



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Board of Public Works

Monday, July 13, 2026

10:00 AM

Council Chambers
City Hall, First Floor

Zoom - [https://cityoflacrosse-org.zoom.us/j/87196173073?](https://cityoflacrosse-org.zoom.us/j/87196173073?pwd=YXIT4HHImBxVTm4l8uqPaTLCeg6Yv.1)

[pwd=YXIT4HHImBxVTm4l8uqPaTLCeg6Yv.1](https://cityoflacrosse-org.zoom.us/j/87196173073?pwd=YXIT4HHImBxVTm4l8uqPaTLCeg6Yv.1)

Passcode: BPW2026

Call In (audio only): +13126266799, Meeting ID: 817 9617 3073

Call to Order

Roll Call

Mayor Shaundel Washington-Spivey, Tamra Dickinson, Erin Goggin, Matthew Gallager, Andrea Trane.

Approval of Minutes

Minutes from July 6, 2026.

Agenda Items:

- [25-1187](#) Bidder's Proof of Responsibility.
- [25-1445](#) Presentation: Sanitary Sewer Utility and Stormwater Utility Quarterly Update
- [26-0725](#) Approval of Payment List of ROW Acquisitions for **Losey Blvd.**
- [26-0732](#) Construction Contract Change Orders.
- [26-0733](#) Trane Inc Street Privilege Permit (ROWP-045067-2026) request for relocation of utility pole at 2504 Losey Boulevard South.
- [26-0735](#) Metronet Street Privilege Permit (ROWP-045100-2026) request for installation of new fiber at 2550 Commerce Street.

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: 25-1187

Agenda Date: 7/13/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-1445

Agenda Date: 7/13/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

STORMWATER UTILITY UPDATES

JULY 2026

MS4 PERMIT

- DNR Response to 2025 MS4 Report and 2024 Audit
- Continue to Work Toward 20% TSS Reduction
- Construction Site Erosion Control Inspections
 - Accurate Tracking and Reporting
- Winter Road Maintenance
 - Salt Reduction

ILLICIT DISCHARGES TO STORM SEWER

- Residential Swimming Pools
 - Water should be discharged to sanitary or a grassy area
- Restaurant and Food Truck
- Construction-related
- Opportunities for Education and Outreach
- Collaboration with DNR

SUMMER STORMWATER ACTIVITIES

- Inspections and Maintenance of Green Infrastructure / BMPs
- Storms and Street Flooding
- Catch Basin Cleaning
- Street Sweeping
- Construction and Road Work
- Installation of New BMPs

RESOURCES FOR PROPERTY OWNERS

- Rain Garden Guides

- www.12000raingardens.org/wp-content/uploads/2013/03/RainGardenCareGuideComplete.pdf
- dnr.wisconsin.gov/sites/default/files/topic/Stormwater/RainGardenManualPrint.pdf
- fyi.extension.wisc.edu/sewraingardens/files/2012/07/RG-Pub-11x17.pdf

- La Crosse Area Waters

- <https://www.lacrosseareawaters.org>



UPCOMING PROJECTS AND GOALS

- Annual Inspections & Maintenance of Green Infrastructure
- Finding and Documenting Connections to Storm Sewer
 - HVAC / Noncontact Cooling Water
- Completion of WWTP Upgrade Project
 - New Detention Basins
- Seasonal Sustainability Initiatives & Educational Events
- Summer La Crosse Area Waters Meeting

QUESTIONS & CONTACT INFO

Claire Jablonski
Stormwater Coordinator
jablonskic@cityoflacrosse.org
(608) 799-4815

La Crosse WWTP Operations Update 2026

Mississippi River up stream of the La Crosse Regional WWTP



Presented by Jared Greeno Date 07/13/2026



Agenda

1. Structure/Organization

* Who works at the WWTP

2. Compliance

- Sampling, testing, results
- Required DNR Biosolids PFAS Sampling

3. Maintenance

- Co-Gen
- Pumps and more pumps.

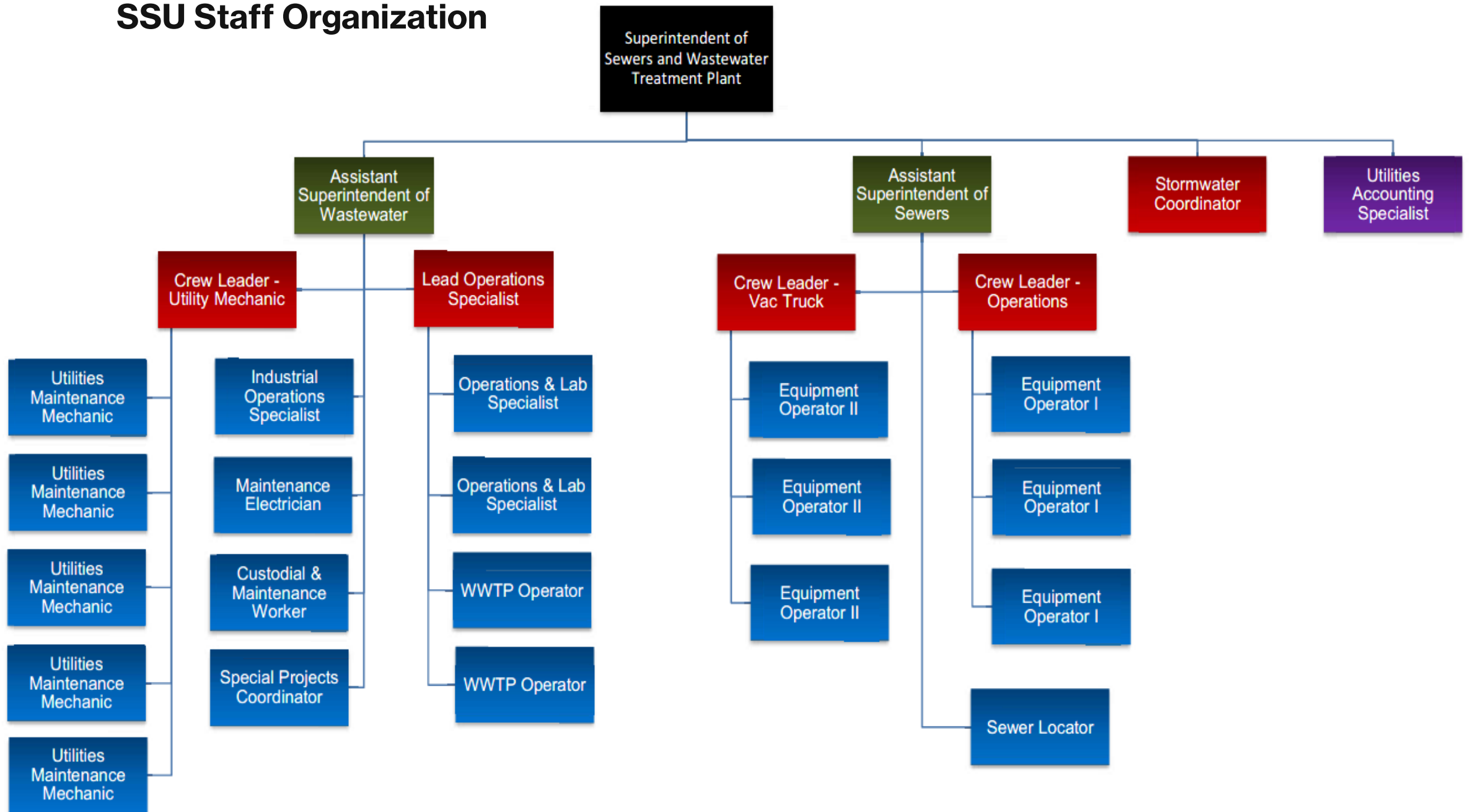
4. Collection System Maintenance

- Sanitary and Storm collection system cleaning
- Catch basin cleaning
- New methods of construction Mr. Manhole (Core and Pour)
- Catch basin replacements and adjustments.

5. GIS measure downs (GIS updates)

6. WWTP Upgrade Commemorative Plaque

SSU Staff Organization



Influent sampling for BOD, to re-rate the influent BOD limit



Effluent disc filters, meeting low level Phosphorus Removal Limit of 0.10mg/L.



Effluent Phosphorus data meeting 0.10 mg/L limit.

June 2026 Effluent P Data

Location	Effluent	Effluent	Effluent	Effluent	Effluent	Effluent	Effluent
Variable	CBOD	TSS	Total P	NH3	pH	Temp	E Coli
6/1/2026	4.14	4.81	.02		7.09	20.40	20.30
6/2/2026		3.71	.08	1.55	7.28	21.00	178.50
6/3/2026	4.56	3.64	.06		7.27	21.00	.00
6/4/2026	4.36	3.50	.06		7.30	21.50	90.80
6/5/2026	3.31	8.13	.07		7.36	21.40	14.60
6/6/2026	2.75	4.86	.11		7.42	21.60	
6/7/2026	2.01	4.57	.01		7.35	21.80	
6/8/2026	2.01	4.00	.06		7.27	21.50	
6/9/2026	2.01	4.50	.01		7.34	21.40	190.00
6/10/2026	2.27	4.75	.05	0.50	7.41	22.40	52.80
6/11/2026	4.47	5.06	.06		7.44	21.60	23.80
6/12/2026	2.27	4.25	.03		7.47	21.60	
6/13/2026		2.75	.01		7.42	230.00	
6/14/2026	2.01	2.50	-.02		7.46	21.40	
6/15/2026		3.50	-.01		7.25	21.40	
6/16/2026		3.95	.03		7.29	21.00	172.30
6/17/2026	2.01	4.25	.03		7.41	21.10	250.00
6/18/2026	2.01	5.68	.08	0.47	7.40	21.30	36.40
6/19/2026	2.01	4.69	.04		7.38	21.50	65.00
6/20/2026		2.25	.10		7.42	21.80	
6/21/2026	2.01	2.96	.06	0.22	7.36	22.40	
6/22/2026		3.50	.05		7.29	21.30	
6/23/2026		6.75	.09		7.33	21.70	
6/24/2026	2.25	4.75	.05		7.56	21.90	146.70
6/25/2026		4.50	.07		7.41	21.80	
6/26/2026	2.01	4.00	.05		7.39	22.40	2.00
6/27/2026		5.75	.10		7.40	22.90	
6/28/2026	2.01	5.48	.05		7.25	23.90	
6/29/2026		5.57	.05	0.87	7.25	23.40	9.70
6/30/2026		7.50	.10		7.40	23.90	
			.05				

Effluent P Average

WPDES Permit Notice of Biosolids PFAS Monitoring 2nd Half 2026

WPDES Permit No. WI-0012345-01-0



WPDES PERMIT

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES

GENERAL PERMIT TO DISCHARGE UNDER THE WISCONSIN POLLUTANT DISCHARGE ELIMINATION SYSTEM

In compliance with the provisions of Chapter 283, Wisconsin Statutes, any facility engaged
in

PFAS MONITORING FOR SEWAGE SLUDGE (BIOSOLIDS) GENERATORS

- 1. Permit Coverage Effective July 1, 2026.** Coverage under this general permit continues until the generator's individual permit is re-issued to include PFAS monitoring and limitations for all discharge Outfalls. Note: Sewage sludge discharges include but are not limited to: land application on department approved fields, transfer to other WPDES permitted locations (other wastewater treatment facilities, regional biosolids receiving centers, and contract haulers), disposal at incinerators, disposal at landfills, and out-of-state transfer or disposal.
- 2. PFAS Sampling.** PFAS monitoring requirements are outlined in Sections 3, 4, 5, and 6 of this WPDES general permit. Please refer to the applicable sections to determine your 2026, 2027, and subsequent year(s) monitoring requirements.
- 3. 2026 PFAS Laboratory Reports.** The 2026 PFAS sewage sludge laboratory reports shall be provided via email within 14 days of receipt to DNRWYPFASsludgeMonitoring@Wisconsin.gov and the assigned department compliance regulator for your individual WPDES permit.
- 4. 2027 and Subsequent Years' PFAS Laboratory Reports.** The permit requires all 2027 and subsequent years' monitoring data to be submitted and certified electronically on the Characteristic Report (Form 3400-49). The electronic Characteristic Report Form 3400-49 is available through the Switchboard (<https://dnr.wisconsin.gov/topic/Switchboard/>) for your individual WPDES permit.

Biosolids PFAS + PFOS Monitoring Requirement Frequency. Effective July 1st, 2026

4.1.2 Monitoring Requirements

The generator shall comply with the following monitoring requirements.

Parameter	Units	Sample Frequency	Sample Type	Notes
Solids, Total	Percent	Annual	Composite	
PFOA + PFOS	µg /kg	Annual	Calculated	Report the sum of PFOA and PFOS. Results greater than 20 µg/kg. See Section 4.4
PFAS Dry Wt.	µg/kg	Annual	Composite	See Section 7.1 for Perfluoroalkyl and Polyfluoroalkyl substances.

Generating Electricity 4 Months Continuously While Balancing HSW (High Strength Waste) For Optimal Biogas Production.



Storm pump PM work performed at Rose Storm Lift Station located (2104 Rose St.):

Prevent/Reduce Street Flooding.



Mechanics continued P.M. on Upgraded WWTP Equipment. Training New Staff.



Sanitary & Storm Sewer Cleaning.



**Storm catch basin cleaning. Storm Utility maintains 6,000 catch basins,
Our Target: Clean 1,000 Catch Basins per Year.**



Preparing For Manhole Casting Replacement and Adjustment.



New methods for construction, Core and Pour/Mr. Manhole.

* Setting Manholes to Elevation after Asphalt Goes Down on Street Rehabs.



INFASTRUCTURE REPLACEMENT:

**Removal of OLD Catch Basin Structure in
Preparation for New Catch Basin Installation**

(Sewer Construction Crew)



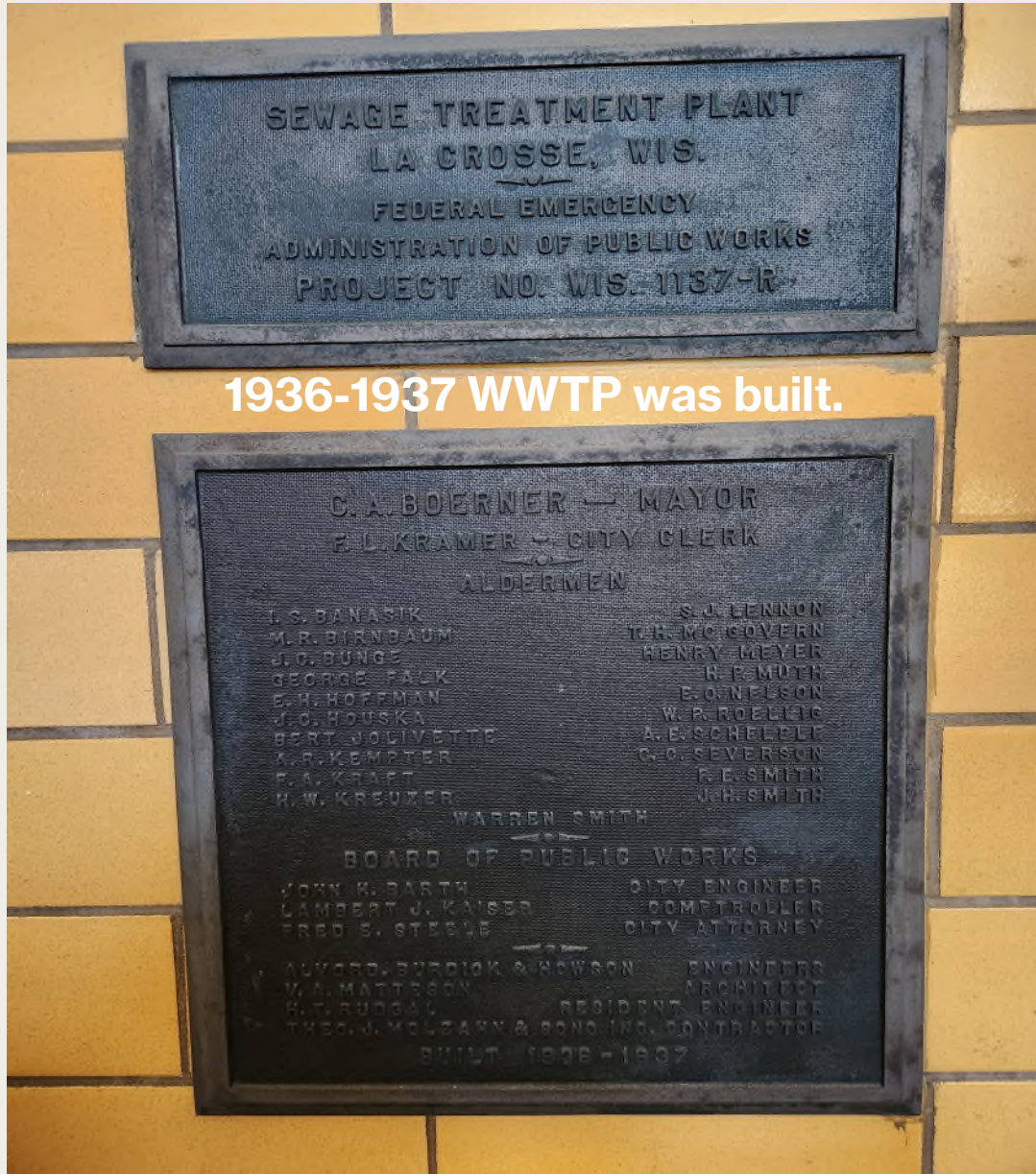
GIS Measure Downs, Depth of Sanitary and Storm (Updating GIS).



Performed 3,510 Diggers Hotline Locates to Date 2026, Locating Storm and Sanitary Utilities.



Commemorative Plaques Celebrating Project Milestones at the WWTP



1970 WWTP: Upgrade Secondary Treatment/Added Aeration.



2021-2025 WWTP Upgrade Plaque, marking a big milestone for the regional WWTP.



Conclusion, “What is it you say you DO here!” (Office Space Quote 1999)

- Treat 10MGD of Sewage.
- Serve 85,000 people.
- Regulate 12 Large Industrial Dischargers.
- Report to DNR 16 times/year, 12 DMR, 1 CMAR, 1 Air Permit Report, 2 Pretreatment Reports, and update the CMOM annually.
- Maintain a Certified Lab.
- Maintain compliance of discharge at the WWTP, and Collection system.
- Maintain 27 Sanitary Lift Stations, and 7 Storm Lift Stations.
- Maintain a recently upgraded WWTP, to include power generation, heat recovery, low level Phosphorus. compliance, enhanced anerobic digesters, HSW receiving area, and heat drying biosolids for reuse.
- Maintain 205 miles of Sanitary Sewer pipes, 4,000 Sanitary Manholes, 140 Miles of Stormwater pipes, 6,000 Stormwater catch basins, and 3,700 Stormwater manholes.
- MS4 Annual Stormwater Report.
- Account Specialist processes about 4,000 invoices/year, and 26 payroll reports submitted from about 30 timecards.
- Promote team building within our organization.
- We take pride in what we do at the La Crosse Regional WWTP, to protect the environment, promote public health.

Mississippi River down stream of the La Crosse WWTP discharge pipe, 10MGD.



Q & A



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0725

Agenda Date: 7/13/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

Agenda Number:

CHECK REQUEST Week of 7/13/2026

Project 5991-07-82
City of La Crosse, Losey Blvd
La Crosse County, La Crosse, WI

Mail the checks to:
Todd Wright
Right of Way Professionals, Inc.
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

Parcel	Amount	Payable to	Conveyance
1	\$500.00	Roy and Phyllis K. Strait 3044 Losey Blvd S La Crosse, WI 54601	TLE
2	\$500.00	Susan M Herbers 3036 Losey Blvd S La Crosse, WI 54601	TLE
12	\$500.00	Daniel P. LeJune 2900 Losey Blvd S La Crosse WI 54601	TLE
15	\$1,600.00	Michael F. Betz 2408 Ristow Ct La Crosse, WI 54601	TLE
Total	\$3,100.00		

Submitted by: Todd Wright

Date: 7/6/2026

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

July 6, 2026

VIA EMAIL

City of La Crosse
Attn: Stephanie Sward, P.E. – Project Manager
400 La Crosse Street
La Crosse, WI 54601

Re: Project ID: 5991-07-82
Losey Blvd
City of La Crosse – La Crosse County
Parcel 1

Dear Ms. Sward:

Enclosed is a signed copy of the Conveyance, Nominal Payment Parcel – Waiver of Appraisal Recommendation and Approval, Statement to Construction Engineer and W-9 for Parcel 1 on the Losey Blvd project. The amount of the offer was based on the approved Nominal Payment Parcel Report dated June 10, 2026.

If you agree, please return to me a check payable to the following for the below amount:

Parcel	Check Payable To	Check Amount
1	Roy and Phyllis K. Strait 3044 Losey Blvd S La Crosse, WI 54601	\$500.00

Please mail the check directly to me:

Right of Way Professionals, Inc.
Attn: Todd Wright
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

I will distribute the check to the owner and record the conveyance with the La Crosse County Register of Deeds following receipt of the check.

If you have questions, please call me at 715-830-0544. Thank you!

Sincerely,
Right of Way Professionals, Inc.



Todd Wright, RWA
Agent for City of La Crosse

Attachments

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
 Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
 RE1577 01/2023

THIS EASEMENT, made by **Phyllis K. Pielhop N.K.A. Phyllis K. Strait and Roy Strait**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Five Hundred and 00/100 Dollars (\$500.00)** for the purpose of **Grading**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: None

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
 City of La Crosse
 Attn: Right of Way Professionals, Inc.
 c/o Todd Wright
 2215 E. Clairemont Avenue, STE 1
 Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number
 17-50314-110

Phyllis K. Strait 06-29-2026
 Signature Date

June 29, 2024
 Date

State of Wisconsin)

La Crosse)

County) ss.

Phyllis K. Strait
 Print Name

On the above date, this instrument was acknowledged before me by the above person(s).

The signer was: ☒ Physically in my presence. OR ☐ In my presence involving the use of communication technology.

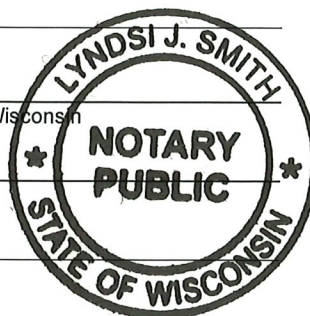
Roy Strait 06-29-26
 Signature Date

Roy Strait
 Print Name

Lyndsi J. Smith
 Signature, Notary Public, State of Wisconsin

Lyndsi J. Smith
 Print or Type Name, Notary Public, State of Wisconsin

09-17-2027
 Date Commission Expires



Project ID
 5991-07-82

This instrument was drafted by
 Todd Wright of Right of Way
 Professionals, Inc.
 Page 1 of 2

Parcel No.
 1

LEGAL DESCRIPTION

Temporary Limited Easement is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel located in the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more fully described as follows:

The Easterly 5.00 feet of the lands described in Document Number 1507517, said lands being adjacent to the westerly right-of-way line of Losey Boulevard.

Said parcel contains 500 square feet, more or less.

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 2 of 2

Parcel No.
1

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

City of La Crosse

RE1897 01/2023 Ch. 32 Wis. Stats.

Owner name(s) Phyllis K Strait and Roy Strait	Area and interest required 500.00 sq. ft. of Temporary Limited Easement (TLE)
--	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)		500.00	Sq Ft	\$0.91	\$456.78
Other	Rounding				\$43.22

Total Allocation

Rounded To

\$500.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further states that they waived the right to an appraisal without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

x Phyllis K Strait 06-29-2026 x Roy Strait 06-29-26
 Owner Signature Date Owner Signature Date
 Phyllis K Strait Roy Strait

Approved for City of La Crosse

For Office Use Only

Stephanie Sward 7/2/26
 Approving Authority Signature Date
 Stephanie Sward, P.E., City of La Crosse Project Manager
 Approving Authority Name and Title

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis. Stats.

City of La Crosse

Copies to: project engineer and owner

Owner Name(s) Phyllis K Strait and Roy Strait	Property Address 3044 LOSEY BLVD S LA CROSSE, WI 54601 Mailing Address 3044 LOSEY BLVD S LA CROSSE, WI 54601	Area code - phone Home: Cell: Work: (608) 201-3856 Email: roy cl. S Strait, P.E. Y.A. Had. 6/26
Tenant, if any	Property Address Mailing Address	Area code - phone Home: 608 796-0009 Cell: Work: Email:

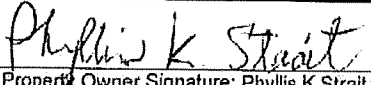
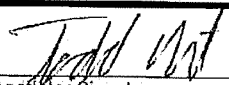
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of the City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

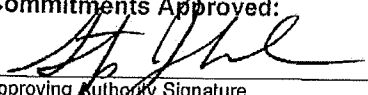
- The large trees north and south of the driveway will not be impacted by construction.

Other matters of interest and owner concerns:

• None

	6/29/26		7/2/26
Property Owner Signature: Phyllis K Strait	Date	Negotiator Signature	Date
	6-29-26	Todd Wright	
Property Owner Signature: Roy Strait	Date	Print Negotiator Name	

Commitments Approved:

	7/2/26
Approving Authority Signature	Date
Stephanie Sward, P.E., City of La Crosse Project Manager	
Approving Authority Name and Title	

Project ID
5991-07-82County
La CrosseParcel No.
1

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

July 6, 2026

VIA EMAIL

City of La Crosse
Attn: Stephanie Sward, P.E. – Project Manager
400 La Crosse Street
La Crosse, WI 54601

Re: Project ID: 5991-07-82
Losey Blvd
City of La Crosse – La Crosse County
Parcel 2

Dear Ms. Sward:

Enclosed is a signed copy of the Conveyance, Nominal Payment Parcel – Waiver of Appraisal Recommendation and Approval, Statement to Construction Engineer and W-9 for Parcel 2 on the Losey Blvd project. The amount of the offer was based on the approved Nominal Payment Parcel Report dated June 10, 2026.

If you agree, please return to me a check payable to the following for the below amount:

Parcel	Check Payable To	Check Amount
1 2	Susan M Herbers 3036 Losey Blvd S La Crosse, WI 54601	\$500.00

Please mail the check directly to me:

Right of Way Professionals, Inc.
Attn: Todd Wright
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

I will distribute the check to the owner and record the conveyance with the La Crosse County Register of Deeds following receipt of the check.

If you have questions, please call me at 715-830-0544. Thank you!

Sincerely,
Right of Way Professionals, Inc.



Todd Wright, RWA
Agent for City of La Crosse

Attachments

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 01/2023

THIS EASEMENT, made by **Susan M. Herbers**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Five Hundred and 00/100 Dollars (\$500.00)** for the purpose of **Grading**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: None

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
City of La Crosse
Attn: Right of Way Professionals, Inc.
c/o Todd Wright
2215 E. Clairemont Avenue, STE 1
Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number
17-50314-100

Susan M Herbers

Signature

6/25/2026

Date

Susan M. Herbers

Print Name

6/25/2026

Date

State of Wisconsin

LA CROSSE

)
) ss.
County)

On the above date, this instrument was acknowledged before me by the above person(s).

The signer was: ☒ Physically in my presence. OR ☐ In my presence involving the use of communication technology.

MICHAEL A. LYDON
Notary Public
State of Wisconsin

Signature, Notary Public, State of Wisconsin

MICHAEL A. LYDON
Print or Type Name, Notary Public, State of Wisconsin

JAN. 8, 2029
Date Commission Expires

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 1 of 2

Parcel No.
2

LEGAL DESCRIPTION

Temporary Limited Easement is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel located in the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more fully described as follows:

The Easterly 5.00 feet of the lands described in Document Number 1750419, said lands being adjacent to the westerly right-of-way line of Losey Boulevard.

Said parcel contains 270 square feet, more or less.

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 2 of 2

Parcel No.
2

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

City of La Crosse

RE1897 01/2023 Ch. 32 Wis. Stats.

Owner name(s) Susan M Herbers	Area and interest required 270.00 sq. ft. of Temporary Limited Easement (TLE)
----------------------------------	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)		270.00	Sq Ft	\$0.91	\$246.66
Other	Rounding				\$253.34

Total Allocation
Rounded To \$500.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

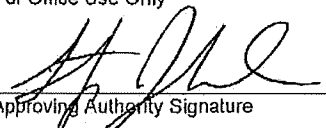
The undersigned owner(s) further states that they waived the right to an appraisal without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

x Susan M Herbers 6/28/2026
Owner Signature Date
Susan M Herbers

Approved for City of La Crosse

For Office Use Only

 7/2/26
Approving Authority Signature Date
Stephanie Sward, P.E., City of La Crosse Project Manager
Approving Authority Name and Title

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis. Stats.

City of La Crosse

Copies to: project engineer and owner

Owner Name(s) Susan M Herbers	Property Address 3036 LOSEY BLVD S LA CROSSE, WI 54601	Area code - phone Home: (608) 386-2715 Cell:
	Mailing Address 3036 LOSEY BLVD S LA CROSSE, WI 54601	Work: Email:
Tenant, if any	Property Address	Area code - phone Home: Cell:
	Mailing Address	Work: Email:

- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of the City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

• None

Other matters of interest and owner concerns:

• None

<u>Susan M Herbers</u> Property Owner Signature: Susan M Herbers	<u>4/25/2026</u> Date	<u>Todd Wright</u> Negotiator Signature	<u>7/2/26</u> Date
		Todd Wright Print Negotiator Name	

Commitments Approved:

<u>[Signature]</u> Approving Authority Signature	<u>7/2/26</u> Date
Stephanie Sward, P.E., City of La Crosse Project Manager	
Approving Authority Name and Title	

Project ID
5991-07-82County
La CrosseParcel No.
2

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

July 6, 2026

VIA EMAIL

City of La Crosse
Attn: Stephanie Sward, P.E. – Project Manager
400 La Crosse Street
La Crosse, WI 54601

Re: Project ID: 5991-07-82
Losey Blvd
City of La Crosse – La Crosse County
Parcel 12

Dear Ms. Sward:

Enclosed is a signed copy of the Conveyance, Nominal Payment Parcel – Waiver of Appraisal Recommendation and Approval, Statement to Construction Engineer and W-9 for Parcel 12 on the Losey Blvd project. The amount of the offer was based on the approved Nominal Payment Parcel Report dated June 10, 2026.

If you agree, please return to me a check payable to the following for the below amount:

Parcel	Check Payable To	Check Amount
12	Daniel P. LeJeune 2900 Losey Blvd S La Crosse, WI 54601	\$500.00

Please mail the check directly to me:

Right of Way Professionals, Inc.
Attn: Todd Wright
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

I will distribute the check to the owner and record the conveyance with the La Crosse County Register of Deeds following receipt of the check.

If you have questions, please call me at 715-830-0544. Thank you!

Sincerely,
Right of Way Professionals, Inc.



Todd Wright, RWA
Agent for City of La Crosse

Attachments

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
 Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
 RE1577 01/2023

THIS EASEMENT, made by **Daniel P. LeJeune, an unmarried man**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **Five Hundred and 00/100 Dollars (\$500.00)** for the purpose of **Grading**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: None

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
 City of La Crosse
 Attn: Right of Way Professionals, Inc.
 c/o Todd Wright
 2215 E. Clairemont Avenue, STE 1
 Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number
 17-50226-120

Daniel P. LeJeune

Signature

6-26-26

Date

Daniel P. LeJeune
 Print Name

6-26-2026

Date

State of Wisconsin

La Crosse

County)

ss.

On the above date, this instrument was acknowledged before me by the above person(s).

The signer was: ☒ Physically in my presence. OR ☐ In my presence involving the use of communication technology.

MICHELLE M WOJTOWICZ
 NOTARY PUBLIC
 STATE OF WISCONSIN

Michelle M Wojtowicz
 Signature, Notary Public, State of Wisconsin

Michelle M Wojtowicz
 Print or Type Name, Notary Public, State of Wisconsin

03-14-2028

Date Commission Expires

Project ID
 5991-07-82

This instrument was drafted by
 Todd Wright of Right of Way
 Professionals, Inc.
 Page 1 of 2

Parcel No.
 12

LEGAL DESCRIPTION

Temporary Limited Easement is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel located in Lot 1 in Block 9 of Sunshine Garden Addition, Town of Shelby, now in the City of La Crosse, located in the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more fully described as follows:

The Easterly 5.00 feet said Lot 1, said lands being adjacent to the westerly right-of-way line of Losey Boulevard.

Said parcel contains 274 square feet, more or less.

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 2 of 2

Parcel No.
12

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

City of La Crosse

RE1897 01/2023 Ch. 32 Wis. Stats.

Owner name(s) Daniel P LeJeune	Area and interest required 274.00 sq. ft. of Temporary Limited Easement (TLE)
-----------------------------------	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)		274.00	Sq Ft	\$0.91	\$250.32
Other	Rounding				\$249.68

Total Allocation

Rounded To

\$500.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further states that they waived the right to an appraisal without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

X Daniel P. LeJeune 6-26-26
Owner Signature Date
Daniel P LeJeune

Approved for City of La Crosse

For Office Use Only

Stephanie Sward 7/6/26
Approving Authority Signature Date
Stephanie Sward, P.E., City of La Crosse Project Manager
Approving Authority Name and Title

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis. Stats.

City of La Crosse

Copies to: project engineer and owner

Owner Name(s) Daniel P LeJeune	Property Address 2900 LOSEY BLVD S LA CROSSE, WI 54601	Area code - phone Home: Cell:
	Mailing Address 2900 LOSEY BLVD S LA CROSSE, WI 54601	Work: Email:
Tenant, if any	Property Address	Area code - phone Home:
	Mailing Address	Cell: Work: Email:

- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval of the City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

• None

Other matters of interest and owner concerns:

• None

<u>Daniel P. LeJeune</u> Property Owner Signature: Daniel P LeJeune	<u>6-26-26</u> Date	<u>Todd Wright</u> Negotiator Signature	<u>7/6/2026</u> Date
		Todd Wright Print Negotiator Name	

Commitments Approved:

<u>Stephanie Sward</u> Approving Authority Signature	<u>7/6/2026</u> Date
Stephanie Sward, P.E., City of La Crosse Project Manager Approving Authority Name and Title	

Project ID
5991-07-82County
La CrosseParcel No.
12

RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

July 6, 2026

VIA EMAIL

City of La Crosse
Attn: Stephanie Sward, P.E. – Project Manager
400 La Crosse Street
La Crosse, WI 54601

Re: Project ID: 5991-07-82
Losey Blvd
City of La Crosse – La Crosse County
Parcel 15

Dear Ms. Sward:

Enclosed is a signed copy of the Conveyance, Nominal Payment Parcel – Waiver of Appraisal Recommendation and Approval, Statement to Construction Engineer and W-9 for Parcel 15 on the Losey Blvd project. The amount of the offer was based on the approved Nominal Payment Parcel Report dated June 10, 2026.

If you agree, please return to me a check payable to the following for the below amount:

Parcel	Check Payable To	Check Amount
15	Michael F. Betz 2408 Ristow Ct La Crosse, WI 54601	\$1,600.00

Please mail the check directly to me:

Right of Way Professionals, Inc.
Attn: Todd Wright
2215 E. Clairemont Avenue, Suite 1
Eau Claire, WI 54701

I will distribute the check to the owner and record the conveyance with the La Crosse County Register of Deeds following receipt of the check.

If you have questions, please call me at 715-830-0544. Thank you!

Sincerely,
Right of Way Professionals, Inc.



Todd Wright, RWA
Agent for City of La Crosse

Attachments

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.

Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]

RE1577 01/2023

THIS EASEMENT, made by **Michael F. Betz**, GRANTOR, conveys a temporary limited easement as described below to the **City of La Crosse**, GRANTEE, for the sum of **One Thousand Six Hundred and 00/100 Dollars (\$1,600.00)** for the purpose of **Grading**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: None

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to

City of La Crosse

Attn: Right of Way Professionals, Inc.

c/o Todd Wright

2215 E. Clairemont Avenue, STE 1

Eau Claire, WI 54701

Parcel Identification Number/Tax Key Number

17-50323-840

Michael F. Betz 6/30/26
Signature Date

Date

State of Wisconsin

La Crosse

County)

ss.

Michael F. Betz

Print Name



On the above date, this instrument was acknowledged before me by the above person(s).

The signer was: *x* Physically in my presence. OR In my presence involving the use of communication technology.

Sam Paulson

Signature, Notary Public, State of Wisconsin

Sam Paulson

Print or Type Name, Notary Public, State of Wisconsin

June 4th, 2028

Date Commission Expires

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 1 of 2

Parcel No.
15

LEGAL DESCRIPTION

Temporary Limited Easement is a right for construction purposes, as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel located in the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more fully described as follows:

The Southerly 5.00 feet of the Westerly 49.36 feet and also the Westerly 10.00 feet of the lands described in Volume 1150, Page 147 as Document Number 1161097, said lands being adjacent to the easterly right-of-way line of Losey Boulevard and northerly right-of-way line of Ristow Court.

Said parcel contains 1185 square feet, more or less.

Project ID
5991-07-82

This instrument was drafted by
Todd Wright of Right of Way
Professionals, Inc.
Page 2 of 2

Parcel No.
15

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

City of La Crosse

RE1897 01/2023 Ch. 32 Wis. Stats.

Owner name(s) Michael F Betz	Area and interest required 1,185.00 sq. ft. of Temporary Limited Easement (TLE)
---------------------------------	--

Allocation

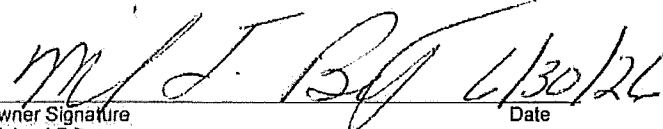
Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)		1,185.00	Sq Ft	\$1.32	\$1,563.71
Other	Rounding				\$36.29

Total Allocation
Rounded To \$1,600.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of La Crosse.

The undersigned owner(s) further states that they waived the right to an appraisal without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of La Crosse agents or representatives.

X  4/30/24
Owner Signature Date
Michael F Betz

Approved for City of La Crosse

For Office Use Only

 7/6/26
Approving Authority Signature Date
Stephanie Sward, P.E., City of La Crosse Project Manager
Approving Authority Name and Title

STATEMENT TO CONSTRUCTION ENGINEER

RE1528 10/2024 s. 84.09 Wis. Stats.

City of La Crosse

Copies to: project engineer and owner

Owner Name(s) Michael F. Betz	Property Address 2409 Ristow Ct La Crosse, WI 54601	Area code - phone Home:
	Mailing Address 2408 Ristow Ct La Crosse, WI 54601	Cell: (608) 790-6631
Tenant, if any	Property Address	Work:
	Mailing Address	Email:
		Area code - phone
		Home:
		Cell:
		Work:
		Email:

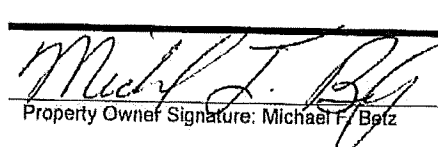
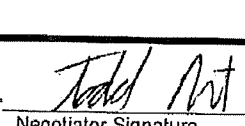
- All commitments agreed upon between negotiator and property owner are listed below.
- All commitments are subject to approval by the City of La Crosse.
- Basic concepts of construction project have been explained to owner.
- No other commitments, either verbal or implied, are valid.

Commitments made (fences, driveways, trees, drainage or other items):

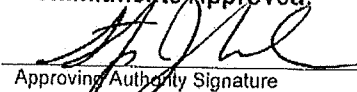
- The trees between the sidewalk and the building will not be impacted by construction.

Other matters of interest and owner concerns:

• None

	<u>7/30/26</u>		<u>7/6/2026</u>
Property Owner Signature: Michael F. Betz	Date	Negotiator Signature	Date
		Todd Wright	
		Print Negotiator Name	

Commitments Approved:

	<u>7/6/2026</u>
Approving Authority Signature	Date
Stephanie Sward, P.E., City of La Crosse Project Manager	
Approving Authority Name and Title	

Project ID
5991-07-82County
La CrosseParcel No.
15



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0732

Agenda Date: 7/13/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0733

Agenda Date: 7/13/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



City of La Crosse - Engineering Department

400 La Crosse St., La Crosse, WI
(608) 789-7505

www.cityoflacrosse.org
engineering@cityoflacrosse.org

PERMIT

Right-of-Way - Privilege
Revocable Occupancy - Gas & Electric

ROWP-045067-2026

DESCRIPTION

Trane is requesting to relocate an electrical pole onto the boulevard in front of Chart on Ward Avenue

STATUS

Application Date: 6/10/2026

Status: Under Review

District: Within City Limits

CONTACTS

Applicant: (Billing)

Luke Cione

2600 Losey Blvd S

La Crosse, WI 54601

Business Phone: (608) 881-2576

luke.cione@tranetechnologies.com

ADDRESSES

2504 LOSEY BLVD S, 2351 WARD AVE

PARCELS

17-50297-110

MAIN

ZONING

Heavy Industrial (Z-M2)

INSPECTION DISTRICTS

Inspection Construction District 4 (ICD-4), Inspection Maintenance District 4 (IMD-4)

APPLICATION APPROVED:



City of La Crosse - Engineering Department

400 La Crosse St., La Crosse, WI
(608) 789-7505

www.cityoflacrosse.org
engineering@cityoflacrosse.org

PERMIT

Right-of-Way - Privilege
Revocable Occupancy - Gas & Electric

ROWP-045067-2026

INVOICE

00057402

BILL TO
Luke Cione
2600 Losey Blvd S
La Crosse, WI 54601

DETAILS
Status: Paid In Full
Date: 6/10/2026
Due Date: 7/10/2026
Description: ROWP-045067-2026



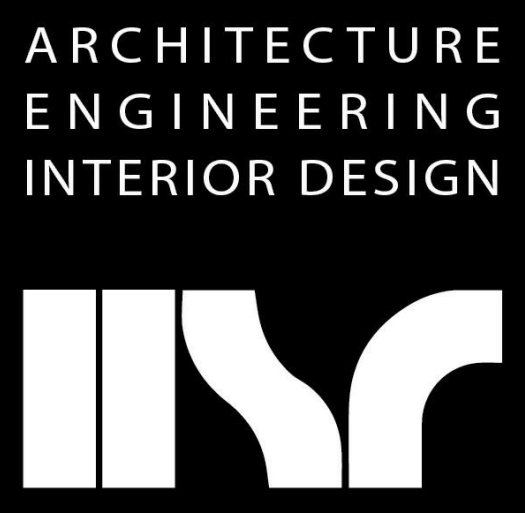
Permit: Right-of-Way - Privilege - Revocable Occupancy - Gas & Electric

ROWP-045067-2026

	Fee	Amount	Paid	Owed
Revocable Occupancy Permit		\$100.00	\$100.00	\$0.00
		\$100.00	\$100.00	\$0.00

Amount	Paid	Owed
\$100.00	\$100.00	\$0.00

TRANE TECHNOLOGIES
BUILDING 7 LOADING DOCK MODIFICATIONS
2600 LOSEY BLVD S
LA CROSSE, WI



HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:

26018

JUNE 23, 2026

IFC

INDEX OF DRAWINGS

GENERAL

G000 COVER SHEET- LOADING DOCK PLAN

CIVIL

C010 EXISTING CONDITIONS MAP
C050 DEMOLITION PLAN
C090 SPECIFICATIONS
C100 SITE PLAN
C200 GRADING PLAN
C300 EROSION CONTROL PLAN
C400 UTILITY PLAN
C500 DETAILS

ELECTRICAL

ES01 ELECTRICAL SITE DEMOLITION PLAN
ES02 ELECTRICAL SITE PLAN
ES03 ELECTRICAL SITE PHOTOS

PROJECT TEAM

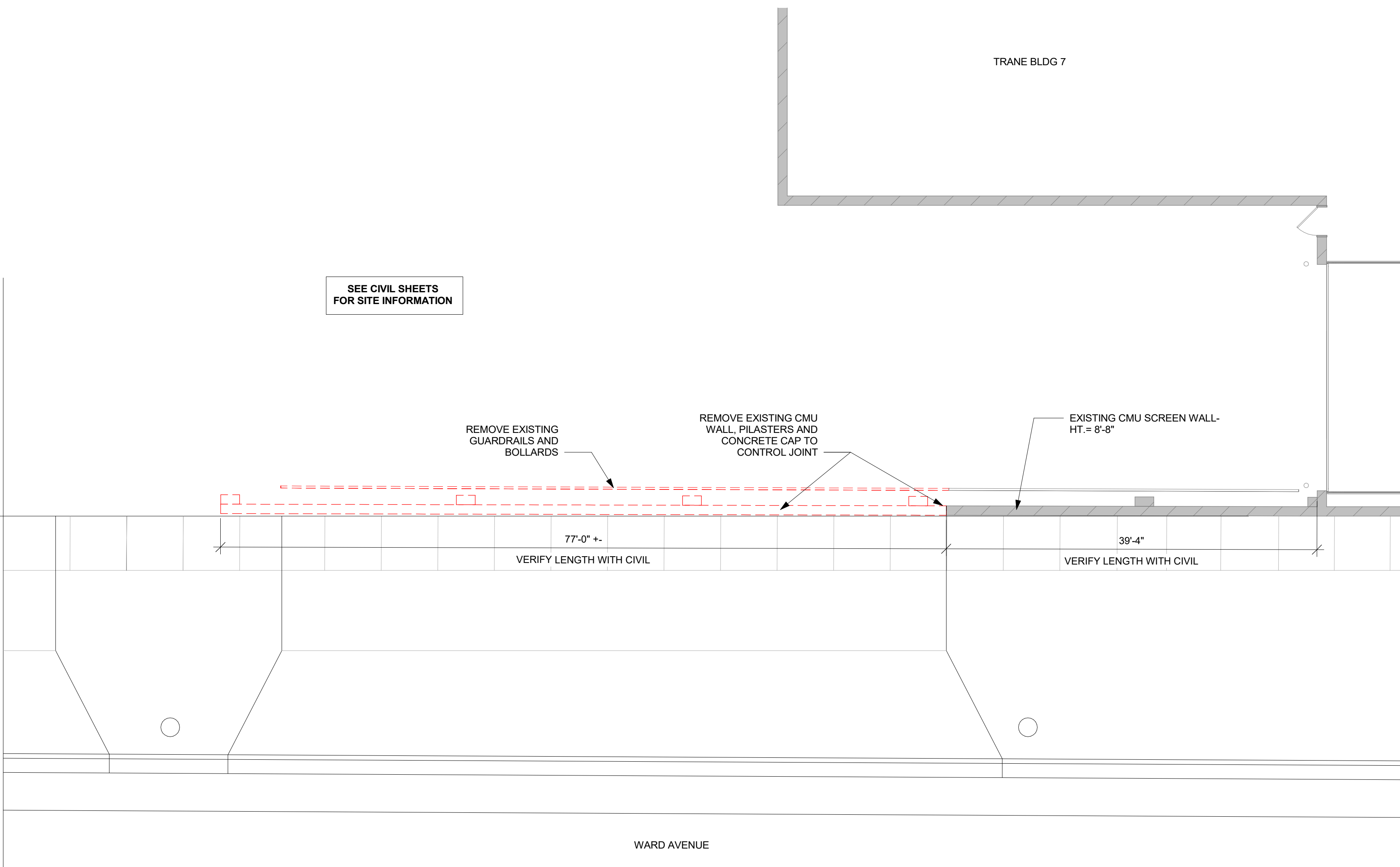
PROJECT MANAGER: HSR ASSOCIATES, INC.
MICHELLE MALAND
mmaland@hsrassociates.com
608.784.1830

JOB CAPTAIN: HSR ASSOCIATES, INC.
MIKE LORENS
mlorens@hsrassociates.com
608.784.1830

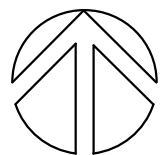
SPECIFICATIONS: HSR ASSOCIATES, INC.
TOBIN FAUCHEUX
tfauchaux@hsrassociates.com
608.784.1830

CIVIL ENGINEER: PARAGON ASSOCIATES, INC.
CATHERINE GEISTER
catherineg@paragon-assoc.biz
608.781.3110

ELECTRICAL ENGINEER: GALILEO CONSULTING
PAT POPOWICH
ppopowich@galileo-group.us
608.317.5573



1 LOADING DOCK PLAN
1/8" = 1'-0"



TRANE TECHNOLOGIES
BUILDING 7 LOADING DOCK MODIFICATIONS
2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601
COVER SHEET- LOADING DOCK PLAN

Project Title:
Project Location:
Sheet Title:

HSR Project Number:
26018

Project Date:
May 14, 2026

Drawn By:
MPL

Key Plan:

ISSUED FOR
CONSTRUCTION

Revisions:		
No.	Description	Date

Graphic Scale:
VARIES

Last Update:
6/23/2026 1:24:59 PM

G000



HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:

PARAGON ASSOCIATES
Environmental Design & Consulting
Civil Engineering, Landscape Architecture, Surveying
833 CAMPBELL AVENUE, LA CROSSE, WI 54601
TEL: 608.787.3110 Fax: 608.787.3187 Paragon-Logo-31

**TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS
EXISTING CONDITIONS MAP**

Project Title:
Project Location: 2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601

HSR Project Number:
26018

Project Date:
MAY 15, 2026

Drawn By:
C.G.

Key Plan:

**ISSUED FOR
CONSTRUCTION**

No.	Description	Date

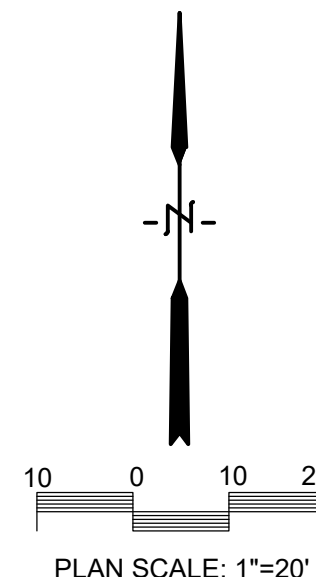
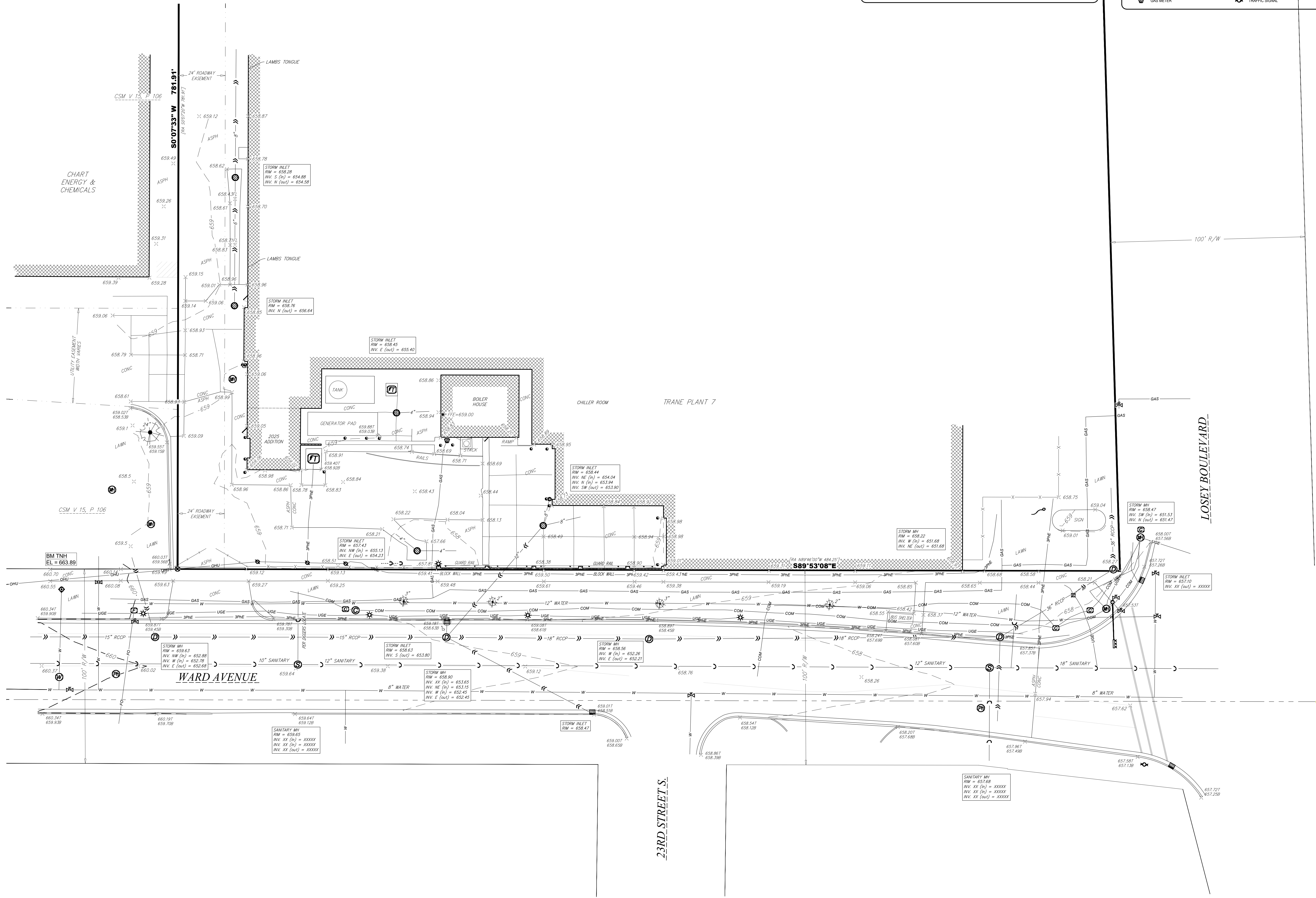
Graphic Scale:
1" = 20'

Last Update:
06/23/2026

C010

- GENERAL NOTES**
- THE UNDERGROUND LOCATIONS OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES VIA DIGGERS LOCATE REQUEST.
 - THE LOCATIONS OF THE PRIVATELY OWNED UNDERGROUND UTILITIES WERE NOT MARKED.
 - 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. **DAL 811 OR (800) 242-8511**
 - 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 HSR ASSOCIATES 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.
 - THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. EASEMENTS THAT ARE SHOWN ARE BASED ON DOCUMENTS FROM OUR FILES, AND MAY OR MAY NOT HAVE BEEN VACATED. OTHER EASEMENTS MAY EXIST ON THE PROPERTY SURVEYED.
 - THIS DOCUMENT IS BEING FURNISHED TO HSR ASSOCIATES 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.

- LEGEND**
- 660 CONTOUR MAJOR 1:659.24 SPOT ELEVATION (HARD SURFACE) 659.257 SPOT ELEVATION TOP/ BOTTOM OF CURB OR WALL
 - 659 CONTOUR MINOR 1:659.2 SPOT ELEVATION (SOFT SURFACE)
 - FOUND 3/4" O.D. IRON BAR (UNLESS NOTED)
 - FOUND DRILL HOLE (UNLESS NOTED)
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CURB INLET
 - AREA DRAIN
 - WATER MANHOLE
 - HYDRANT
 - WATER VALVE
 - CURB STOP
 - TRANSFORMER
 - ELECTRIC PEDESTAL
 - LIGHT POLE
 - FIBER OPTIC PULLBOX
 - PHONE MANHOLE
 - COMMUNICATIONS MANHOLE
 - COMMUNICATIONS PULLBOX
 - UNKNOWN MANHOLE
 - GAS METER
 - UTILITY POLE
 - GUY ANCHOR
 - CLEANOUT
 - BOLLARD
 - FLAGPOLE
 - SINGLE POST SIGN
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL
 - FFE FINISHED FLOOR ELEVATION
 - R/W RIGHT-OF-WAY
 - RCCP REINFORCED CYLINDRICAL CONCRETE PIPE
 - DECIDUOUS TREE, SIZE AS NOTED



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 TREE
- ⑥ PROTECT EXISTING TREE

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:

PARAGON
ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
833 COPLAND AVENUE, LA CROSSE, WI 54601
TEL: 608.787.2110 Fax: 608.787.2187 Paragon-Heslop, WI

TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS
2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601
DEMOLITION PLAN

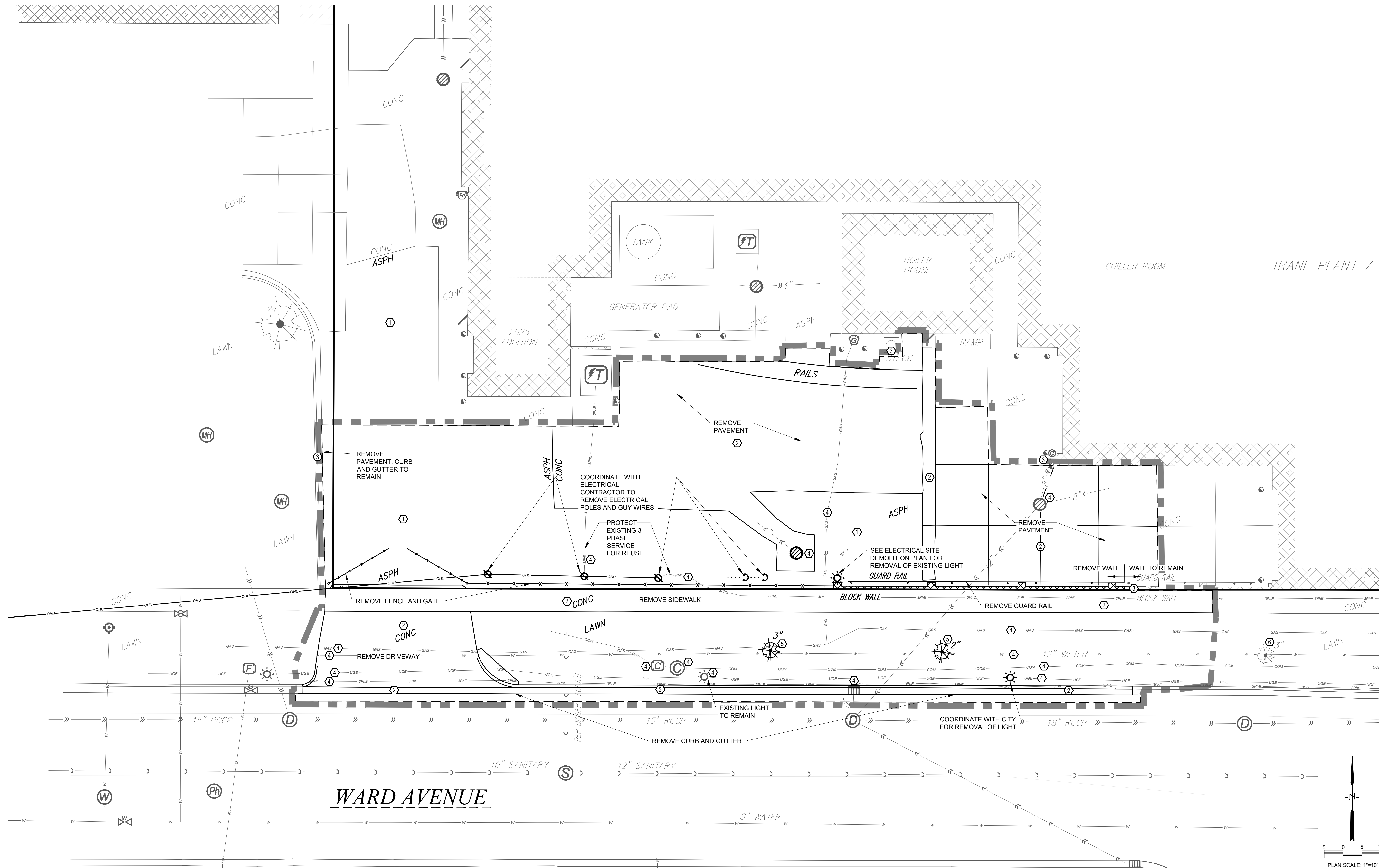
Project Title:
Project Number:
Project Date:
Drawn By:
Key Plan:

ISSUED FOR
CONSTRUCTION

Revisions:		
No.	Description	Date

Graphic Scale:
1" = 10'
Last Update:
06/23/2026

C050



SECTION 31 10 00
SITE PREPARATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Site demolition, clearing, grubbing, and subsequent off-site disposal of improvements or other features required to accommodate the new construction.

1.2 PROJECT CONDITIONS

A. Traffic: Conduct site-clearing operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks, or other occupied or used facilities without permission from authorities having jurisdiction. City of La Crosse permit to work in the ROW is required.

B. Restore to original grades and conditions, areas adjacent to the Site disturbed or damaged as a result of site preparation work.

PART 2 - PRODUCTS

2.1 TOPSOIL

A. Topsoil is defined as friable clay loam surface soil found in a depth of not less than 4".

PART 3 - EXECUTION

3.1 SITE CLEARING

A. Protect adjacent improvements from damage.

B. Remove grass and other vegetation, or obstructions, as required, to permit installation of new construction. Strip topsoil to whatever depths encountered in a manner to prevent interfering with underlying subsoil or other objectionable material. Strip topsoil only where necessary to install new construction.

C. Stockpile topsoil in storage piles graded for free drainage of runoff. Provide sediment control as specified. Dispose of unsuitable or excess topsoil off the site.

D. If unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure both nature and extent of conflict. Submit report to Owner's representative in written, accurate detail. Pending receipt of directive from Owner's representative, rearrange site preparation schedule as much as practical to continue overall job progress without delay.

3.2 UTILITIES

A. Before starting excavation, establish location and extent of underground utilities that may be present in work area. Notify Utility owner and Gundersen of any discovered utility conflict and assist in coordinating a meeting to discuss the possible options to resolve the conflict. Maintain any existing utility lines, that will remain in-place, that pass through work area. Protect active utility services uncovered by excavation.

B. Structures in the ROW that are not reinstalled shall be returned to the City (such as signs and castings).

C. Remove abandoned utility service lines from areas of excavation. Cap, plug or seal such lines and identify at grade per requirements of the utility having authority. Accurately locate and record abandoned and active utility lines, rerouted or extended, on project record documents where encountered.

D. If asbestos is found, stop work and notify Engineer immediately.

3.3 DISPOSAL OF WASTE MATERIALS

A. Removal from Owner's Property: Remove all waste materials from Owner's property and dispose of in accordance with all applicable laws and regulations.

3.4 CLEANING

A. Upon completion of site preparation work, clean areas within the contract limits, remove tools, and equipment. Provide the Site clear, clean, and free of materials and debris and suitable for site work operations.

3.5 REPAIRING

A. Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of site preparation work. Repair and clean adjacent construction or surfaces soiled or damaged by site preparation work.

END OF SECTION - 31 10 00

SECTION 31 22 00
EARTHWORK

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. The Contractor shall provide all labor, fill materials, and equipment to complete the work including staking and lay out of the work. The work includes excavating subsoil and reforming to grades shown on the drawings. All proposed grades and contours shown on the plans are finished surfaces.

B. Quality control testing services shall be provided by the Contractor.

1.2 DEFINITIONS

A. Excavation: Removal of material encountered to subgrade elevations and the reuse or disposal of materials removed.

B. Subgrade: The uppermost surface of an excavation or the top surface of a fill or backfill immediately below subbase, base, aggregate, or topsoil material.

1.3 SUBMITTALS

A. Quality Assurance Submittals

1. Test results for the following:

a. Optimum Density Testing.

b. Compaction Testing

2. Closeout Submittals

a. Compliance Report in accordance with Article 3.10 A.

1.4 QUALITY ASSURANCE

A. ASTM D698, standard proctor density, shall be used to determine the optimum density and optimum moisture content for the soil work in this Section.

1.5 QUALITY CONTROL TESTING DURING CONSTRUCTION

A. An independent soil testing service for quality control testing during earthwork operations shall be hired by the Contractor. The services performed by the soil testing service will be paid by the Contractor as follows:

1. Optimum Density Testing - Fill Material

a. Testing required establishing the quality, appropriateness and optimum density levels of the materials used for fill.

2. Optimum Density Testing - Material in Place

a. Testing required to establish the optimum density levels for the existing material remaining in place after soil materials have been removed.

3. Compaction Testing

a. Field density tests for determining the compaction of soil in-place.

PART 2 - PRODUCTS

2.1 FILL MATERIALS

A. General Summary: The fill materials will be divided into two (2) categories as specified below:

1. Excavated Material from On-Site: Material excavated from on-site may be reused as a general fill provided it was free of debris when excavated and is acceptable by the Contractor's geotechnical engineering service. Moisture content of the material shall allow for proper compaction.

2. Fill from Off-Site: Fill material from off-site shall be approved by the Contractor's Geotechnical Engineer and be placed and tested in accordance with standard practice and the specification.

PART 3 - EXECUTION

3.1 PREPARATION

A. Establish and identify lines, levels, contours, and datum. Maintain benchmarks, monuments, and other reference points.

B. Before start of grading, establish the location and extent of utilities in the work areas. Protect existing structures, utilities, pavements, and other facilities from damage caused by earthwork operations.

C. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff to adjacent properties.

3.2 EXCAVATION

A. Unclassified Excavation: All excavation is unclassified and includes excavation to required subgrade elevations regardless of the character of materials and obstructions encountered. Excess materials are waste materials and must be removed from the site.

3.3 CORRECTIONS FOR STRUCTURES

A. Excavate to indicated elevations and dimensions within a tolerance of plus or minus 0.10 foot. Excavate for equipment pads to indicated cross sections, elevations, and grades.

3.4 APPROVAL OF SUBGRADE

A. When the Contractor's geotechnical service determines that unforeseen unsatisfactory soil is present, over-excavate and replace with specified fill material. Correcting of unforeseen conditions shall be paid for in accordance with the Contract.

B. Reconstruct subgrade damaged by construction activities.

3.5 FILL

A. When subgrade or existing ground surface to receive fill has density less than that required for fill, the Contractor shall compact the surface to required density before placing fill material in 8" layers to required elevations.

3.6 COMPACTION

A. Place fill materials in layers not more than 8" in loose depth for material compacted by heavy compaction equipment.

B. Percentage of Maximum Dry Density Requirements: Compact soil to not less than the following percentages of maximum dry density according to ASTM D698:

1. Under structures, pavements, and slopes greater than 4:1, compact fill material to 95 percent maximum dry density.

2. Below other areas, not included in 1. above, place fill material to 85 percent maximum dry density.

3.7 GRADING

A. Uniformly grade areas to a smooth surface. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated. Provide a smooth transition between existing adjacent grades and new grades.

3.8 FIELD QUALITY CONTROL

A. Testing Agency Services: Allow testing agency to inspect and test each subgrade and each fill or backfill layer. Do not proceed until tests results for previously completed work verify compliance with requirements.

1. Perform field in-place density tests according to ASTM D1556 (sand cone method), ASTM D2167 (rubber balloon method), or ASTM D2937 (drive cylinder method), as applicable.

a. Field in-place density tests may also be performed by the nuclear method according to ASTM D2922, provided that calibration curves are periodically checked and adjusted to correlate to tests performed using ASTM D1556. With each density calibration check, check the calibration curves furnished with the moisture gages according to ASTM D3017.

b. When field in-place density tests are performed using nuclear methods, make calibration checks of both density and moisture gages at beginning of work, on each different type of material encountered, and at intervals as directed by the Owner.

c. Fill and structural fill: At the excavated subgrade and at each compacted two (2) foot fill layer, perform at least one (1) field in-place density test for every 2,000 square feet but in no case fewer than three tests per layer. Test at least two (2) fill layers (one intermediate layer and at final surface subgrade layer, nine tests total is the minimum).

B. When testing agency reports that subgrade or fill are below specified density, the Contractor shall take the necessary measures to compact the area to the specified compaction and retest until required density is obtained.

3.9 CLEANUP

A. Streets and site shall be left free of excess soil, debris, or stains on a daily basis.

3.10 COMPLIANCE REPORT

A. Contractor shall submit a final report from the Contractor's testing service stating that the specification has been met. The report shall contain lab and field result reports of all testing performed to support this conclusion.

3.11 WARRANTY

A. Contractor shall warrant all work free of defects in materials and workmanship for a period of one (1) year following final acceptance of work by Owner.

END OF SECTION - 31 22 00

PART 2 - PRODUCTS	2.1 MATERIALS A. Bedding Materials and Cover Materials 1. Materials shall meet requirements for Structural Fill as identified in the Project Geotechnical report B. Backfill Material 1. On-site material may be used for backfill where approved by the Contractor's geotechnical service.	
	PART 3 - EXECUTION	
3.1 PREPARATION AND LAYOUT A. Establish extent of excavation by area and elevation. Designate and identify datum elevation. Set required lines and levels and maintain benchmarks, monuments and other reference points.		
3.2 EXCAVATING A. Excavate in accordance with lines and grades. Cut trenches sufficiently wide to enable proper installation of pipe.		
3.3 LAYING OF PIPE A. All storm sewer pipe shall be installed in accordance with the Standard Specifications. Class "C" bedding shall be used for all pipe construction.		
3.4 BACKFILLING A. All backfill material shall be approved by the Contractor's testing service. B. Backfill systematically and as early as possible to allow maximum time for natural settlement and compaction. Place and compact fill materials in continuous layers not to exceed 8". Use methods so as not to disturb or damage pipe.		
3.5 COMPACTION REQUIREMENTS A. Compact pipe backfill to 95% of maximum dry density as established in accordance with ASTM D698.		
3.6 COMPACTION TESTING A. An independent testing laboratory approved and paid by the Contractor will perform testing of compacted fill materials. Performed testing so as to least encompass performance of the work. Where fill materials are too thin to test using traditional methods, Contractor shall use an alternate approved method to verify soil compaction. Generally, for current placement, a wheel test conducted at the direction of the Contractor's geotechnical service. If, during progress of work, tests indicate that compacted materials do not meet specified requirements, remove defective work, replace and retest at no cost to Owner. B. Contractor shall notify testing laboratory 48 hours in advance of time compaction testing is required. C. Where fill materials are too thin to test using traditional methods, Contractor shall use an alternate approved method to verify soil compaction.		
END OF SECTION - 31 23 16		
SECTION 31 2350 FINISH GRADING		
PART 1 - GENERAL		
1.1 SECTION INCLUDES A. Finish Grading for lawn and landscaped areas. B. Areas in the ROW shall be restored in accordance with City specifications where more stringent than found in this section.		
PART 2 - PRODUCTS		
2.1 MATERIALS A. Topsoil: Surface soils salvaged from the stripping operations, not less than the top 4" of existing soil.		
PART 3 - EXECUTION		
3.1 GRADING A. Grade the site to establish new grades as indicated on the Drawings. Shape additional areas disturbed by construction operations. Grade to uniform levels or slopes between points or contours where are indicated on the Drawings.		
3.2 PLACING TOPSOIL A. Place topsoil immediately in areas where lawns or landscaping will occur as shown on the Drawings to approximately 6" thick. All attempts to place topsoil during dry weather should be made. B. Areas scheduled for lawn seed shall have 6 inches of topsoil. C. Leave site area clean and raked, ready to receive seeding.		
END OF SECTION - 31 23 50		
SECTION 31 25 00 EROSION CONTROL		
PART 1 - GENERAL		
1.1 SECTION INCLUDES A. Provide all materials and labor required for permanent and temporary erosion control and soil stabilization of all areas disturbed by excavation, grading, and fill operations. B. Wisconsin Department of Transportation Product Acceptability List.		
1.2 REFERENCES A. Wisconsin Department of Transportation Product Acceptability List.		
1.4 REQUIREMENTS A. Install perimeter control (filler fabric fence) and tracking control prior to disturbing the area. B. Apply seeding, sodding, mulching, or other equivalent practices within seven (7) days of the end of active disturbance of the soil surface. C. The Contractor shall be responsible for temporary erosion control measures. These are erosion or sediment control measures not shown on the Drawings but necessary to protect the site when the site work is only partly completed.		
PART 2 - PRODUCTS		
2.1 MATERIALS A. Silt fence: Constructed with 2" x 2" hardwood posts 8'-0" on center with only WisDOT approved fabric. B. Erosion Control Matting: Curlex I CL or Curlex II CL by American Excelsior or A/E approved equivalent. C. Erosion Matting Staples: As supplied and recommended by the manufacturer of the erosion control matting. D. For seeding completed before May 15 th or after September 15, straw mulch shall be replaced with matting "Futura F4 Netless" by Profile Products, LLC (800) 368-3683. E. Tracking Control Rock: 3" screened and washed, crushed stone with 100% passing the 3" sieve, less than 40% passing the 1 1/2" sieve and less than 5% passing the 1/2" sieve. F. Tracking Control Rock Fabric: Propex 2002 or A/E approved equal.		
PART 3 - EXECUTION		
3.1 SILT FENCE A. Install silt fence in the locations indicated on the Drawings. Install prior to earthwork or site preparation. Installation may be delayed while an area scheduled for all fence is under construction. When installation of the silt fence is delayed, install as soon as practical, but in no case shall an area be left unprotected for more than two days. B. Install silt fence in accordance with the Drawing, the approved shop drawings, and the recommendations of the manufacturer.		
3.2 EROSION CONTROL MATTING A. Place erosion matting in areas designated on the Drawings or as appropriate. Areas indicated on the Drawings identify only the areas needing the control measure, not the actual area of erosion matting. B. Place staples following the directions of the manufacturer, providing a minimum of two staples per square yard of matting. C. Install erosion matting within 2 days of finish grading of areas to receive matting.		
3.3 TRACKING CONTROL ROCK TRACKING CONTROL APRON A. Place Tracking Control rock in areas designated on the Drawings in an 18" thick layer. B. Cover subgrade areas for Tracking Control rock with Tracking Control rock fabric prior to placement of Tracking Control rock.		
3.4 MAINTENANCE A. Inspect control practices within 24 hours after a rainfall. Make any necessary repairs immediately. B. Inspect silt fences and barriers remove sediment deposits after each storm event or when deposits reach one-third the height of the fence or barrier. C. Inspect all seeding, sodding, and mulches within 24 hours after each rainfall or daily during periods of prolonged rainfall. Apply additional mulch, netting or matting immediately when necessary, to maintain suitable coverage.		
END OF SECTION - 31 25 00		
32 13 13 PORTLAND CEMENT CONCRETE PAVING		
PART 1 - GENERAL		
1.1 SECTION INCLUDES A. Portland cement concrete sidewalks, curbs, gutters, drives, and aprons for concrete placed on the Trane Building 7 property. B. Concrete placed in the ROW shall be installed in accordance with City of La Crosse specifications with special control joints as indicated on the plans.		
1.2 QUALITY ASSURANCE A. Perform work in accordance with ACI 301 and WisDOT Std. Spec. as applicable.		
1.3 ENVIRONMENTAL REQUIREMENTS A. Do not place concrete when base surface temperature is less than 40F, or surface is wet or frozen.		
1.4 REFERENCE SPECIFICATIONS A. "WisDOT Std. Spec." shall mean State of Wisconsin, Department of Transportation, Standard Specifications for Highway and Structure Construction, Current Edition.		
1.5 SUBMITTALS A. Concrete mix design data. B. Submit proposed joint layout and spacing following guidance on the plans.		
PART 2 - PRODUCTS		
2.1 FORM MATERIALS A. Form materials: Conform to ACI 301.		
2.2 CONCRETE MATERIALS A. In general, concrete materials shall meet the requirements of WisDOT Standard Specification 501 materials, except coarse aggregates shall meet the following: percentage by weight passing the one-inch sieve for size C.A. Mix B No. 4 coarse aggregate gradation requirement shall be between 10 and 55 percent. B. Cement: ASTM C150 air entraining - Type 1A Portland type, grey color. C. Fine and coarse mix aggregates: ASTM C33. D. Water: Potable, not detrimental to concrete. E. Air entrainment: ASTM C260.		

ACCESSORIES

A. Curing compound: ASTM C309, Type 2, Class A.

B. Joint filler: Filler shall be bituminous fiber type, minimum 1/2" width and meet the requirements of WisDOT Std. Spec. 415.2.3.

C. Reinforcement shall be steel in accordance with requirements of WisDOT Std. Spec. Sections 505.1 through 505.3.

2.4 CONCRETE MIX - BY PERFORMANCE CRITERIA

A. Mix and deliver concrete in accordance with ASTM C94, Alternative No. 2.

B. Provide concrete to the following criteria:

1. Compressive strength: 4000 psi at 28 days

2. Slump: 1" to 3"

3. Air entrained: 5% to 7%

4. A water/cement ratio of 0.45 or less for site concrete

C. Use accelerating admixtures in cold weather only when approved by the A/E. Use of admixtures will not relax cold weather placement requirements.

2.5 SOURCE QUALITY CONTROL

A. Provide tests on cement and aggregates to show conformance with specified requirements.

2.6 BASE COURSE

A. Crushed aggregate base course: WisDOT Std. Spec. 305.2.2.1.1, 1-1/2" Dense Graded Base.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify compacted subgrade is acceptable and ready to support paving and imposed loads.

B. Verify gradients and elevations of base are correct.

3.2 PREPARATION

A. Notify the A/E minimum 24 hours prior to commencement of concrete operations.

3.3 FORMING

A. Place and secure forms to correct locations, dimension, and profile.

B. Assemble formwork to permit easy stripping and dismantling without damaging concrete.

C. Place joint filler vertical in position, in straight lines. Secure to form work during concrete placement.

3.4 PLACING CONCRETE

A. Place concrete in accordance WisDOT std. spec.

B. Ensure embedded parts and formed joints are not disturbed during concrete placement.

C. Place concrete continuously between predetermined construction joints. Do not break or interrupt successive pours such that cold joint occurs.

D. Execute work in accordance with requirements of "Construction Methods" in Section 601, Section 602, and Section 415 WisDOT Standard Specification, except as noted:

1. Class of Concrete

a. Air-entrained concrete shall be prepared with Type 1A cement.

b. If weather conditions require the use of air-entrained, high-early-strength concrete, then concrete shall be prepared with Type III cement.

2. Control Joints:

a. Follow the spacing between joints as indicated on the plans.

b. Longitudinal control joints: Construct parallel to centerline of walk for all sidewalks 7 feet or greater in width.

c. Control joints may be formed by locked joints, sawed joints, or inserts.

d. Sawing methods: Sawed control joints shall be formed using power saw equipped with shatterproof abrasive or diamond rimmed blades.

3. Expansion joints:

a. For sidewalk place expansion joint filler between sidewalk and adjacent building, sidewalk and adjacent curb, and box out around all hydrants, utility poles, parking meters, and like objects and place expansion joint filler around box out, then pour concrete around object. Maximum 50' spacing.

b. For curb and gutter, place expansion joint filler about 3 feet on each side of inlet casting, where tangent and radial curb meet, and on tangent sections at maximum spacing of 100 feet.

c. Set plumb and at right angles to face of curb with edges flush or slightly depressed from concrete curb and gutter surface.

4. Joint Alignment:

a. Tolerance: Axis of any joint shall not deviate more than 1/4 inch either way from straight line at any point.

5. Curing:

a. Impervious coating method: Concrete placed on and after May 1 and on or prior to September 1 shall be cured by Impervious Coating Method.

b. Paper method: Concrete placed on and after September 1 and on or prior to May 1 shall be cured by Paper Method. After removing paper or polyethylene sheeting, apply protective or anti-spalling agent.

6. Protection:

a. Erect and maintain barricades to keep traffic off newly placed concrete.

b. All concrete damaged prior to acceptance shall be repaired or replaced by and at expense of Contractor.

c. Provide cold weather protection in accordance with WisDOT Standard Specification.

3.5 FINISHING

A. Sidewalk Paving: Light broom finish.

B. Curbs: Light broom finish.

C. Inclined Sidewalk Ramps: Rough broom finish.

E. Place curing compound on exposed concrete surfaces immediately after finishing. Apply in accordance with manufacturer's instructions.

3.6 CLEANUP

A. Within 24 hours of completion of placing concrete curb and gutter, restore crushed aggregate base foundation to condition equal to or better than prior to placement of concrete curb and gutter.

3.7 FIELD QUALITY CONTROL

A. The Contractor's testing laboratory shall take cylinders and perform slump and air entrainment tests in accordance with ACI 301. Contractor shall assist in collecting cylinders for testing.

B. Maintain records of placed concrete items. Record date, location of pour, quantity, air temperature, and test samples taken.

3.8 PROTECTION

A. Immediately after placement, protect pavement from premature drying, excessive hot or cold temperatures, and mechanical injury.

END OF SECTION - 32 13 13

32 23 23
SODDING

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Soil preparation

B. Sodding operations

C. Maintenance

D. Contractor shall coordinate work efforts with existing contractors on the site to provide a smooth progression of the work.

1.2 SUBMITTALS

A. Submit under provisions of the General Conditions.

B. Submit certificates of inspection as required by governmental authorities.

C. Submit sod grower's certification of grass species mixture.

1.3 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Cut, deliver, and install sod within a 48-hour period.

B. Do not deliver sod to the job Site when moisture content may adversely affect sod survival.

C. Protect sod from sun, wind, and dehydration prior to installation.

D. Do not tear, stretch, or drop sod during handling and installation.

1.4 PROJECT CONDITIONS

A. Notify the A/E at least three working days prior to sodding operations.

B. Protect existing planting, utilities, paving and other facilities from damage by sodding operations.

C. Perform sodding upon completion of planting and other work affecting the ground surface.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Sod: an approved, nursery grown blend of improved Kentucky Bluegrass Varieties.

B. Provide well rooted, healthy sod, free of disease, nematodes, and soil borne insects. Provide sod uniform in color, leaf texture, density, and free of weeds, undesirable grasses, stones, and extraneous material, viable and capable of vigorous growth when planted.

C. Thickness of root growth shall not be less than 1/2" nor more than 1".

D. Fertilizer:

1. Type A: a starter fertilizer shall be agricultural grade, granular type per recommended by soil test taken under Section 31 23 50 Finish Grading.

2. Type B: top dressing fertilizer containing 31% nitrogen, 3% phosphoric acid, and 10% potash by weight or similar approved composition.

E. Water: The Owner will provide water suitable for irrigation and free from ingredients harmful to plant life. Hose and other watering equipment required for work shall be furnished by the Contractor.

PART 3 - EXECUTION

3.1 PREPARATION

A. Examine finish surfaces, grades, topsoil quality, and depth. Do not begin work until unsatisfactory conditions are corrected.

B. Limit preparation to areas which will be sodded within 48 hours.

C. Provide final disking and hand raking to level minor irregularities in grade, and remove debris and stones over 1" in any dimension.

D. Grade lawn areas to smooth, firm, free draining, and even surface with a uniformly fine texture. Rake topsoil to remove ridges, fill depressions for positive drainage. Roll finish grade to correct soft spots.

E. Apply Type A fertilizer at a rate to achieve fertilization recommended by the soil test. Apply fertilizer thoroughly and evenly incorporating it with the soil to a depth of 1/2".

INSTALLATION

</



HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:

PARAGON ASSOCIATES
Environmental Design & Consulting
Civil Engineering - Landscape Architecture - Surveying
633 COPLAND AVENUE, LA CROSSE, WI 54601
TEL: 608.787.2110 Fax: 608.787.2187 Paragon-Logo-30

TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS

Project Location: 2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601

SITE PLAN

Project Title:

HSR Project Number: 26018

Project Date: MAY 15, 2026

Drawn By: C.G.

Key Plan:

ISSUED FOR
CONSTRUCTION

Revisions:		
No.	Description	Date

Graphic Scale: 1" = 10'

Last Update: 06/23/2026

C100

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.

SITE NOTES

(1A) SEE DETAIL (A) FOR CONCRETE PAVEMENT - TYPE 1

(1B) SEE DETAIL (A) FOR CONCRETE PAVEMENT - TYPE 2

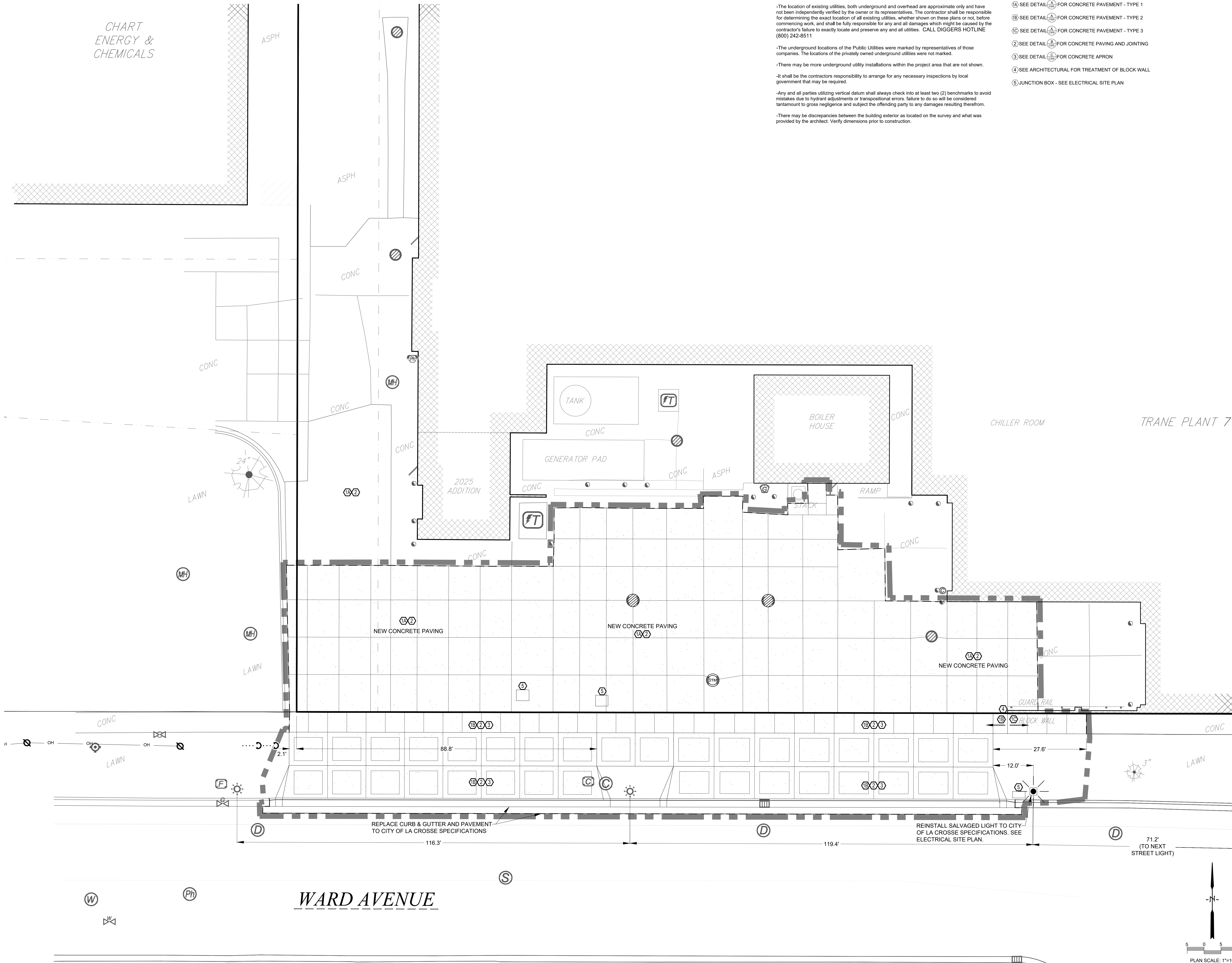
(1C) SEE DETAIL (A) FOR CONCRETE PAVEMENT - TYPE 3

(2) SEE DETAIL (A) FOR CONCRETE PAVING AND JOINTING

(3) SEE DETAIL (A) FOR CONCRETE APRON

(4) SEE ARCHITECTURAL FOR TREATMENT OF BLOCK WALL

(5) JUNCTION BOX - SEE ELECTRICAL SITE PLAN





HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:



Environmental Design & Consulting
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - SURVEYING
833 CORNELIUS AVENUE, LA CROSSE, WI 54601
TEL: 608.787.2110 Fax: 608.787.2187 Paragon-Associates, Inc.

**TRANTE TECHNOLOGIES
LOADING DOCK MODIFICATIONS
EROSION CONTROL PLAN**

Project Title:
Project Location: 2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601

HSR Project Number:
26018

Project Date:
MAY 15, 2026

Drawn By:
C.G.

Key Plan:

**ISSUED FOR
CONSTRUCTION**

Revisions:		
No.	Description	Date

Graphic Scale:
1" = 10'

Last Update:
06/23/2026

C300

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 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.

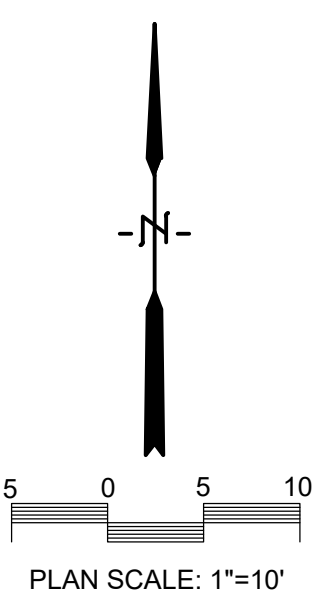
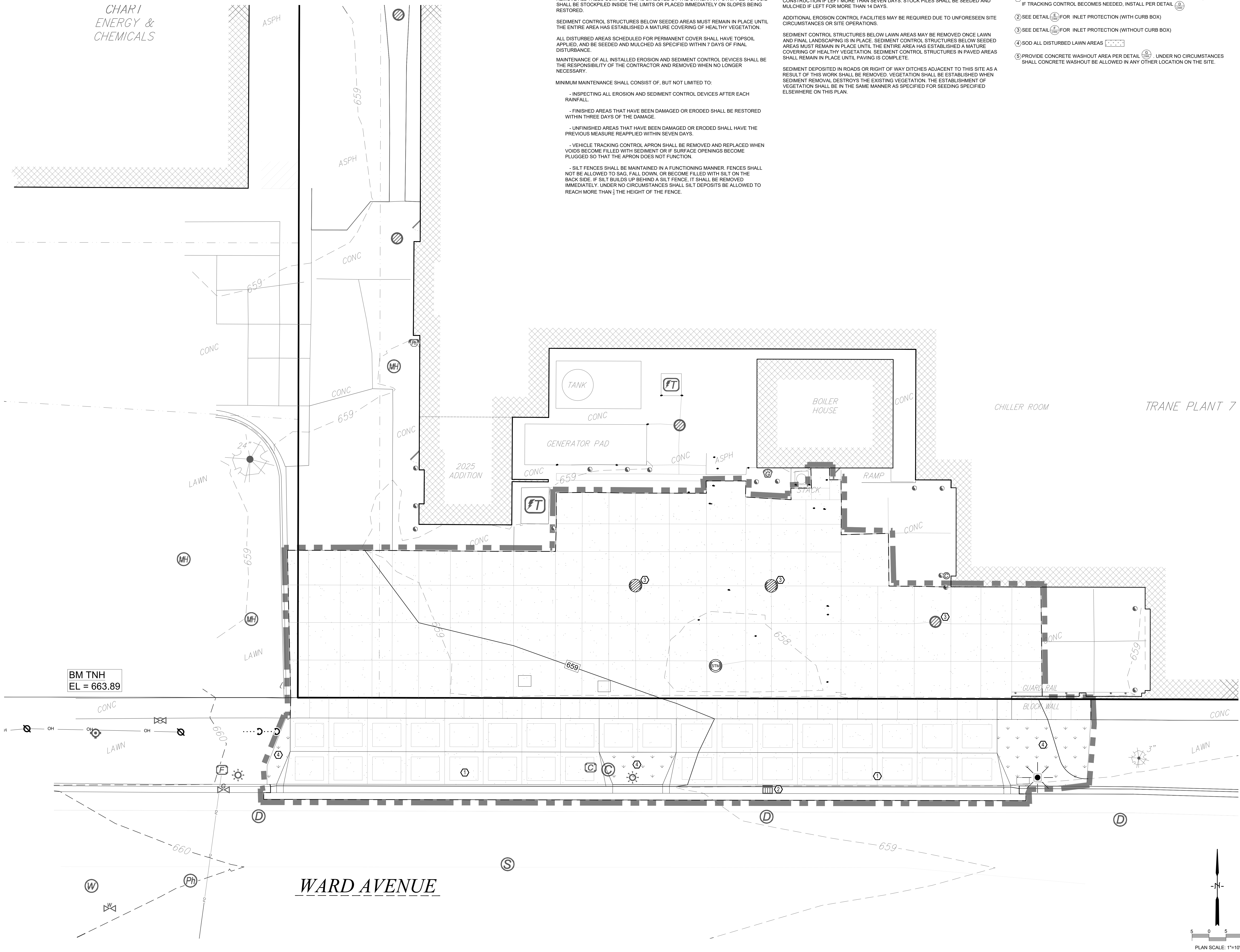
ADDITIONAL EROSION CONTROL FACILITIES MAY BE REQUIRED DUE TO UNFORESEEN SITE CIRCUMSTANCES OR SITE OPERATIONS.

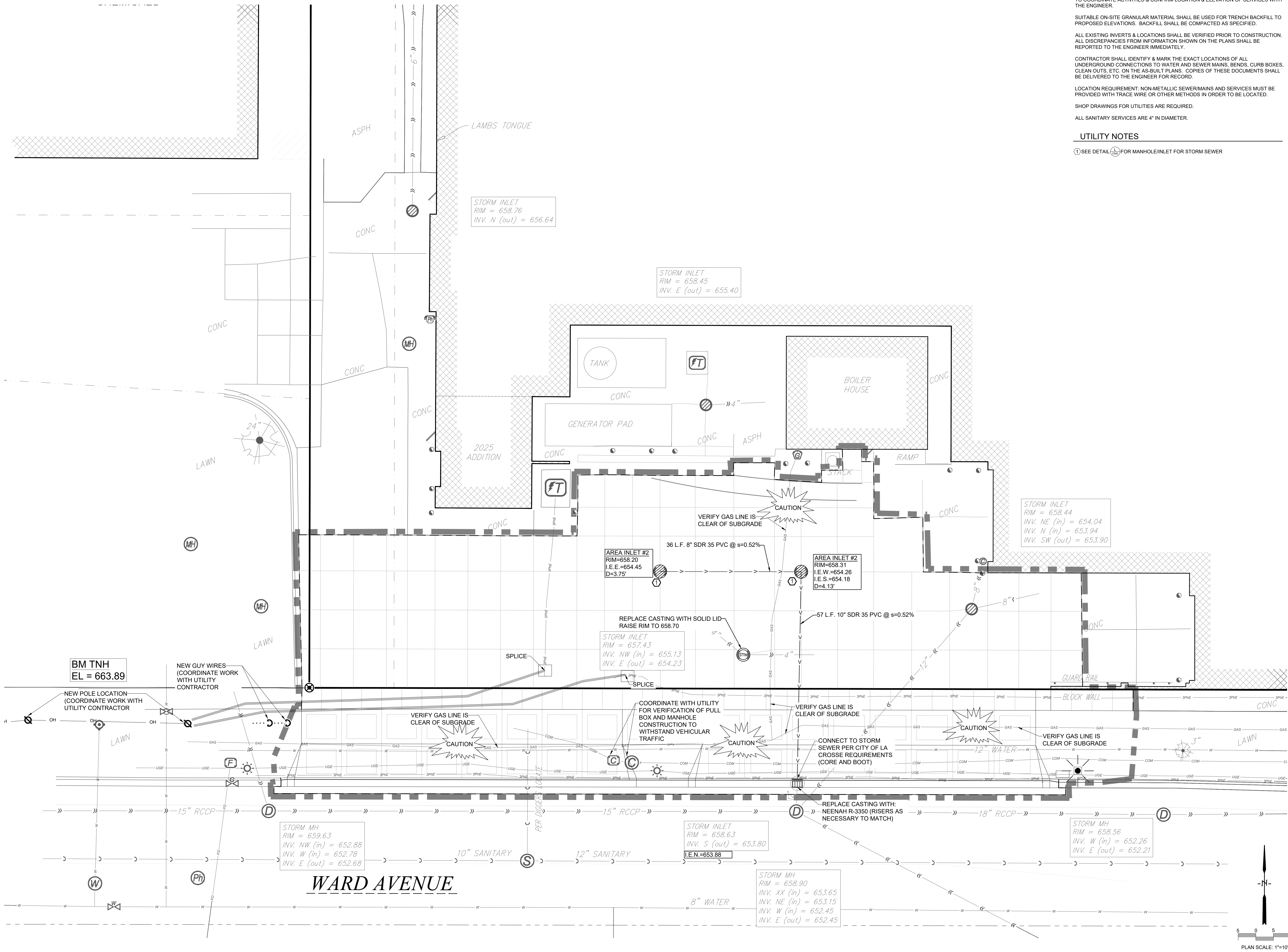
SEDIMENT CONTROL STRUCTURES BELOW LAWN AREAS MAY BE REMOVED ONCE LAWN AND FINAL LANDSCAPING IS IN PLACE. SEDIMENT CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. SEDIMENT CONTROL STRUCTURES IN PAVED AREAS SHALL 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 KEEP DISTURBED AREA LOWER THAN ADJACENT PAVEMENT UNTIL READY TO PAVE. IF TRACKING CONTROL BECOMES NEEDED, INSTALL PER DETAIL (S-1).
- ② SEE DETAIL (S-2) FOR INLET PROTECTION (WITH CURB BOX)
- ③ SEE DETAIL (S-3) FOR INLET PROTECTION (WITHOUT CURB BOX)
- ④ SOD ALL DISTURBED LAWN AREAS (S-4)
- ⑤ PROVIDE CONCRETE WASHOUT AREA PER DETAIL (S-5) UNDER NO CIRCUMSTANCES SHALL CONCRETE WASHOUT BE ALLOWED IN ANY OTHER LOCATION ON THE SITE.





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.

SANITARY LATERALS SHALL HAVE A MINIMUM DEPTH 6' BELOW FINISHED FLOOR ELEVATIONS. WATER LATERAL TO HAVE MINIMUM 7.5' COVER. THE CONTRACTOR IS TO COORDINATE ACTIVITIES & CONFIRM LOCATION & ELEVATION OF SERVICES WITH THE ENGINEER.

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 SANITARY SERVICES ARE 4" IN DIAMETER.

UTILITY NOTES

1/SEE DETAIL 1/200 FOR MANHOLE/INLET FOR STORM SEWER



HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:



Environmental Design & Consulting
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
833 CORNELIUS AVENUE, LA CROSSE, WI 54601
TEL: 608.787.2110 Fax: 608.787.2187 Paragon-Logo-301

TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS

Project Title:

HSR Project Number:
26018

Project Date:
MAY 15, 2026

Drawn By:
C.G.

Key Plan:

Project Location:
2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601

UTILITY PLAN

Sheet Title:

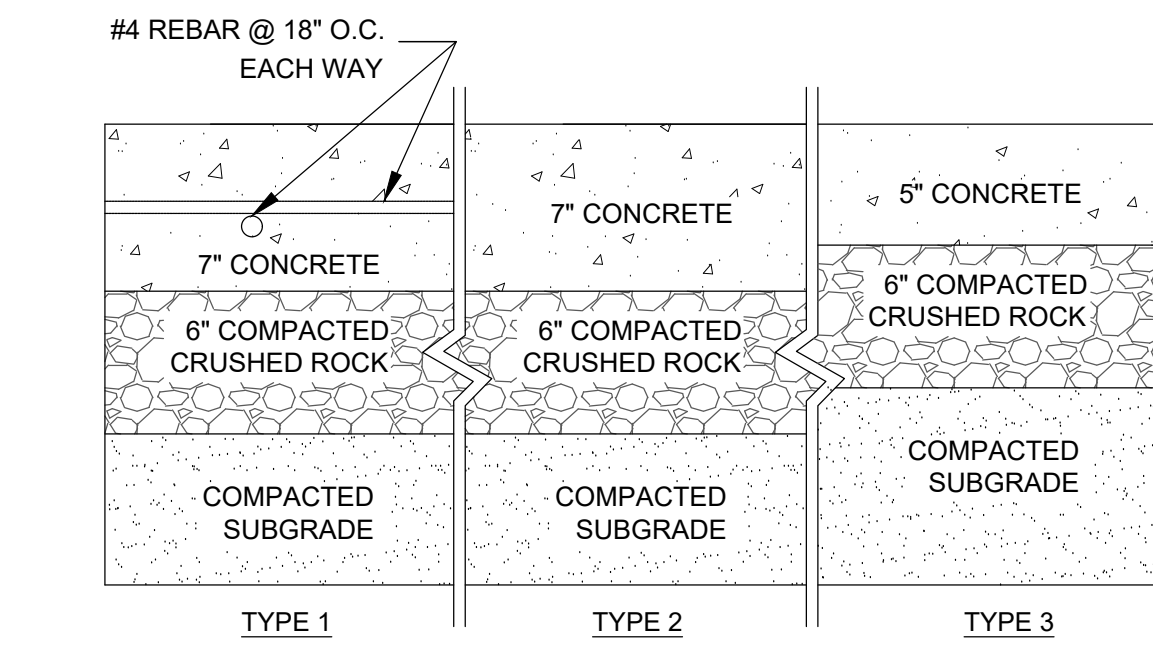
ISSUED FOR
CONSTRUCTION

Revisions:		
No.	Description	Date

Graphic Scale:
1" = 10'

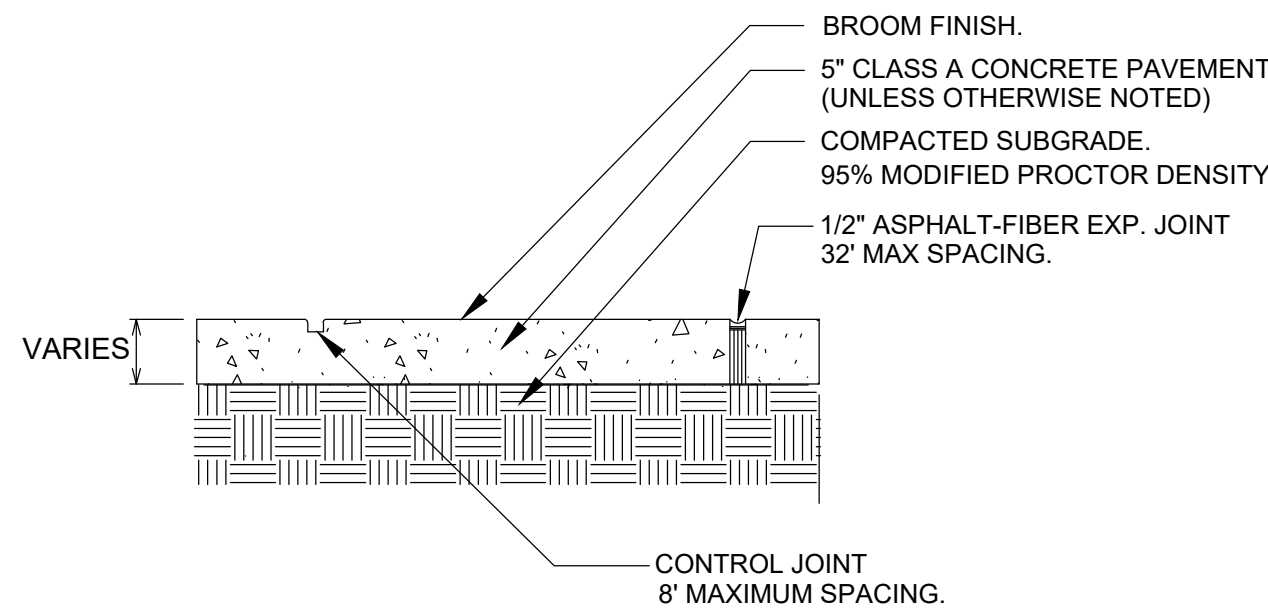
Last Update:
06/23/2026

C400

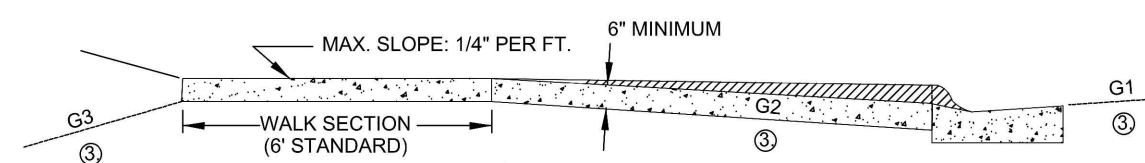
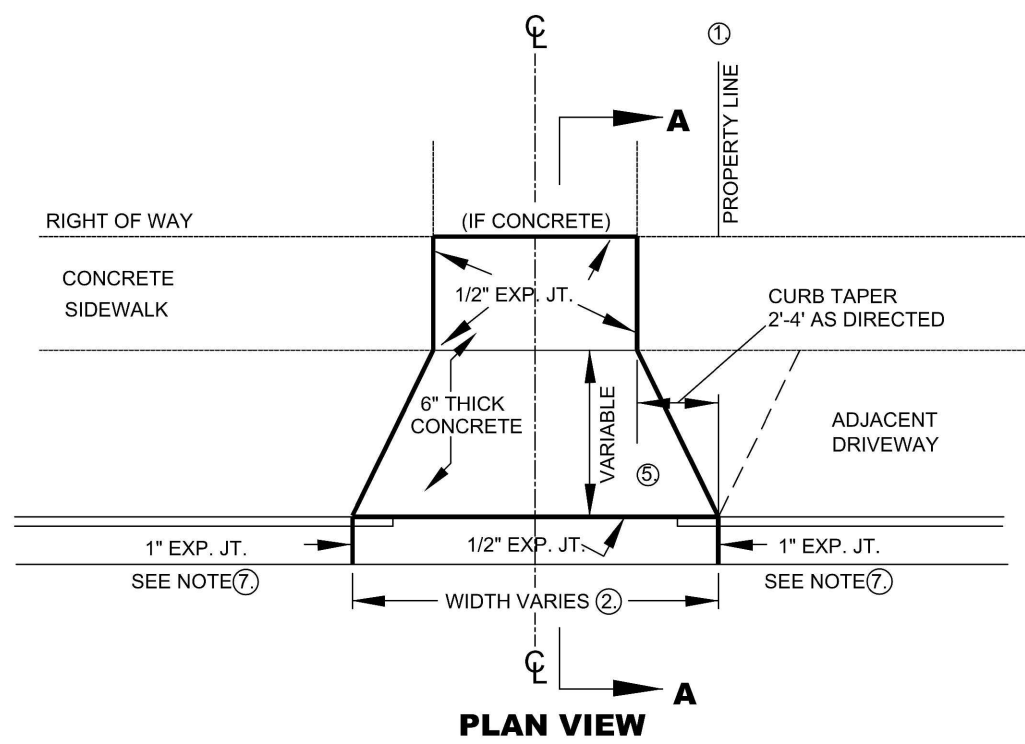


NOTE: ALL WORK IN CITY RIGHT-OF-WAY TO CONFORM WITH CITY SPECIFICATIONS

A **CONCRETE PAVEMENT SECTION DETAIL**
C100 NO SCALE



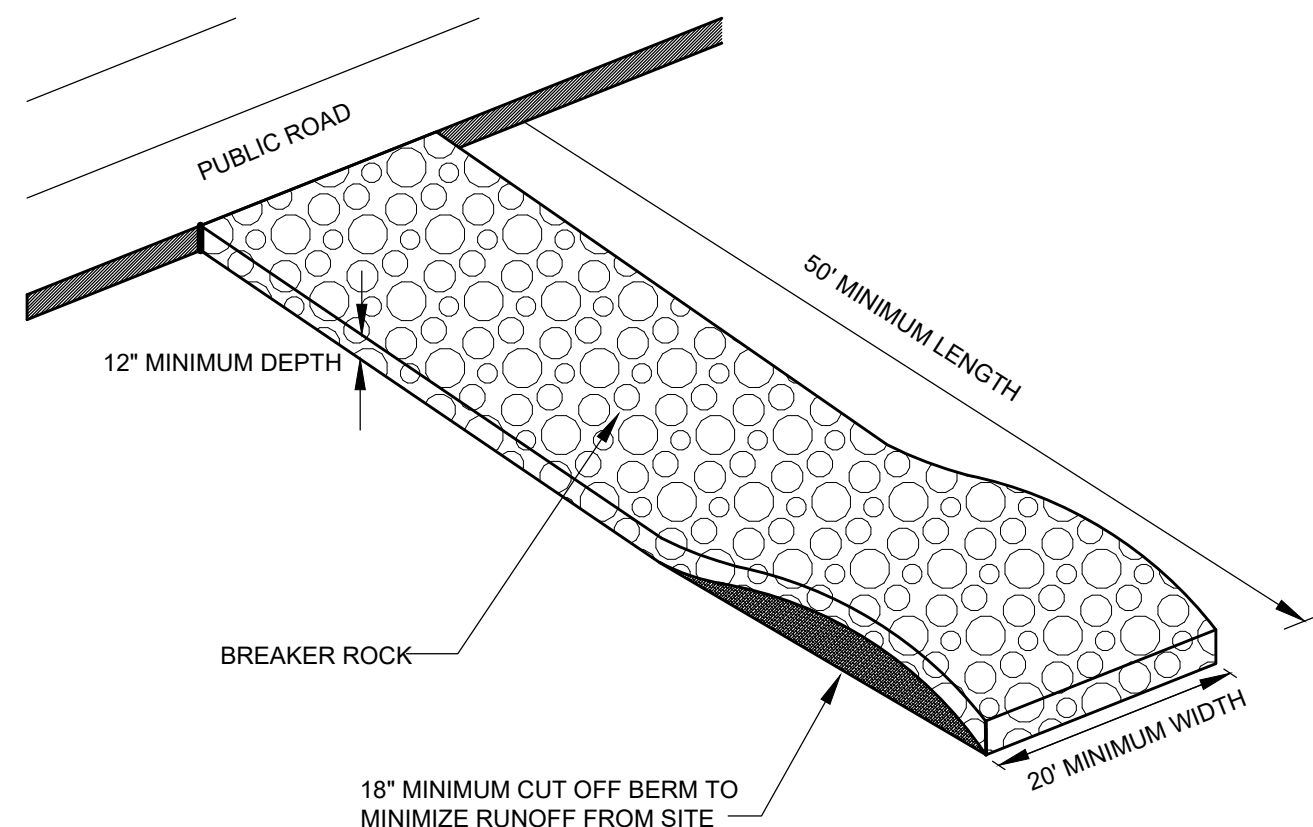
B **CONCRETE PAVING AND JOINTING**
C100 NO SCALE



SECTION A-A
STANDARD DRIVEWAY DETAIL

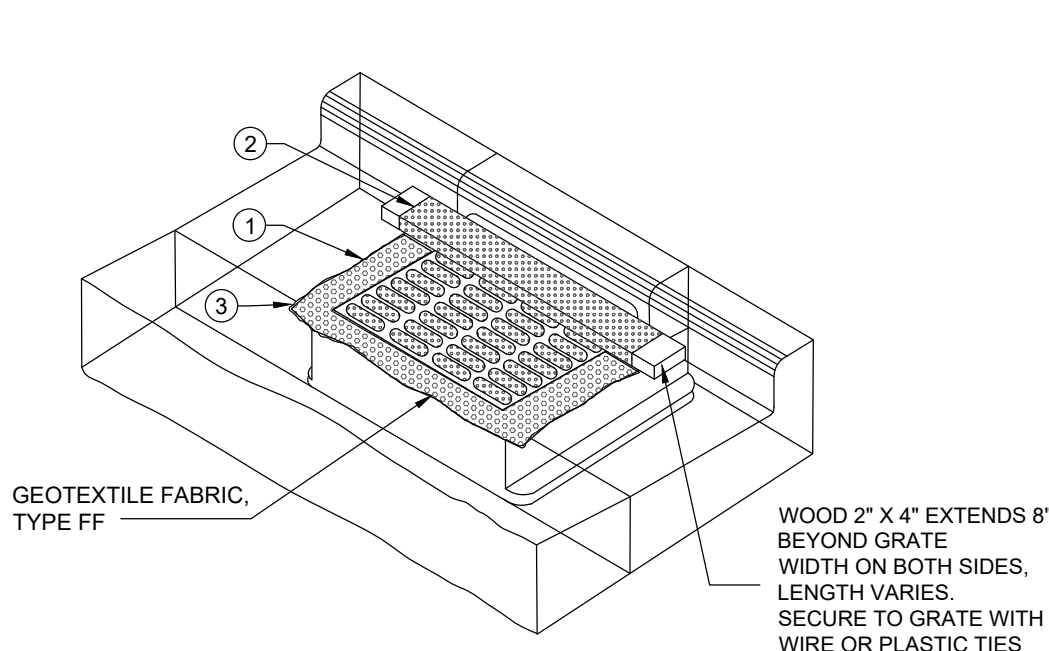
- ① DRIVE SECTION SHALL NOT OVERLAP PROPERTY LINE EXTENDED, EXCEPT WHERE PERMITTED BY THE ENGINEER, OR WHEN A JOINT DRIVEWAY AGREEMENT IS EXECUTED BY OWNERS OF ADJACENT PROPERTIES.
- ② MAXIMUM DRIVEWAY WIDTH AT THE CURB AND SIDEWALK IS SET FORTH IN CITY ORDINANCE SEC. 40.4. FINAL DIMENSIONS SHALL BE 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%.
- ④ A REINFORCED DRIVE SECTION IS REQUIRED FOR CURBS & GUTTER IN AREAS ZONED INDUSTRIAL OR COMMERCIAL.
- ⑤ BACK OF CURB TO FRONT OF CONCRETE SIDEWALK MUST BE CONCRETE, BRICK OR ASPHALT.
- 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.
- ⑧ TURNING OF 2' DIAMETER DRIVEWAY RETURNS IN LIEU OF DIMINISHING CURB AS SHOWN IS PERMITTED IF DESIRED BY PROPERTY OWNER.
- ⑨ INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB ONLY IS NOT ALLOWED. ENTIRE EXISTING C&G MUST BE REMOVED FOR NEW DRIVEWAYS. SAWING & REMOVAL OF A MINIMUM 2' WIDTH OF ASPHALT STREET PAVEMENT TO INSTALL FRONT FORMS IS REQUIRED.

C **STANDARD CONCRETE DRIVEWAY DETAIL**
C100 NO SCALE



- 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.

D **VEHICLE TRACKING CONTROL**
C300 NO SCALE



GENERAL NOTES

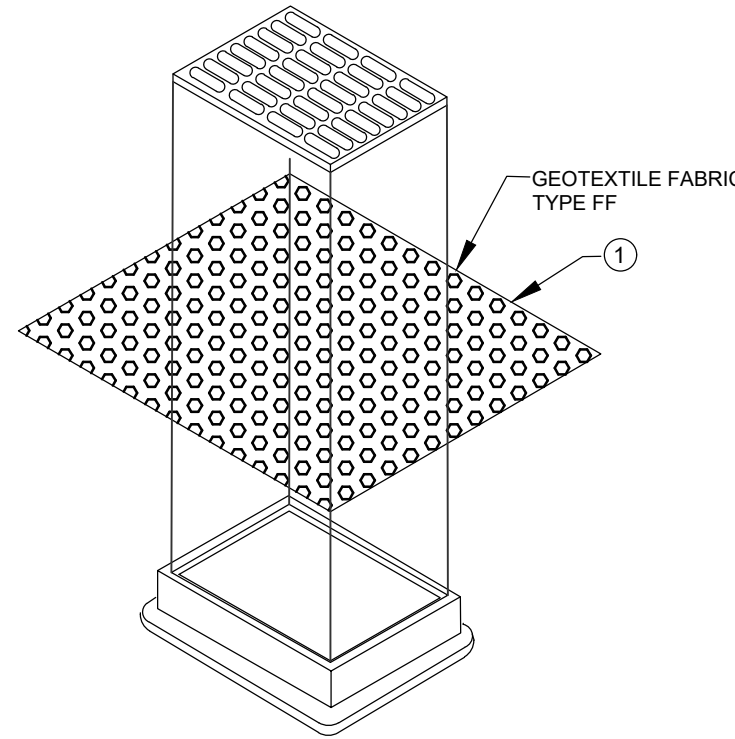
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

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



GENERAL NOTES

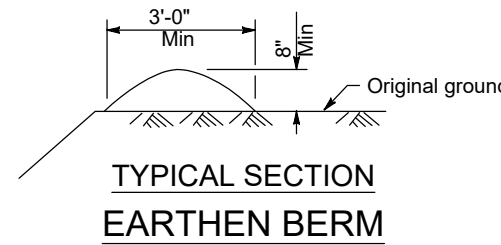
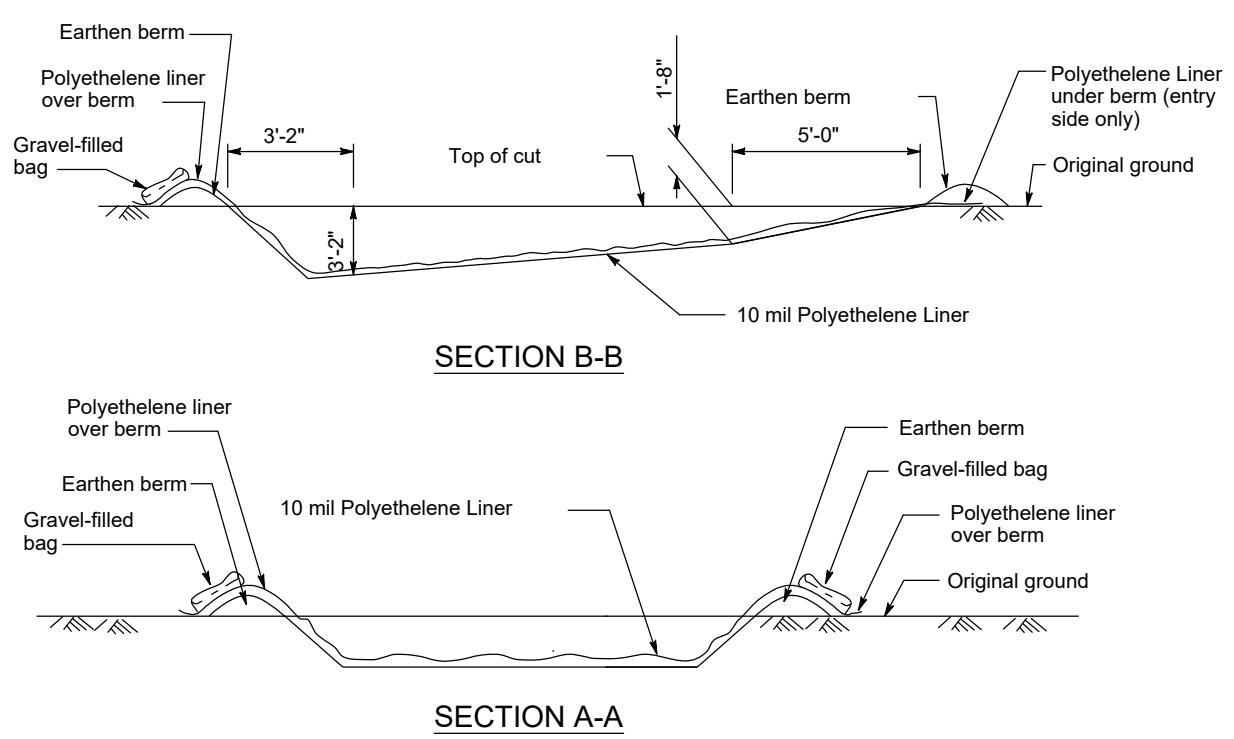
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

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

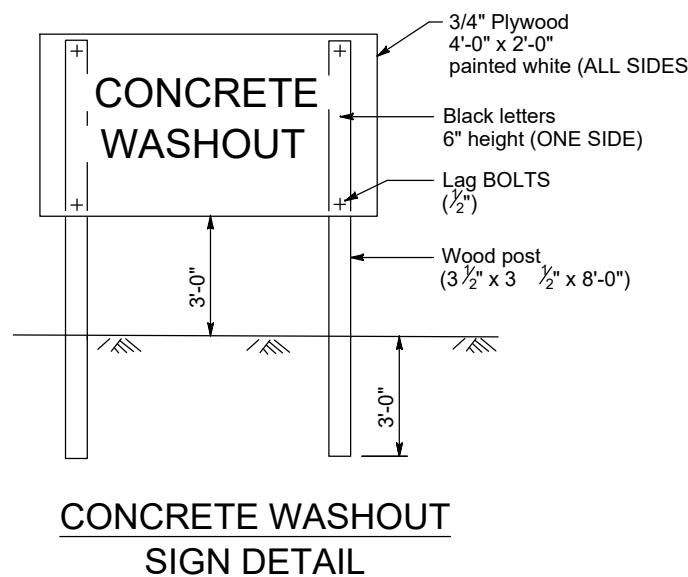
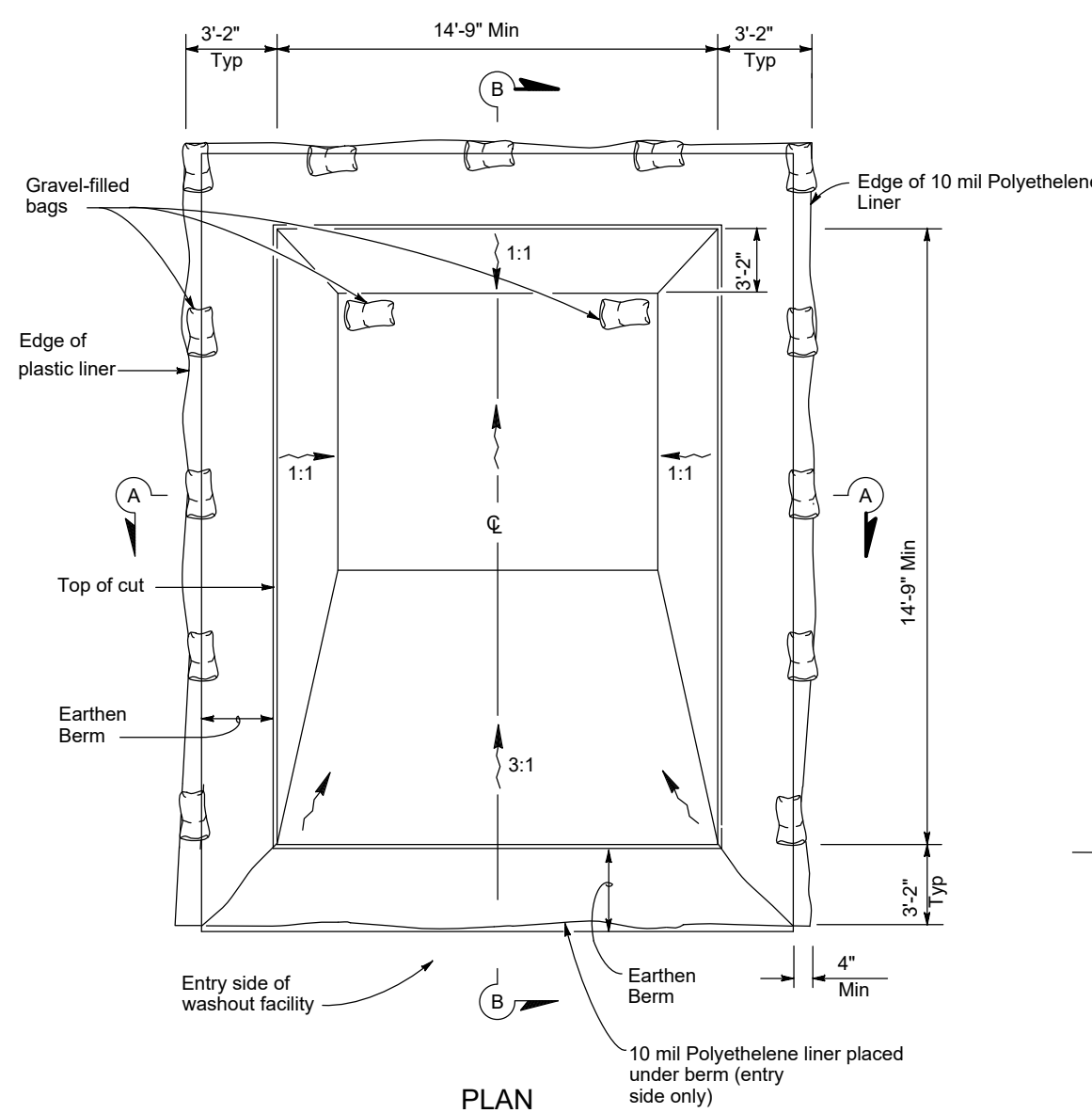
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

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

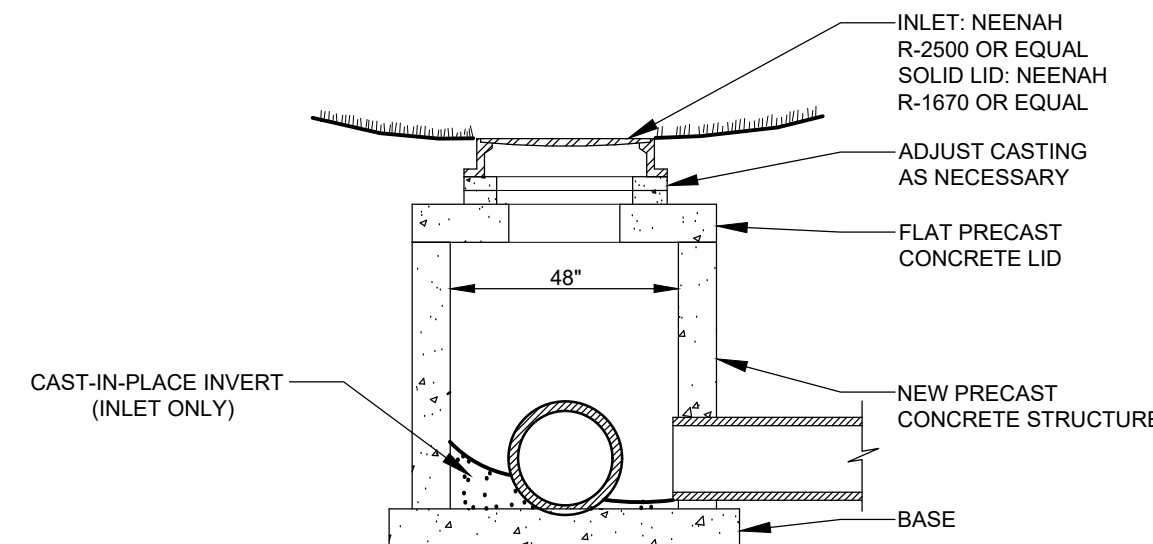
F **INLET PROTECTION, TYPE B (WITHOUT CURB BOX)**
C300 NO SCALE



TYPICAL SECTION
EARTHEN BERM



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



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

Consultant:

Project Title:

HSR Project Number:
26018

Project Date:
MAY 15, 2026

Drawn By:
C.G.

Key Plan:

Project Location:
**2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601**

Sheet Title:
DETAILS

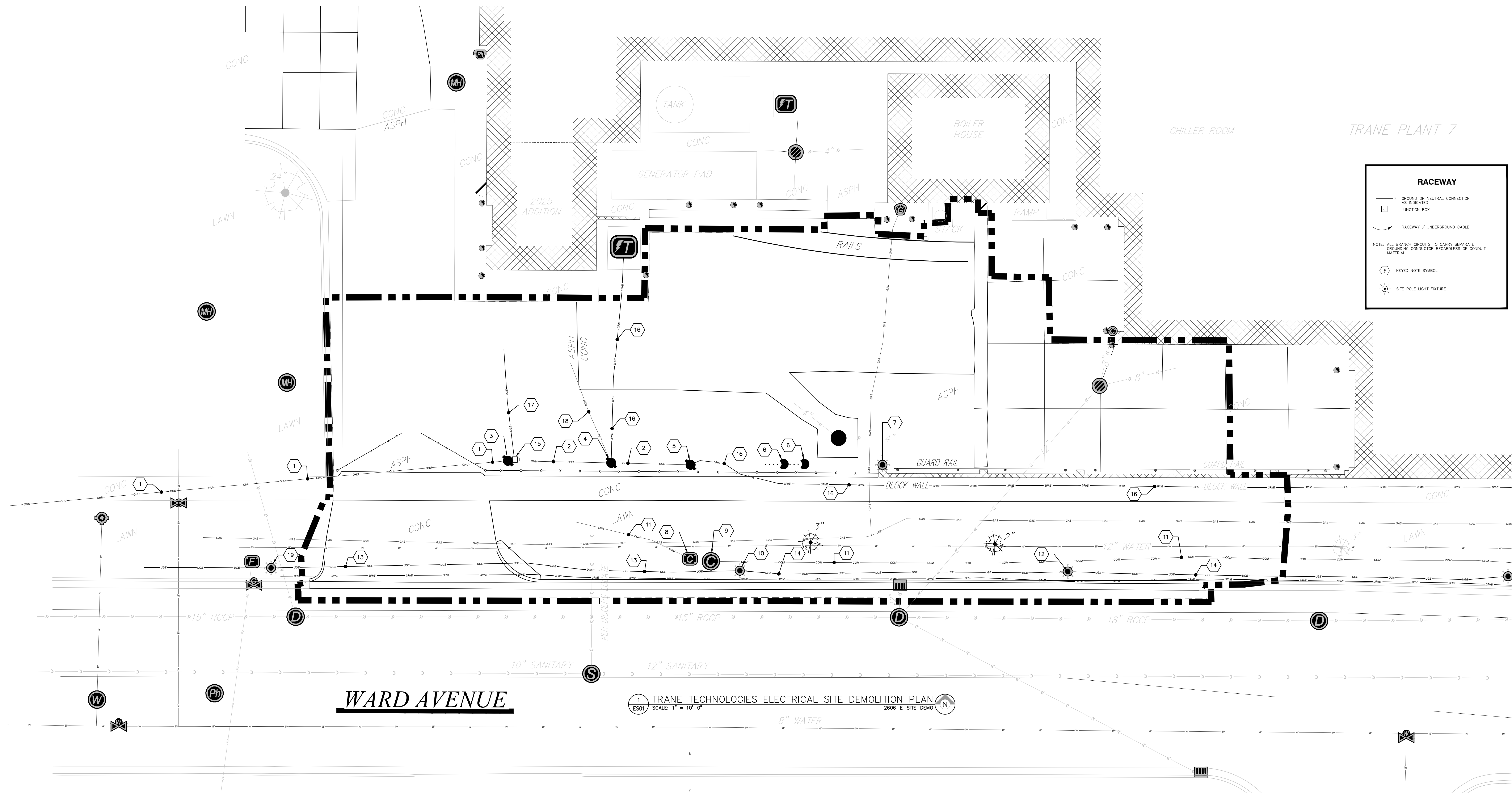
**ISSUED FOR
CONSTRUCTION**

Revisions:		
No.	Description	Date

Graphic Scale:
1" = 10'

Last Update:
06/23/2026

C500



GENERAL NOTES:

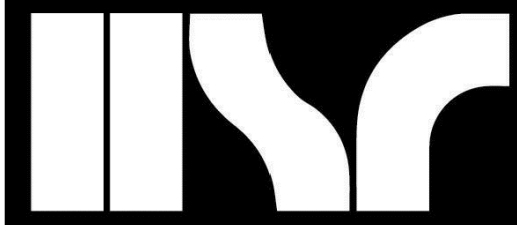
- A. THIS PROJECT REQUIRES A QUALIFIED HIGH VOLTAGE ELECTRICAL CONTRACTOR. CONTACT:
MICHELS POWER, INC.
ELECTRIC UTILITY CONTRACTOR
1775 E SHADY LANE
NEENAH, WI 54956
JAKE LARSON (920)720-5200
- B.COORDINATE ALL HIGH VOLTAGE WORK WITH XCEL ENERGY UTILITY COMPANY.

KEYED ELECTRICAL SITE PLAN ES01 DEMOLITION NOTES:

- EXISTING OVERHEAD HIGH VOLTAGE 13.8KV (VERIFY) SHALL BE DISCONNECTED AND RE-WORKED AS NOTED ON ELECTRICAL SITE PLAN ES02. REFER TO PHOTO #1/ES03. PLEASE NOTE EXISTING OVERHEAD POWER LINES SHALL BE SHORTENED TO THE WEST AS NOTED ON ELECTRICAL SITE PLAN 1/ES02.
- DISCONNECT AND REMOVE HIGH VOLTAGE 13.8KV (VERIFY) OVERHEAD POWER LINES BETWEEN UTILITY POWER POLES. REFER TO PHOTO #1/ES03.
- EXISTING XCEL ENERGY UTILITY COMPANY OWNED POWER POLE SHALL BE DISCONNECTED AND REMOVED BY XCEL ENERGY UTILITY COMPANY. REFER TO PHOTO #2/ES03 & PHOTO #3/ES03.
- EXISTING TRANE COMPANY OWNED UTILITY POWER POLE SHALL BE REMOVED. REFER TO PHOTO #4/ES03 & PHOTO #5/ES03.
- EXISTING TRANE COMPANY OWNED UTILITY POWER POLE SHALL BE REMOVED. REFER TO PHOTO #7/ES03 & PHOTO #8/ES03.
- DISCONNECT AND REMOVE TWO (2) GUY WIRES SUPPORTING TRANE COMPANY OWNED UTILITY POWER POLE LOCATED AT END OF OVERHEAD POWER LINES. REFER TO PHOTO #9/ES03.
- DISCONNECT, REMOVE AND SALVAGE (VERIFY WITH OWNER) EXISTING SITE POLE LIGHT. DISCONNECT AND REMOVE ASSOCIATED UNDERGROUND ELECTRIC CABLE FEEDING POLE LIGHT FIXTURE TO THE EXTENT POSSIBLE, DO NOT ABANDON IN PLACE, COORDINATE WITH OWNER. REFER TO PHOTO #16/ES03.
- EXISTING QUAZITE IN-GROUND JUNCTION BOX SHALL REMAIN AS IS, HOWEVER IT WILL BE REQUIRED TO BE LOWERED DUE TO NEW CONCRETE PAVEMENT AND GRADING. VERIFY THAT EXISTING QUAZITE IN-GROUND JUNCTION BOX IS APPROVED FOR VEHICLE TRAFFIC. IF EXISTING QUAZITE BOX IS NOT APPROVED FOR VEHICLE TRAFFIC IT WILL BE REQUIRED TO BE REPLACED WITH ONE THAT IS VEHICLE TRAFFIC APPROVED. FIELD VERIFY PRIOR TO SUBMITTING BID. REFER TO PHOTO #10/ES03.

- EXISTING NEENAH IN-GROUND JUNCTION BOX TO REMAIN AS IS, HOWEVER, IT SHALL BE REQUIRED TO BE LOWERED DUE TO NEW CONCRETE PAVEMENT AND GRADING. VERIFY THAT EXISTING NEENAH IN-GROUND JUNCTION BOX IS APPROVED FOR VEHICLE TRAFFIC. IF EXISTING NEENAH BOX IS NOT APPROVED FOR VEHICLE TRAFFIC IT WILL BE REQUIRED TO BE REPLACED WITH ONE THAT IS VEHICLE TRAFFIC APPROVED. FIELD VERIFY PRIOR TO SUBMITTING BID. REFER TO PHOTO #11/ES03.
- EXISTING CITY OF LACROSSE POLE LIGHT FIXTURE TO REMAIN AS IS. HOWEVER, IT WILL BE REQUIRED TO RE-WORK EXISTING SWITCHLEG WIRING FOR 'DOWN-STREAM' POLE LIGHTS TO BE RELOCATED. REFER TO PHOTOS #12/ES03 & #13/ES03. REFER TO ELECTRICAL SITE PLAN 1/ES02 FOR REMODEL WORK OF DOWN-STREAM POLE LIGHTING FIXTURES.
- EXISTING LOW VOLTAGE COMMUNICATION UNDERGROUND CABLE TO REMAIN AS IS. PROTECT AS REQUIRED DURING CONSTRUCTION PROJECT.
- DISCONNECT EXISTING CITY OF LACROSSE 120VAC POLE LIGHTING FIXTURE FOR REMOVAL AND STORAGE BY OTHERS (CITY OF LACROSSE). PLEASE NOTE ELECTRICAL CONTRACTOR WILL BE REQUIRED TO REINSTALL EXISTING LIGHT POLE AS NOTED ON ELECTRICAL SITE PLAN 1/ES02. REFER TO PHOTO #12/ES03 & PHOTO #13/ES03 FOR EXAMPLE OF POLE LIGHT FIXTURE.
- EXISTING 120VAC UNDERGROUND POWER LINE TO BETWEEN POLE LIGHT FIXTURES TO REMAIN AS IS.
- EXISTING UNDERGROUN 120VAC POWER LINE TO BE REWORKED AS REQUIRED FOR RELOCATION OF EXISTING POLE LIGHTING FIXTURE. REFER TO ELECTRICAL SITE PLAN 1/ES02.
- DISCONNECT AND REMOVE EXISTING 120/208VAC (FIELD VERIFY PHASE) METER SOCKET DUE TO REMOVAL OF EXISTING POWER POLE. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO DETERMINE PURPOSE OF METER SOCKET AND COORDINATE WITH OWNER TO DETERMINE IF METER SOCKET SHALL BE REINSTALLED ON A NEW POWER POLE AND REFEED. REFER TO PHOTO #15/ES03.
- EXISTING HIGH VOLTAGE 13.8KV (VERIFY) UNDERGROUND CABLE TO REMAIN AS IS. HOWEVER, IT WILL BE REQUIRED TO SPLICE EXISTING UNDERGROUND HIGH VOLTAGE CABLE IN THE APPROXIMATE LOCATION OF REMOVED EXISTING UTILITY POWER POLE. REFER TO ELECTRICAL SITE PLAN 1/ES02.
- THIS IS AN UNMARKED, UNSURVEYED 120/208VAC (FIELD VERIFY PHASE) UNDERGROUND ELECTRIC POWER CABLE. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO DETERMINE PURPOSE AND SHALL COORDINATE WITH OWNER TO DETERMINE IF IT SHALL BE RE-FED FROM NEW POWER POLE.
- THIS IS AN UNMARKED, UNSURVEYED LOW VOLTAGE COMMUNICATION UNDERGROUND CABLE. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO DETERMINE PURPOSE AND SHALL COORDINATE WITH OWNER TO DETERMINE IF IT SHALL BE RE-FED FROM NEW POWER POLE. REFER TO PHOTO #6/ES03.
- EXISTING CITY OF LACROSSE POLE LIGHT FIXTURE TO REMAIN AS IS. HOWEVER, IT MAY BE REQUIRED TO RE-WORK EXISTING SWITCHLEG WIRING FOR 'DOWN-STREAM' POLE LIGHT TO BE RELOCATED. REFER TO PHOTO #14/ES03. REFER TO ELECTRICAL SITE PLAN 1/ES02 FOR REMODEL WORK OF DOWN-STREAM POLE LIGHTING FIXTURES.

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:



**TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS**

Project Title: **TRANE TECHNOLOGIES ELECTRICAL SITE DEMOLITION PLAN**

Project Location: **2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601**

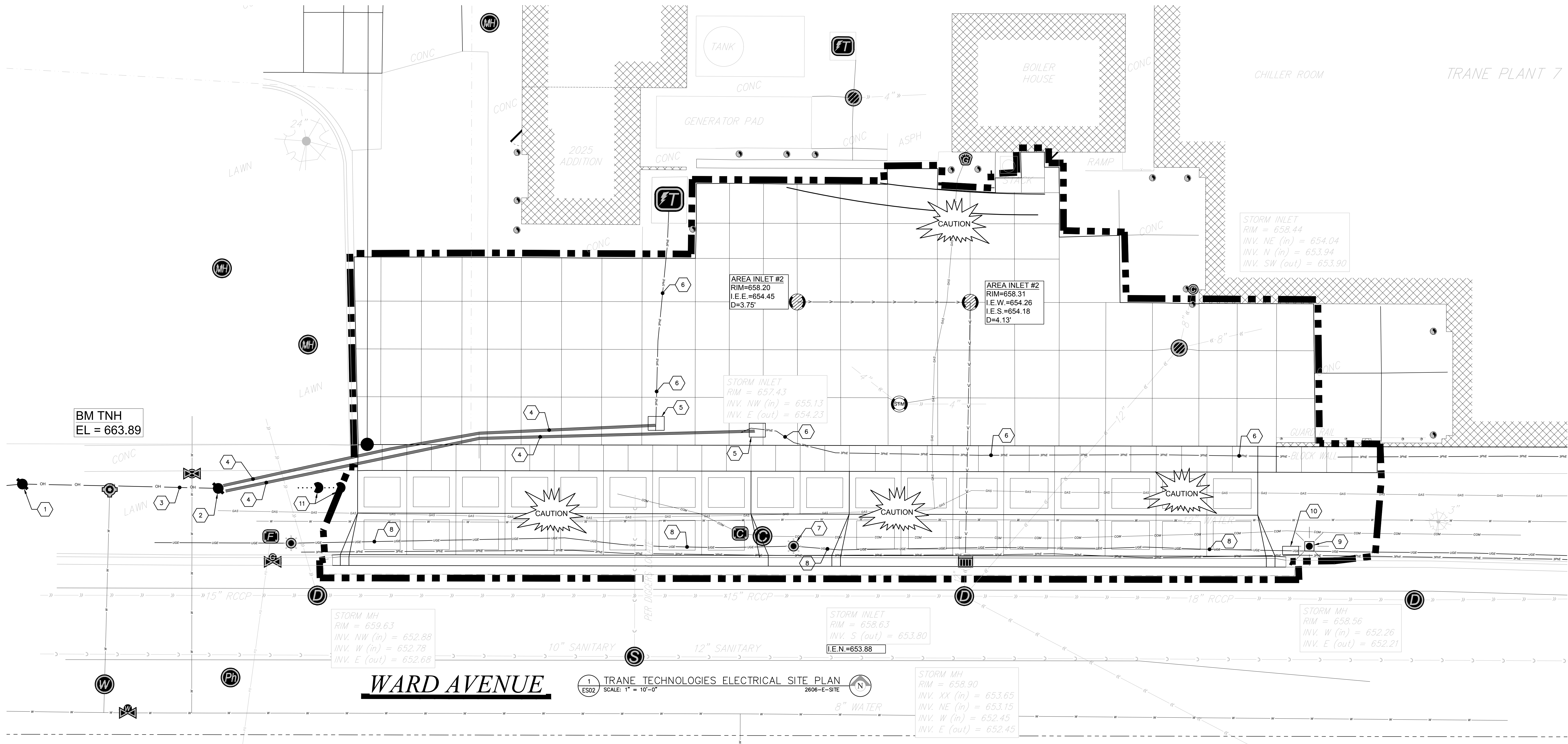
Project Title: **TRANE TECHNOLOGIES ELECTRICAL SITE DEMOLITION PLAN**

HSR Project Number: **26018**

Project Date: **JUNE 2026**

Drawn By: **PLP**

Key Plan:

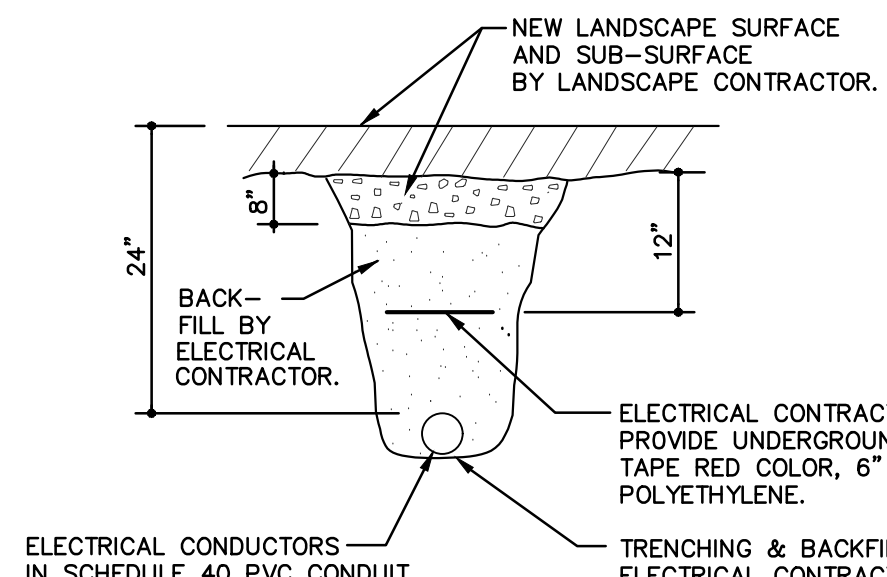


BM TNH
EL = 663.89

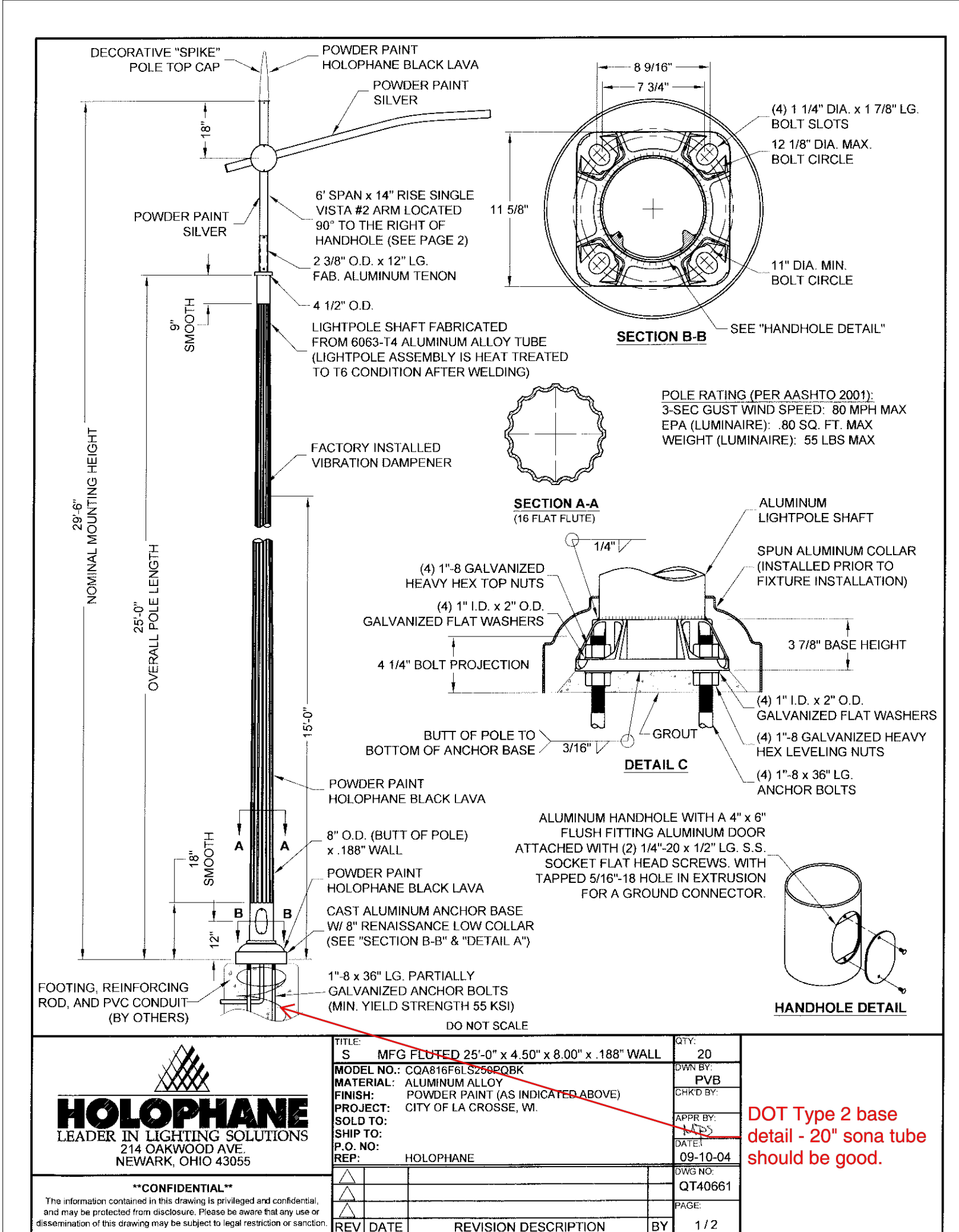
WARD AVENUE

1 TRANE TECHNOLOGIES ELECTRICAL SITE PLAN
ES02 SCALE: 1" = 10'-0"

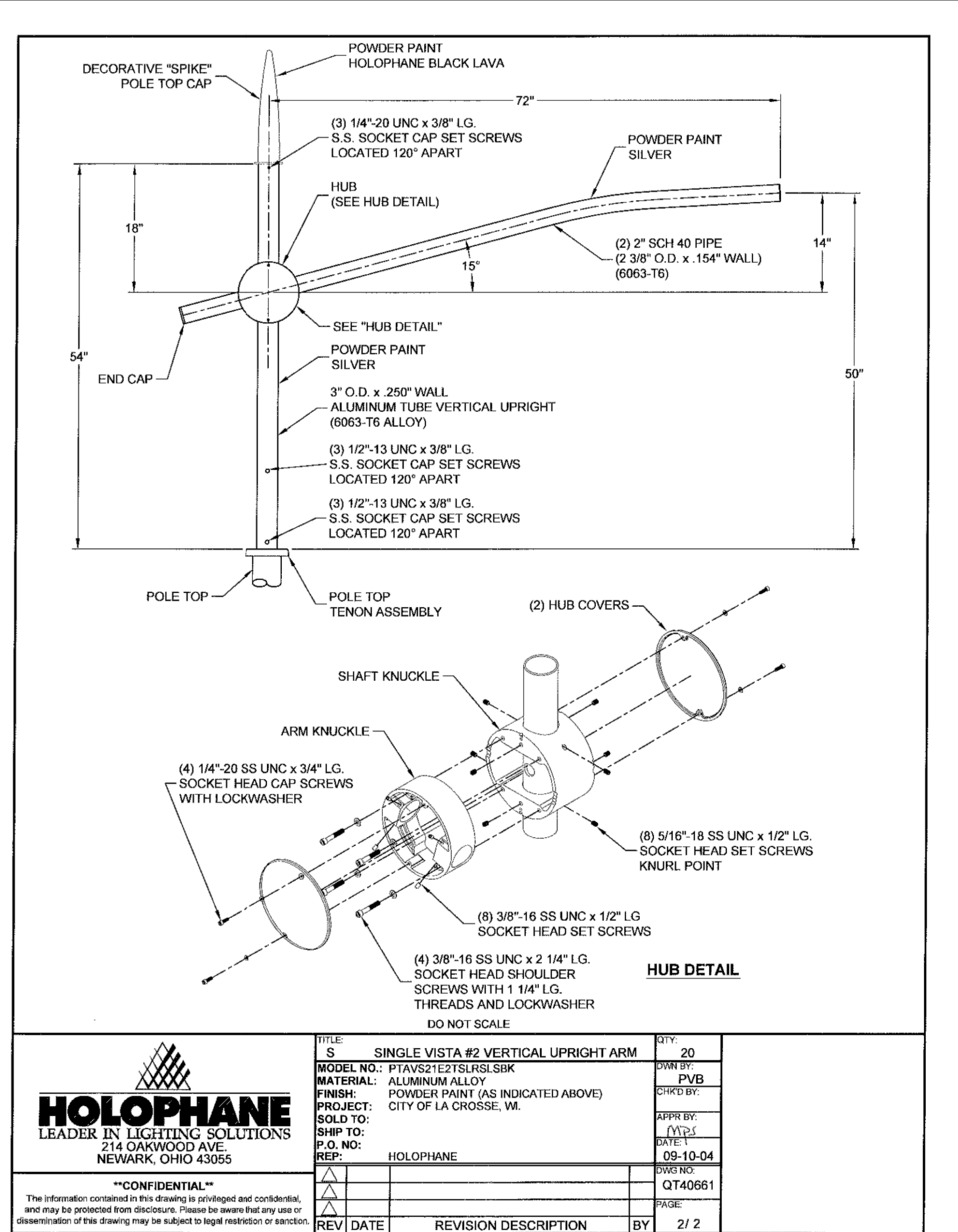
STORM MH
RIM = 658.90
INV. XX (in) = 653.65
INV. NE (in) = 653.15
INV. W (in) = 652.45
INV. E (out) = 652.45



3 TRENCH DETAIL
ES02 N.T.S. 2603-E-TRENCH DTL.



2 LIGHT DETAIL
ES02 N.T.S. Hol. 25ft pole



GENERAL NOTES:

A. THIS PROJECT REQUIRES A QUALIFIED HIGH VOLTAGE ELECTRICAL CONTRACTOR. CONTACT: MICHELS POWER, INC. ELECTRIC UTILITY CONTRACTOR 1775 E SHADY LANE NEENAH, WI 54956 JAKE LARSON (920)720-5200

B.COORDINATE ALL HIGH VOLTAGE WORK WITH XCEL ENERGY UTILITY COMPANY.

KEYED ELECTRICAL SITE PLAN ES02 NOTES:

- 1.XCEL ENERGY UTILITY POWER COMPANY SHALL PROVIDE AND INSTALL A NEW UTILITY POWER POLE AT THIS APPROXIMATE LOCATION. COORDINATE LOCATION AND INSTALLATION WITH XCEL ENERGY UTILITY COMPANY. PLEASE NOTE THIS POWER POLE SHALL BE INSTALLED PRIOR TO REMOVAL OF EXISTING POWER POLES. REFER TO DEMOLITION PLAN 1/ES01.
- 2.PROVIDE ONE (1) NEW TRANE COMPANY OWNED UTILITY POWER POLE APPROVED BY XCEL ENERGY UTILITY COMPANY. PLEASE NOTE THIS POWER POLE REQUIRES TWO (2) NEW POLE -TOP TRANSFORMERS TO REFEED TWO (2) EXISTING UNDERGROUND HIGH VOLTAGE ELECTRIC SERVICES PREVIOUSLY DISCONNECTED. REFER TO DEMOLITION SITE PLAN 1/ES01.
- 3.REWORK EXISTING HIGH VOLTAGE OVERHEAD POWER LINES AS REQUIRED FOR NEW POWER UTILITY POLE INSTALLATION. REFER TO PHOTO #1/ES03.
- 4.PROVIDE NEW HIGH VOLTAGE 13.8KV (VERIFY) UNDERGROUND CABLE AS RECOMMENDED BY XCEL ENERGY UTILITY COMPANY.
- 5.PROVIDE A VEHICLE TRAFFIC APPROVED QUAZITE TYPE IN-GROUND JUNCTION BOX FOR SPLICING HIGH VOLTAGE CABLES. A QUALIFIED HIGH VOLTAGE UTILITY CONTRACTOR IS REQUIRED TO PERFORM THIS WORK. PLEASE NOTE THIS QUAZITE IN-GROUND JUNCTION BOX SHALL BE INSTALLED IN CONCRETE PAVEMENT.
- 6.EXISTING HIGH VOLTAGE 13.8KV (VERIFY) UNDERGROUND CABLE TO REMAIN AS IS. HOWEVER, IT WILL BE REQUIRED TO SPLICE THIS CABLE AS REQUIRED DUE TO SITE REMODEL WORK. COORDINATE WITH XCEL ENERGY UTILITY COMPANY.
- 7.EXISTING CITY OF LACROSSE POLE LIGHTING FIXTURE TO REMAIN AS IS. HOWEVER, IT WILL BE REQUIRED TO RE-WORK EXISTING UNDERGROUND WIRING FEEDING "DOWN-STREAM" RELOCATED AND EXISTING POLE LIGHTING FIXTURES. REFER TO PHOTO #12/ES03 & PHOTO #13/ES03.
- 8.RE-USE EXISTING 120VAC UNDERGROUND WIRING TO THE EXTENT POSSIBLE FOR RE-FEEDING REINSTALLED AND EXISTING POLE LIGHTING FIXTURES.
- 9.REINSTALL A PREVIOUSLY REMOVED 120VAC CITY OF LACROSSE POLE LIGHTING FIXTURE. PLEASE NOTE CITY OF LACROSSE SHALL PROVIDE POLE LIGHT FIXTURE, ELECTRICAL CONTRACTOR SHALL INSTALL. REFER TO LIGHT DETAIL 2/ES02 FOR INSTALLATION. COORDINATE WITH CITY OF LACROSSE.
- 10.PROVIDE A VEHICLE TRAFFIC APPROVED QUAZITE TYPE IN-GROUND JUNCTION BOX (SIZED AS REQUIRED) FOR SPLICING EXISTING UNDERGROUND WIRING FEEDING CITY OF LACROSSE POLE LIGHT FIXTURES.
- 11.PROVIDE TWO (2) GUY WIRES FOR SUPPORTING TRANE COMPANY OWNED UTILITY POWER POLES. COORDINATE WITH XCEL ENERGY UTILITY COMPANY.

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:

2545 1ST STREET SOUTH
LA CROSSE, WI 54601
PHONE: 608.784.1830
FAX: 608.782.5844
www.galileoconsulting.com

TRANE TECHNOLOGIES

LOADING DOCK MODIFICATIONS

Project Title:

Project Location:

Project Number:

Project Date:

Drawn By:

Key Plan:

2600 LOSEY BOULEVARD S

LA CROSSE, WI 54601

26018

JUNE 2026

PLP

ISSUED
FOR
CONSTRUCTION

Revisions:

No.	Description	Date

Graphic Scale:

VARIES

Last Update:

6/22/2026 1:45:15 PM

ES02



PHOTO #1

2787



PHOTO #2

2776



PHOTO #3

2783



PHOTO #4

2770



PHOTO #5

2784



PHOTO #6

2789



PHOTO #7

2774



PHOTO #8

2785



PHOTO #9

2782



PHOTO #10

2782



PHOTO #11

2781



PHOTO #12

2779



PHOTO #13

2780



PHOTO #14

2786



PHOTO #15

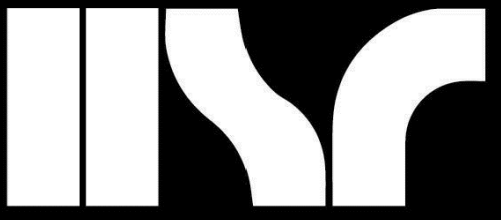
2777



PHOTO #16

2778

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN



HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:



Project Title: **TRANE TECHNOLOGIES
LOADING DOCK MODIFICATIONS**
Project Location: **2600 LOSEY BOULEVARD S
LA CROSSE, WI 54601**
Sheet Title: **ELECTRICAL SITE PHOTOS**

HSR Project Number: **26018**

Project Date: **JUNE 2026**

Drawn By: **PLP**

Key Plan:

**ISSUED
FOR
CONSTRUCTION**

Revisions:		
No.	Description	Date

Graphic Scale: **VARIES**

Last Update: **6/22/2026 1:45:15 PM**

ES03



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0735

Agenda Date: 7/13/2026

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



City of La Crosse - Engineering Department

400 La Crosse St., La Crosse, WI
(608) 789-7505

www.cityoflacrosse.org
engineering@cityoflacrosse.org

PERMIT

Right-of-Way - Privilege Revocable Occupancy - Communications

ROWP-045100-2026

DESCRIPTION

New underground construction and overlash existing aerial to active new customer for Metronet

STATUS

Application Date: 6/10/2026

Status: Under Review

District: Within City Limits

CONTACTS

Applicant: (Billing)
Jacob DuBord
11516 Fisher Rd
Tomah, WI 54660
jacob.dubord@metronet.com

ADDRESSES

2550 COMMERCE ST

PARCELS

17-10307-90

MAIN

ZONING

Heavy Industrial (Z-M2)

ADDITIONAL ZONING

Airport Height Zoning (HLZO)

INSPECTION DISTRICTS

Inspection Construction District 1 (ICD-1), Inspection Maintenance District 1 (IMD-1)

APPLICATION APPROVED:



City of La Crosse - Engineering Department

400 La Crosse St., La Crosse, WI
(608) 789-7505

www.cityoflacrosse.org
engineering@cityoflacrosse.org

PERMIT

Right-of-Way - Privilege
Revocable Occupancy - Communications

ROWP-045100-2026

INVOICE

00057423

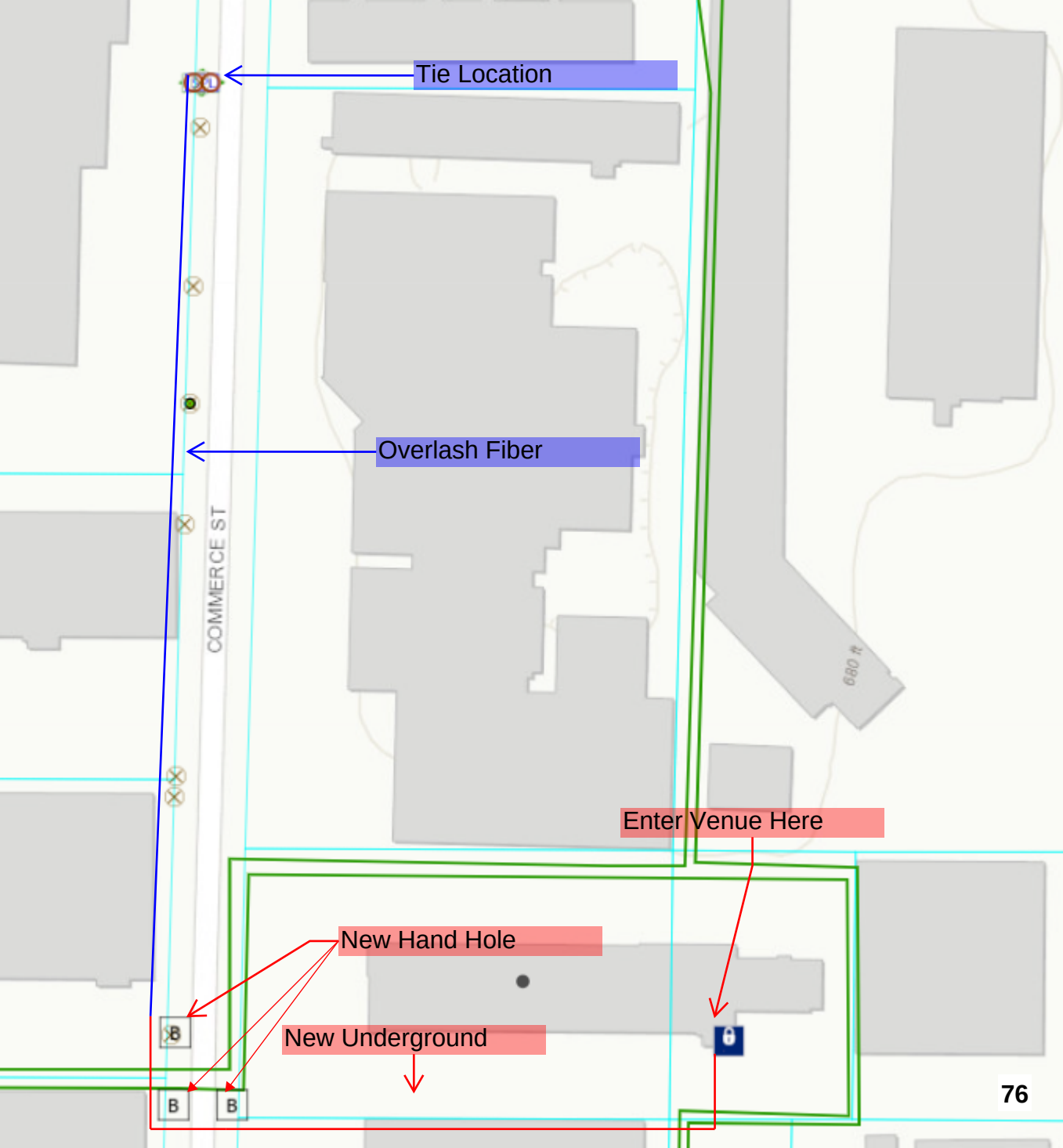
BILL TO	DETAILS	
Jacob DuBord 11516 Fisher Rd Tomah, WI 54660	Status: Paid In Full Date: 6/10/2026 Due Date: 7/10/2026 Description: ROWP-045100-2026	

Permit: Right-of-Way - Privilege - Revocable Occupancy - Communications

ROWP-045100-2026

	Fee	Amount	Paid	Owed
Revocable Occupancy Permit		\$100.00	\$100.00	\$0.00
		\$100.00	\$100.00	\$0.00

Amount	Paid	Owed
\$100.00	\$100.00	\$0.00



Tie Location

Overlash Fiber

Enter Venue Here

New Hand Hole

New Underground