

LA CROSSE WISCONSIN

Department of Planning, Development, and Assessment
400 LA CROSSE ST, LA CROSSE, WI 54601 | P: (608) 789-7512

Memorandum

To: **DESIGN REVIEW COMMITTEE**
ERNE TOURVILLE, DESIGNFOCUS, LLC

From: **TIM ACKLIN, PLANNING, DEVELOPMENT AND ASSESSMENT DEPARTMENT**

Date: **OCTOBER 4, 2024**

Re: **DESIGN REVIEW PROJECT**
1513 MARKET STREET- MIXED USE DEVELOPMENT

Design Review Committee Members:

Linnea Miller, Police Department
Tim Acklin, Planning & Development Department
Matt Gallager, Engineering Department
Yuri Nasonovs, Engineering Department
Eddie Young, Fire Department- Division of Community Risk Management
Jason Riley, Fire Department- Division of Community Risk Management
Brian Asp, Utilities Department
Bee Xiong, Fire Department- Division of Community Risk Management
Brian Asp, Utilities Department
Leah Miller, Parks, Recreation, and Forestry Department
Jamie Hassemer, Engineering Department
Stephanie Sward, Engineering Department
Cullen Haldeman, Engineering Department

On September 27, 2024, plans were submitted to the Design Review Committee for review of a mixed use development located at 1513 Market Street. The following comments/feedback have been provided.

All revised plans in accordance with this memo must be submitted to the Planning and Development Department for review, unless otherwise stated. No permits will be issued for this project by the Division of Fire Prevention and Building Safety until they receive written confirmation/approval from the Planning and Development Department.

Requirements Prior to Issuance of a Demolition or Footing & Foundation Permit

- 1) Approval of a Certified Survey Map. (If applicable)
- 2) Combination of parcels for project site. (If applicable)
- 3) Approval of Final Plans from the Engineering Department.
- 4) Approval of Final Plans from the Utility/Water Department.

- 5) Approval of Final Plans from the Division of Fire Prevention and Building Safety (Inspections)

Requirements Prior to Issuance of a Building Permit

- 1) Approval of Final Plans from the Planning and Development Department.

Requirements Prior to Issuance of an Occupancy Permit

- 1) A Letter of Credit in the estimated cost amount of the proposed landscaping has been submitted to the Planning and Development Department to guarantee the proper installation and growth of all landscape improvements proposed in the approved Landscape Plan **OR** all proposed landscaping in the approved Landscape Plan has been installed.
- 2) A stamped letter of substantial completion from the design engineer of the project within 10 days of completion.
- 3) Field review and approval of the completed stormwater management facility by the City's Utilities Department.

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

- 1) General: (Stephanie Sward)
 - Provide dimensions of outside parking stalls. one to be designated as ADA, van accessible.
 - Unclear if line shown for alley is right of way line or actual paved portion. Right of way is actually further than what is paved. Make sure garage is within private property and not in public right of way.
- 2) Photometric Plan is needed. Provide cut sheets of lights being proposed. (Jamie Hassemer)
- 3) Need exterior lighting layout. Can be combined with photometric plan.
- 4) Concrete in boulevard may have to go to Board of Public Works for approval.

Division of Community Risk Management (Building and Inspections Department) (Contact-Eddie Young- 789-7582, Jason Riley- 789-7585)

- 1) Setbacks, etc. will be approved with TND specific zoning so no comments.
- 2) Need demolition permit for house and garage.
- 3) Need fence, gazebo and deck permits.
- 4) For main building, need two separate building permits – one for commercial for first floor. If that building is larger than 50,000 cubic feet, need to go to state.
- 5) Need UDC/new home permit for 2nd floor interior.
- 6) Provide horizontal and vertical fire separation between commercial/residential.
- 7) Need type 1 hood if there is a cooking hood.
- 8) Grease interceptor needs state plan approval.

Police Department- Linnea Miller-789-7205

- 1) Recommend camera security for outdoor seating area and main entrance.

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

- 1) Parking blocks or raised curb required for parking spaces/lot.
- 2) Bicycle parking required to be located on parcel. Will need approval from the Board of Public Works. If approved, then bicycle parking requirement will be met.
- 3) Provide proposed materials and legend on final elevations.
- 4) Pretty good representation of neighborhood commercial architecture.
- 5) Would like to see parapet extend out around the roof and wrap around the sides on brick portion of the building.

Utilities Department- (Brian Asp- 789-3897)

- 1) We need to see a utility plan showing where they plan to meter. Subject to sanitary connection fee.
- 2) Recommend evaluating condition of existing utilities. Sanitary lateral is old and water is only ¾”.

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

- 1) Stormwater permit required.
- 2) Obtain water quality management letter from Engineering.

Fire Department- (Contact- Bee Xiong 789-7260)

- 1) Depending on what is under type 1 hood, will need kitchen suppression system in hood system. This could be as simple as using portable sandwich presses with butter, etc., this will be needed. Then cooking would need to be under that hood.

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

- 1) No comments as this time.