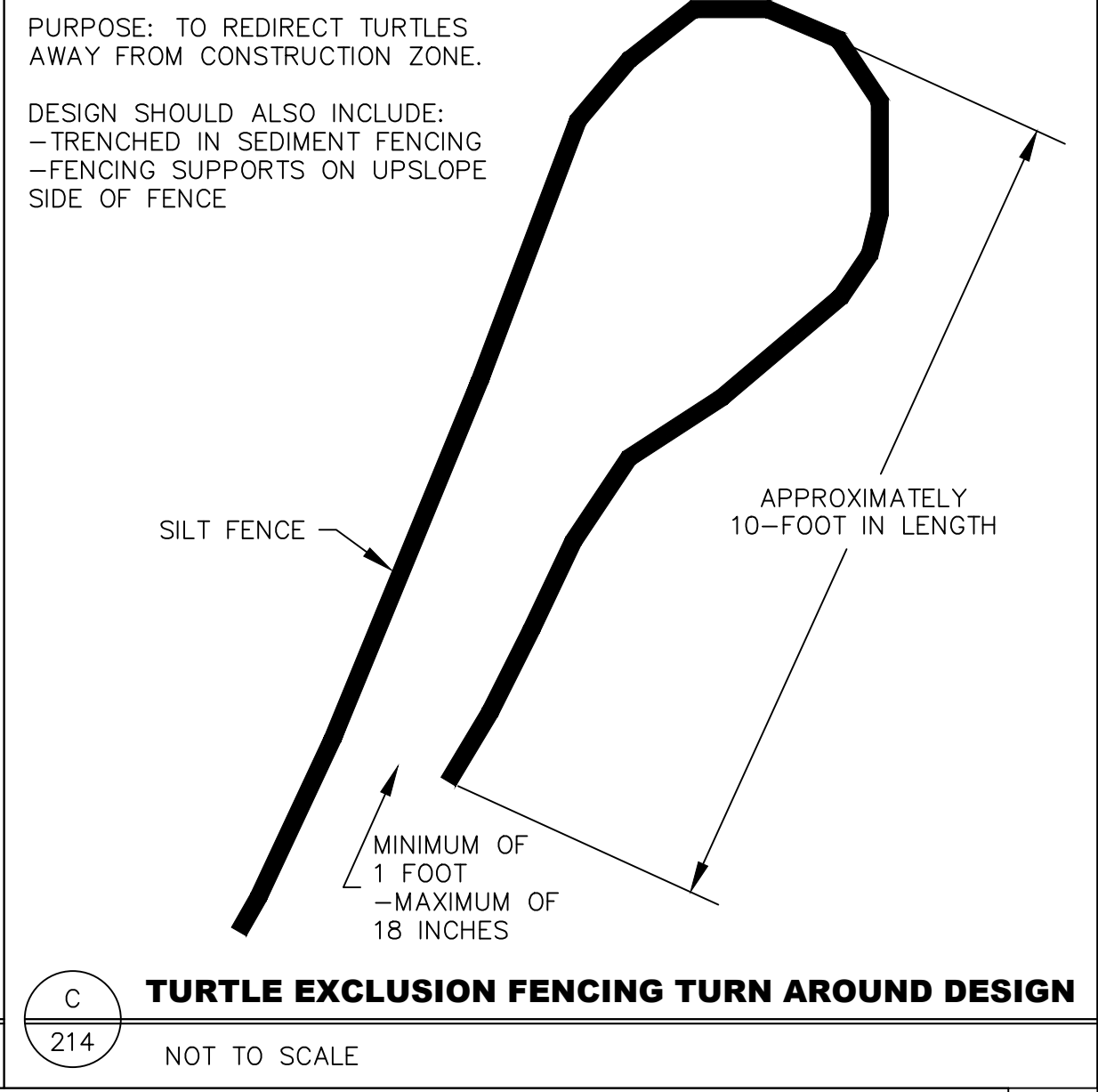
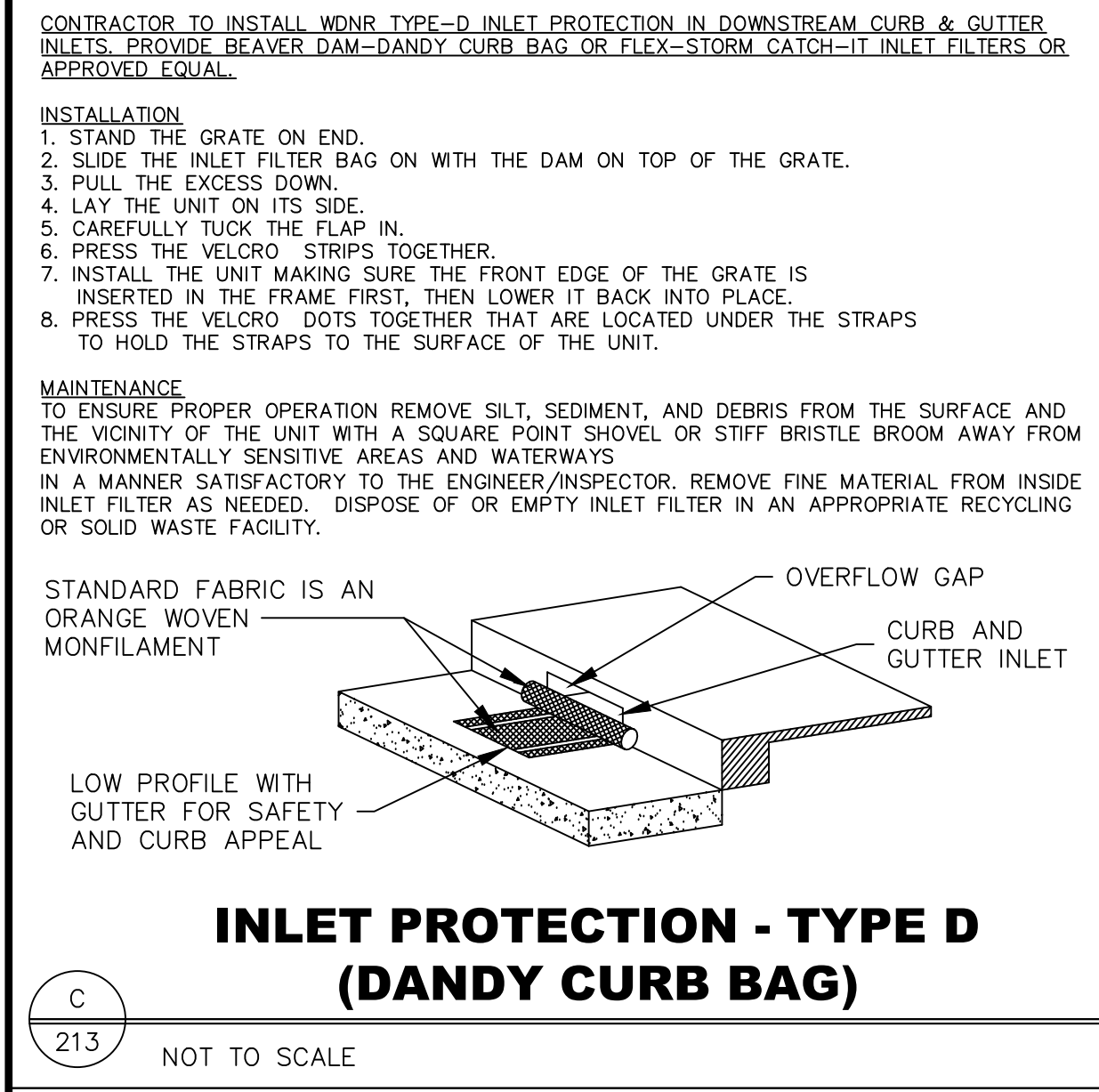
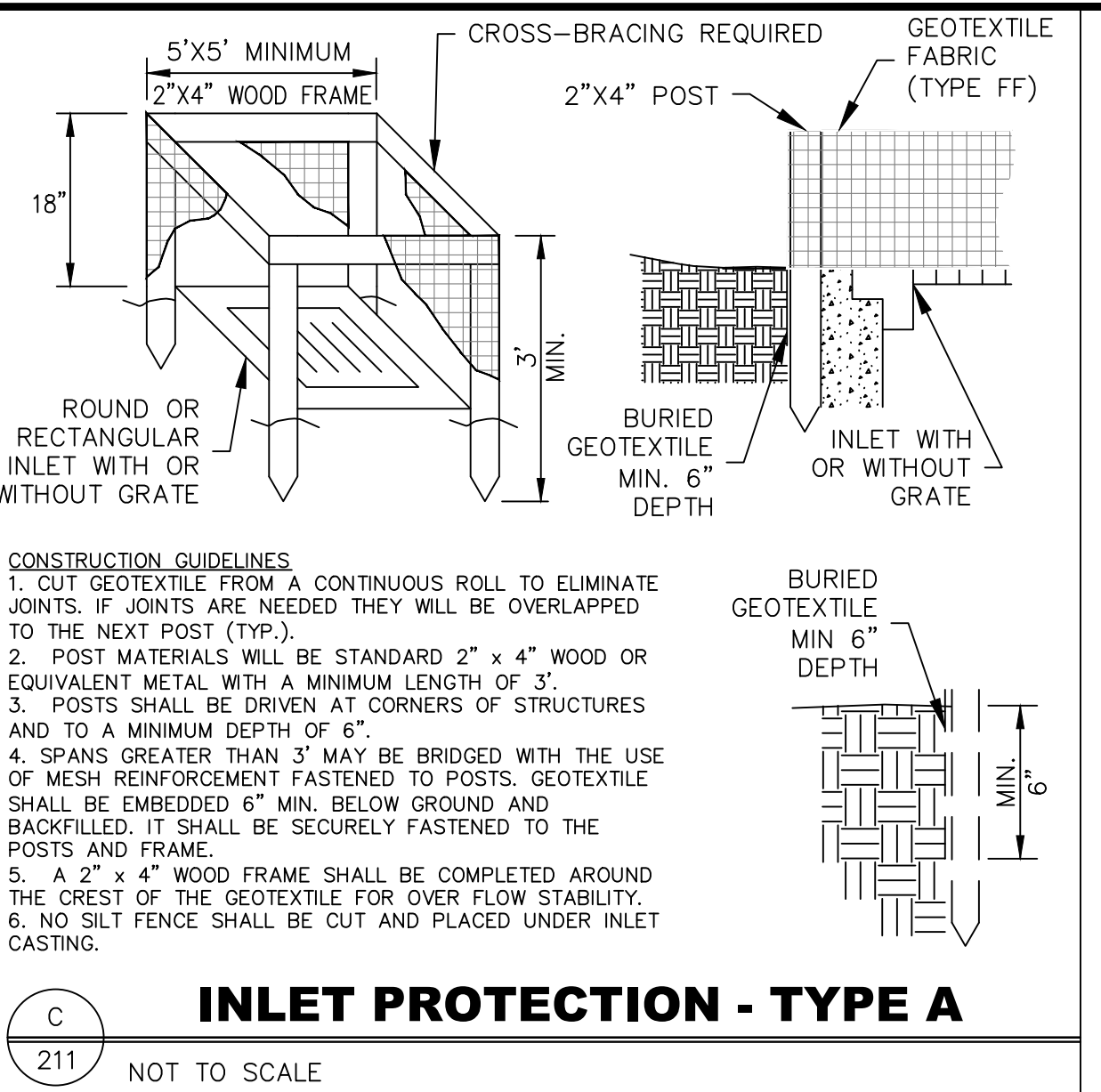
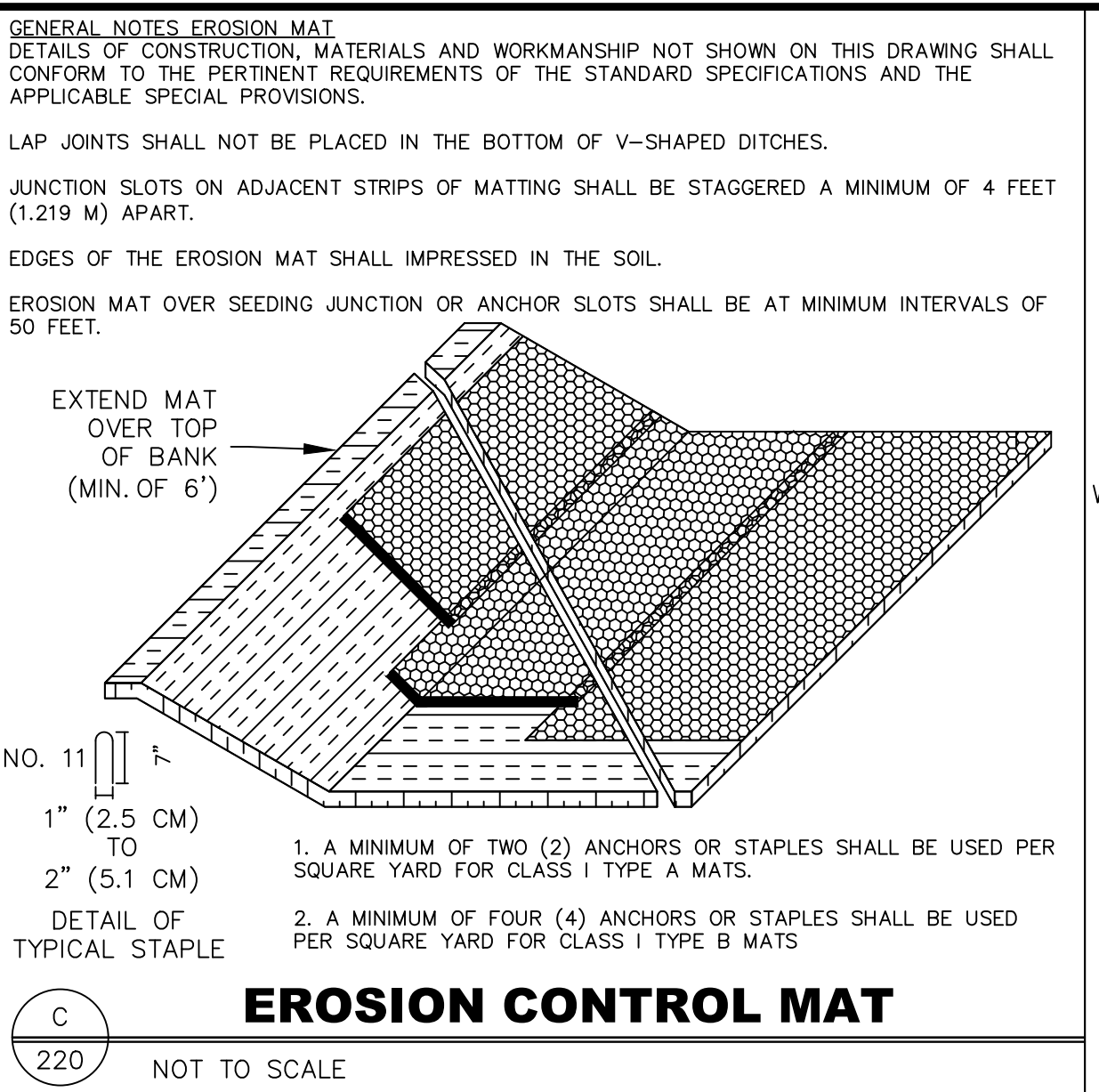
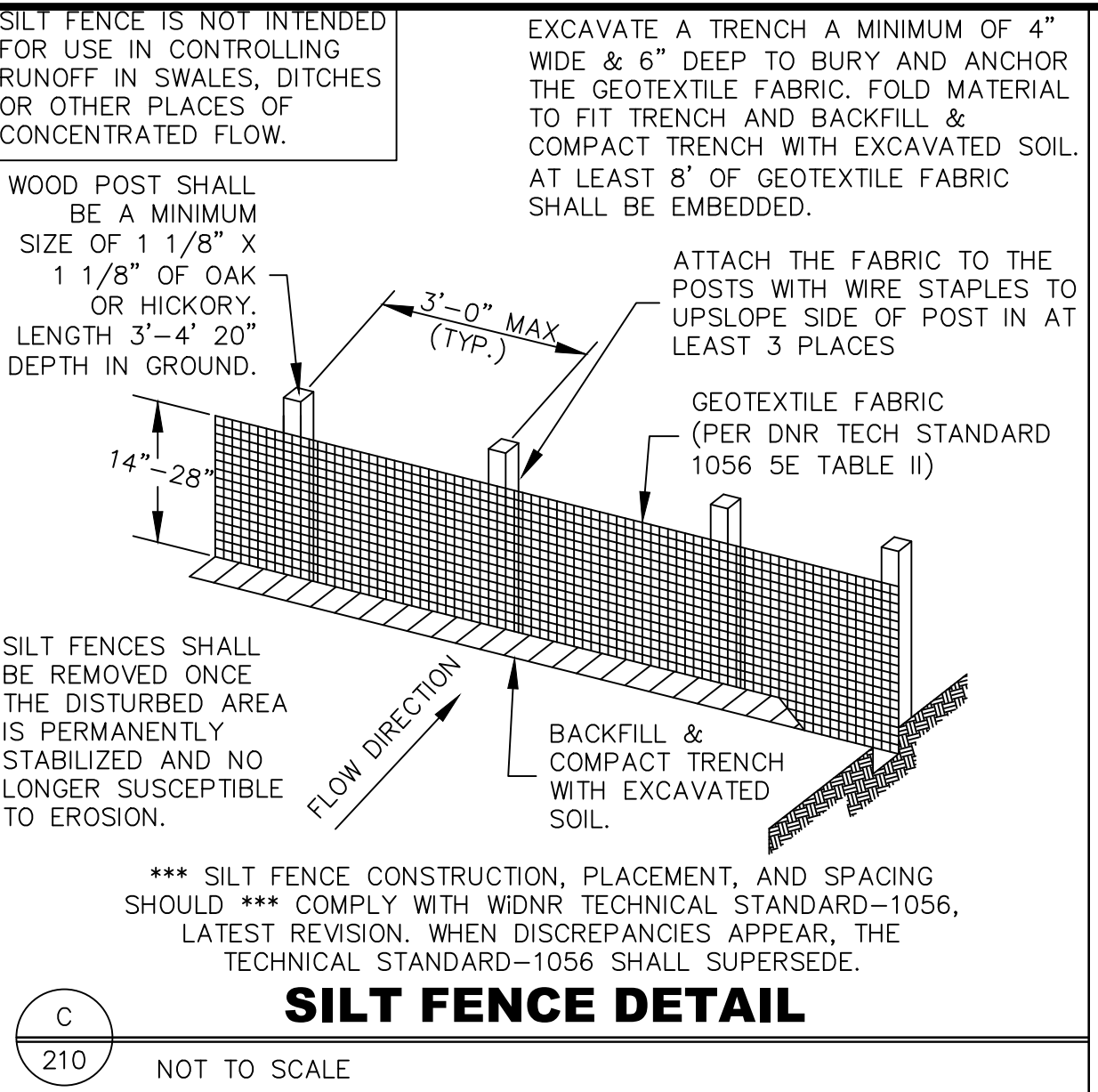
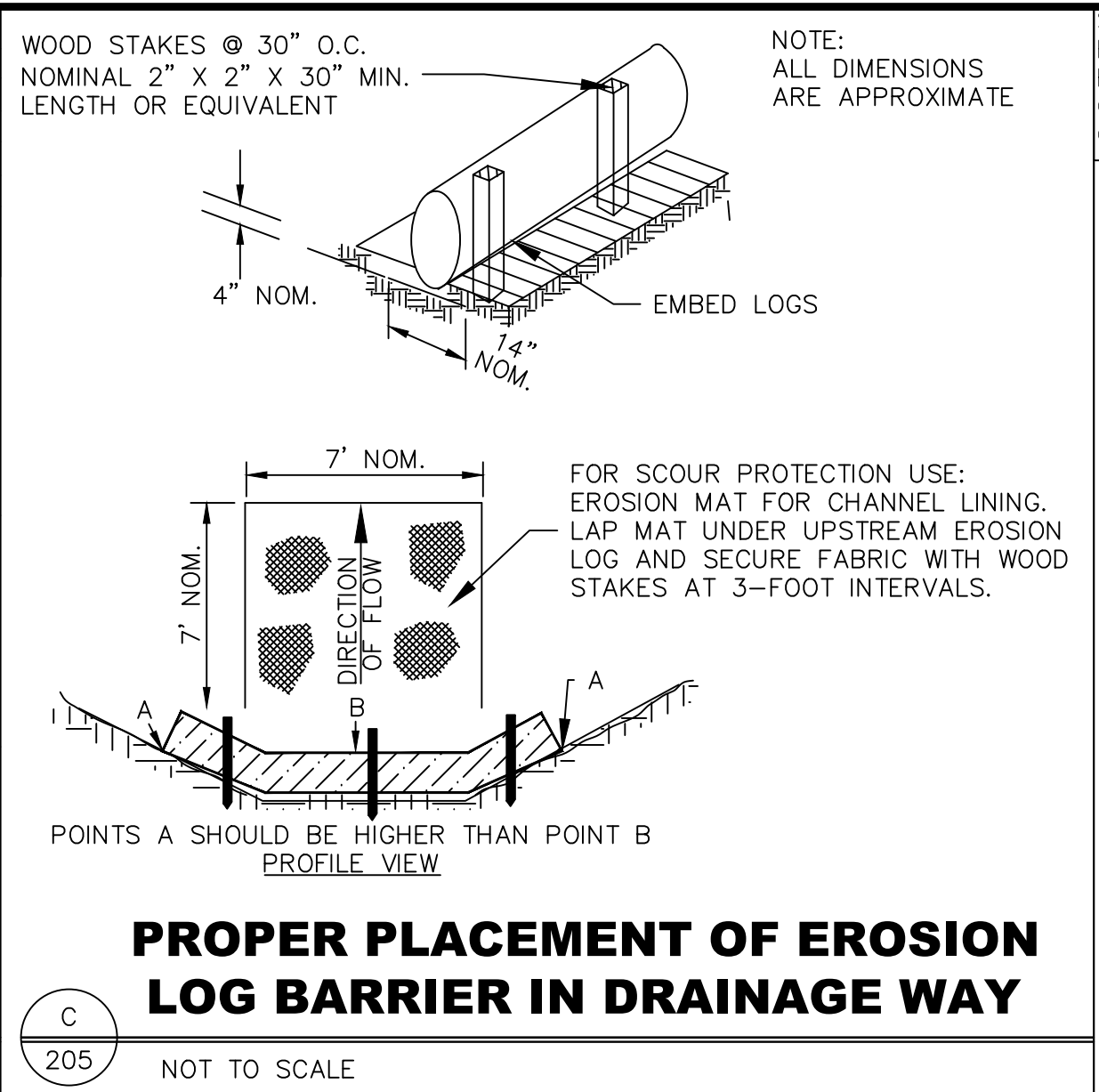
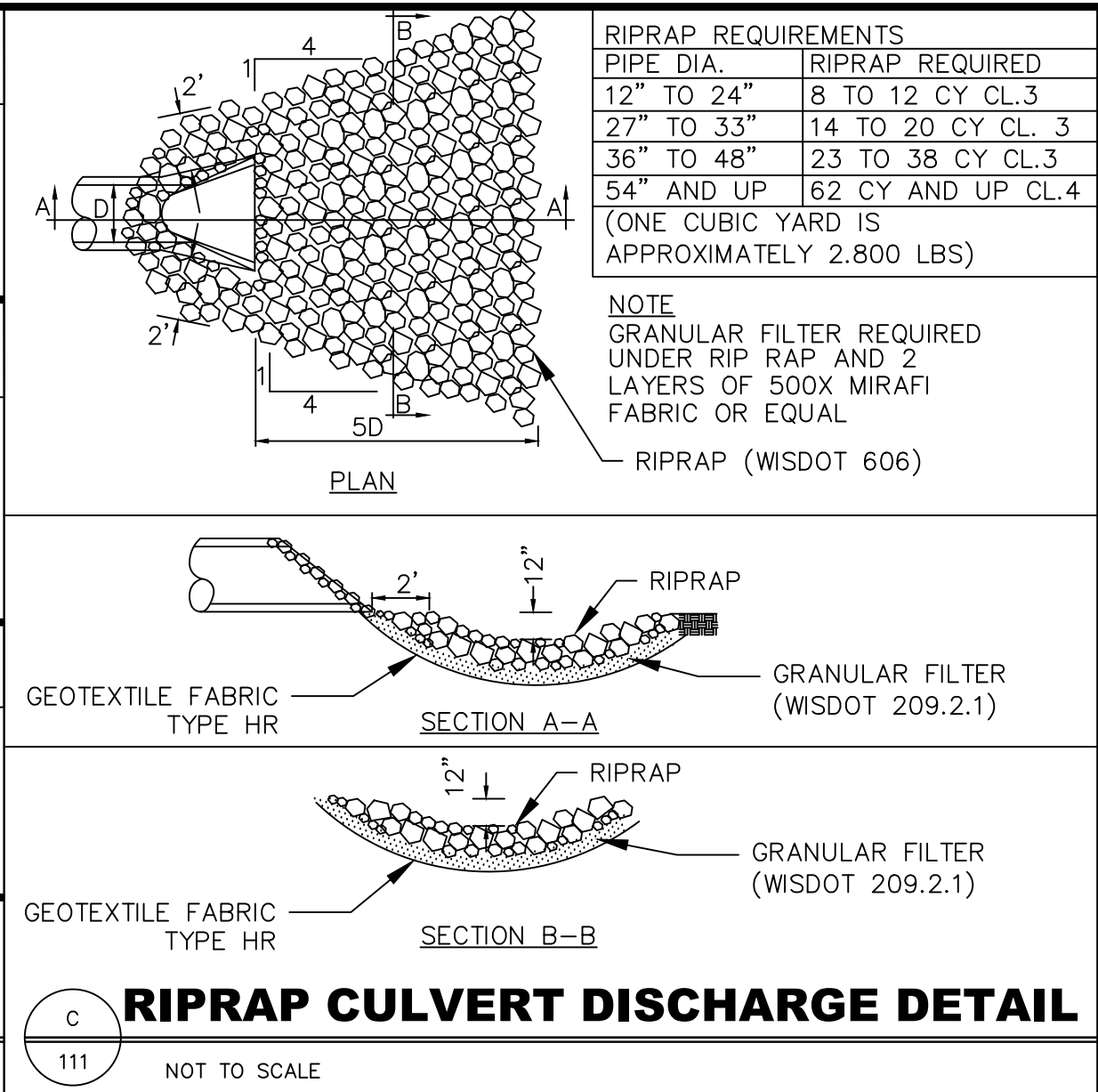
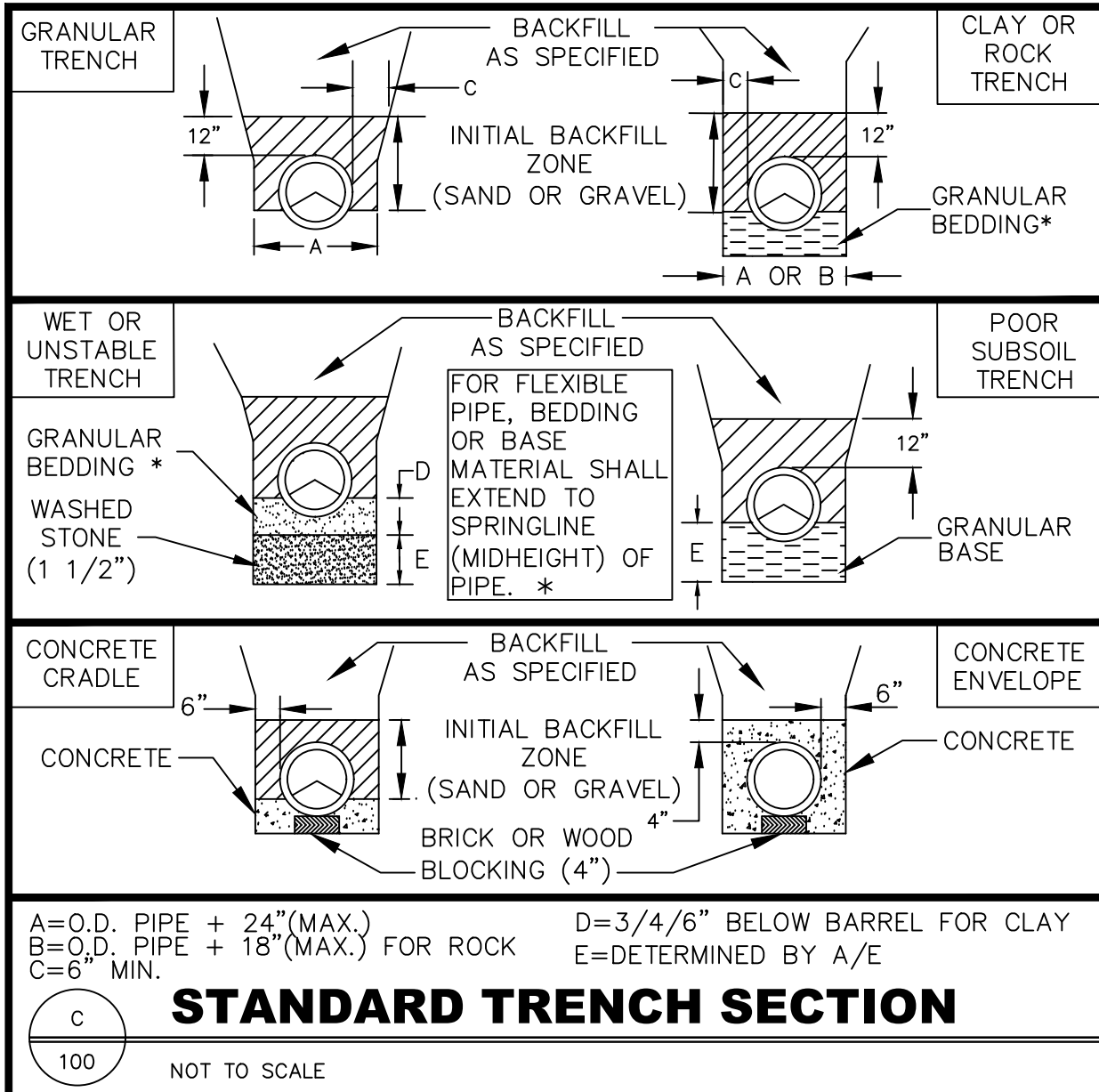
NOT FOR CONSTRUCTION - CITY DESIGN REVIEW

**KWIK TRIP
CLINIC & PHARMACY**
28339 DARLING COURT, LA CROSSE, WI 54601

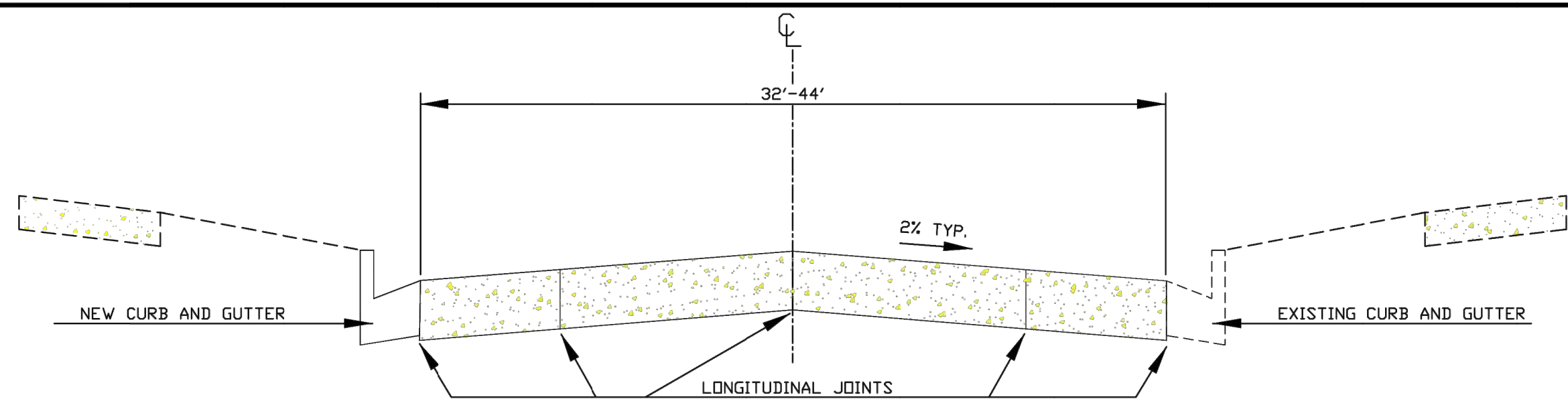
[illegible]

UTILITY PLAN

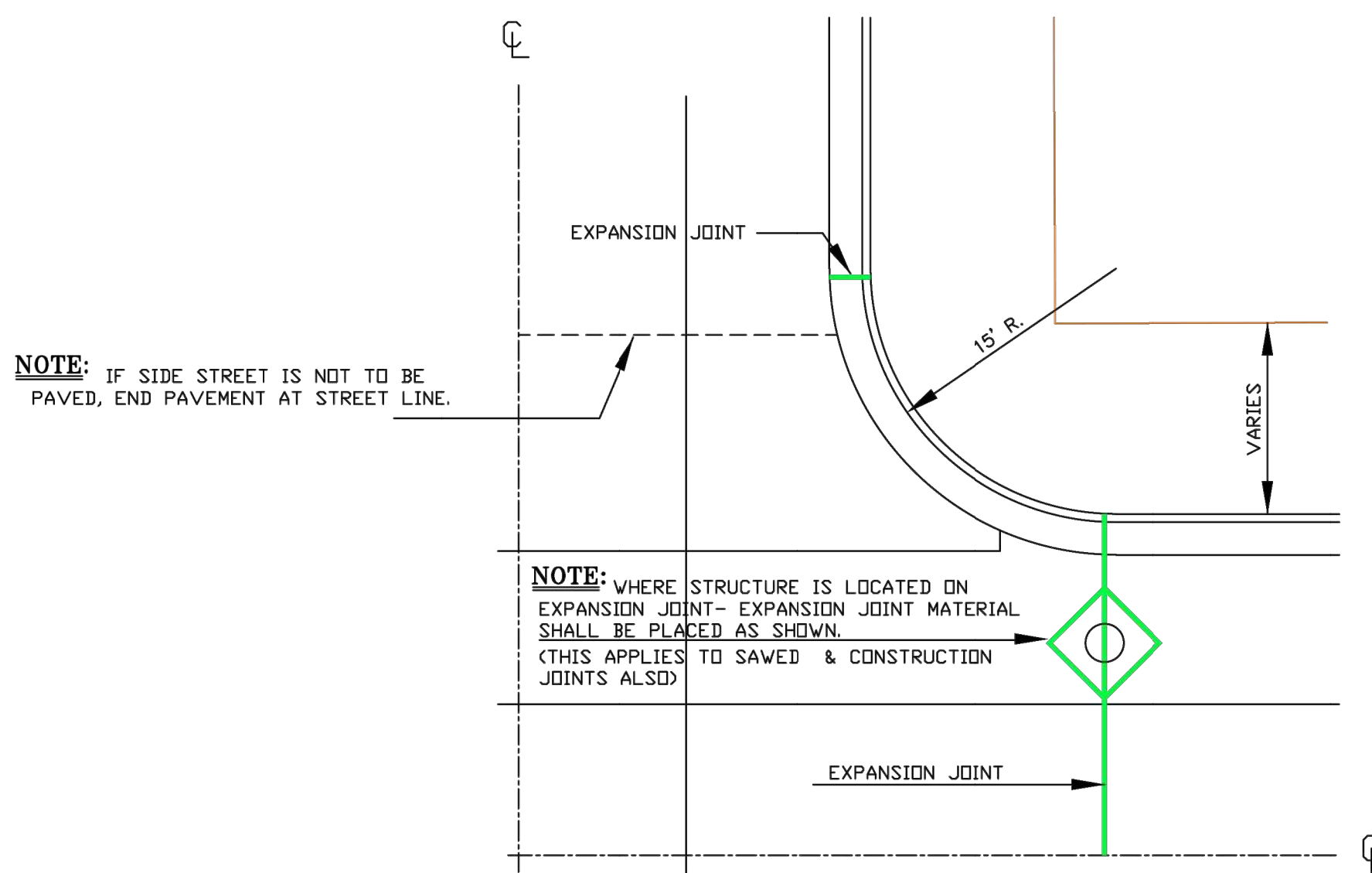
C401



DRAWINGS *NOT TO SCALE*



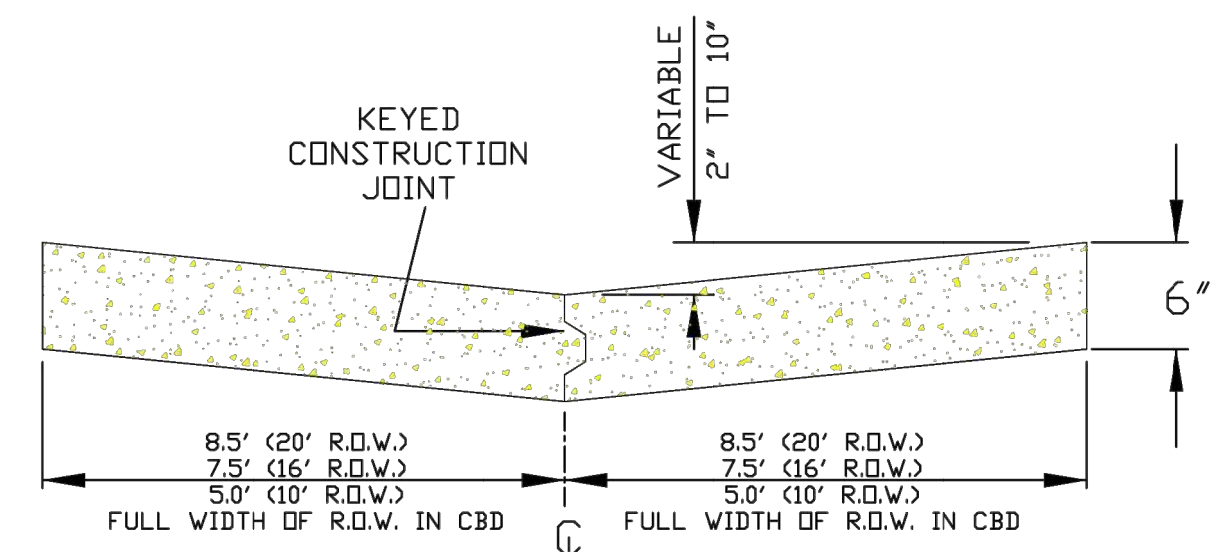
TYPICAL CROSS SECTION FOR 36' ROADWAY



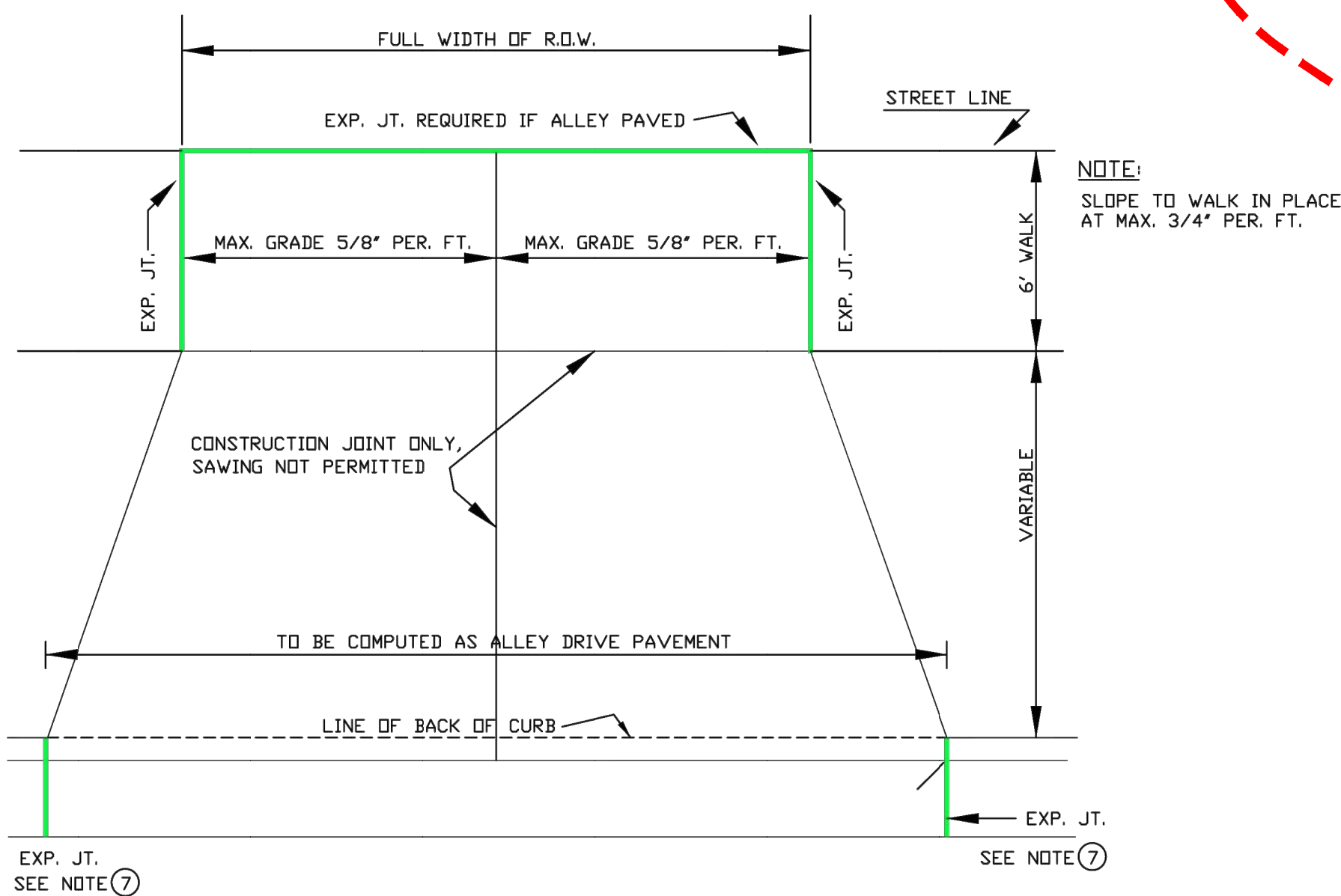
1/4 TYPICAL INTERSECTION

NOTES-JOINTS

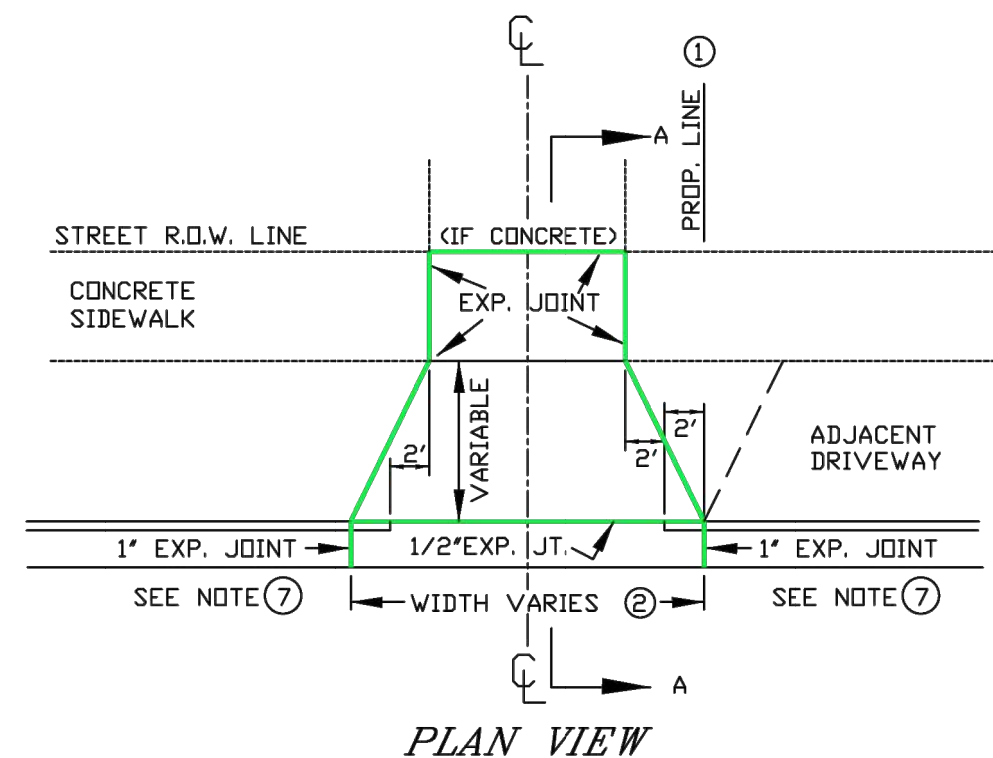
1. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADI AT STREET INTERSECTIONS AND MID-BLOCK BETWEEN INTERSECTIONS. IN NO CASE SHALL THE DISTANCE BETWEEN EXPANSION JOINTS EXCEED 160 FEET.
2. THE DISTANCE BETWEEN TRAVERSE JOINTS SHALL NOT BE LESS THAN 10 FEET AND SHALL BE TYPICALLY 20 FEET APART.
3. LONGITUDINAL CONSTRUCTION JOINTS BETWEEN CURB AND GUTTER SECTION AND CONC. PAVING SECTION SHALL BE SEALED AS SHOWN ON JOINT DETAILS.



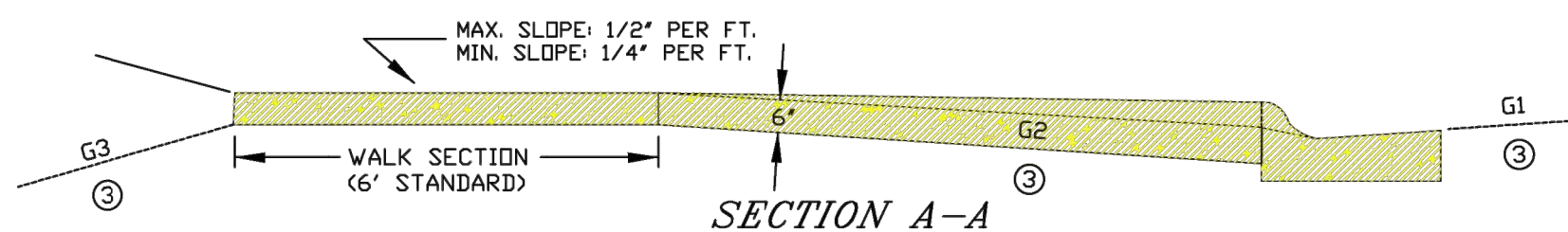
TYPICAL SECTION OF ALLEY PAVEMENT



STANDARD ALLEY DRIVEWAY 7" THICK



PLAN VIEW

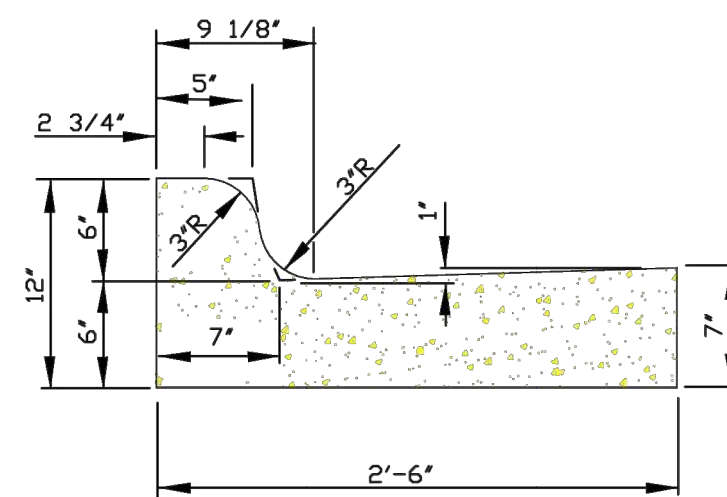


SECTION A-A

- 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.

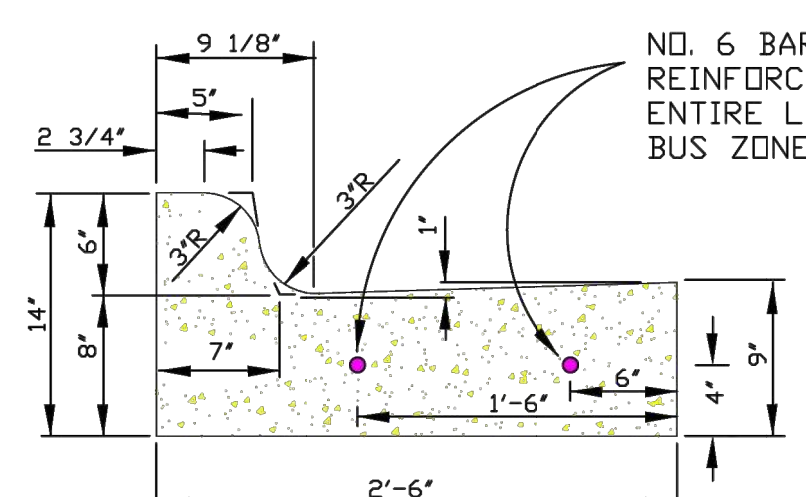
NOTE: TURNING OF 2" DIAMETER DRIVEWAY RETURNS IN LIEU OF DIMINISHING HEAD AS SHOWN IS PERMITTED IF DESIRED BY PROPERTY OWNER. INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB HEAD ONLY IS NOT ALLOWED. ENTIRE EXISTING C&G MUST BE REMOVED FOR NEW DRIVEWAYS. REMOVAL OF A MINIMUM 12" WIDTH OF BITUMINOUS TO INSTALL FRONT FORMS IS REQUIRED.

STANDARD DRIVEWAY DETAIL

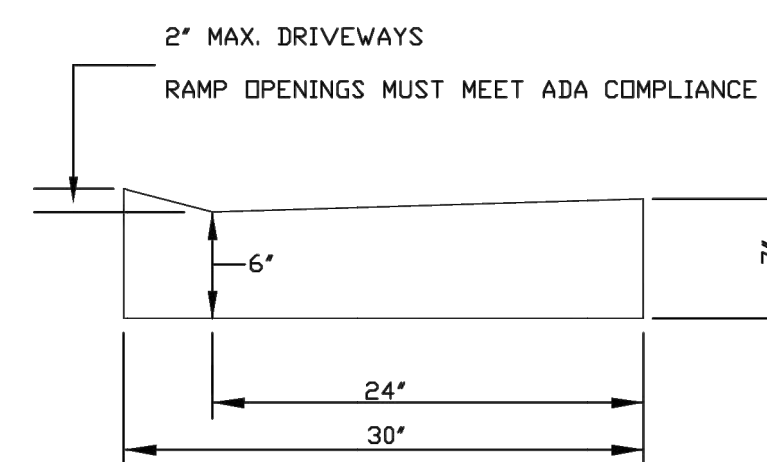


STANDARD CURB & GUTTER SECTION

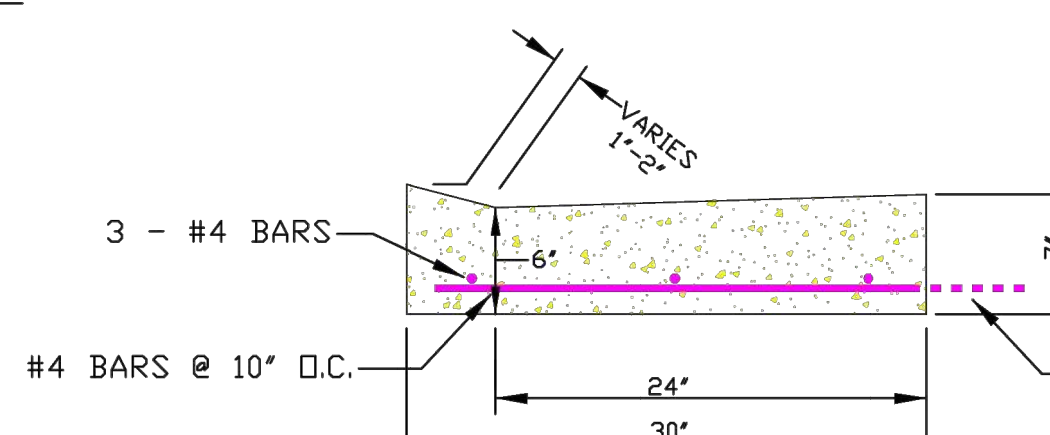
NOTE: WITH REFERENCE TO SAWING OF CONTRACTION JOINTS ON SLIP FORM CURB & GUTTER, & CURB, PAGE 9.3, STANDARD SPECS THE SAW CUT SHALL BE A MINIMUM 1/8" WIDE X 1" DEEP.



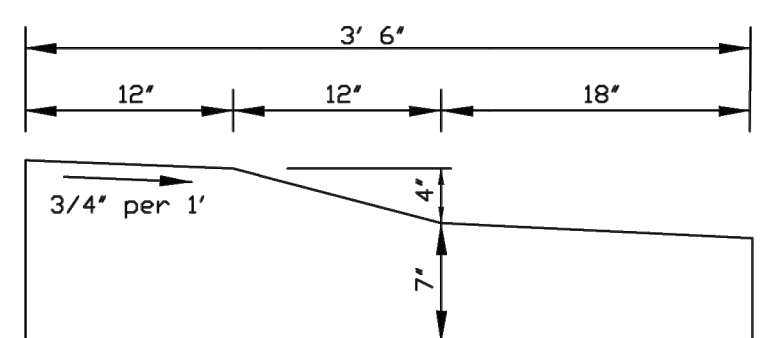
REINFORCED CURB & GUTTER BUS STOP LOCATIONS



MOUNTABLE CURB SECTION

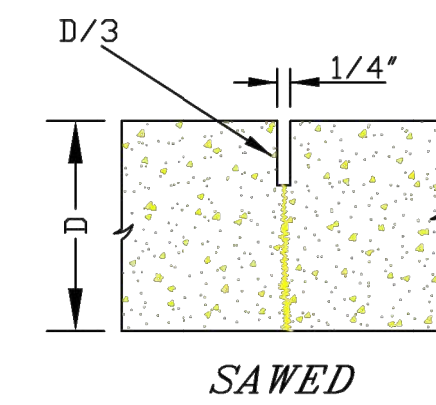


REINFORCED DRIVEWAY

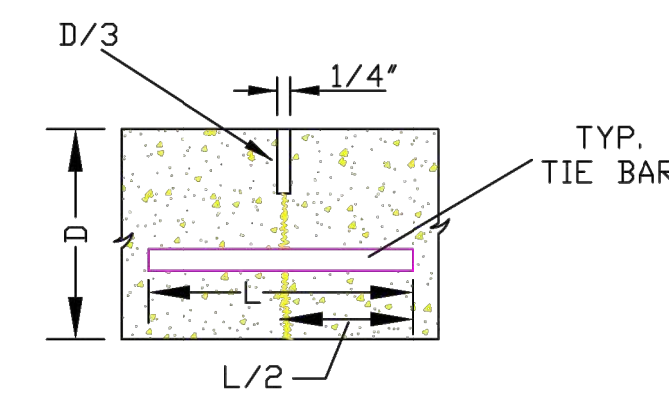


TRAFFIC CIRCLE CURB SECTION

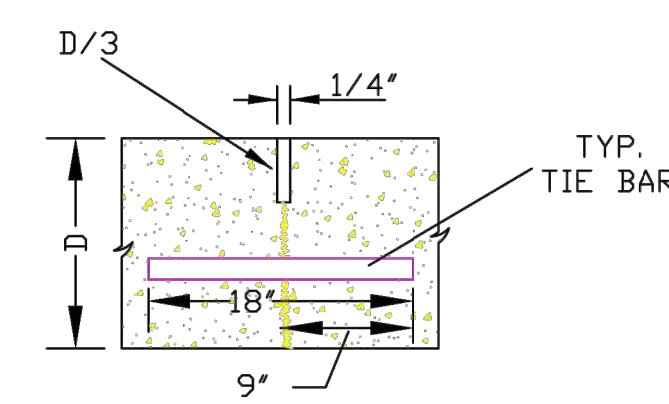
CONTRACTION



SAWED

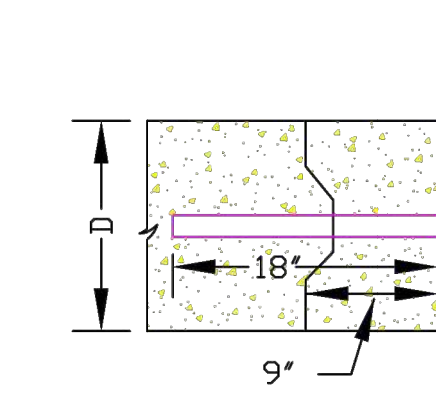


TIED LONGITUDINAL

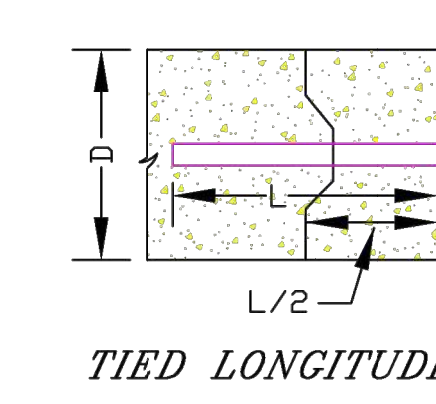


DOWELED TRANSVERSE

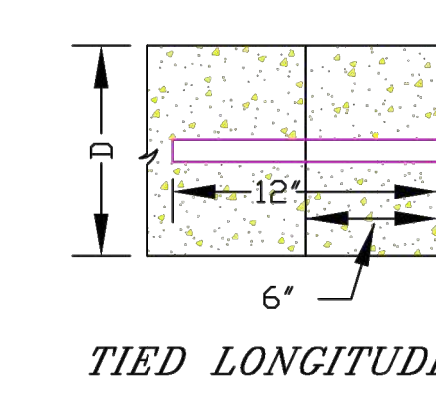
CONSTRUCTION



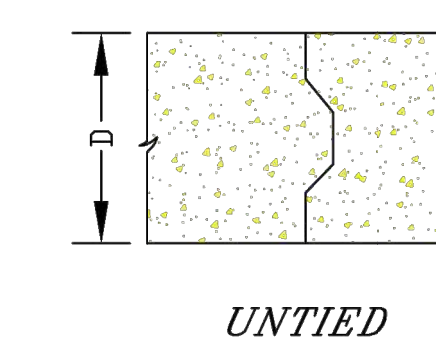
DOWELED TRANSVERSE



TIED LONGITUDINAL

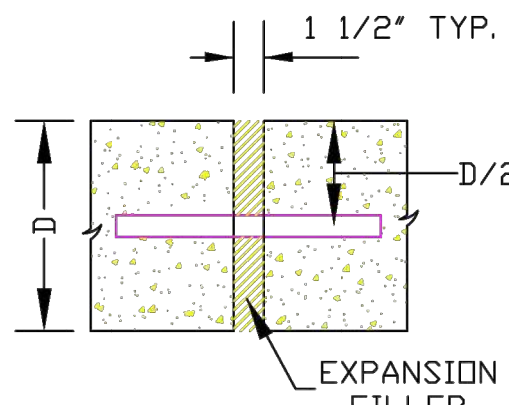


TIED LONGITUDINAL



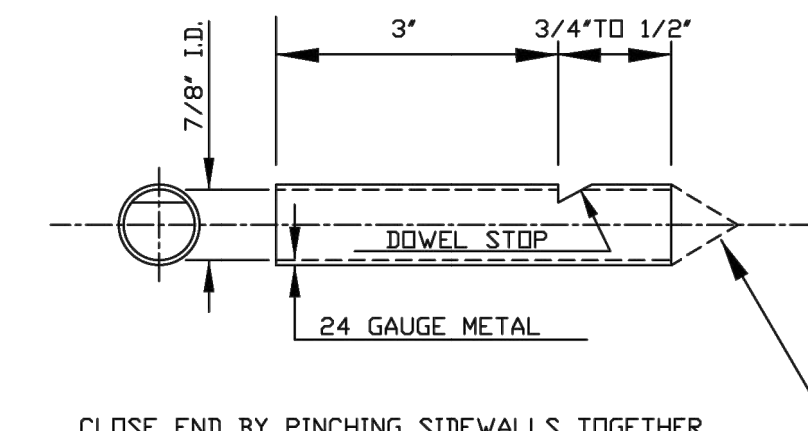
UNTIED

EXPANSION

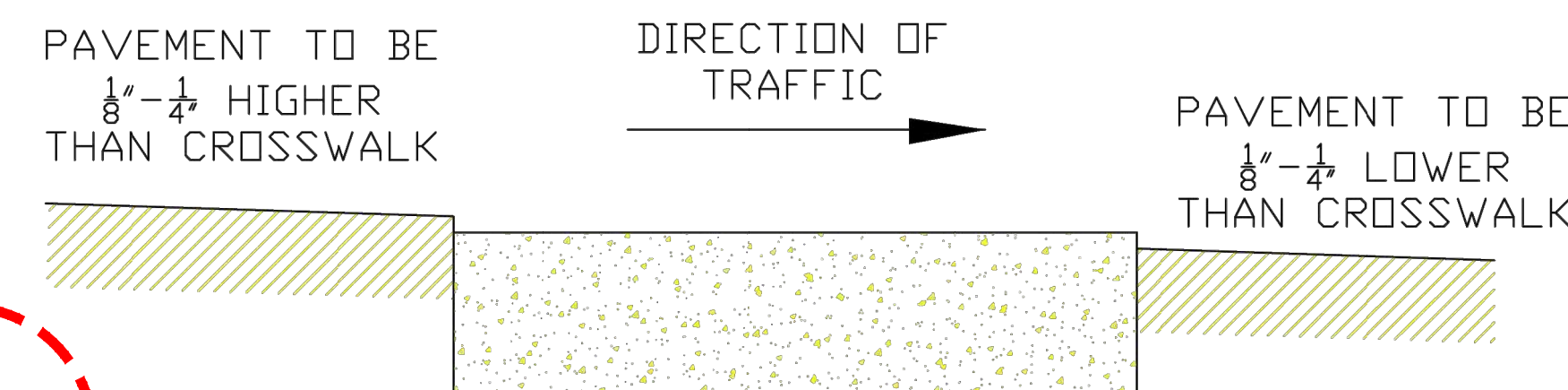


DOWELED TRANSVERSE

ALL JOINTS TO BE SEALED TO KEEP OUT FOREIGN DEBRIS



DOWEL SOCKET DETAIL

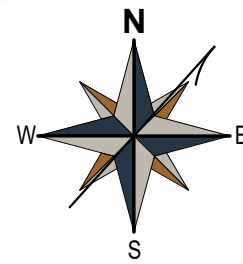


CONCRETE CROSSWALK DETAIL

PROJECT No.		CONCRETE-PAVEMENT DETAILS	
LOCATION		DATE	
RESOLUTION		DATE	
ENGINEERING DEPT. City of LaCrosse, Wis.			
FIELD NO.	SUPERVISOR	BY	DATE
BOOK	DRAWN	PRELIMINARY	
NUMBER	CHECKED	FINAL	
	APPROVED		
	REVISIONS		01/21
SCALE: NONE		TOTAL SHEETS	
SHEET NO.			

D-1-1 Concrete-C&G.dwg





**KWIK TRIP
CLINIC & PHARMACY**
2839 DARLING COURT, LA CROSSE, WI 54601

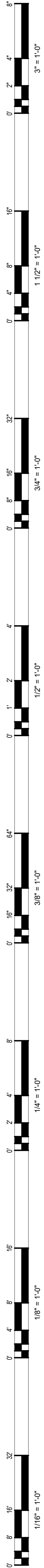
NO.	DATE	DESCRIPTION
DRAWN BY:	IS	
PM:	KG	
JOB NO:	25-029	
DATE:	05.02.2025	

ARCHITECTURAL SITE PLAN

AS101

NOT FOR CONSTRUCTION - CITY DESIGN REVIEW





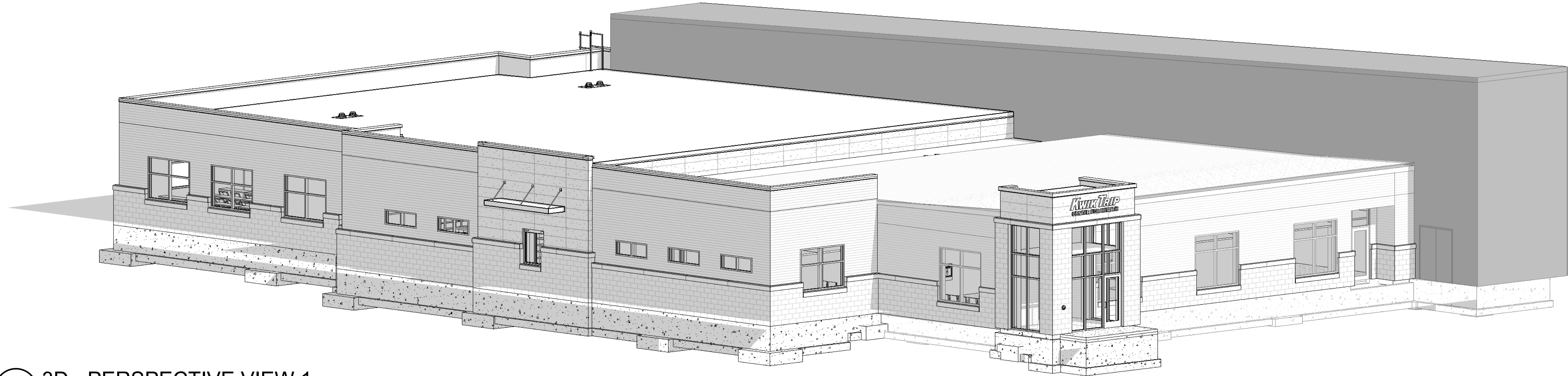
GENERAL NOTES

- A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
B. 3D VIEWS ARE FOR INFORMATION ONLY AND ARE NOT PART OF THE CONTRACT DOCUMENTS. THEY DO NOT INDICATE ALL DETAILS, CHANGES IN MATERIAL, AND JOINTS.



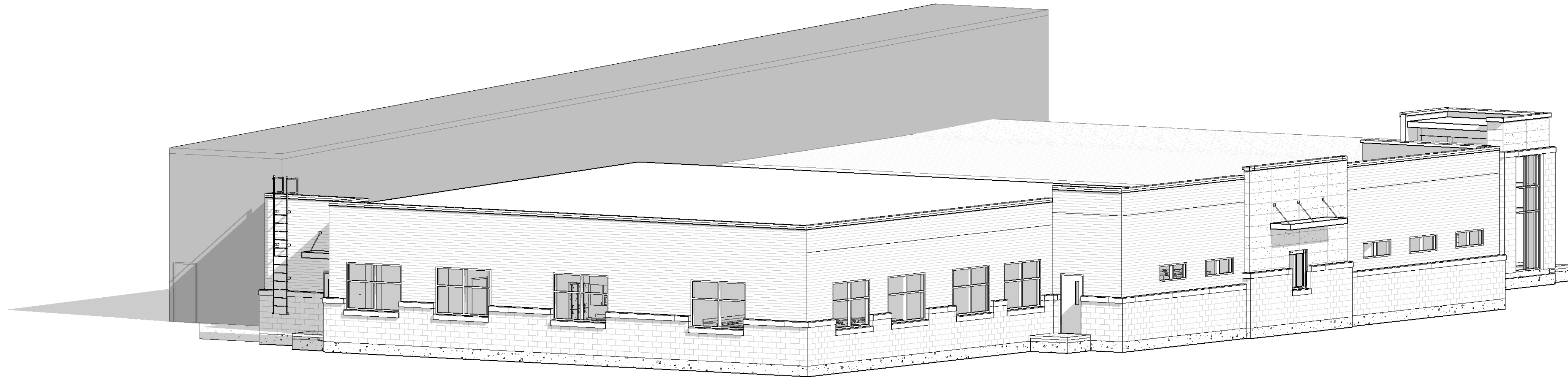
1
A201

3D - PERSPECTIVE VIEW 1



2
A201

3D - PERSPECTIVE VIEW 2



NOT FOR CONSTRUCTION - CITY DESIGN REVIEW

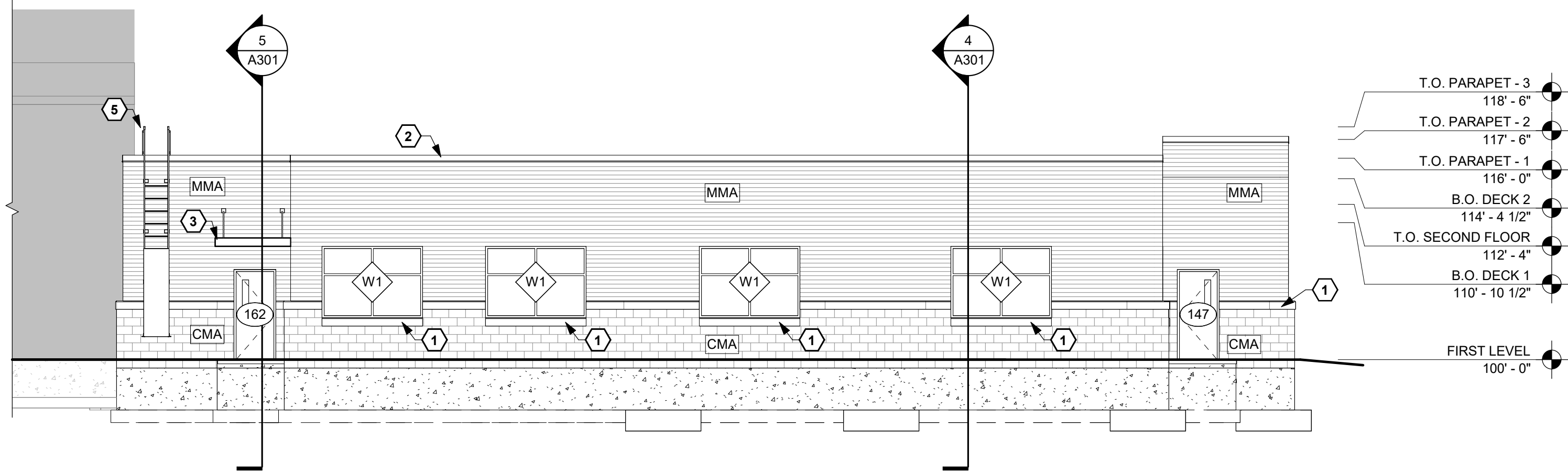
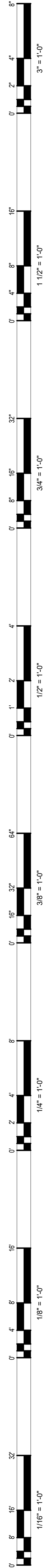
KWIK TRIP
CLINIC & PHARMACY
2839 DARLING COURT, LA CROSSE, WI 54601

NO.	DATE	DESCRIPTION

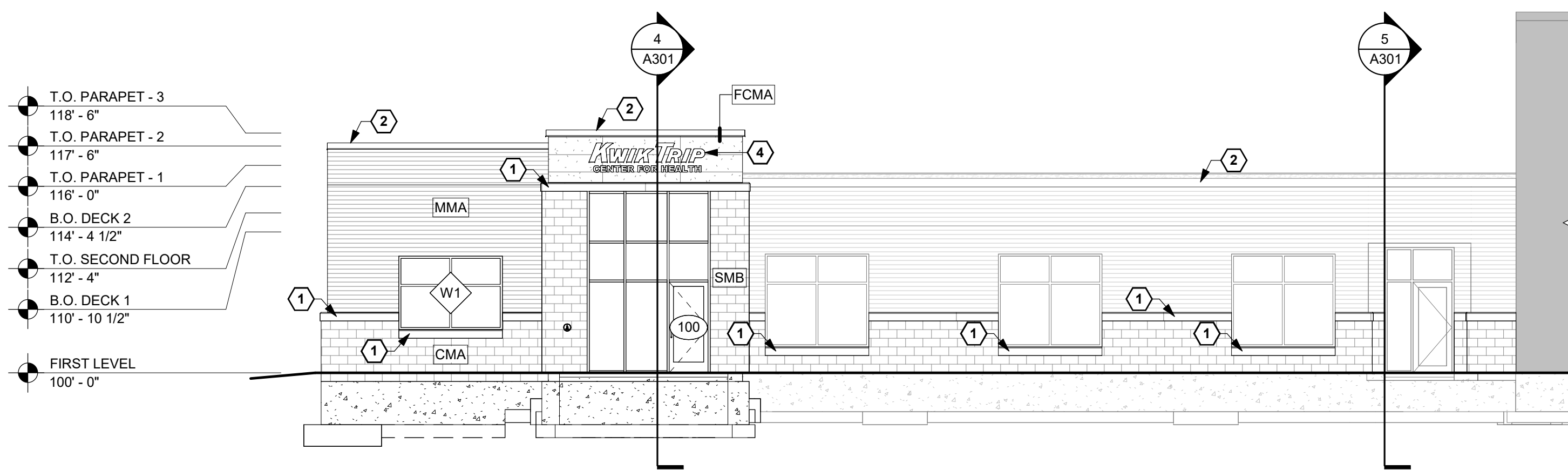
DRAWN BY: AD
PM: KG
JOB NO: 25-029
DATE: 05.02.2025

EXTERIOR
PERSPECTIVE VIEWS

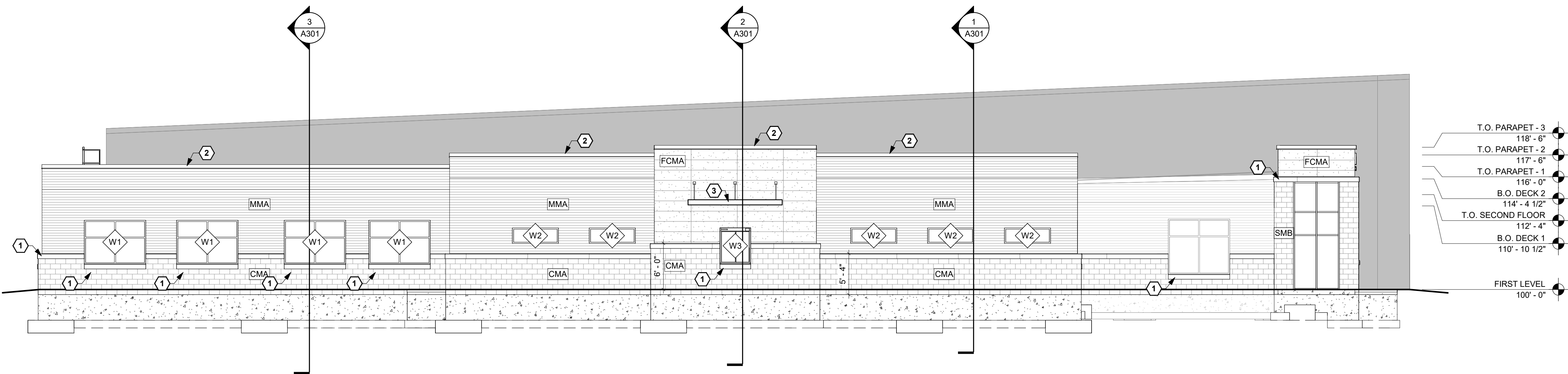
A201



1 NORTH ELEVATION
A202 1/8" = 1'-0"



2 SOUTH ELEVATION
A202 1/8" = 1'-0"



3 WEST ELEVATION
A202 1/8" = 1'-0"

GENERAL NOTES

- A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
B. SEE SHEET A201 FOR DOOR AND WINDOW SIZES AND HEAD HEIGHTS.

EXTERIOR FINISH LEGEND

- 1 SPLIT FACE CONCRETE MASONRY UNIT
2 CORRUGATED METAL PANEL
3 CAST STONE SILL
4 NICHHA PANELS

KEY NOTES

- 1 CAST STONE CAP/SILL
2 PREFINISHED METAL COPING
3 PREFINISHED METAL AWNING
4 SIGNAGE, BY OTHERS
5 WALL MOUNTED ROOF ACCESS LADDER WITH SAFETY GATE

NO.	DATE	DESCRIPTION

DRAWN BY: AD
PM: KG
JOB NO: 25-029
DATE: 05.02.2025

EXTERIOR
ELEVATIONS

A202