

RESPONSE TO APPLICATION QUESTION

Proposed Rezoning will not be Detrimental to the City Long Range Comprehensive Plan Goals Objectives, Actions and Policies Because (Detailed Answer):

The STAR Center is in line with the 1999 Lower Northside Neighborhood plan. The STAR Center will occupy an area that has been standing vacant for a long period of time. Within the Center is a community center, which will be open to the general public free of charge. This will give a central location for this neighborhood to come together. The STAR Center will be a beacon of pride for the Depot area. The STAR Association has chosen to be a member of their neighborhood, and will actively participate, engage, and support our neighbors. We feel that the facility and its programming will enhance the lives of individuals in the local community, and bring individuals from outside into the community. The lower Northside would be a “destination”, not an area that people just drive by. The increase in the influx of people coming to the center will entice and support new small businesses in this area, further benefiting the community. With new business development the investment in housing will follow. The STAR Center will have a major catalytic effect of achieving the goals of the 1999 Lower Northside Neighborhood Plan.

GENERAL PROJECT DESCRIPTION

The STAR Center Project for Health Equity is a collaborative community initiative headed by the Sports, Therapeutic and Adaptive Recreation Association (501c3), with programming partners, including the University of Wisconsin – La Crosse, Viterbo University, Western Technical College, Mayo Clinic, Gundersen Clinic, The La Crosse Aging and Disability Center, and the VA Service Office. The STAR Association will be the sole owner and operator of the facility. (Our programming partners have no financial investment in the facility and or land but will be involved in programming within the building). Our goal is to improve the health of our community, by removing barriers to healthy physical activity for an estimated 35,000 individuals that cannot meet the Center of Disease Control recommended levels of physical activity with present recreational opportunities. It is our secondary goal to be able to decrease health care expenditures. By improving the level of physical activity, we will improve the health outcomes of individuals. Those with challenges to physical activity are our highest consumers of the health care dollar. Investment in providing opportunity for those with disabilities will have a significant impact on cost containment. This relationship between activity, health outcomes and cost savings has been shown in the abled bodied population. Physical activity has been shown to improve the level of independence of those with challenges, thus decreasing the dependence on social service programs. Further involvement in physical activity has shown impact on employment.

The facility is a universal design that allows all individuals to use the facility with independence and minimal assistance. The programming will be inclusive and serve the needs of all members of the community between the ages of 3 and 93. Unique to the programming will be disability and disease specific programs for people with challenges to activity, visual impairment, hearing impairment, developmental cognitive impairments, neurologic impairments, and physical impairments. These “Community Assisted Exercise Programs” will be based on current medical evidence best practices to prevent progressive disability and improve health outcomes. Adaptive and inclusive recreation and sports will be also available. Traditional recreational activities will be available on a limited basis for abled-bodied individuals; our focus here is to assure that we are supporting caretakers and veterans by giving them the opportunity to invest in their own personal health through activity.

Within the facility is a **Community Center**, which will be free for all community members to access. This portion of the center will have a **café/coffee shop** to bring members of the community together in a causal social setting. A **Veteran Center** will be a public space where veterans can come together to bond thru recreation and connect with Veteran service organizations. The **Wellness Center** will have **classroom/meeting rooms**, which will be available for education on health-related subjects, support groups for those with specific challenges, advocacy groups. It will be a location for both city and county health workers to connect with community members. A “pain school” to educate individuals in alternative to narcotics for pain management will also be part of the Wellness Center. These classrooms will also be available to local community groups. The last component of the “Community Center” is the **Resource Center**. The goal of this center is to allow any organization who serves individuals with disabilities the opportunity to have a central meeting space /office which allows community members to easily collaborate between service providers. Our goal is to assure that all members of our community have the opportunity to utilize services available that will optimize their life situation of individuals.

The recreational component of the STAR Center will be a membership based. All community members will be eligible. Funding sources for those with limited resources will be available through a variety of resources and a sliding scale fee schedule will be applied.

The facility will serve as an **education center** for university students. Student will have clinical application sessions, applying and honing their skills while helping members of our community. **Research** on Health Equity and health outcomes will be conducted. It will also be a **job-training site** for those with challenges. Our goal is to have half our employees at the center to have a challenge or disability. Our job-training program will allow integration of those with challenges into other work force.

The STAR Center will be a catalyst to further development of the near North Side. It will bring together individuals from the entire city and region to this area of the city. The facility will bring in an estimated 5 to 8 million dollars of federal New Market Tax Credits to our economy. Additionally, this facility will be one of a handful of facilities in the country that will be able to cater to the disabled Veteran and Paralympic, Special Olympic and other adaptive sports programs. This will allow us to host many competitions and educational conferences, bringing in outside “tourist” income to the La Crosse Area.

Value to area Employers

It is estimated that 1 in 3 families have an individual who would benefit from programming at the center. The facility will be an enticement for recruitment.

The programming will also benefit area employers with ongoing “Maintenance” exercise programs for common workman compensation injuries. (Examples: back injuries, shoulder injuries, knee injuries) Recurrent workman compensation claims occur almost 50% of the time. By being involved in an ongoing program post Physical Therapy (PT) and return to work we hope to decrease this rate.

Increased utilization of Public Transportation

Our goal is to have those with challenges meet the CDC level of physical activity. This would mean that individuals attend the center on an average of three times per week. Many of those with disabilities or challenges are residents of our high-rise apartments for disabled and elderly. If 1/3 of the residents participated it would increase ridership by 500 rides per week. With Student attending the center from their local campus could expect an additional increase in ridership.

It is our hope that we could develop a “Health link” route that would link our elderly and disabled housing centers to Medical Centers, Universities, YMCA and the STAR Center. These individuals are high users of para transport often because of the need to transfer buses. By developing just a “Health Link” there could be cost savings on para transport.

Project Need

Early in the assessment and planning process, we saw that modification to existing local facilities would not sufficiently address diverse needs. We had to develop a truly unique solution that combined the resources of many organizations in a single location. The STAR Center is developed around the specific programming needs of those with challenges to physical activity and is unlike any facility in our region. Focus groups of the major target user population and local professionals were conducted to assess needs and input on design of the facility.

See attached **Exhibit A - STAR Center The Capital Campaign for Health Equity**

1. PLANNED DEVELOPMENT DISTRICT SITE DESCRIPTION

The STAR Center site consists of 6.4 acres, or 277,460 square feet and will include approximately 2.88 acres of open space (45 percent) for recreational fields, storm water retention, gardens, and landscaping. The proposed building footprint is 53,340 square feet on the ground floor, with a potential future expansion of 14,900 square feet. The parking and paved areas are 81,465 square feet, with an outdoor playfield of 17,015 square feet.

2. ESTIMATED DEVELOPMENT VALUE

Site Development: \$750,000

Building Construction: \$20,100,00

3. ORGANIZATIONAL STRUCTURE

The property is currently owned by Stizo Development LLC. 6.4 acres will be sold to the STAR Center for the project and managed by a board of directors. Currently, the STAR Association is a 501c3 and led by a 20-member Board of Directors. These directors and collaborative partners bring a broad experience in advancing solutions for community health, disability issues and health disparity. The STAR Board includes community members who have physical challenges themselves.

For an updated list of Board of Directors, go to <https://www.starcenterlacrosse.org/about/>

4. PROPOSED DEPARTURES

The project will comply with the standards of development as set forth in the City of La Crosse zoning regulations, land division ordinance, sign ordinance and other applicable regulations. At this point in the early development of the project, we do not foresee departures or waivers needed. If that would change, we would pursue the normal regulatory process to amend our vision.

5. ANTICIPATED PROJECT TIMELINE

Fundraising Complete:	Fall 2020
Design Documents:	Winter 2020
Bidding:	Spring 2021
Commencement of Construction:	Spring 2021
Construction Completion:	Fall 2022

6. SITE LAYOUT PLAN

See attached **Exhibit C – Project Design** for Site Layout Plan, depicting the proposed lot layout, street configuration, utilities, and open space.

7. LEGAL DESCRIPTION OF BOUNDARIES

Current legal description of Parcel 17-10289-40, 10.010 acres:

PRT SW-NE COM W1/4 COR SEC 29 N89D13M55SE 2646.22FT N0D50M40SW 30.66FT N89D37M8SE 36.1FT ALG N R/W ST ANDREW ST TO POB N0D48M22SW 100FT ALG ELY R/W LN GEORGE ST N2D4M38SW 307.38FT ALG ELY R/W LN GEORGE ST N88D54M6SE 110.8FT N0D50M18SW 52.07FT N89D0M17SE 38.73FT N0D47M52SW 298.63 FT N89D30M30SE 59.42FT ALG SLY R/W LN ST CLOUD ST S4D26M3SE 5.46FT ALG SLY R/W LN ST CLOUD ST N89D29M15SE 432.64FT ALG SLY R/W LN ST SLOUD ST S0D49M36SW 755.43FT S89D37M8SW 635.4FT ALG N R/W LN ST ANDREW ST TO POB SUBJECT TO ESMT & SUBJECT TO R/W ESMT IN V1293 P548 & P553 LOT SZ: IRR

Subject property has not been surveyed for a revised legal description. Proposed draft legal description for STAR Center’s 6.4-acre parcel based on CAD files prepared by others:

That part of the Southwest Quarter of the Northeast Quarter of Section 29, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 29; thence South 89 degrees 33 minutes 34 seconds West, assumed bearing, on the south line of said Southwest Quarter of the Northeast Quarter, 2638.02 feet to the west line of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 50 minutes 40 seconds East on said west line, 30.66 feet; thence North 89 degrees 37 minutes 08 seconds East, 36.10 feet to the point of beginning; thence North 00 degrees 48 minutes 22 seconds West, 100.00 feet; thence North 02 degrees 04 minutes 38 seconds West, 307.38 feet; thence North 88 degrees 54 minutes 06 seconds East, 110.80 feet; thence North 00 degrees 50 minutes 18 seconds West, 52.07 feet; thence North 89 degrees 00 minutes 17 seconds East, 38.73 feet; thence South 00 degrees 49 minutes 36 seconds East, 25.00 feet; thence North 89 degrees 00 minutes 17 seconds East, 492.54 feet; thence South 00 degrees 49 minutes 31 seconds East, 441.41 feet to the north line of St. Andrews Street; thence South 89 degrees 37 minutes 08 seconds West on said north line, 635.40 feet to the point of beginning.

8. NEIGHBORHOOD CONTEXT

The Star Center’s neighborhood is a mix of commercial, light industrial, and residential uses. The parcel is a former industrial use and this area has been going through a slow transition from industrial to commercial and residential uses. It is situated on the east side of a major north-south thoroughfare, Lang Drive/Highway 35, and has full access on the south onto St. Andrew Street. Its next-door neighbors are Mississippi Valley Welders Supply to the west, to the south is Weiss-Bush Auto Body and Midtown Collision, and to the east is the adaptive reuse of the former La Crosse Rubber Mills building. The intermediate vicinity to the west, behind the Lang Drive commercial strip is residential, to the south is small commercial, to the east is residential, and to the north of St. Cloud Street is residential and commercial.

9. SITE RESOURCES

This question asks for the location of institutional and recreational amenities that are more relative for multi-use planned unit development projects. Even though the STAR Center is a single building on the site, it does have some important attributes that relate to accessibility, connectivity, community use, and neighborhood-building ideas. Accessibility from the sidewalk to the door is unified with sloped sidewalks (1:20 slope), and not ramps (1:12 slope) for the physically challenged and stairs for the able-bodied. Connectivity is addressed with access to public transportation, shuttles, cars, biking and walking. The Center is designed for the community and its members. The building is zoned to create a neighborhood based ‘community center’ that is open to everyone. The Center will include a café / coffee shop, Veteran’s Center, and a Wellness Center. The combination of these integrated features will provide a much-needed resource in the community.

10. CHARACTERISTICS OF SITE SOILS

Elevation of Site and Soils

Completed May 7, 2015 Mc Hugh Excavating of Holmen, WI did, under contract to the City of La Crosse, complete the filling and grading of the site to a point that is 2 feet above the base flood elevation (100-year flood elevation) and tested the soils to have attained at least 95% compaction.

See attached **Exhibit B** - *Cedar Corporation Certification of Completion and Wisconsin Department of Natural Resources*.

11. EXISTING TOPOGRAPHY

See attached **Exhibit C** – *Project Design* for Existing Utilities + Topography Plan.

12. GENERAL LANDSCAPING TREATMENT

Landscaping opportunities were strategically positioned on the parcel to maximize their natural effectiveness. The central portion of the site is taken by the building and parking, leaving sizable green spaces on the east and west sides. The western edge along Lang Drive will have a terraced slope with accessible gardening opportunities and barrier-free sidewalks will soften the vertical transition from the street level to the building, providing a welcome relief to the hard-commercial improvements that dominate the current streetscape. The east side has open recreational spaces that will help reduce the scale between this building and the neighboring former Rubber Mills complex. The placement and selection of plantings will be further developed, with an intent to utilize native and edible plantings to help mitigate long-term landscape maintenance costs.



THE CAPITAL CAMPAIGN FOR HEALTH EQUITY
IN THE GREATER LA CROSSE AREA



*If you learned that 35,000 people in our community face significant barriers to health, you would ask **'Why?'***

THE NEED

We asked.

This is what we found:

1 out of 5 people are excluded from physical activity that is essential for maintaining health

Four years ago

La Crosse area leaders who study community health were stunned to discover that local organizations couldn't keep up with the consequences of that disturbing statistic. In a community known for solving tough problems, one of the toughest still remains: health equity for all populations.

Two years ago

A larger group envisioned a bold concept to make access to physical activity not only better, but universal. They were joined by educators, aging and disability advocates, architects, health professionals, social organizations and support organizations.

Today

We're about to implement the vision.



Barriers are everywhere; opportunities are not

HEALTH EQUITY is the goal of STAR Center, but it's not today's reality.

Some people living with disabilities, those recovering from stroke or injury and those with chronic conditions may be able to arrange transportation and at least get through the front door of an exercise facility. But they can't use training equipment, navigate a track, reach restrooms or shower. If they are lucky enough to find suitable equipment, often no one in the facility can assist them.

*Adaptive or assistive equipment that fits—
with assistance in using it—
is rarely available*

What **HEALTH EQUITY** means

Everyone has the chance to lead the healthiest and most fulfilling life possible. No one is disadvantaged because of physical limitation, social position, or other circumstance.



THE URGENCY



Until recently, “culture of health” was an abstract idea

We can now consider the dots connected.

Fresh research emphasizes how essential physical activity is to maintaining health.

40% of health outcomes depend on community-based opportunities to stay healthy, not on medical care



The multiplier effect that shortens lives

Having a disability but little access to healthy activity dramatically increases the likelihood of developing a secondary condition—not from the disability itself, but from a lack of healthy movement.

4 times the depression

4.5 times the COPD

2.5 times the cancer

2.5 times the asthma

3 times the arthritis

2.5 times the diabetes

4.2 times stroke risk

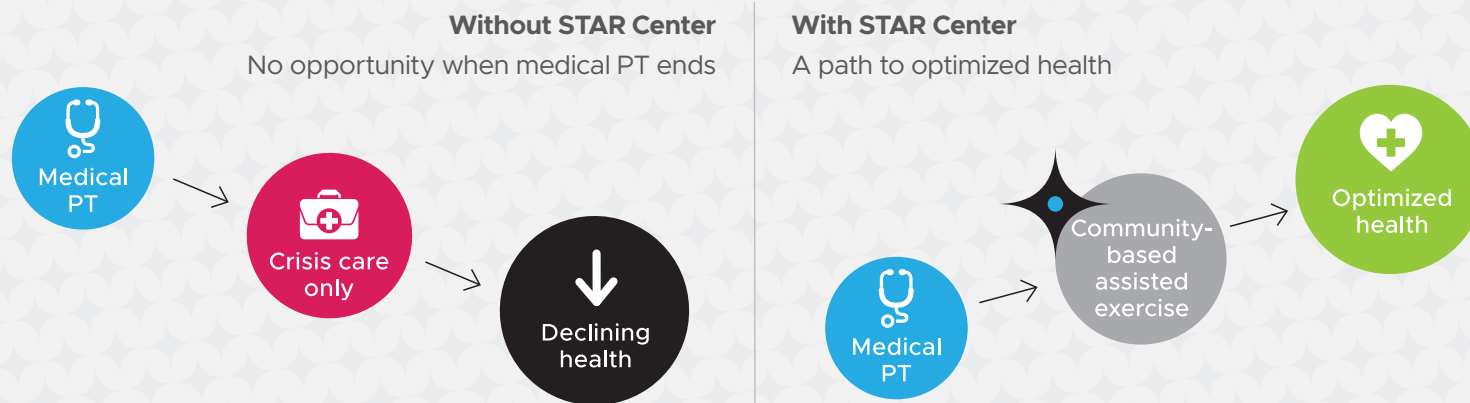
2 times the heart disease

57% more adult obesity

50% more hypertension

40% more elevated cholesterol

Function declines when physical therapy ends



Without physical activity, secondary conditions are inevitable

- ✦ A rural stroke patient makes good progress during rehab. But when medical treatment ends, there are no accessible, non-medical options to continue her recovery.
The effects of her stroke become debilitating.
- ✦ A La Crosse caregiver is overwhelmed. She can't find accessible exercise options for herself and her father, who lives with a serious disability.
His health gradually declines. So does hers.
- ✦ A La Crosse veteran has an injury that affects his mobility. Living alone, he lacks social interaction and support, becoming more sedentary and isolated.
His Parkinson's disease progresses faster.
- ✦ A group home resident in La Crosse is happy to have his basic needs met but has no access to physical conditioning or social opportunities.
He becomes obese and develops hypertension.

THE OPPORTUNITY

STAR Center programming supports the needs of our entire community

The STAR Center fills current community-wide gaps in opportunity by offering specific programs and specialized equipment to serve the needs of people with disabilities or challenges. And thanks to an all-inclusive array of STAR Center programs, **all** community members can experience benefits through participation. Even able-bodied individuals can enjoy access to traditional programming and equipment at the STAR Center. Every individual will have the opportunity to choose what type of programming best suits their needs.

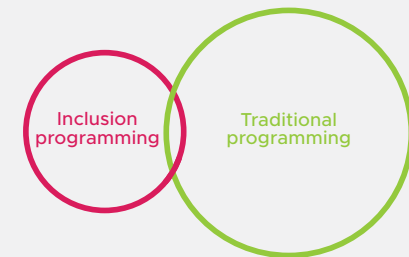
Community-based assisted exercise

The STAR Center will let individuals needing physical therapy or occupational therapy continue their activities in a welcoming recreational facility. Through the STAR Center, individuals will gain access to a variety of equipment commonly used in clinics and rehab centers, and can rely on assistance from staff members and students studying to become physical and occupational therapists. Most importantly, community-based assistive exercise lets individuals continue to enhance their health through exercise **even after insurance coverage ends**.

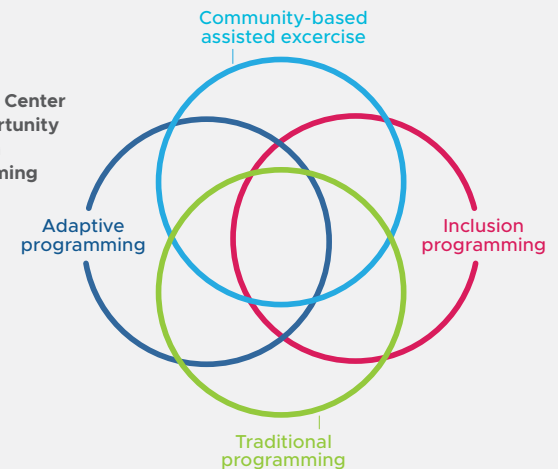
Adaptive programming

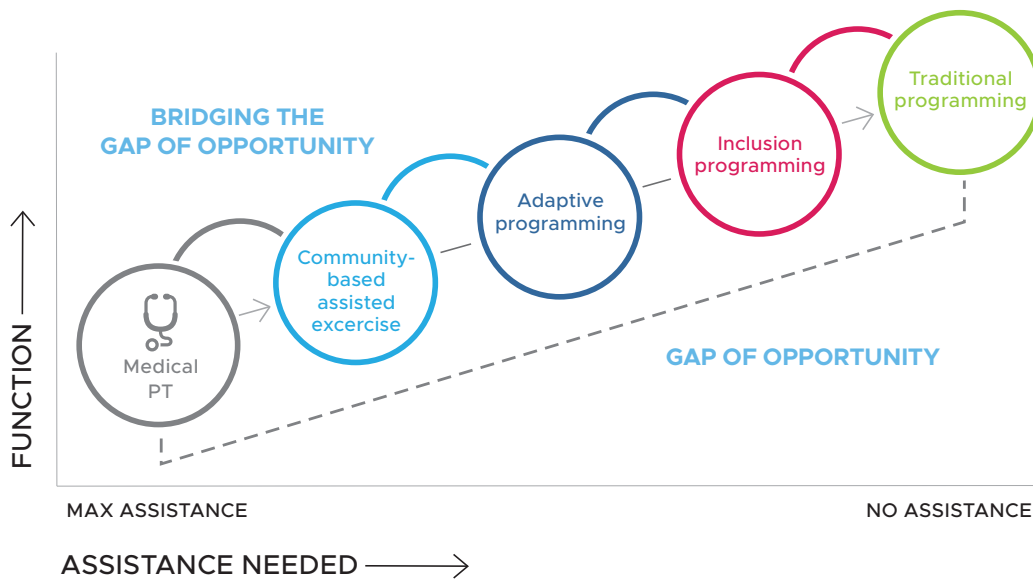
Through specialized adaptations in equipment and approach, adaptive programming addresses the specific needs of individuals with disabilities and allows them to participate and enjoy the highest levels of recreation, exercise and fun. Therapeutic recreation students and staff will be available to do individual assessments and modifications for participants. Adaptive recreation and exercise programming at the STAR Center will include archery, swimming, tennis, track and field, yoga and more. The STAR Center will also offer wheelchair basketball, football, lacrosse, soccer and sled hockey.

Current community-wide exercise and recreation opportunities



The STAR Center fills opportunity gaps with programming variety





“The STAR Center bridges the medical model to the community model. That bridge doesn’t exist to the extent it should, because most health clubs aren’t set up to accommodate the health and wellness needs of individuals with disabilities.”

Jeff Legler, PT, MHA

*Director of Rehabilitation Services
Mayo Clinic Health System*

Inclusion programming

Inclusion programming at the STAR Center will allow everyone, regardless of ability, to participate in activities together. While other facilities’ inclusion programming may not address an individual’s physical challenges, individual assessment available at the STAR Center, adaptations of activities and specialized equipment will allow all community members to participate at optimum levels together.

Traditional programming

The STAR Center will also offer traditional recreation and exercise programming to people without health challenges. A variety of traditional aerobic and strength training equipment will be available at the STAR Center for those who do not need assistance or accommodation. The STAR Center’s traditional programming and equipment will also give caregivers the opportunity to exercise while their friends and relatives receive assistance from STAR Center staff.

THE PLAN

The enormity of the problem requires a solution that's practical, thoughtful and bold

Community partners will offer much-needed programs in this innovative, universal-access complex. The facility will include:

Activity Center

Adaptive equipment, therapeutic pools and a specially equipped perimeter track, with personal instruction and assistance

Life Center

Supports all wellness domains with education and targeted programming, job training and clinical teaching

Disability Resource Center

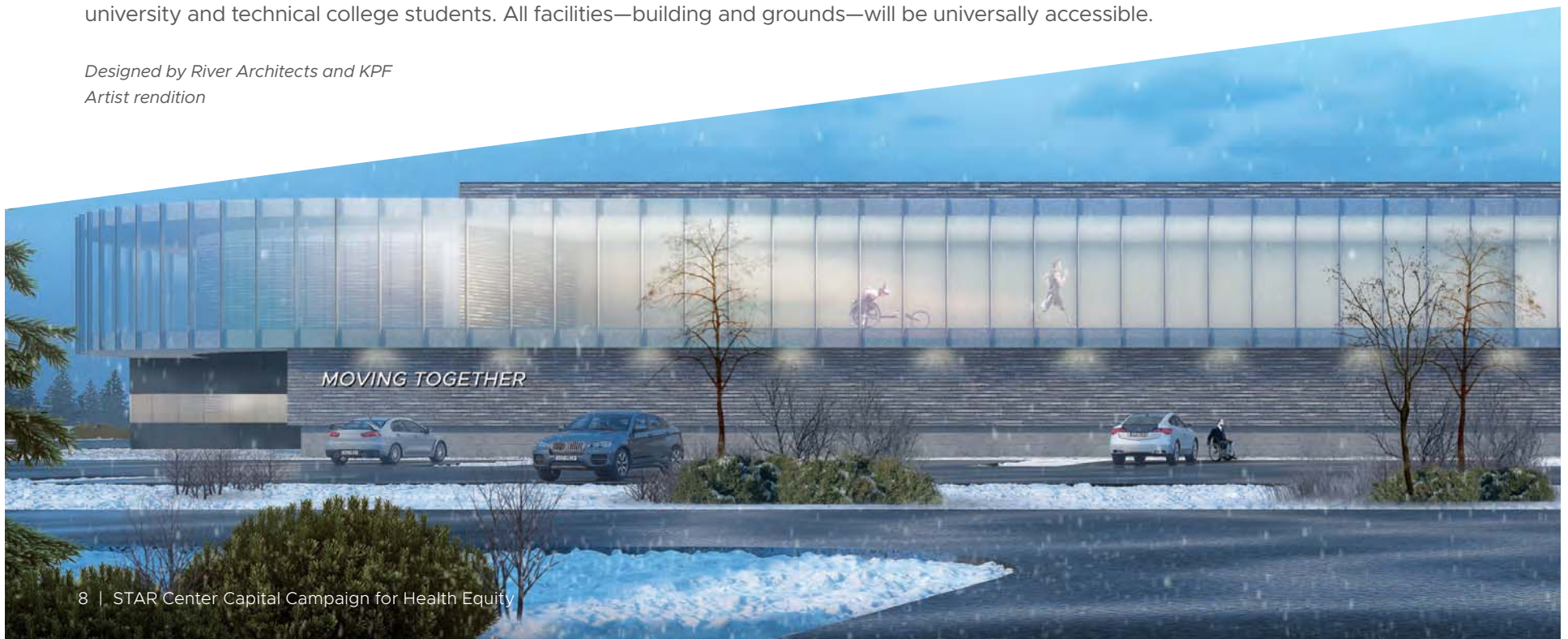
Brings community resources, funding sources, service providers and clients together in one location

Veteran Center

Support, recreation and community for veterans with convenient access to services

The STAR Center will be located adjacent to the former rubber mill property at Red Cloud and George Streets in La Crosse. It is centrally located, accessible to the La Crosse-area public, served by public transit and near university and technical college students. All facilities—building and grounds—will be universally accessible.

*Designed by River Architects and KPF
Artist rendition*



“This project is an opportunity to improve the health of our citizens, lower the overall cost of delivering healthcare and distinguish our community. It is another great example of our region collaborating to solve a problem that all communities face but few have the courage and determination to address. This effort will help serve a portion of our community that is in great need, which from all indicators will greatly benefit and improve the well-being of individuals, families and their communities at the same time.”

Jeff Thompson, MD
CEO Emeritus,
Gundersen Health System



IMPACT

Closing the access gap enables existing community resources to be more effective and reduces budget strain for both public and private organizations.

We can elevate quality of life for thousands of people, with a dramatic effect on individual and social cost

STAR Center's impact on community resources

- Fewer secondary illnesses
- Fewer medical interventions
- Less hospitalization
- Fewer emergency room visits
- Lower spending on direct healthcare
- Lower social service costs

"These resources are needed to maintain strength and independence. If people don't continue to work on strengthening, you lose it as you age."

*Cheryl Neubauer
Supervisor at the Aging and Disability Resource Center (ADRC)*

STAR Center's impact on people

It's incalculable.



Moving together, we can expand opportunities for healthy movement and a more fulfilling life. For all.

THE VISION

A one-of-a-kind, universal-access facility that welcomes all

The STAR Center features leading-edge adaptive and assistive equipment. The 80,000-square-foot center's therapy pools, gyms and educational spaces will offer innovative, targeted programming and collaboration. Expert assistance includes assessment of individual modifications required to use equipment, instruction prior to use, support while in use and disease-specific programming. University health science students will provide assistance as part of their clinical studies.



The STAR Center model of therapeutic and adaptive recreation

- ◆ Create unprecedented, universal access to physical activity
- ◆ Reduce health risks from lack of movement
- ◆ Interrupt the cycle of physical and mental decline
- ◆ Achieve health equity

"It's distressing how many patients ask me to extend their physical therapy...because when it ends, they have no other options."

Christine M. Brose, MD

Physical Medicine & Rehabilitation, Gundersen Health System



For the first time, everyone can have access to fitness equipment previously available only in a medical setting.

STATEMENTS OF SUPPORT

“The Therapeutic Recreation program at the University of Wisconsin-La Crosse wholeheartedly supports the STAR Center of La Crosse, Wisconsin. The Center will offer needed adaptive recreation and sports programs in addition to therapeutic service to children and adults living in the Coulee Region. People with disabilities will have the opportunity to enhance function, develop skills, make friends and improve health and well-being. Finally, students majoring in Therapeutic Recreation will have opportunities to practice clinical skills in a community setting. These clinical skills are essential to their practice as Therapeutic Recreation Specialists.”

Nancy Richeson PhD, CTRS, FDRT

Therapeutic Recreation Program Director,
University of Wisconsin-La Crosse
Editor-in-Chief, American Therapeutic
Recreation Journal

“I know first-hand how difficult it is to maintain quality of life in a wheelchair. I believe the STAR Center will become a template for other communities.”

Tom Koster

Children’s Miracle Network Steering Committee
Gundersen Medical Foundation Board
STAR Association Board of Directors

STATEMENTS OF SUPPORT

“Someone who sustains a serious injury requiring a stay on the rehab unit, may be fortunate enough to receive outpatient therapy after discharge, but not always. The STAR Center would enable a person to continue on their rehabilitation journey in a supportive environment working toward making gains in their functional abilities.”

Cheryl Neubauer

Supervisor at the Aging and Disability Resource Center (ADRC)

“From my perspective, the STAR Center is a very important initiative, and one that the community needs.”

*Jeff Legler, PT, MHA
Director of Rehabilitation Services
Mayo Clinic Health System*

“This is an exciting project for an underserved population in our community.”

*Tanner Holst
Vice President, Medical Specialties
Mayo Clinic Health System*

STAR Center capital campaign milestones

Calendar

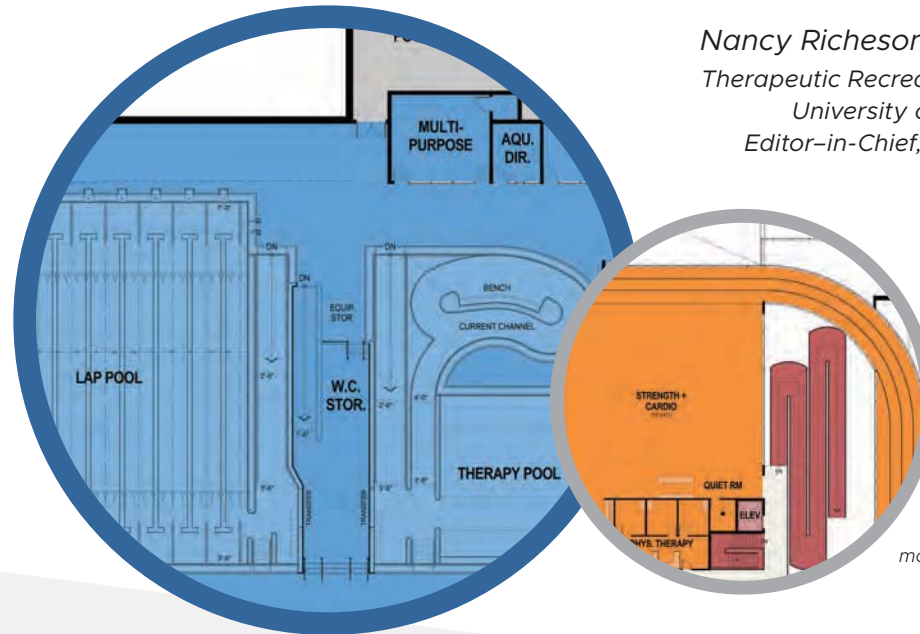
Public campaign begins Fall, 2019
 Groundbreaking Summer, 2020
 Opening Fall, 2021

Capital budget

Capital campaign \$10,500,000
 Local, state, federal grants . . . \$2,500,000
 National foundation grants . . . \$2,500,000
 New market tax credits \$5,500,000
 Total project cost \$21,000,000

“The Center will offer needed adaptive recreation and sports programs in addition to therapeutic service...People with disabilities will have the opportunity to enhance function, develop skills, make friends and improve health and well-being.”

*Nancy Richeson, PhD, CTRS, FDRT
 Therapeutic Recreation Program Director,
 University of Wisconsin-La Crosse
 Editor-in-Chief, American Therapeutic
 Recreation Journal*



Visit starcenterlacrosse.org for detailed floor plans and more information

Mission convergence

*People with disabilities **NEED** help using equipment*

*Students **NEED** opportunities for clinical experience*

Join us as we move together

Our communities are fortunate to have so many committed individuals and organizations working hard to elevate people, especially those who need help to thrive. This ambitious project inspires me each day—seeing common interests form, missions intersect, overlap, then converge into a powerful wave in support of shared community interests. We welcome you to become a part of this exciting development, one that will further enhance our exceptional quality of life.

Virginia Wintersteen, MD, STAR Association Board of Directors



PO Box 1024
La Crosse, Wisconsin 54602

608-788-7597
info@starcenterlacrosse.org
starcenterlacrosse.org

PARTNERS *MOVING TOGETHER*

The vision and commitment of experienced community leaders, educational institutions, healthcare providers, social services and local government are creating a transformative opportunity for La Crosse area residents—and a new community health model.

The STAR Center will be owned and operated by the STAR (Sports, Therapeutic and Adaptive Recreation) Association of La Crosse, a 501(c)(3) nonprofit organization.

Collaborative programming partners

Gundersen Health System
Mayo Clinic Health System – Franciscan Healthcare
Aging and Disability Resource Center of
La Crosse County
La Crosse County Veterans Service Office
University of Wisconsin-La Crosse
Viterbo University
Western Technical College

Affiliations

Disabled Sports USA

Community support *(as of April 2019)*

Boys & Girls Clubs of Greater La Crosse
La Crosse County Health Department
The Arc® of La Crosse
North American Squirrel Association
Inclusa
Citizen Advocacy



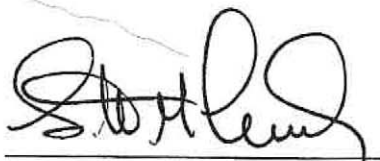
engineers | architects | planners | environmental specialists
land surveyors | landscape architects | interior designers

604 Wilson Avenue
Menomonie, WI 54751

800-472-7372
715-235-9081
www.cedarcorp.com

CERTIFICATION OF COMPLETION

Cedar Corporation certifies that during the period December 11, 2014 through May 7, 2015, McHugh Excavating of Holmen, WI did, under contract to the City of LaCrosse, complete the filling and grading of the site to a point that is 2 feet above the base flood elevation (100 year Flood elevation) and tested the soils to have attained at least 95% compaction as stipulated in the Escrow Agreement in EXHIBIT A, Item A thereto; said agreement effective as of October 31, 2014, by and among La Crosse Industrial Park Corporation and Stizo Development, LLC, a Wisconsin limited liability company with respect to the Offer to Purchase.



Scott E. McCurdy, PG
Seller's Project Manager

May 7, 2015

Date

CERTIFICATION OF COMPLETION

La Crosse Industrial Park Corporation ("LIPCO") by the undersigned does hereby certify that the DNR updated closure letter required to be provided pursuant to Paragraph E of Exhibit A to the Escrow Agreement dated October 31, 2014 between LIPCO and Stizo Development, LLC ("Buyer") to the Buyer has been provided to the Buyer and a copy thereof also provided to the Buyer with this Certification.

Dated May 1, 2015

LA CROSSE INDUSTRIAL PARK CORPORATION

By: _____


Robert W. Burg

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1300 W. Clairemont Ave.
Eau Claire WI 54701

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



April 30, 2015

Mr. Paul Borsheim
Stizo Development LLC
2 Copeland Ave., Suite 201
La Crosse, WI 54603

Mr. James Hill
La Crosse Industrial Park Corporation
712 Main St.
La Crosse, WI 54601

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Addendum to Final Case Closure with Continuing Obligations Letter Dated January 30, 2014;
Former Trane Company Plant #6 Located at 606 George Street/1319 St. Andrew Street (f/k/a 1305 St. Andrew Street) La Crosse, Wisconsin
WDNR BRRTS Activity # 02-32-000195 & 07-32-547753

Dear Mr. Borsheim and Mr. Hill:

In a letter dated January 30, 2014, the Department of Natural Resources (DNR) approved closure of the Trane Plant #6 site, with continuing obligations. On April 13, 2015, the DNR received your request to modify the continuing obligations required in the January 30, 2014 closure letter.

The continuing obligations required at the time of closure included maintenance of a cap overlying the historic fill area on the western perimeter of the site, as shown in the **attached map Figure B.2.c.** In a report titled "*Remedial Action Documentation Report for Former La Crosse Footwear Property*" submitted on your behalf by Cedar Corp., and dated March 10, 2015, it was documented that the historic fill area was removed from the site between Jan. 21 and Feb. 2, 2015. The report summarizes the excavation of 12,512 tons of contaminated soil, slag and rubble from the historic fill area, which was then properly disposed of at the La Crosse County landfill. The original Trane Plant #6 parcel has been subdivided since it received closure from the DNR. The western portion of the site which is subject to this addendum to the original closure letter is now owned by Stizo Development LLC and is identified as La Crosse County Tax Parcel 17-10289-40. Since the historic fill area has been completely removed from the site, your request to revise the requirement to maintain an asphalt cap over residual contamination within the historic fill area is hereby approved. The **attached map Figure B.2.c. (rev. 4-10-2015)** reflects the removal of the reference to the former historic fill site.

Please note that you, future property owners, and occupants of the property must comply with the revised continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

The property ("Property") was historically used for industrial manufacturing, cold storage and office space. The contaminants present during the site investigation and remediation phases included hydraulic oil and volatile organic compounds ("VOCs") in both soil and groundwater. Responses included free-product recovery, soil excavation with off-site disposal and soil vapor extraction ("SVE"). The conditions of closure and continuing obligations required were based on the property being used for commercial or residential purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Remaining soil and groundwater contamination could result in vapor intrusion if future construction activities occur. Vapor control technologies will be required for occupied buildings, unless the property owner assesses the potential for vapor intrusion, and the DNR agrees that vapor control technologies are not needed.

The DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/rrsm.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the West Central Regional DNR office, at 1300 W. Clairemont Ave., Eau Claire, WI. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a PDF in BRRTS on the Web.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which you and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications in accordance with the following requirements to the West Central Regional DNR office, at 1300 W. Clairemont Ave., Eau Claire, WI, to the attention of Doug Joseph.

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this contaminated property, as shown on the **attached map Figure B.3.b.4**. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains in areas outlined in Figure B.2.c of the closure submittal and as indicated on the **attached map Figure B.2.c**. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Vapor Mitigation or Evaluation (s. 292.12 (2), Wis. Stats., s. NR 726.15, s. NR 727.07, Wis. Adm. Code)

Vapor intrusion is the movement of vapors coming from volatile chemicals in the soil or groundwater, into buildings where people may breathe air contaminated by the vapors. Vapor mitigation systems are used to interrupt the pathway, thereby reducing or preventing vapors from moving into the building.

Chlorinated VOCs remain in soil and groundwater in areas as shown on the **attached map Figure B.4.a**, at levels that may be of concern for vapor intrusion in the future, depending on construction and occupancy of a building. There are currently no buildings present on the Property. Therefore, before a building is constructed and/or an existing building is modified, the property owner must notify the DNR at least 45 days before the change. Vapor control technologies are required for construction of occupied buildings unless the property owner assesses the vapor pathway and DNR agrees that vapor control technologies are not needed.

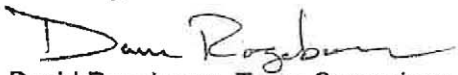
Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats, or

- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Doug Joseph at 715-839-1602.

Sincerely,

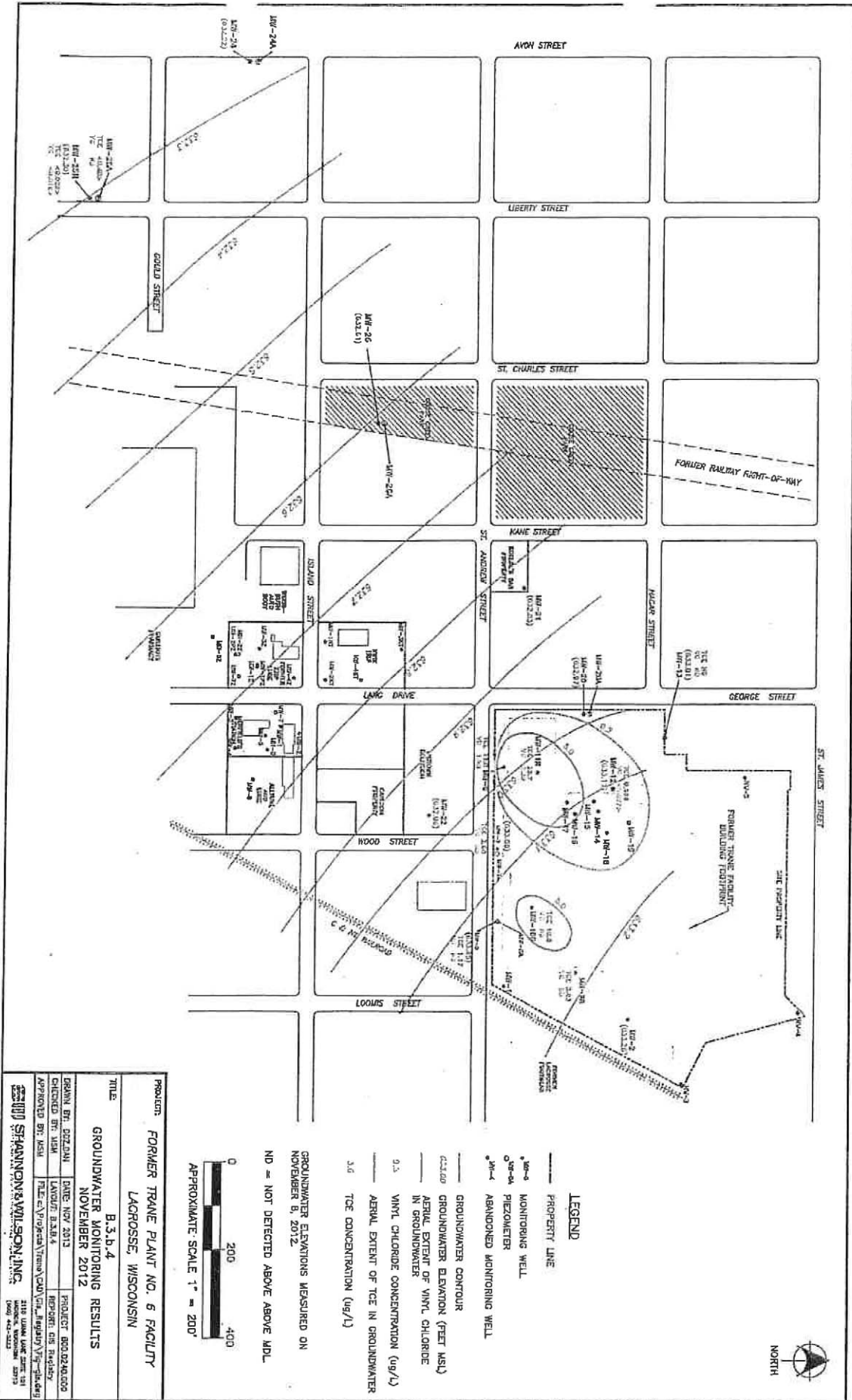


David Rozeboom, Team Supervisor
West Central Region Remediation & Redevelopment Program

Attachments:

- remaining groundwater contamination map – B.3.b.4
- remaining soil contamination map - B.2.c
- vapor intrusion map - B.4.a

c: Amy Peterson, City of La Crosse, 400 La Crosse St., La Crosse, WI 54601
Scott McCurdy, Cedar Corp., 604 Wilson Ave., Menomonie, WI 54751



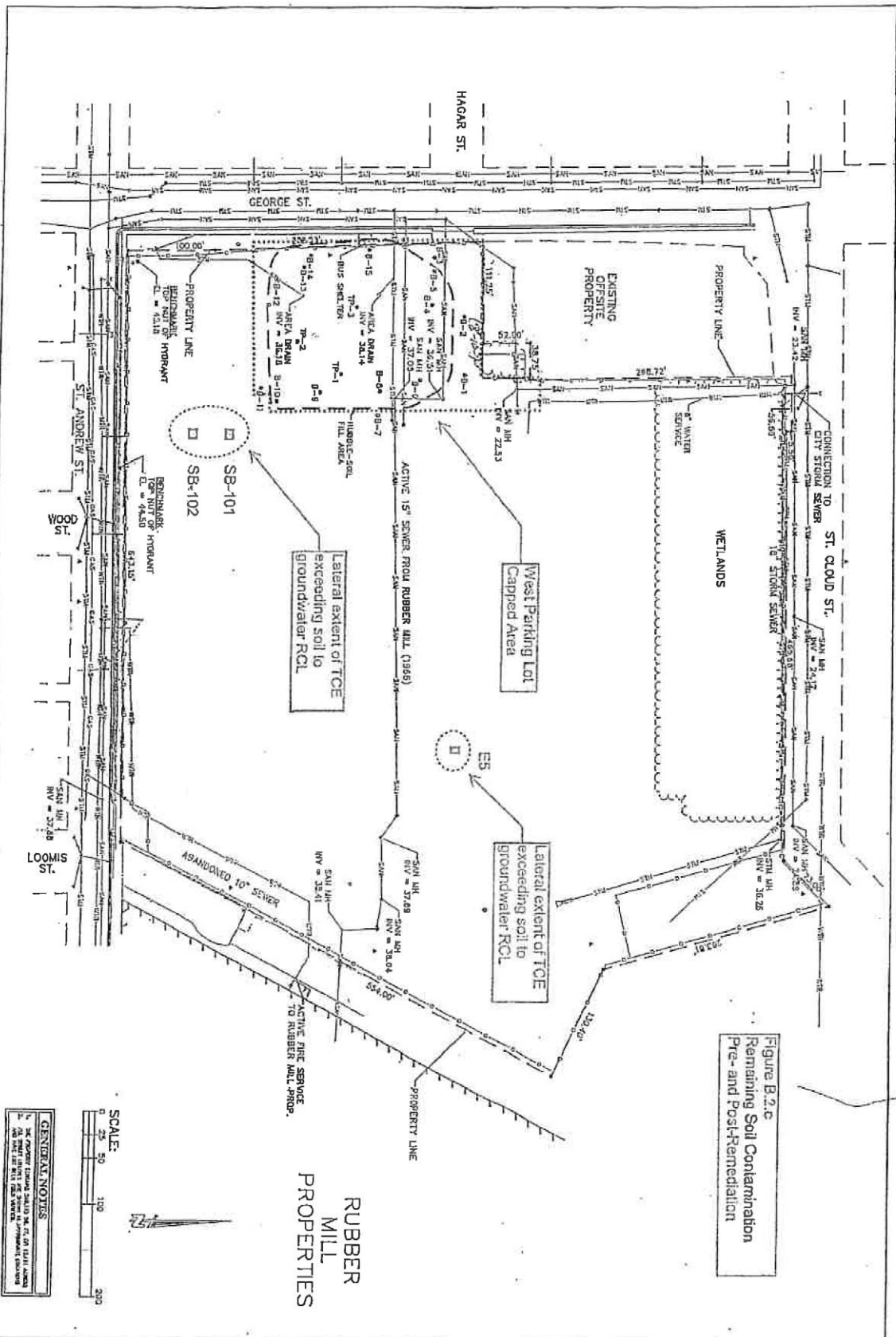


Figure B.2.c
 Remaining Soil Contamination
 Pre- and Post-Remediation

SCALE
 0 25 50 100 200
 FEET

GENERAL NOTES
 1. SEE GENERAL NOTES TO SHEET B.2.a FOR FULL LISTING OF ALL NOTES.
 2. ALL NOTES ARE TO BE READ IN CONJUNCTION WITH THE SITE PLAN AND THE DEMOLITION PLAN.

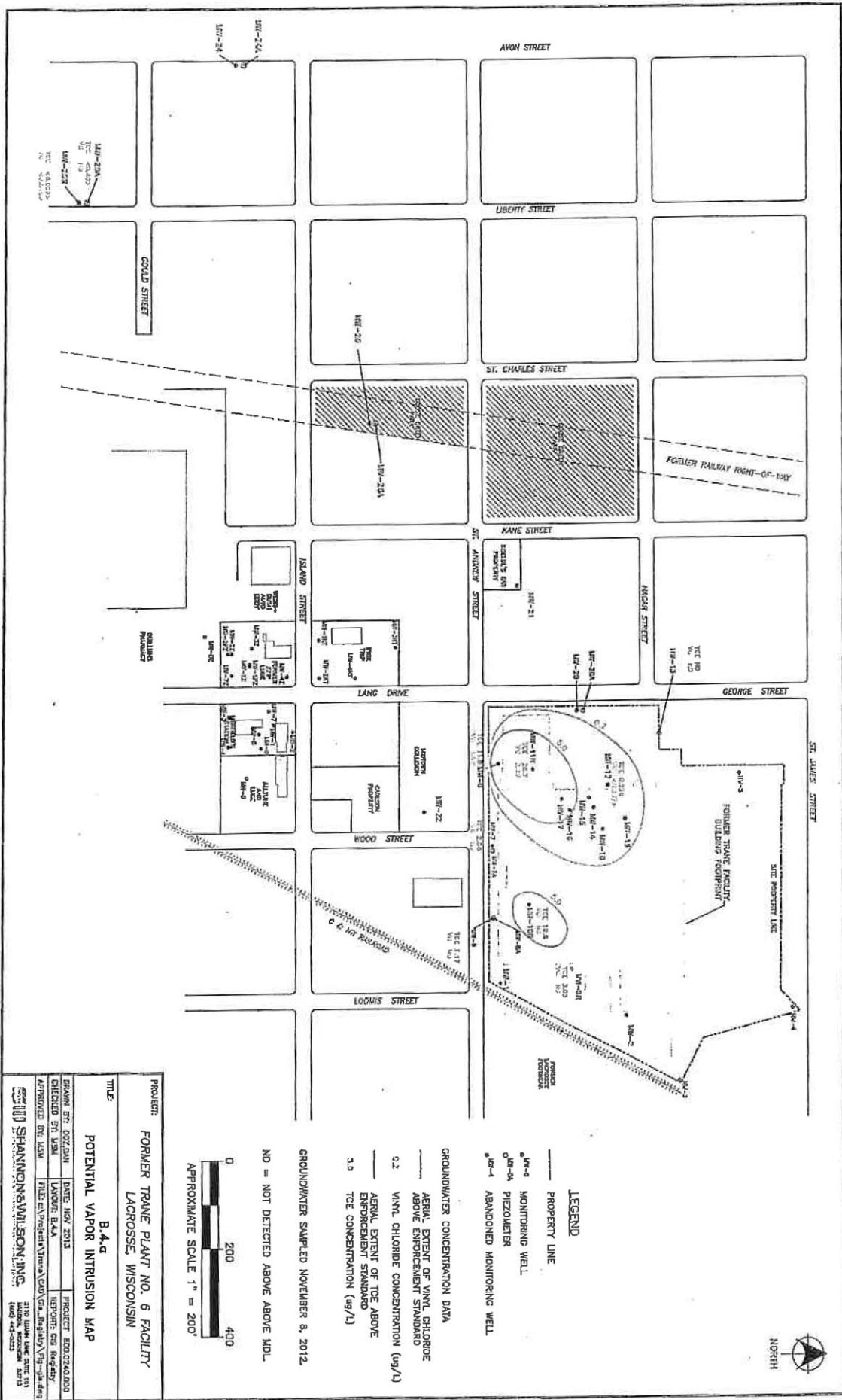
RUBBER
 MILL
 PROPERTIES

1 of 1

LIPCO - FORMER TRANE PLANT NO. 6 PROPERTY
 606 GEORGE STREET
 LA CROSSE, WISCONSIN
 POST DEMOLITION SITE

Cedar
 Corporation
 814 Wilson Avenue
 Minneapolis, Wisconsin 55412
 763-231-1581
 763-231-2222
 763-231-2127
 763-231-1581

PROJECT NO.	17251000000000
CLIENT	LA CROSSE COUNTY
DATE	NOVEMBER 2010
SCALE	AS SHOWN
DESIGNED BY	LA CROSSE COUNTY
CHECKED BY	LA CROSSE COUNTY
DATE	NOVEMBER 2010
PROJECT	POST DEMOLITION SITE
DATE	NOVEMBER 2010



PROJECT:		FORMER TRANE PLANT NO. 6 FACILITY LACROSSE, WISCONSIN	
TITLE:		B 4.4 POTENTIAL VAPOR INTRUSION MAP	
DRAWN BY:	DATE:	PROJECT NO.:	
CHKD BY:	DATE:	REPORT NO.:	
APPROVED BY:	DATE:	SCALE:	
SHANNON & WILSON, INC.		1000 Lakeside Drive Lacrosse, Wisconsin 54601 (608) 785-2000	

PROJECT DESIGN – EXHIBIT C

Schematic Design Drawings:

1. Neighborhood Context
2. Existing Utilities + Topography
3. Site Development Plan
4. Proposed Site Layout Plan
5. Floor Plan – Level 1
6. Floor Plan – Level 2
7. Exterior Views
8. South Elevation – Material Palette
9. North Elevation – Material Palette
10. Atrium Perspective
11. Aquatic Area Perspective

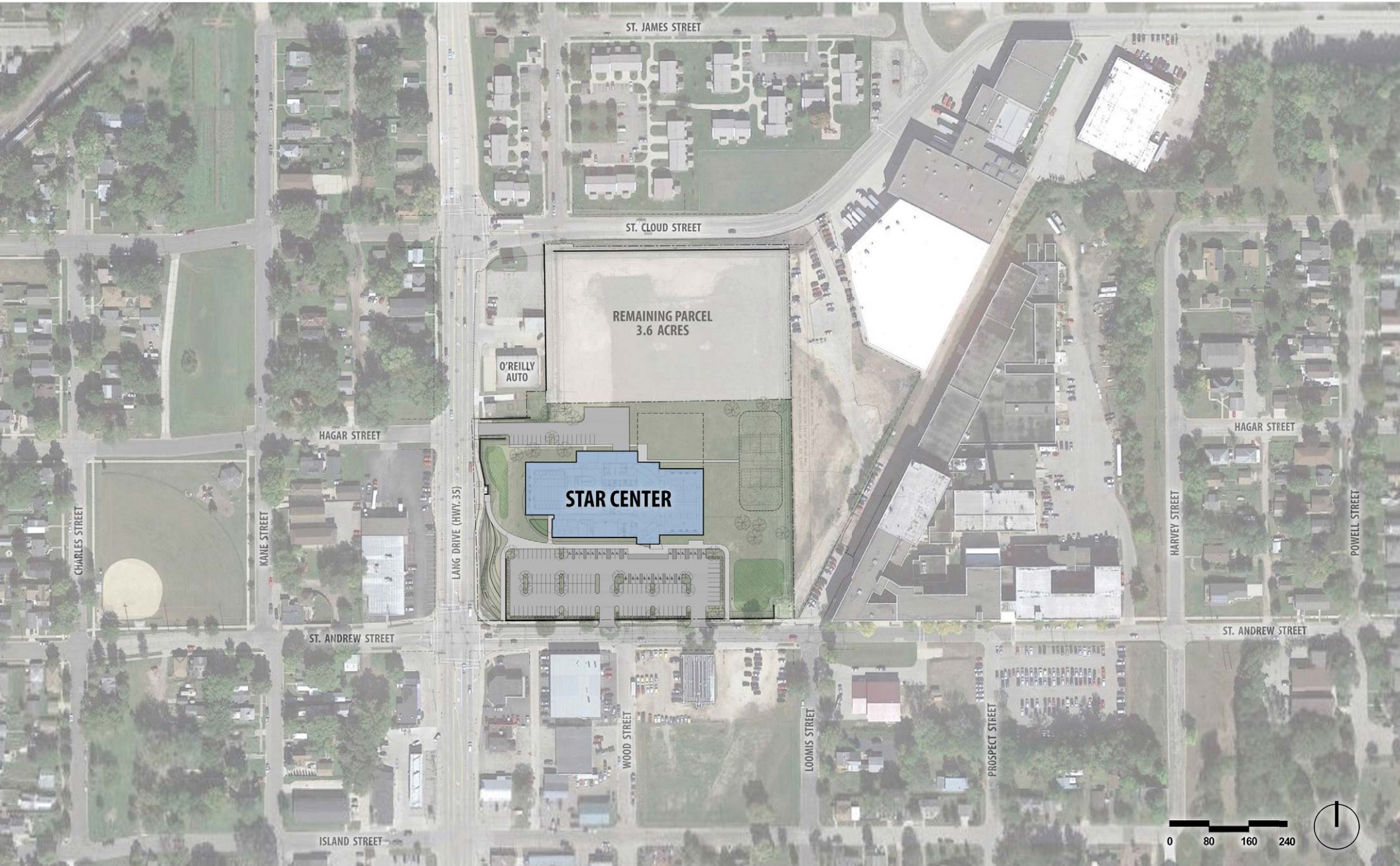
Sustainability

When it comes to sustainability very few principles are more important than the impact of the local factor. Be it local sourced materials, local produced products, local jobs or supporting good pay jobs growth! This is our commitment to using all La Crosse based businesses in this development; we are committed to keeping it local. Our vision is compatible with the City of La Crosse and La Crosse County Strategic Plan for sustainability and will be designed to LEED ND standards. Our team will focus on many strategic sustainable methods a few examples that will be employed in the development will be:

- Creating a tight building envelope that uses best practices for lower energy consumption, utilizes sustainable high-quality materials, and energy efficient designs.
- Creating an environment that highlights and respects our natural resources and is designed in a method that connects people to resources.
- Storm water retention and management that will manage the water onsite.
- Building design will utilize natural light to create more creature comfort and reduction in energy needs.
- The location of this site is near the university, hospitals, City and County Government, and the bus line. It enables people to bike, walk or ride the bus to decrease dependence on the automobile.

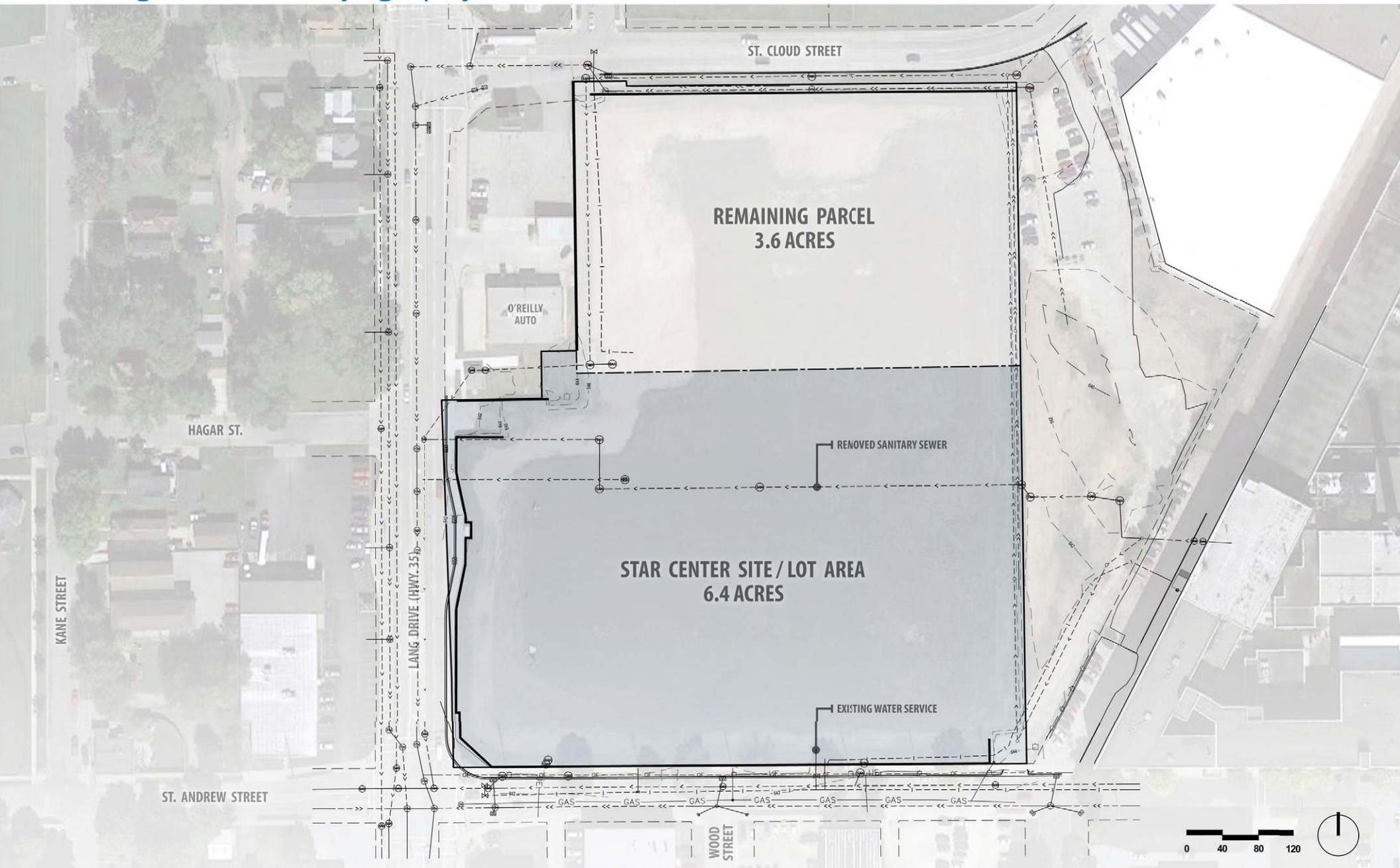
Schematic Design

Neighborhood Context



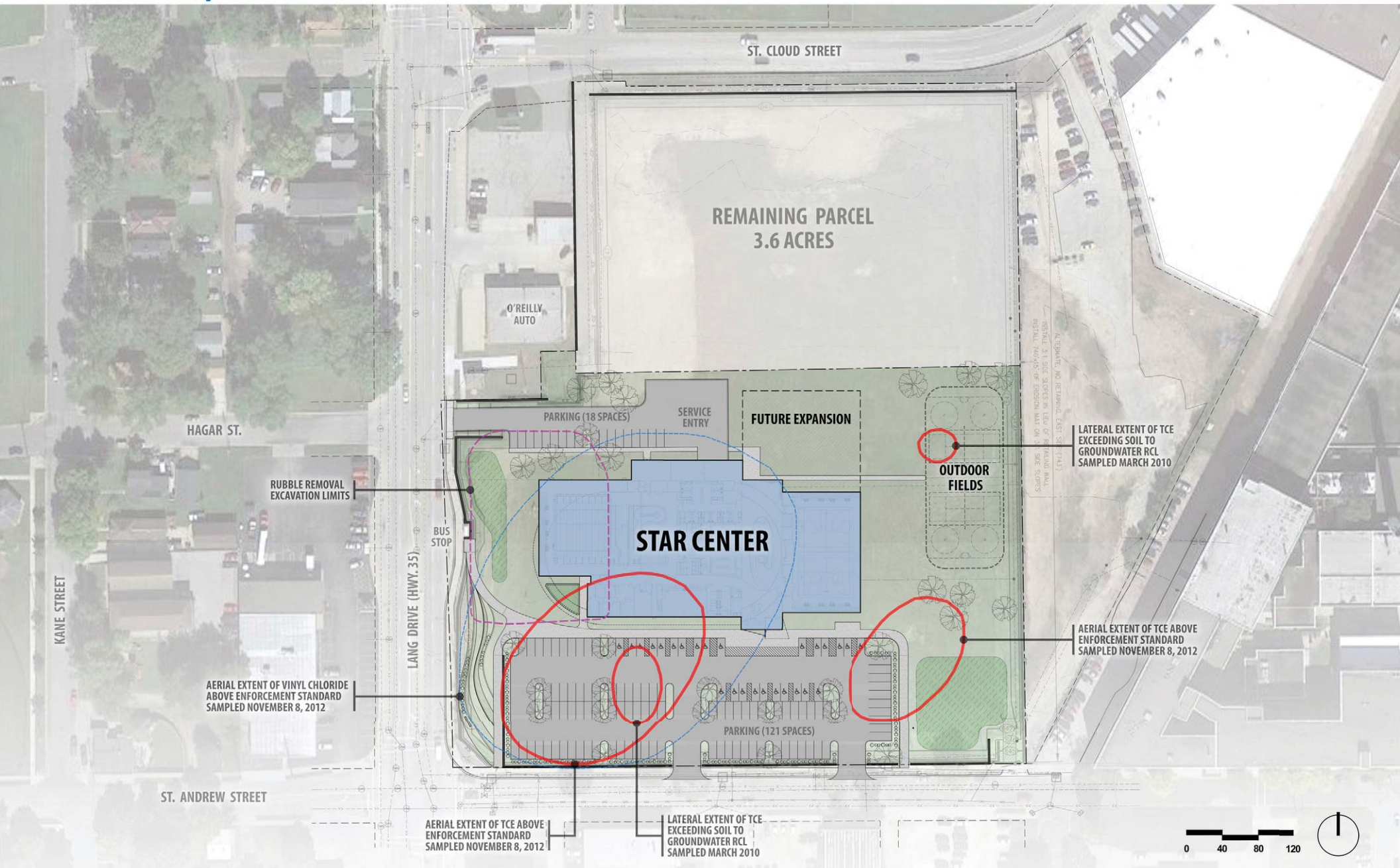
Schematic Design

Existing Utilities + Topography



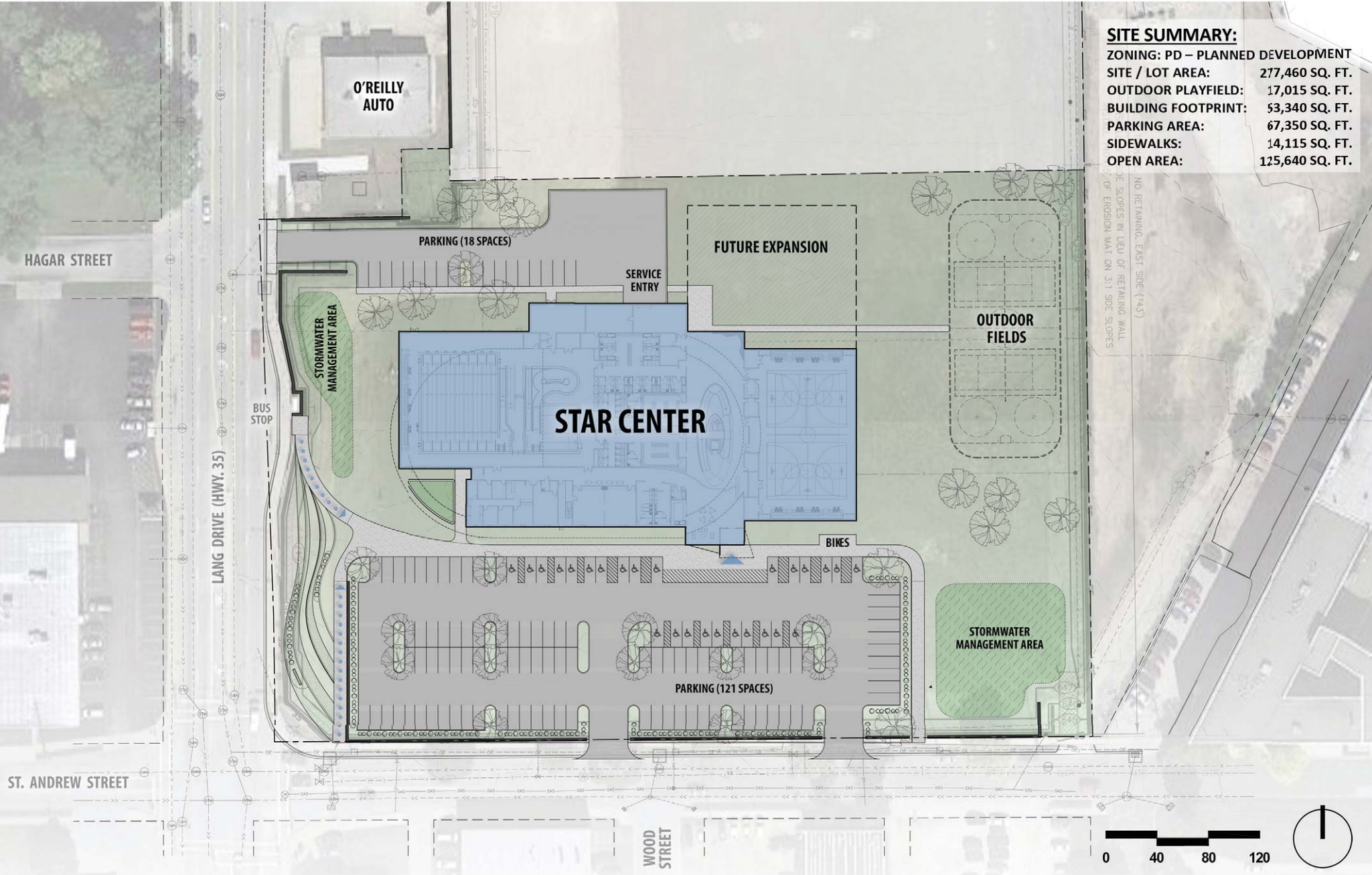
Schematic Design

Site Development Plan



Schematic Design

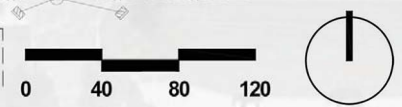
Proposed Site Layout Plan



SITE SUMMARY:

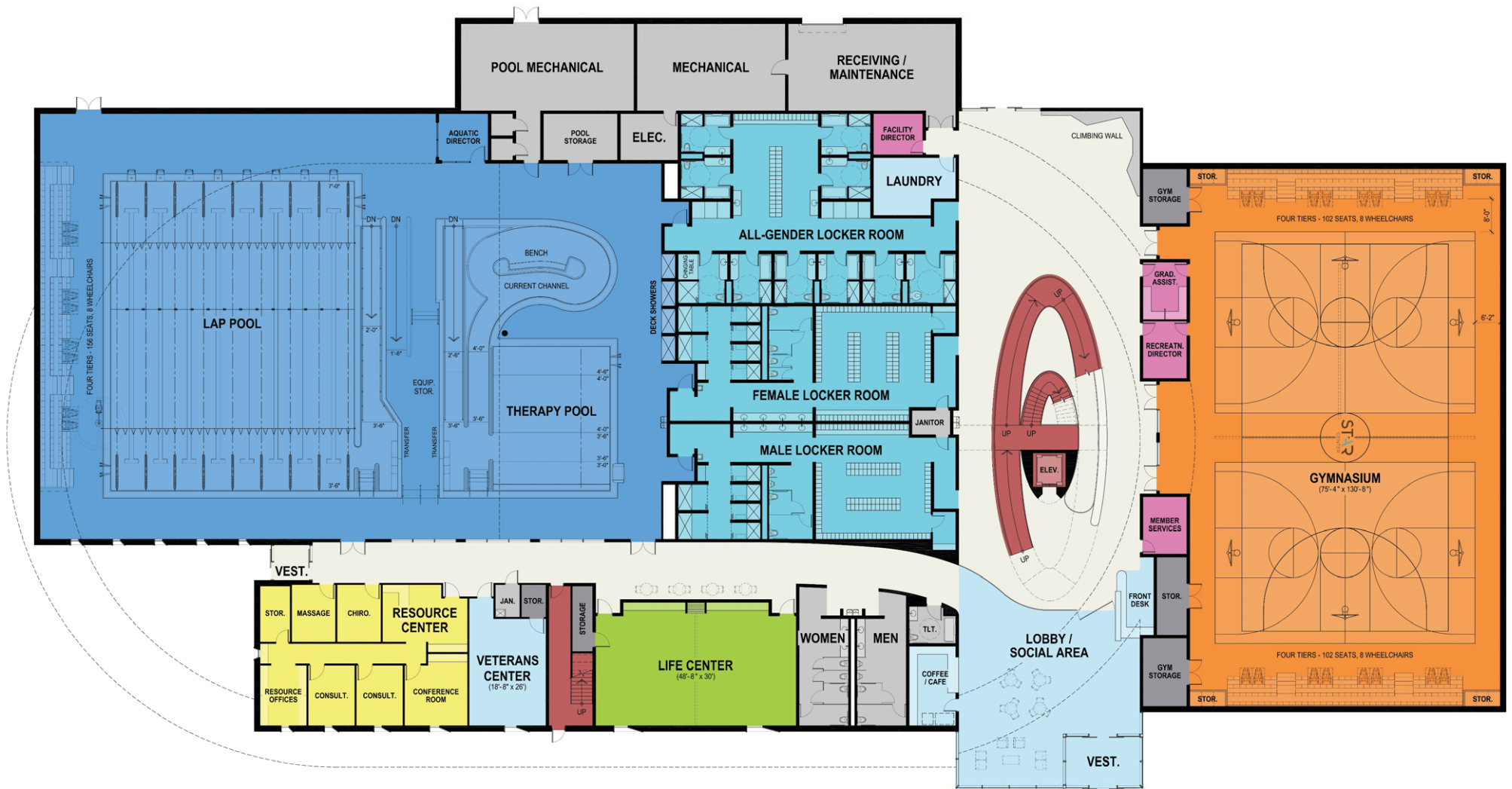
ZONING:	PD – PLANNED DEVELOPMENT
SITE / LOT AREA:	277,460 SQ. FT.
OUTDOOR PLAYFIELD:	17,015 SQ. FT.
BUILDING FOOTPRINT:	53,340 SQ. FT.
PARKING AREA:	67,350 SQ. FT.
SIDEWALKS:	14,115 SQ. FT.
OPEN AREA:	125,640 SQ. FT.

NO RETAINING WALL ON EAST SIDE (74.3%)
 SLOPES IN LIEU OF RETAINING WALL
 OF EROSION MAT ON 3:1 SIDE SLOPES



Schematic Design

Floor Plan – Level 1



Level 1: 53,340 SF

Total: 80,040 SF

Schematic Design

Floor Plan – Level 2



Level 2: 26,700 SF

Total: 80,040 SF

Schematic Design

Exterior Views



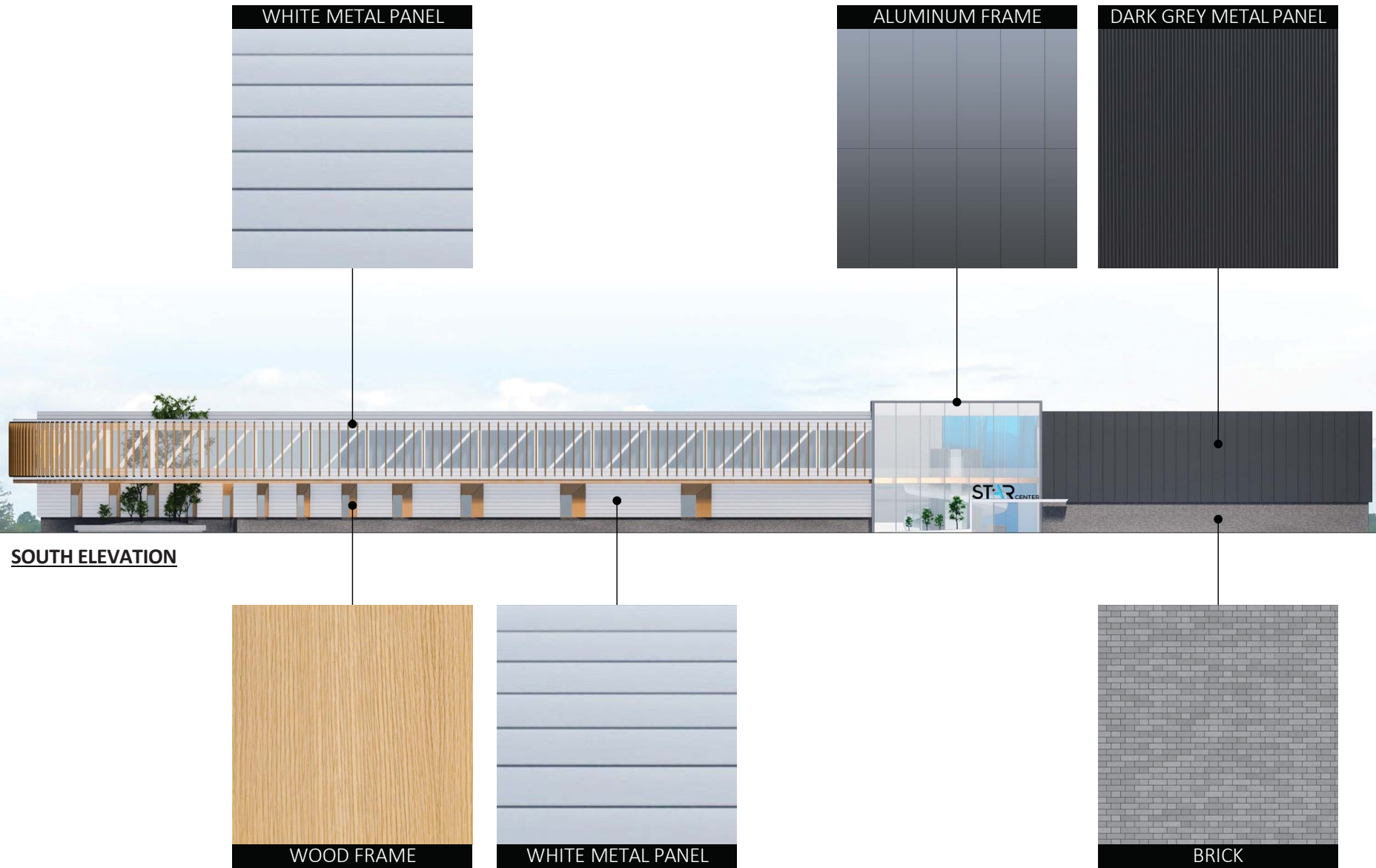
SOUTH ELEVATION



VIEW FROM THE CORNER OF LANG DRIVE + ST. ANDREW STREET

Schematic Design

South Elevation – Material Palette



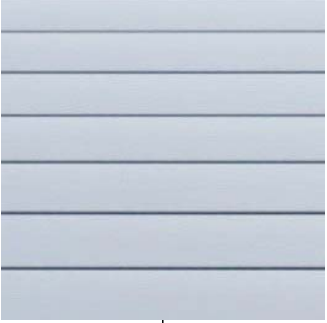
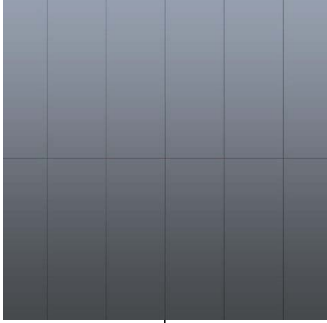
Schematic Design

North Elevation – Material Palette

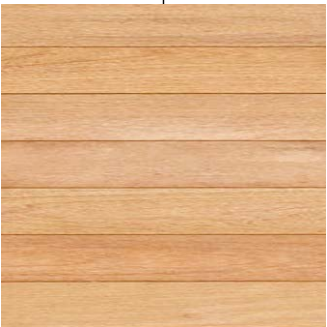
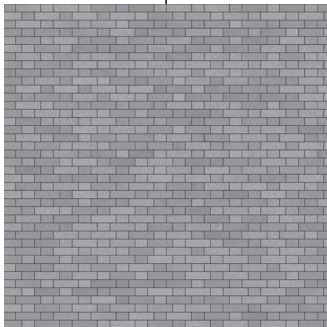
DARK GREY METAL PANEL

ALUMINUM FRAME

WHITE METAL PANEL



NORTH ELEVATION



BRICK

WOOD CLADDING

Schematic Design

Atrium Perspective



VIEW FROM LOBBY ENTRANCE INTO THE ATRIUM

Schematic Design

Aquatic Area Perspective



VIEW FROM THE SOUTHWEST (LOOKING NORTHEAST)