



Meeting Agenda

Commercial/Multi-Family Design Review Committee

Friday, June 5, 2026

9:00 AM

Virtual via Zoom

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

Join Zoom Meeting
Click this link (or typing the URL in your web browser address bar):
<https://cityoflacrosse-org.zoom.us/j/82799188943?pwd=pAMS3MbJusyBqR9mjCiK3jH6cAP0rk.1>

Meeting ID: 827 9918 8943
Passcode: 212646

Dial by your location
1 312 626 6799

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

Call to Order

Agenda Items:

- 1. [26-0606](#) Review of plans for the project located on 200 Pearl Street. (Levy House-Building Remodel)
 - Attachments:** [Project Civil Plans 6-5-26](#)
 - [Project Floor Plans & Elevations 6-5-26](#)
 - [Project Presentation 6-5-26](#)
 - [Project Entrance Rendering 6-5-2026](#)
 - [Project Rendering 6-5-2026](#)
 - [Project Rendering 6-5-2026](#)
 - [Project Rendering 6-5-2026](#)
 - [Project Rendering 6-5-2026](#)

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: 26-0606

Agenda Date:

Version: 1

Status: Agenda Ready

In Control: Commercial/Multi-Family Design Review Committee

File Type: Review of Plans

Agenda Number: 1.

DESCRIPTION OF PARCEL A

ALL OF LOT 1, LOT 2, LOT 3 AND PARTS OF LOT 4 AND LOT 5 OF THE ORIGINAL PLAT OF THE TOWN OF LA CROSSE, NOW CITY OF LA CROSSE, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT STREET VACATION RECORDED IN VOLUME 1320, PAGE 142 AS DOCUMENT NUMBER 1228054.

ALL OF THAT ALLEY VACATION RECORDED IN VOLUME 1320, PAGE 135 AS DOCUMENT NUMBER 1228053.

ALL OF THAT PUBLIC WAY VACATION RECORDED IN VOLUME 1320, PAGE 129 AS DOCUMENT NUMBER 1228052.

ALL LOCATED IN PART OF GOVERNMENT LOT 4 OF SECTION 31, T14N, R14W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31;

THENCE S1°38'24"E, ALONG THE EAST LINE OF GOVERNMENT LOT 3 AND THE EAST LINE OF SAID GOVERNMENT LOT 4, 2667.85 FEET TO THE SOUTHEAST CORNER OF SAID SECTION;

THENCE N89°50'21"W 1901.35 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE S84°17'51"E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF PEARL STREET AND THE NORTHERLY LINE OF SAID LOT 1, 116.66 FEET TO THE WESTERLY FACE OF A CONCRETE CURB AND THE WESTERLY LINE OF A STREET VACATION RECORDED IN VOLUME 1320, PAGE 142 AS DOCUMENT NUMBER 1228054;

THENCE N20°42'03"E, ALONG THE WESTERLY FACE OF SAID CURB AND SAID WESTERLY LINE OF STREET VACATION, 0.87 FEET TO THE NORTHWESTERLY CORNER OF SAID CURB AND SAID STREET VACATION;

THENCE S84°14'10"E, ALONG THE NORTHERLY FACE OF SAID CURB AND THE NORTHERLY LINE OF SAID STREET VACATION, 34.95 FEET TO THE NORTHEASTERLY CORNER OF SAID CURB AND SAID STREET VACATION;

THENCE S20°50'29"W, ALONG THE EASTERLY FACE OF SAID CURB, ALSO ALONG THE EASTERLY LINE OF SAID STREET VACATION, ALSO ALONG BRICK BUILDING WALLS AND THE EASTERLY LINE OF AN ALLEY VACATION RECORDED IN VOLUME 1320, PAGE 135 AS DOCUMENT NUMBER 1228053, 1917.74 FEET TO THE SOUTHEASTERLY CORNER OF SAID ALLEY VACATION;

THENCE N25°51'14"W, ALONG THE SOUTHWESTERLY LINE OF SAID ALLEY VACATION AND ALONG THE SOUTHWESTERLY LINE OF A PUBLIC WAY VACATION RECORDED IN VOLUME 1320, PAGE 129 AS DOCUMENT NUMBER 1228052, 5.31 FEET TO THE SOUTHEAST CORNER OF SAID BUILDING AND THE WESTERN MOST POINT OF SAID PUBLIC WAY VACATION;

THENCE S89°40'30"W, ALONG THE SOUTH WALL OF SAID BUILDING, 155.75 FEET TO THE EASTERLY RIGHT-OF-WAY OF SECOND STREET SOUTH AND THE BEGINNING OF A 350.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, 72.08 FEET ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS N21°03'34"E AND MEASURES 71.95 FEET;

THENCE N26°47'27"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY, 187.39 FEET TO THE POINT OF BEGINNING.

EXCEPT LANDS TAKEN FOR RIGHT-OF-WAY PURPOSES IN VOLUME 672, PAGE 246-248.

THE ABOVE DESCRIBED LANDS CONTAIN 33,961 SQUARE FEET, OR 0.78 ACRES.

THE ABOVE DESCRIBED LANDS ARE SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS, IMPLIED OR RECORDED.

THE ABOVE DESCRIBED LANDS BEING THE SAME AS PARCEL A DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 182731.

THE ABOVE DESCRIPTION IS INTENDED TO CLARIFY THE EXTENTS OF PARCEL A OF THIS SURVEY AND IS NOT INTENDED TO CONVEY OWNERSHIP.

GENERAL NOTES

1. THE UNDERGROUND LOCATIONS OF THE PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES VIA DIGGER'S LOCATE REQUEST.

2. THE LOCATIONS OF THE PRIVATELY OWNED UNDERGROUND UTILITIES WERE NOT MARKED.

3. 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. **DIAL 811 OR (800) 242-8811**

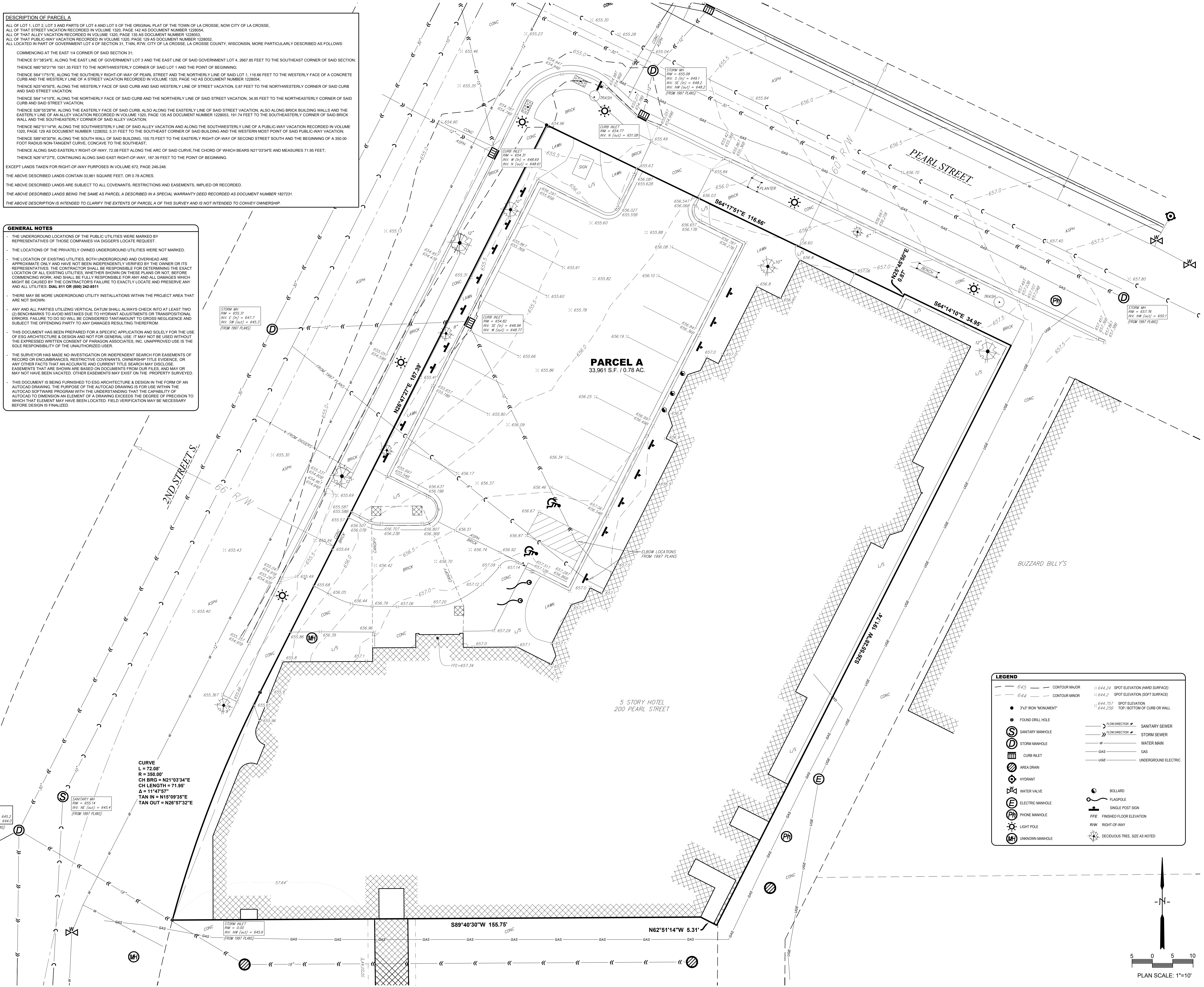
4. THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

5. 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 OPENING PARTY TO ANY DAMAGES RESULTING THEREFROM.

6. THIS DOCUMENT HAS BEEN PREPARED FOR A SPECIFIC APPLICATION AND SOLELY FOR THE USE OF ESG ARCHITECTURE & DESIGN 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.

7. 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.

8. THIS DOCUMENT IS BEING FURNISHED TO ESG ARCHITECTURE & DESIGN 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

64.5	CONTOUR MAJOR	644.24	SPOT ELEVATION (HARD SURFACE)
64.4	CONTOUR MINOR	644.2	SPOT ELEVATION (SOFT SURFACE)
●	3"x3" IRON 'MONUMENT'	644.251	SPOT ELEVATION (TOP BOTTOM OF CURB OR WALL)
⊙	FOUND DRILL HOLE		
⊙	SANITARY MANHOLE	→	SANITARY SEWER
⊙	STORM MANHOLE	→	STORM SEWER
⊙	CURB INLET	—	WATER MAIN
⊙	AREA DRAIN	—	GAS
⊙	HYDRANT	—	UNDERGROUND ELECTRIC
⊙	WATER VALVE	⊙	BOLLARD
⊙	ELECTRIC MANHOLE	⊙	FLAGPOLE
⊙	PHONE MANHOLE	⊙	SINGLE POST SIGN
⊙	LIGHT POLE	⊙	FINISHED FLOOR ELEVATION
⊙	UNKNOWN MANHOLE	⊙	R/W RIGHT-OF-WAY
		⊙	DECIDUOUS TREE, SIZE AS NOTED

MARRIOTT TRIBUTE:
THE LEVY HOUSE
200 PEARL ST
LA CROSSE, WI 54601

esg
ARCHITECTURE & DESIGN

350 North 5th Street, Suite 400
Minneapolis, MN 55401
p 612.339.5508 | esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature
Jane R. Doe
Typed or Printed Name
XXXXX Date
License # Date

CONSULTANT
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ES&C CORP. 1400 AVENUE L, LA CROSSE, WI 54601
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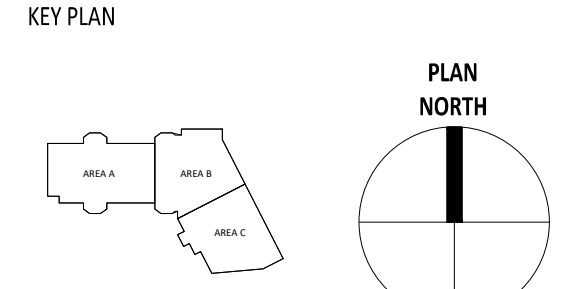
NOT FOR CONSTRUCTION

PERMIT SET
05/22/2026

ORIGINAL ISSUE:
05/21/2026

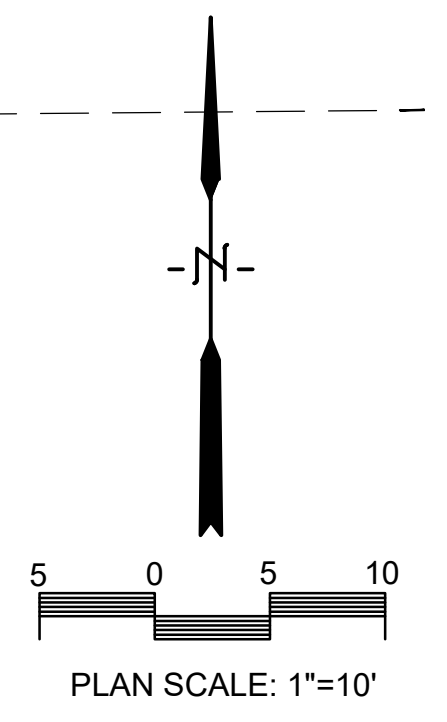
REVISIONS:
NO DESCRIPTION DATE

2025-1651
ESG PROJECT NUMBER



EXISTING CONDITIONS MAP

C0.1



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature
Jane R. Doe
Typed or Printed Name
XXXXX Date
License # Date

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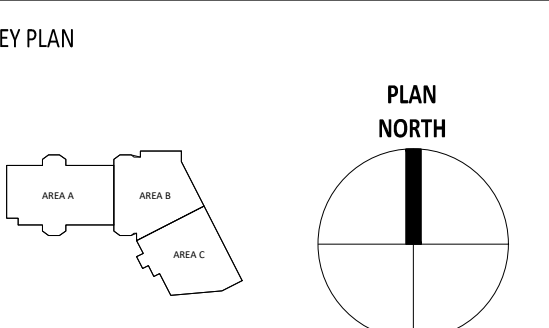
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DEMOLITION PLAN

C0.5

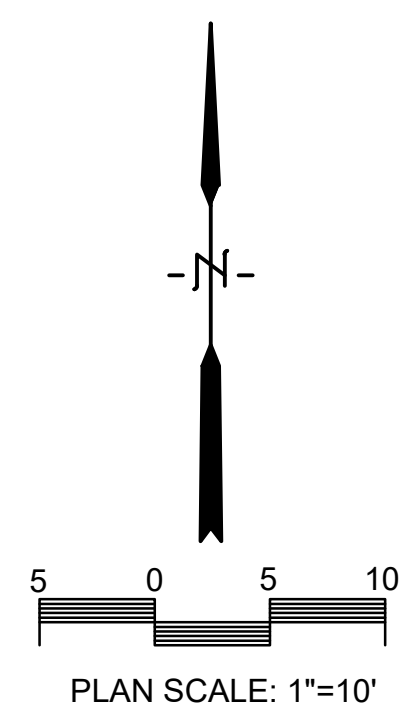


SITE NOTES

- 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.
- Coordinate with irrigation contractor for relocation of any irrigation. Owner will contract and pay for the contractor directly. Provide adequate notice to irrigation contractor to abandon, salvage, and/or replace any system components. Coordinate the schedule to allow for sleeves to be installed where necessary. Mark or otherwise document locations where irrigation components are exposed or damaged during work.

DEMOLITION NOTES

- 1) SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT
- 2) REMOVE EXISTING CONCRETE PAVEMENT OR CURB TO NEAREST JOINT
- 3) REMOVE EXISTING BRICK PAVEMENT
- 4) SEE ARCHITECTURAL FOR REMOVAL OF CANOPY STRUCTURE AND ENTRANCE
- 5) PROTECT EXISTING IMPROVEMENT IN PLACE
- 6) PROTECT EXISTING UTILITY IN PLACE



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature
Jane R. Doe
Typed or Printed Name
XXXXX Date
License # Date

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SITE NOTES

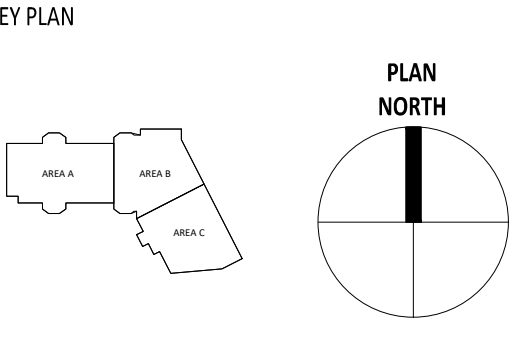
- (1A) SEE DETAIL (A) FOR CONCRETE PAVEMENT - TYPE 1
- (1B) SEE DETAIL (B) FOR CONCRETE PAVEMENT - TYPE 2
- (2) SEE DETAIL (C) FOR TYPICAL 24" CURB AND GUTTER SECTION
- (3) SEE DETAIL (D) FOR 24" RIBBON CURB SECTION
- (4) SEE DETAIL (E) FOR CONCRETE PAVING AND JOINTING
- (5) SEE SHEET C4.0 FOR LANDSCAPE PLAN, NOTES, LIST, AND DETAILS

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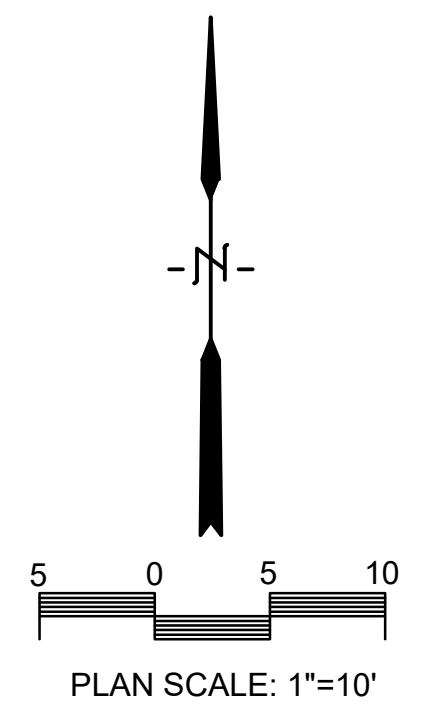
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SITE PLAN

C1.0



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Signature
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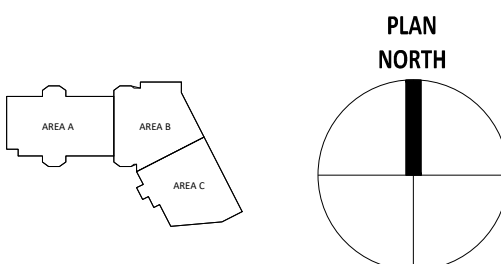
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KEY PLAN



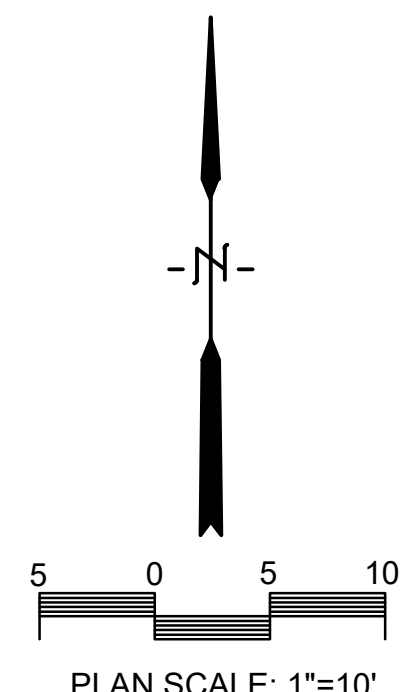
GRADING PLAN

C2.0

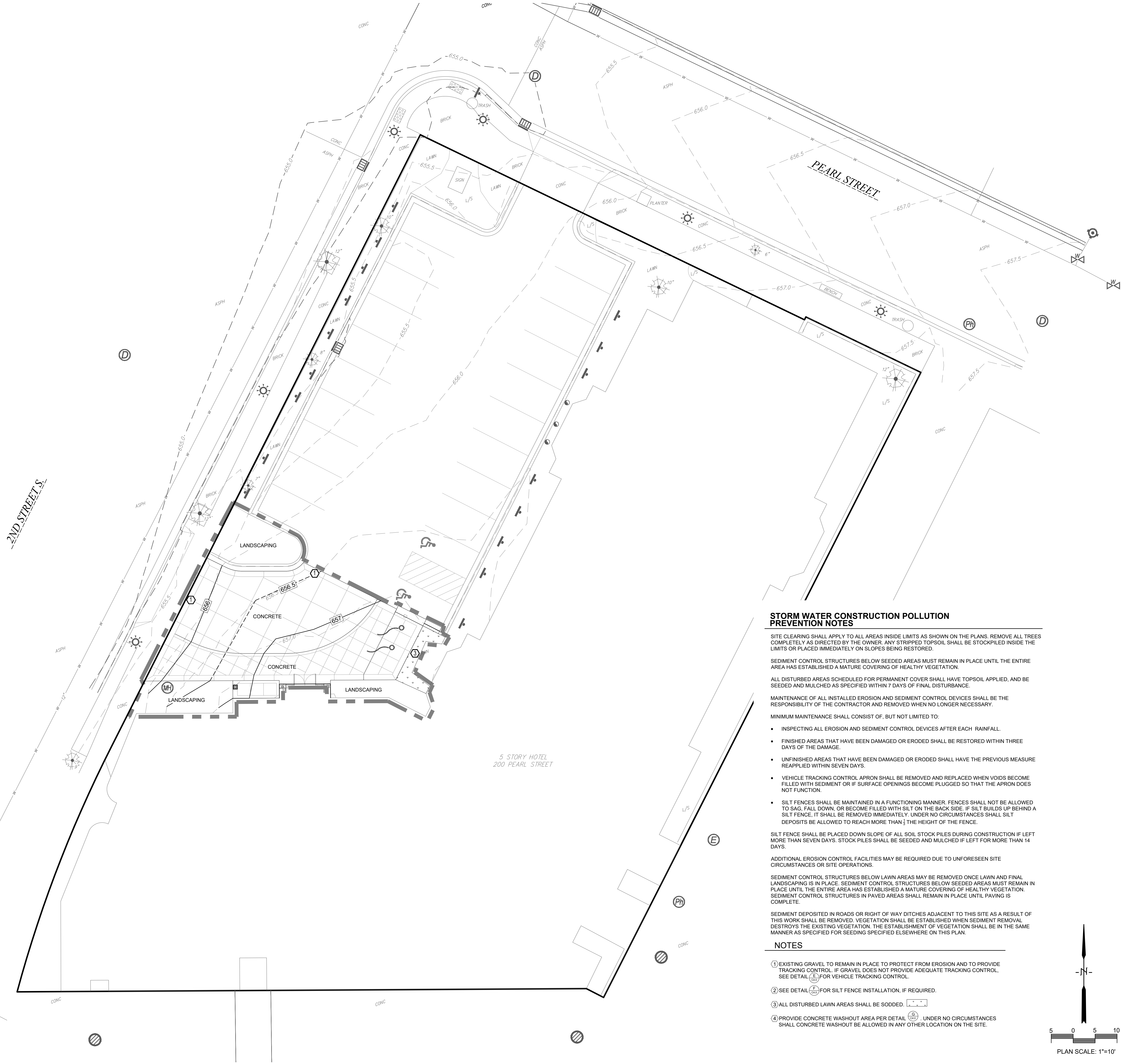


GRADING NOTES

- CONTOURS SHOWN ARE FOR FINISHED SURFACES, ANY ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL DISTURBED AREAS THAT ARE UNPAVED ARE TO BE LANDSCAPED OR HAVE LAWN ESTABLISHED AS INDICATED ON THE EROSION CONTROL AND LANDSCAPE PLANS.
- ALL LANDSCAPED OR LAWN AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. HOWEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF SPOT ELEVATIONS DO NOT APPEAR TO AGREE WITH THE CONTOURS AND SLOPES LABELED. SPOT ELEVATIONS AND SPECIFIC PROFILE INFORMATION SHALL BE USED FOR ESTABLISHING THE ELEVATION OF CURBS, DRIVEWAYS, AND OTHER UTILITIES.
- ALL FINISHED GRADING SHALL PROVIDE FOR A SMOOTH TRANSITION TO UNGRADED AREAS.
- ALL PVC STORM SEWER PIPING SHALL BE MINIMUM SDR 35



NOT FOR CONSTRUCTION



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 1/2 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.

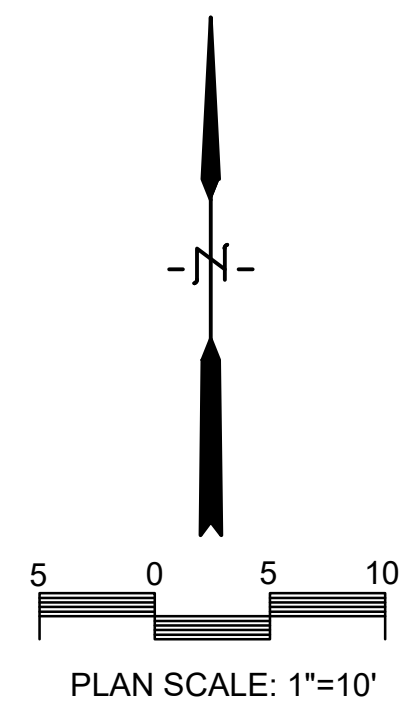
ADDITIONAL EROSION CONTROL FACILITIES MAY BE REQUIRED DUE TO UNFORESEEN SITE CIRCUMSTANCES OR SITE OPERATIONS.

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 EXISTING GRAVEL TO REMAIN IN PLACE TO PROTECT FROM EROSION AND TO PROVIDE TRACKING CONTROL. IF GRAVEL DOES NOT PROVIDE ADEQUATE TRACKING CONTROL, SEE DETAIL (E) FOR VEHICLE TRACKING CONTROL.
- 2 SEE DETAIL (F) FOR SILT FENCE INSTALLATION, IF REQUIRED.
- 3 ALL DISTURBED LAWN AREAS SHALL BE SODED. (G)
- 4 PROVIDE CONCRETE WASHOUT AREA PER DETAIL (H) UNDER NO CIRCUMSTANCES SHALL CONCRETE WASHOUT BE ALLOWED IN ANY OTHER LOCATION ON THE SITE.



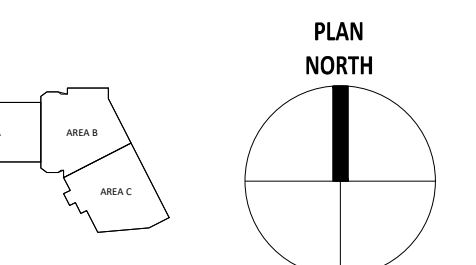
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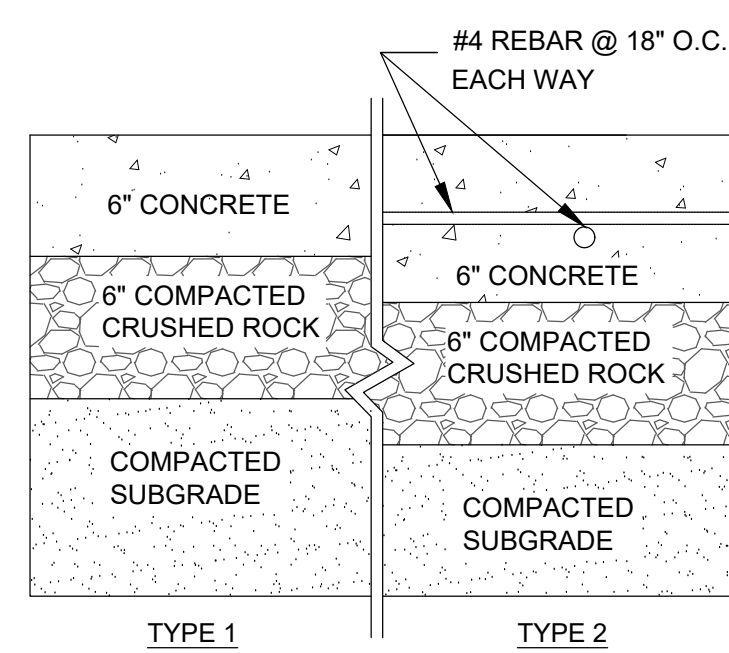
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KEY PLAN

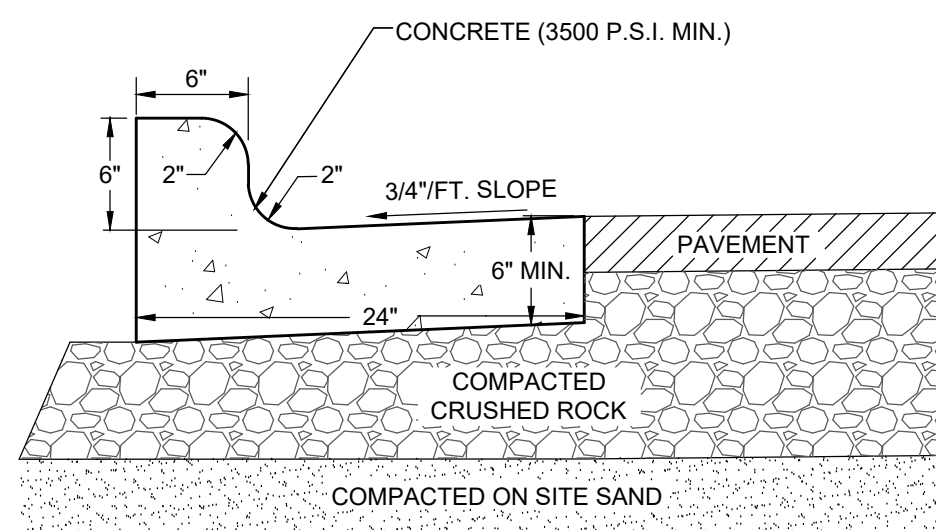


EROSION CONTROL PLAN

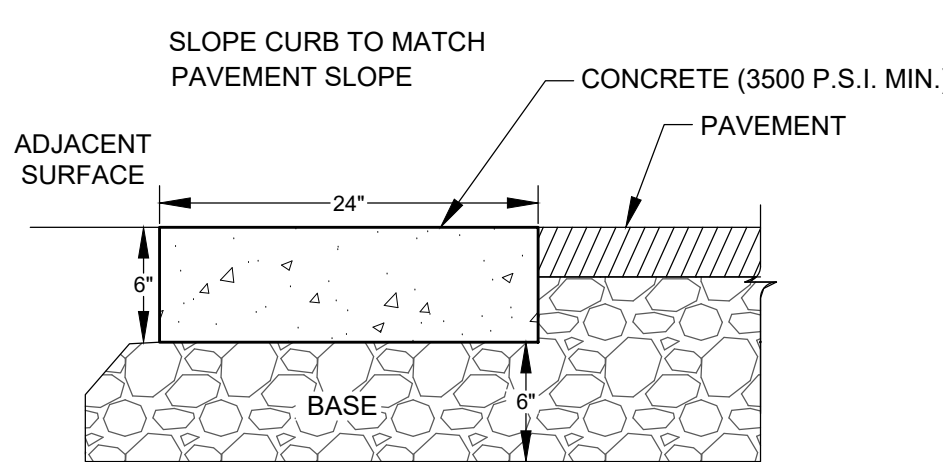
C3.0



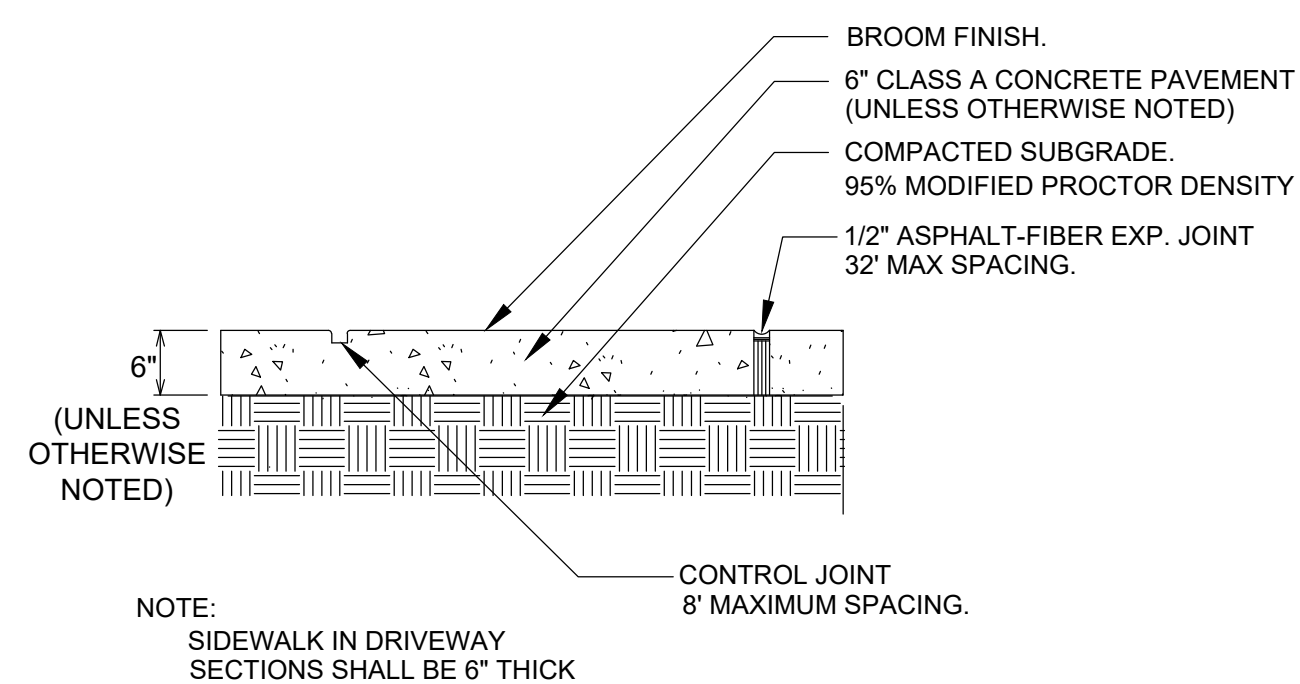
A CONCRETE PAVEMENT SECTION DETAIL
NO SCALE



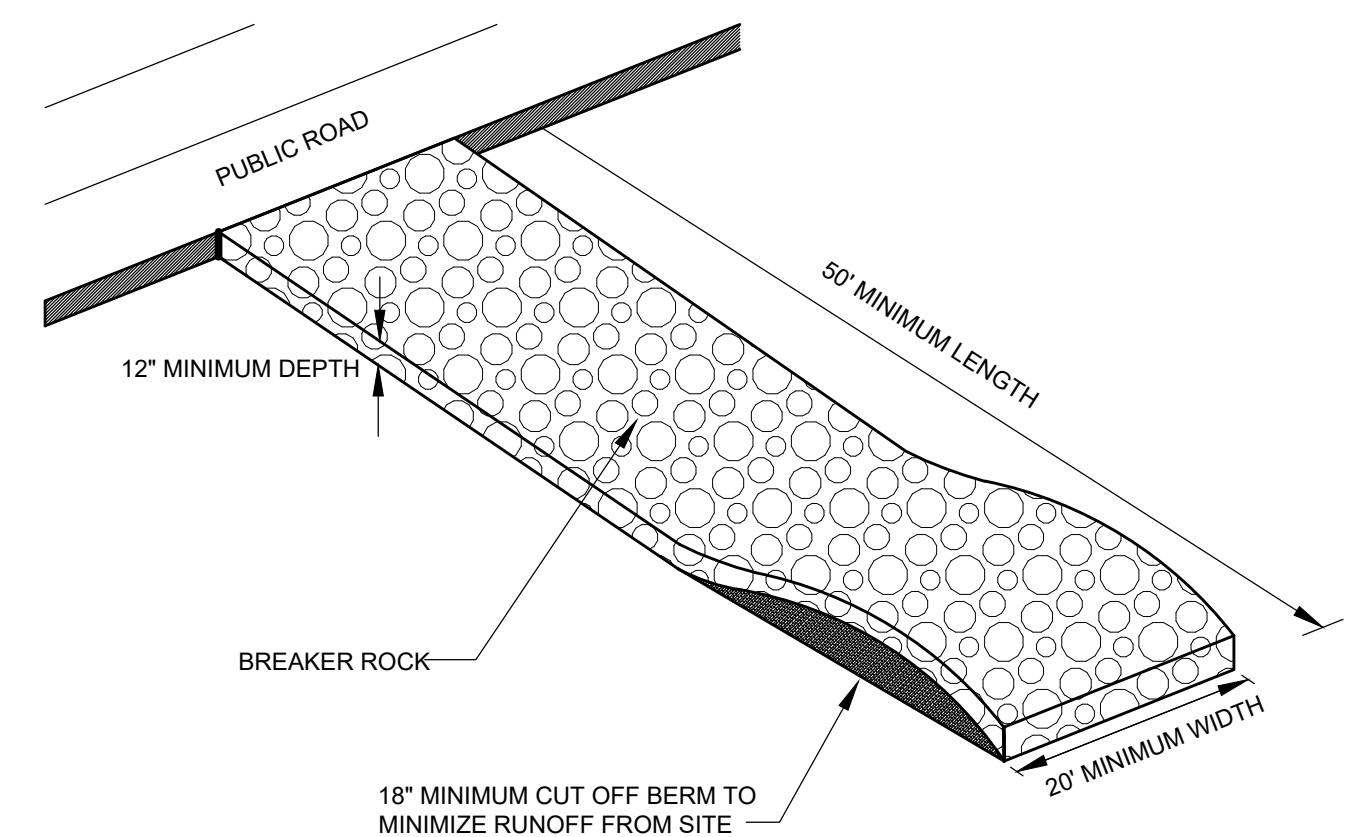
B TYPICAL 24" CURB AND GUTTER SECTION
NO SCALE



C 24" RIBBON CURB SECTION
NO SCALE



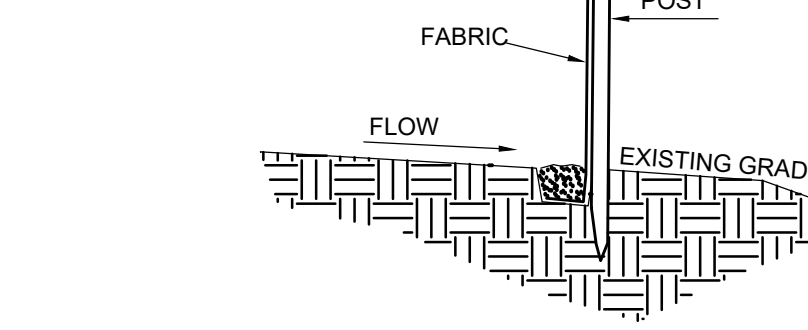
D CONCRETE PAVING AND JOINTING
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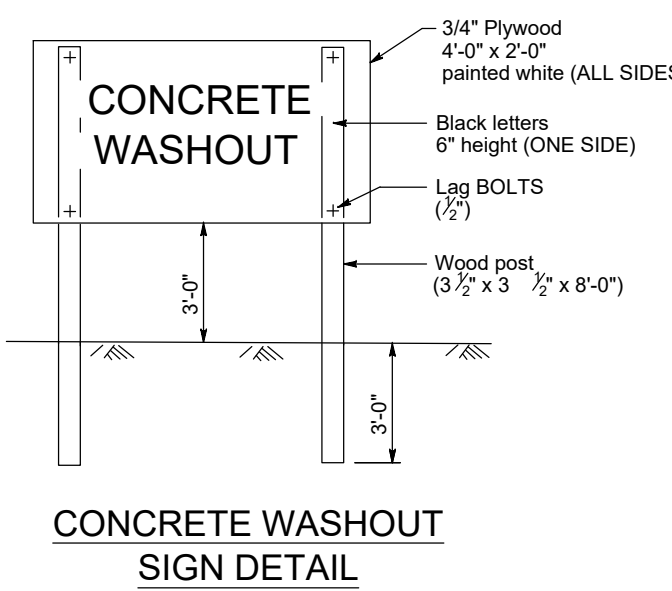
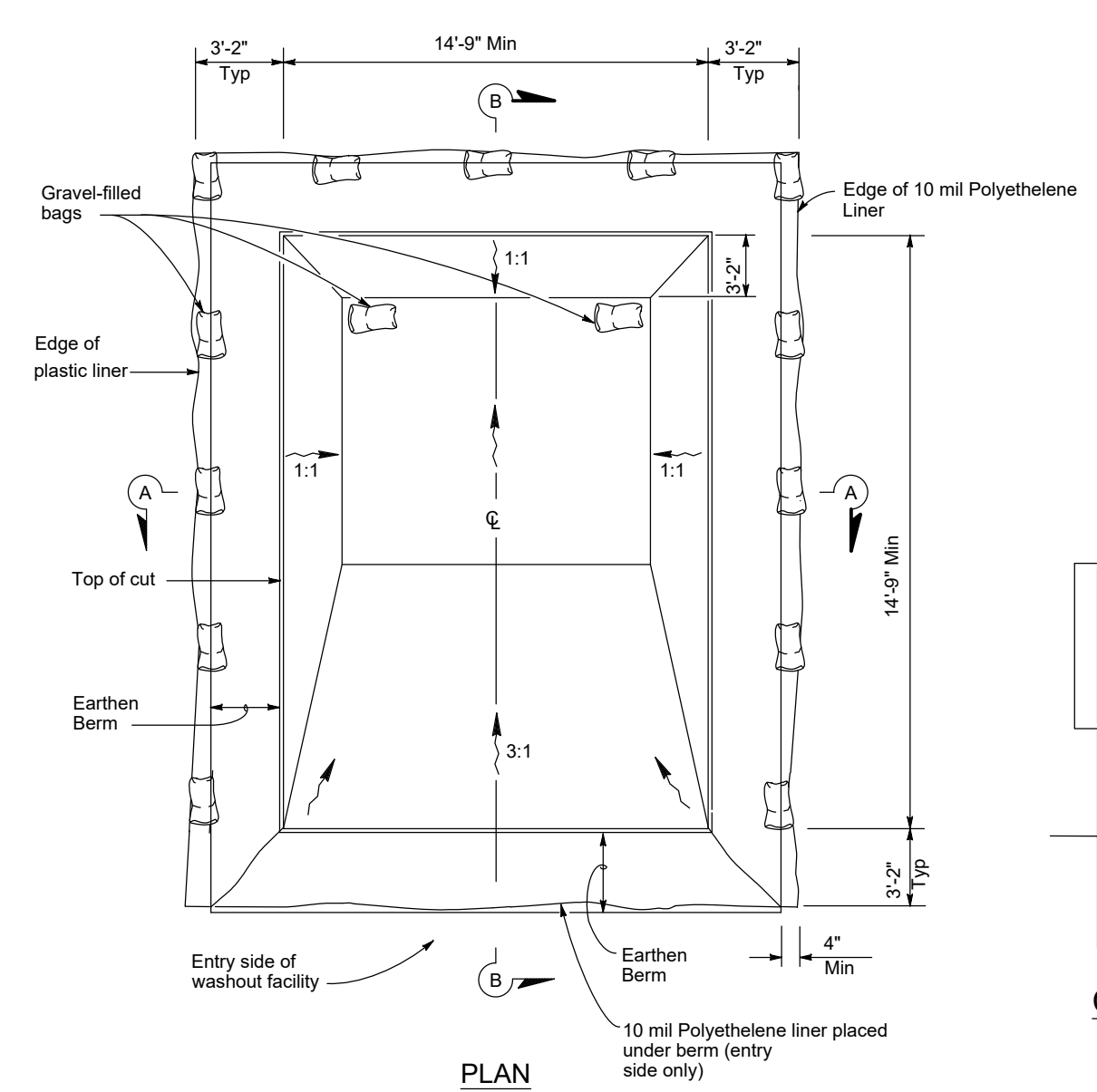
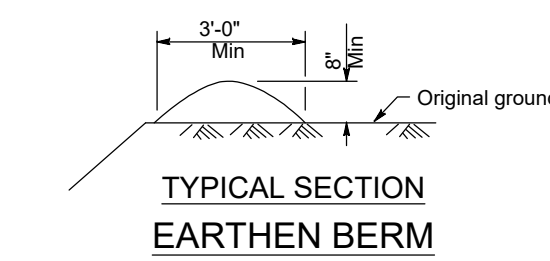
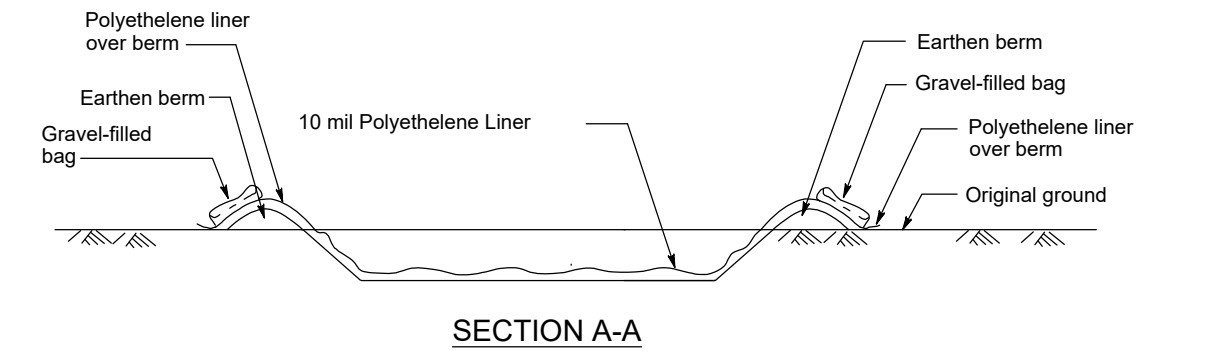
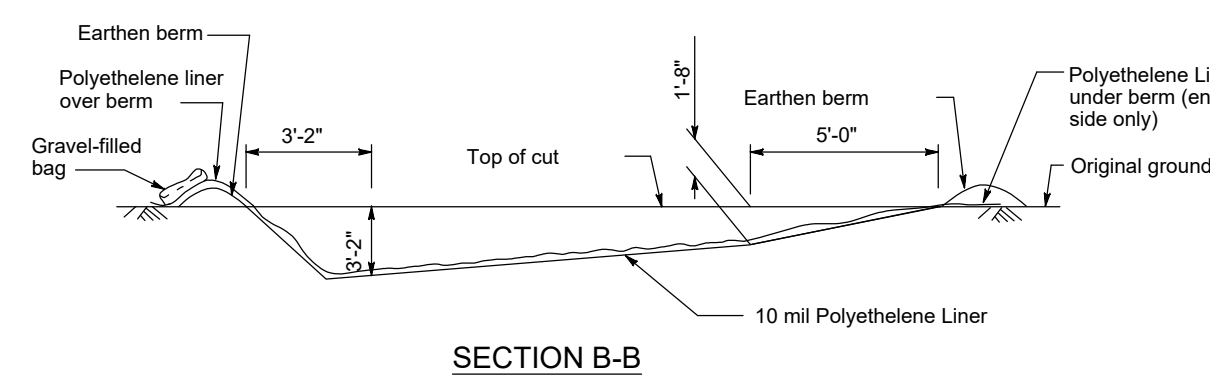
NOTES:
1. PLACE FILTER FABRIC (PROPEX 2002 OR EQUAL) UNDER BREAKER ROCK TO PREVENT MUD MIGRATION THROUGH ROCK.
2. ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCK WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.

E VEHICLE TRACKING CONTROL
NO SCALE

NOTE:
-REFER TO:
- WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARD SILT FENCE (1056)
- INSTALL PER MANUFACTURER SPECIFICATIONS



F TYPICAL SILT FENCE INSTALLATION
NO SCALE



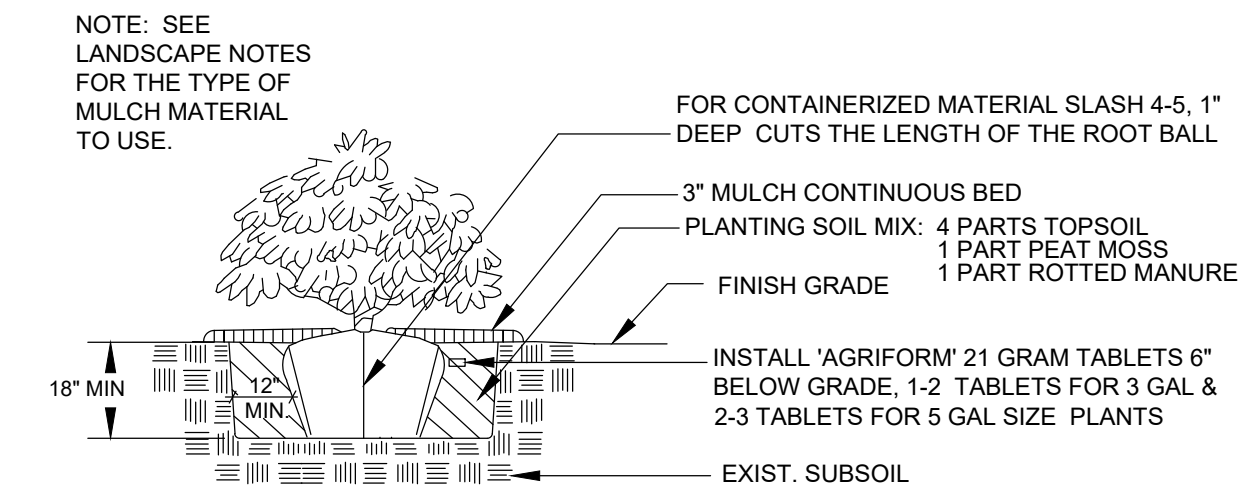
G TEMPORARY CONCRETE WASHOUT FACILITY
NO SCALE

PLAN NOTES:

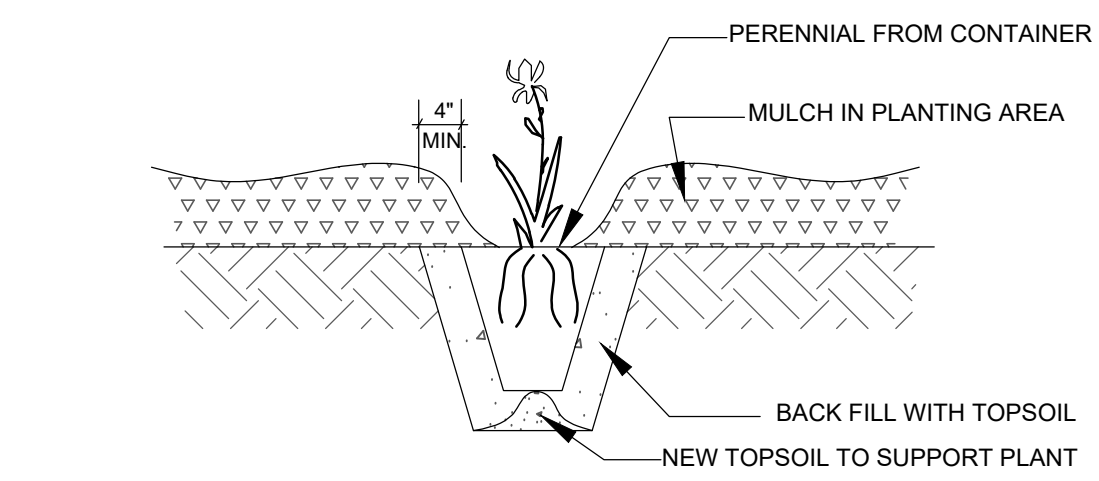
1. VERIFY UTILITY LOCATION BEFORE BEGINNING ANY WORK.
2. PLANTING BEDS SHALL HAVE 6" TOPSOIL AND 3" ROCK MULCH WITH FABRIC (TO MATCH EXISTING). PROVIDE STEEL EDGING AROUND ALL LANDSCAPE BEDS NOT BORDERED BY CONCRETE, PER PLANS.
3. NEW AND DISTURBED LAWN AREAS SHALL BE RESTORED WITH SOD.
4. MODIFICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.
5. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK.
6. THE LANDSCAPE ARCHITECT'S ESTIMATED QUANTITIES ARE SHOWN IN THE MATERIAL LIST-SCHEDULE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLAN AND SHALL RELY ON THE SCHEDULED QUANTITIES AT THEIR OWN RISK. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL PLANTINGS SHOWN ON THE DRAWINGS, WHETHER INCLUDED IN THE SCHEDULE OR NOT.

PLANT MATERIAL LIST-SCHEDULE

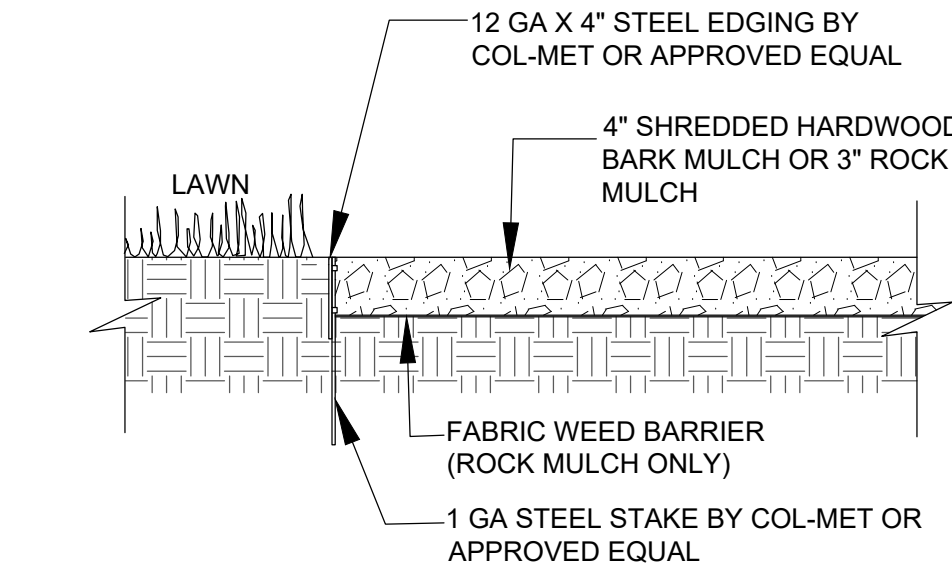
KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Hs	Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily	1 gal	7
Hg	Hosta 'Guacamole' Guacamole Hosta	1 gal	2
Ho	Hosta 'Patric' Patric Hosta	1 gal	5
Hp	Hydrangea paniculata 'Lime' Lime Lime Hydrangea	3 gal	4



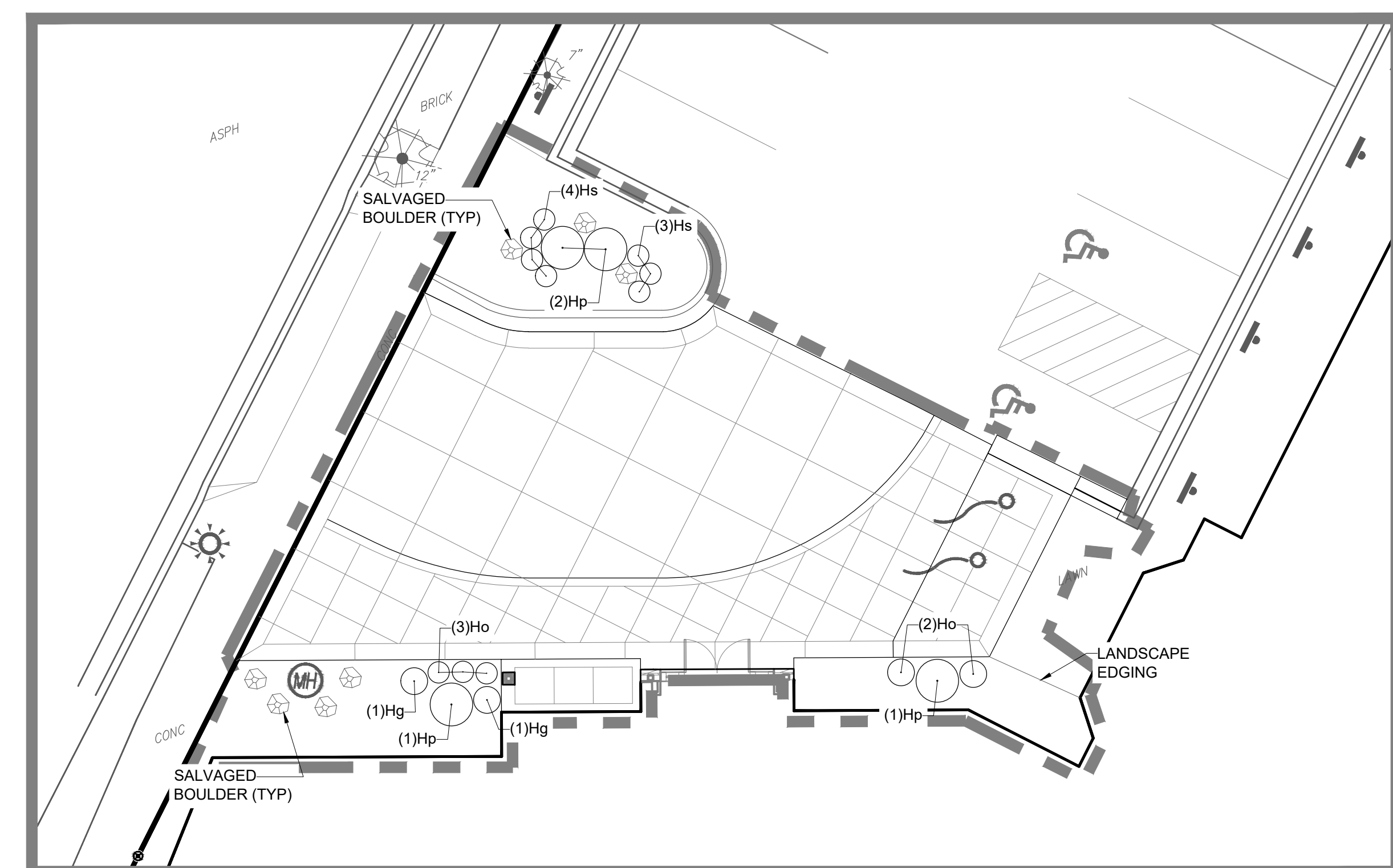
H SHRUB PLANTING DETAIL
NO SCALE



I POTTED PLANTS PLANTING DETAIL
NO SCALE



J LANDSCAPE EDGING DETAIL
NO SCALE



LANDSCAPE PLAN

PLAN SCALE: 1"=10'

MARRIOTT TRIBUTE:
THE LEVY HOUSE
200 PEARL ST
LA CROSSE, WI 54601

esg
ARCHITECTURE & DESIGN

350 North 5th Street, Suite 400
Minneapolis, MN 55401
p 612.339.5508 | esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature
Jane R. Doe
Typed or Printed Name
XXXXX Date
License #

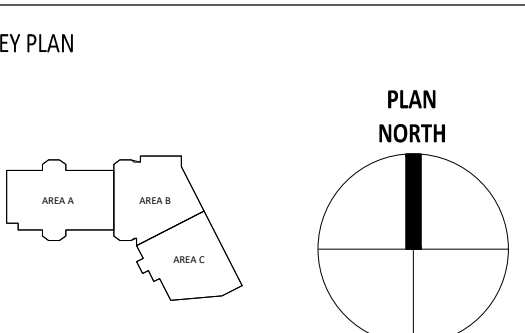
CONSULTANT
PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING
832 COPPELAND AVENUE, LA CROSSE, WI 54601
Tel: 608.781.3110 Fax: 608.781.3197 Paragon-Associates

NOT FOR CONSTRUCTION

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DETAILS

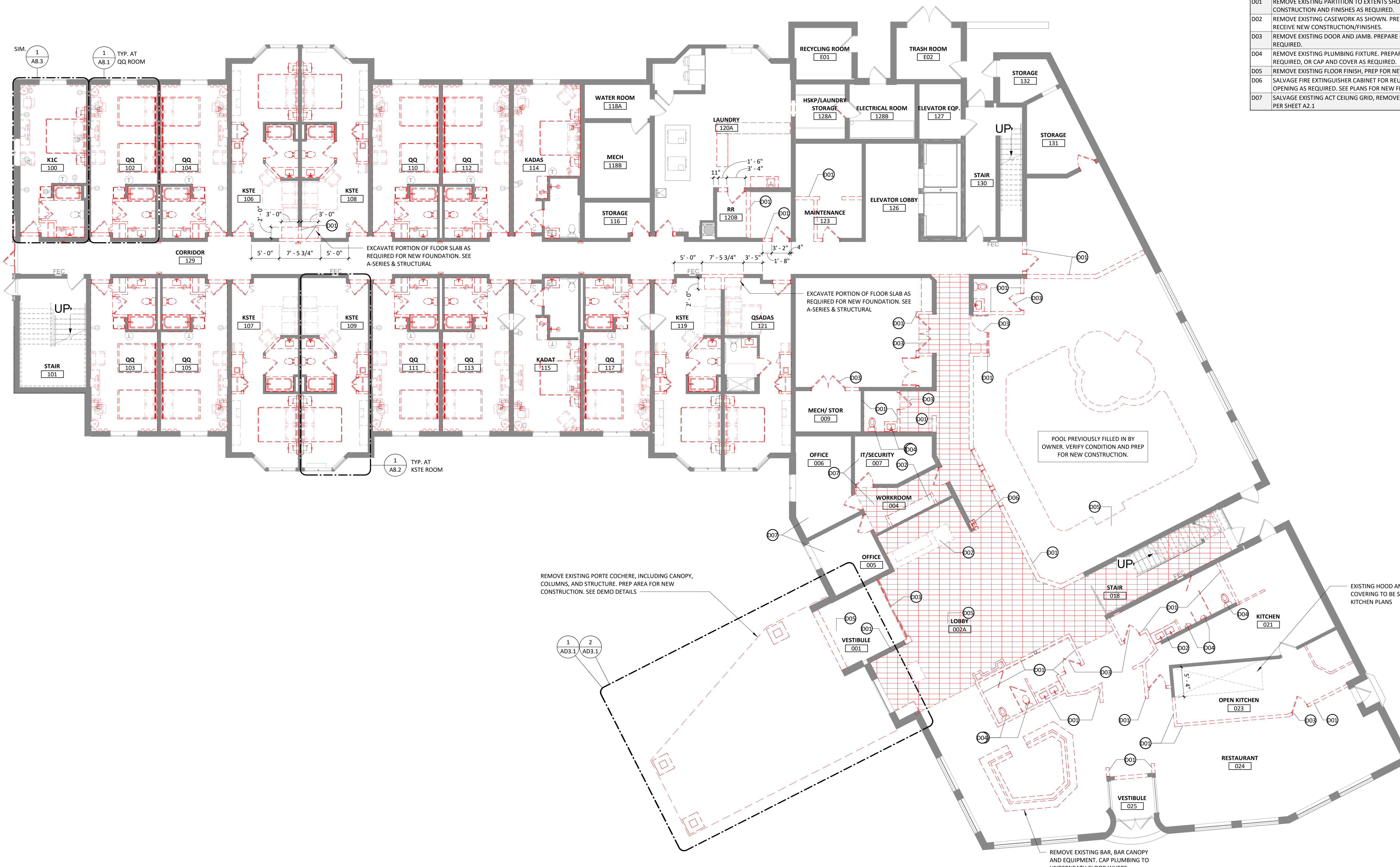
C4.0

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL REVIEW ALL DEMOLITION AND CONSTRUCTION PLANS PRIOR TO STARTING DEMOLITION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR DISCREPANCIES PRIOR TO STARTING DEMOLITION.
2. REMOVE EXISTING FLOOR FINISHES, WALL FINISHES, CEILING FINISHES, ETC. AS REQUIRED IN ROOMS RECEIVING NEW FINISHES. PREP SURFACES TO RECEIVE NEW FINISH MATERIALS. SEE CONSTRUCTION PLANS AND FINISH PLANS.
3. THE CONTRACTOR SHALL TAKE STEPS TO MITIGATE THE SPREAD OF DUST, DEBRIS, AND CONSTRUCTION MATERIALS OUTSIDE OF CURRENT PROJECT PHASE.
4. THE CONTRACTOR SHALL MAINTAIN APPROPRIATE EGRESS ROUTES DURING PHASED DEMOLITION. CONSULT ARCHITECT FOR ROUTE EXTENTS AND SIZES, AND REPORT DISCREPANCIES IMMEDIATELY.
5. REFER TO ENLARGED GUEST ROOM PLANS & ELEVATIONS (SHEETS A8.1-A8.8) FOR GUEST ROOM DEMOLITION INFORMATION.

DEMOLITION KEYNOTES

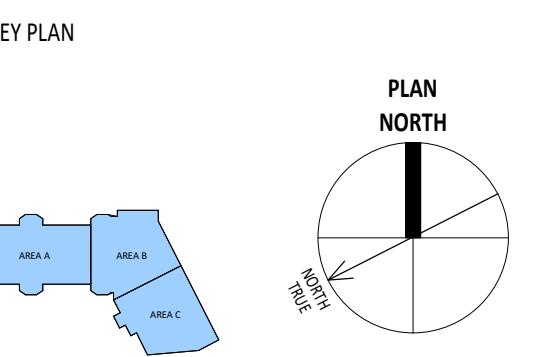
Key Value	Keynote Text
DD1	REMOVE EXISTING PARTITION TO EXTENTS SHOWN. PREPARE FOR NEW CONSTRUCTION AND FINISHES AS REQUIRED.
DD2	REMOVE EXISTING CASEWORK AS SHOWN. PREPARE ANY ADJACENT SURFACES TO RECEIVE NEW CONSTRUCTION/FINISHES.
DD3	REMOVE EXISTING DOOR AND JAMB. PREPARE FOR NEW CONSTRUCTION AS REQUIRED.
DD4	REMOVE EXISTING PLUMBING FIXTURE. PREPARE PLUMBING FOR NEW FIXTURE IF REQUIRED, OR CAP AND COVER AS REQUIRED.
DD5	REMOVE EXISTING FLOOR FINISH, PREP FOR NEW FLOOR FINISH AS REQUIRED.
DD6	SALVAGE FIRE EXTINGUISHER CABINET FOR REUSE. PATCH AND REPAIR WALL OPENING AS REQUIRED. SEE PLANS FOR NEW FEC LOCATIONS.
DD7	SALVAGE EXISTING ACT CEILING GRID, REMOVE ALL TILES AND PREPARE TO REPLACE PER SHEET A2.1.



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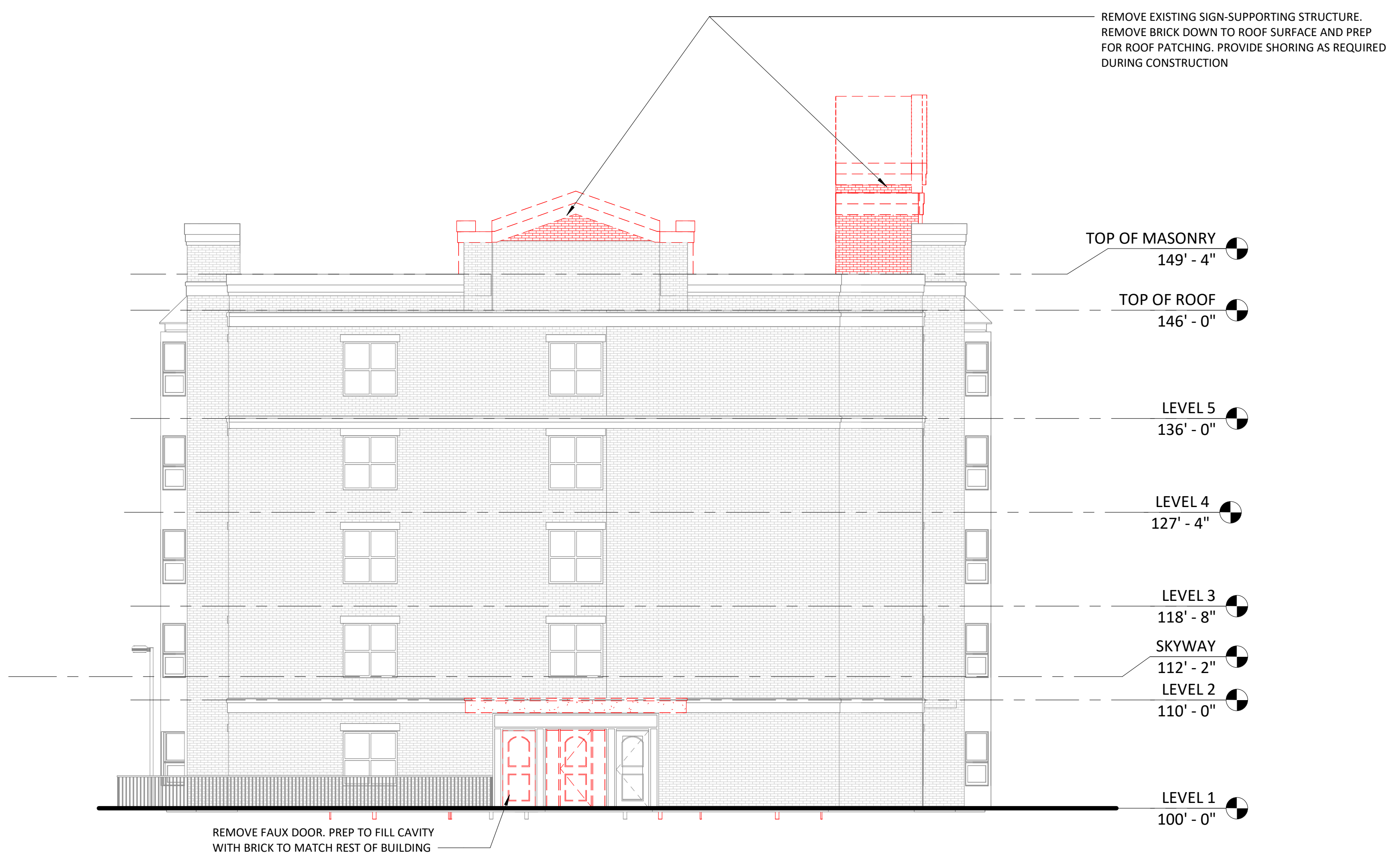


LEVEL 1 OVERALL DEMOLITION
PLAN

AD1.1



2 NORTH ELEVATION - DEMOLITION
AD2.1 1/8" = 1'-0"



1 WEST ELEVATION - DEMOLITION
AD2.1 1/8" = 1'-0"

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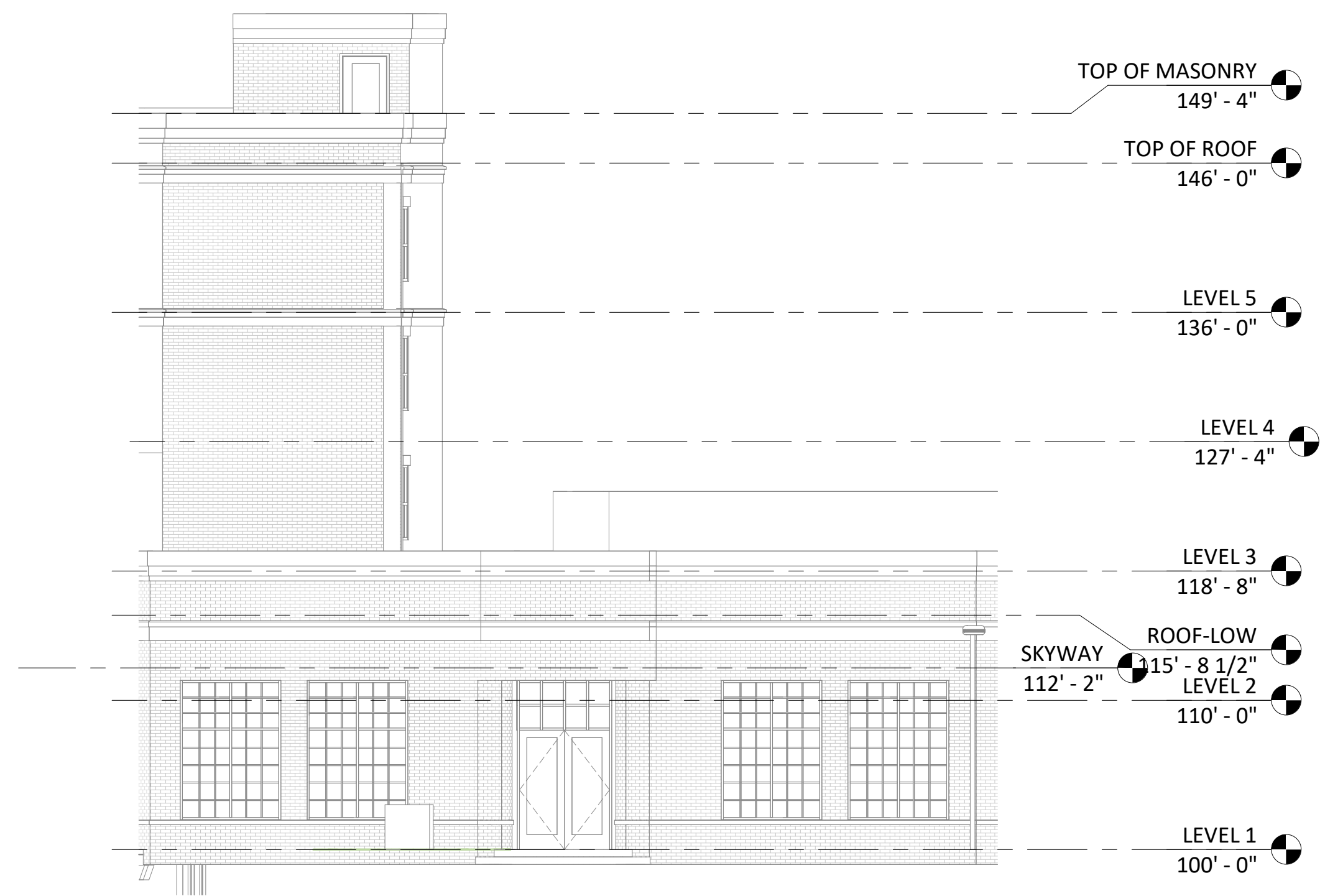
2025-1651
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KEY PLAN

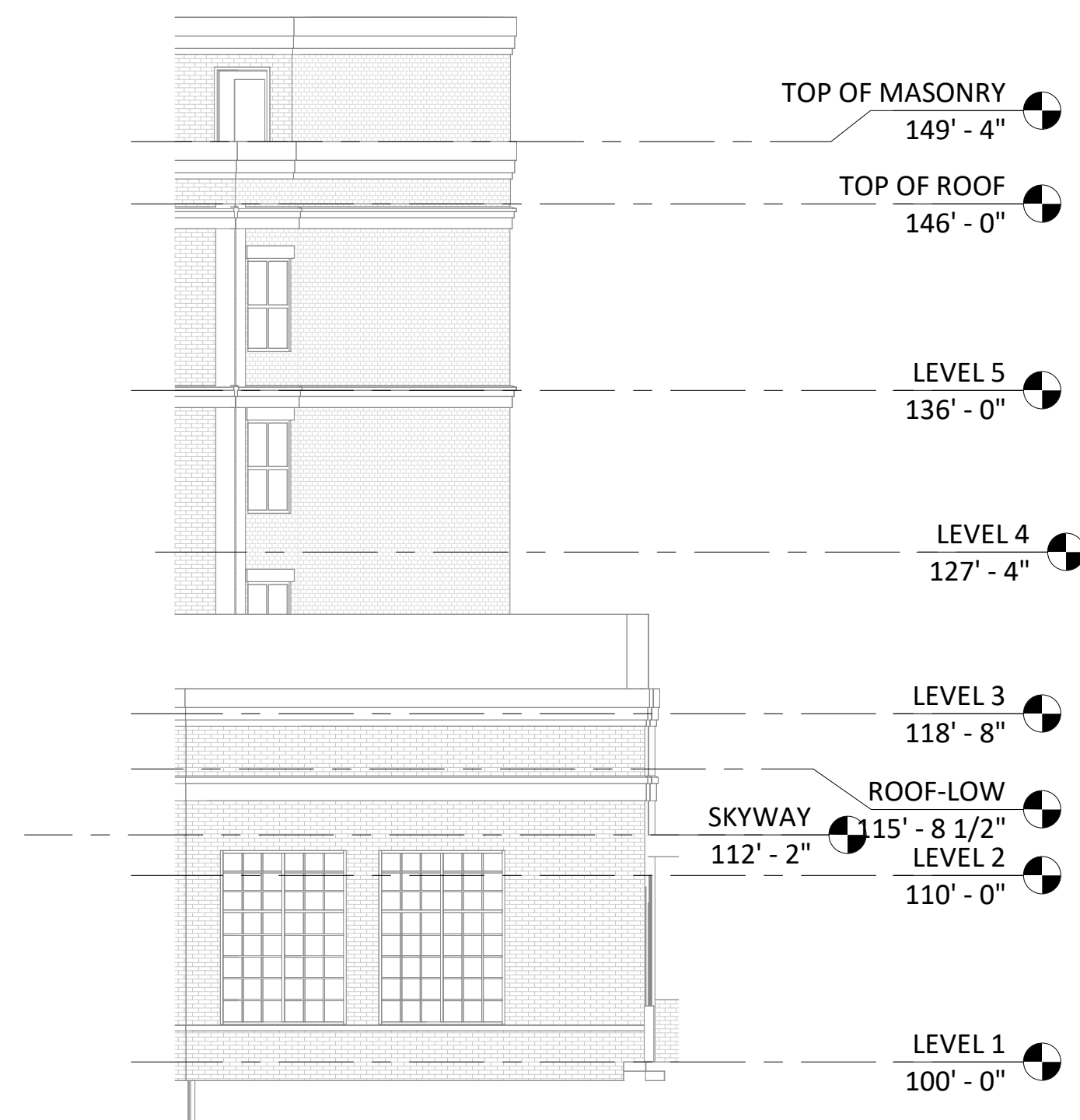
EXTERIOR DEMOLITION
ELEVATIONS

AD2.1

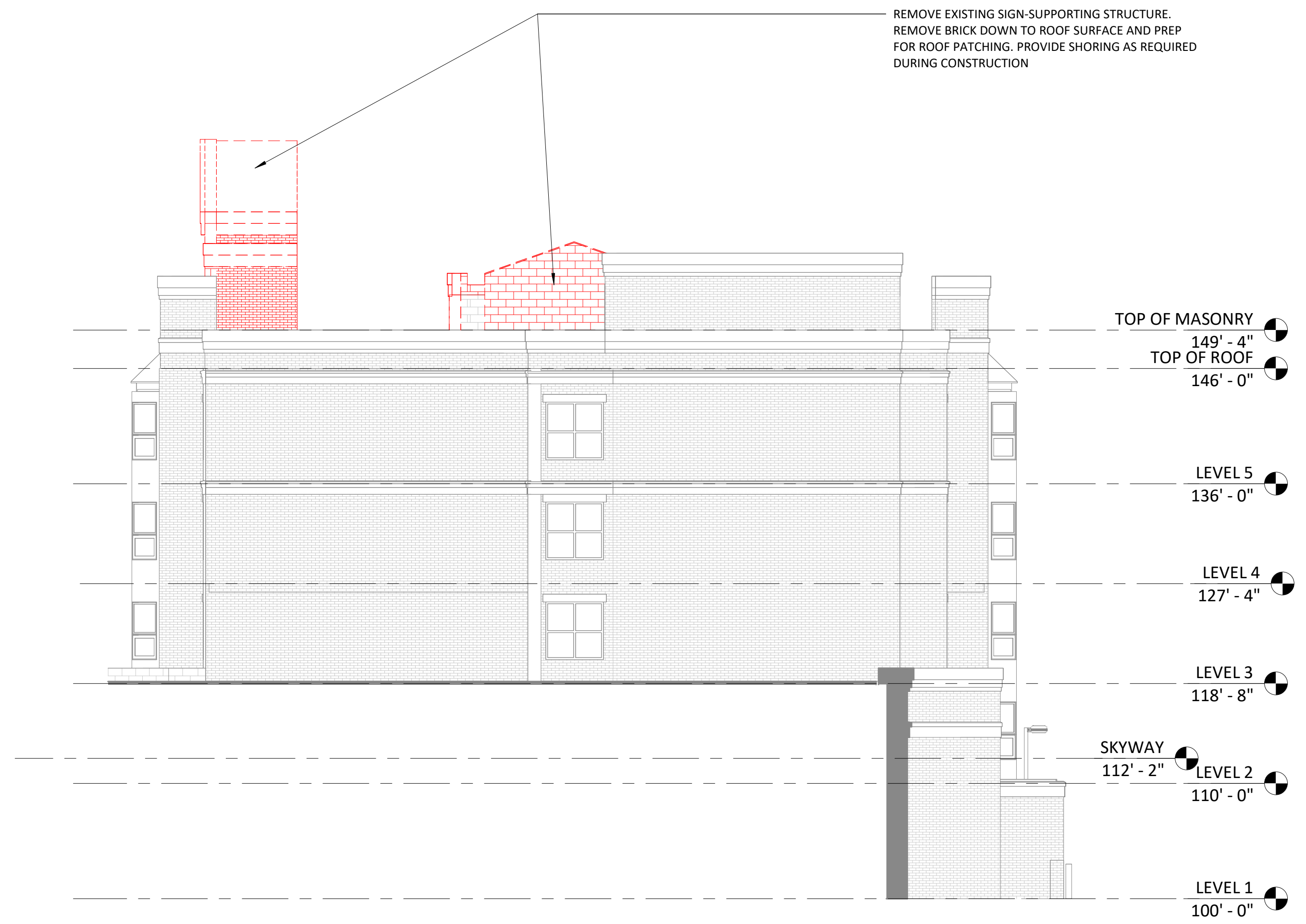
CONSULTANT



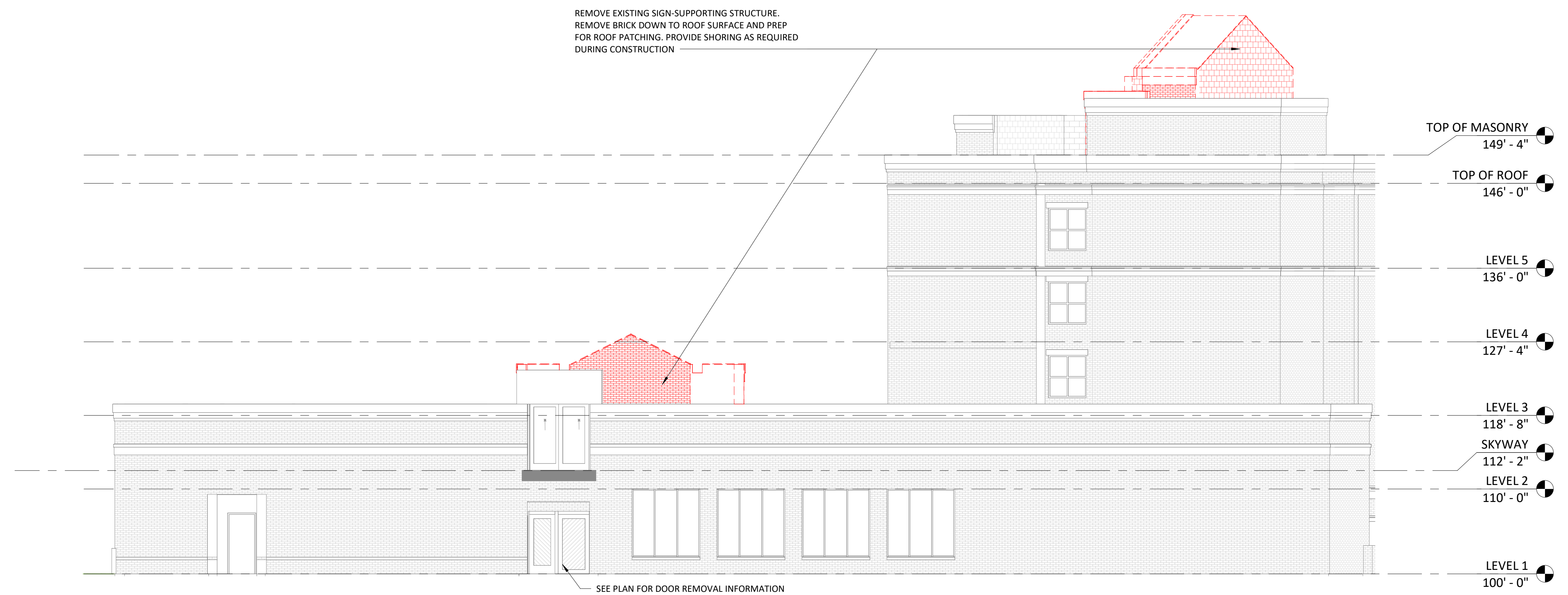
4 SE ELEVATION 2 - DEMOLITION
AD2.2 1/8" = 1'-0"



3 SE ELEVATION 1 - DEMOLITION
AD2.2 1/8" = 1'-0"



2 EAST ELEVATION - DEMOLITION
AD2.2 1/8" = 1'-0"



1 NE ELEVATION - DEMOLITION
AD2.2 1/8" = 1'-0"

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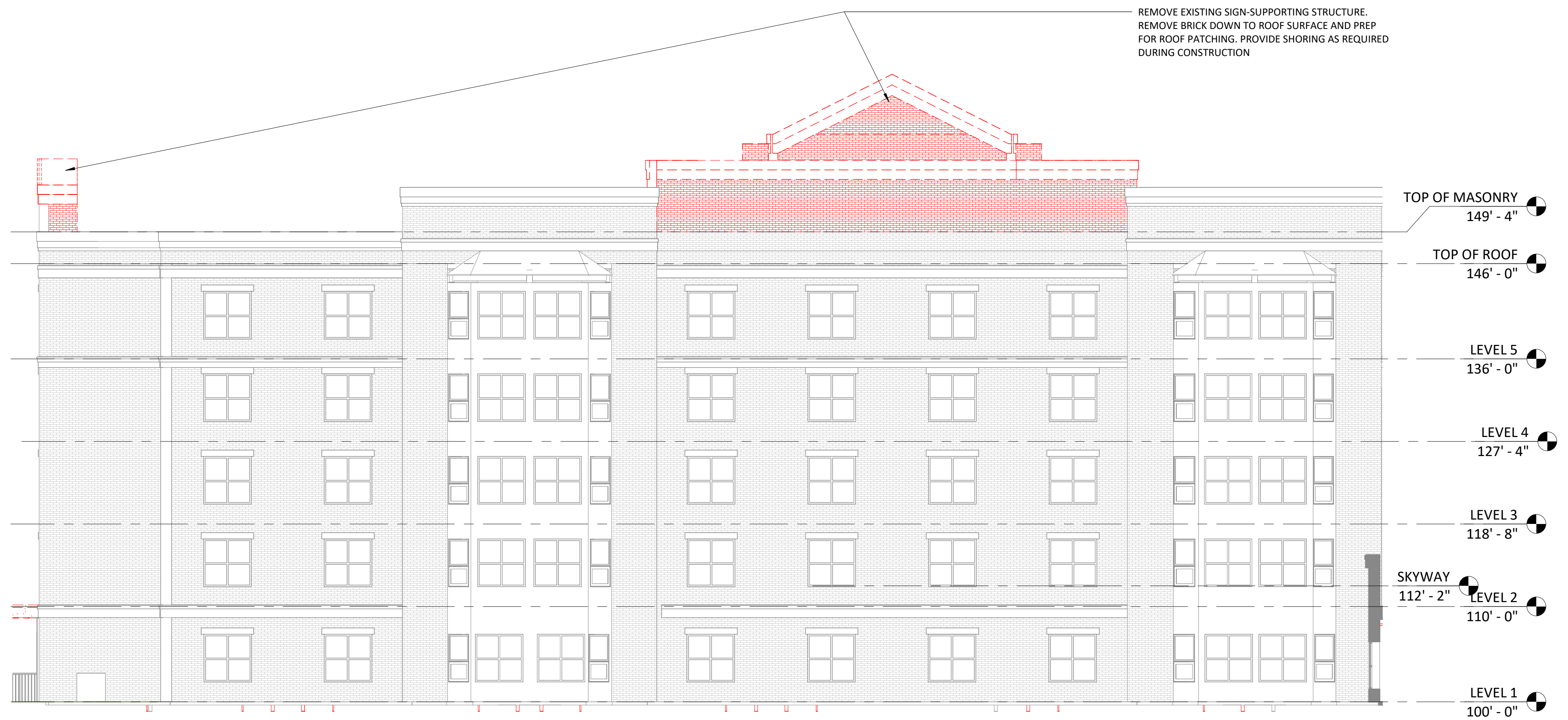
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KEY PLAN

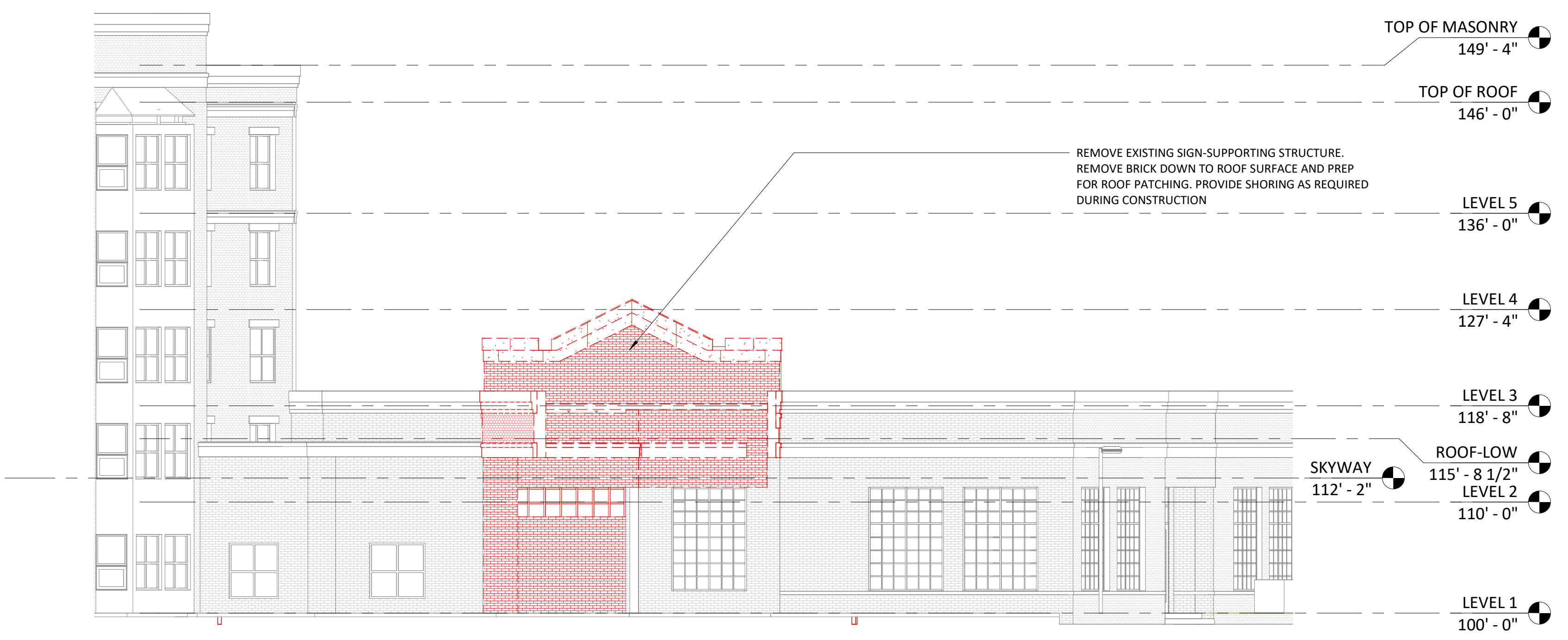
EXTERIOR DEMOLITION
ELEVATIONS

AD2.2

CONSULTANT



2 SOUTH TOWER ELEVATION - DEMOLITION
AD2.3 1/8" = 1'-0"



1 SOUTH AMENITY ELEVATION - DEMOLITION
AD2.3 1/8" = 1'-0"

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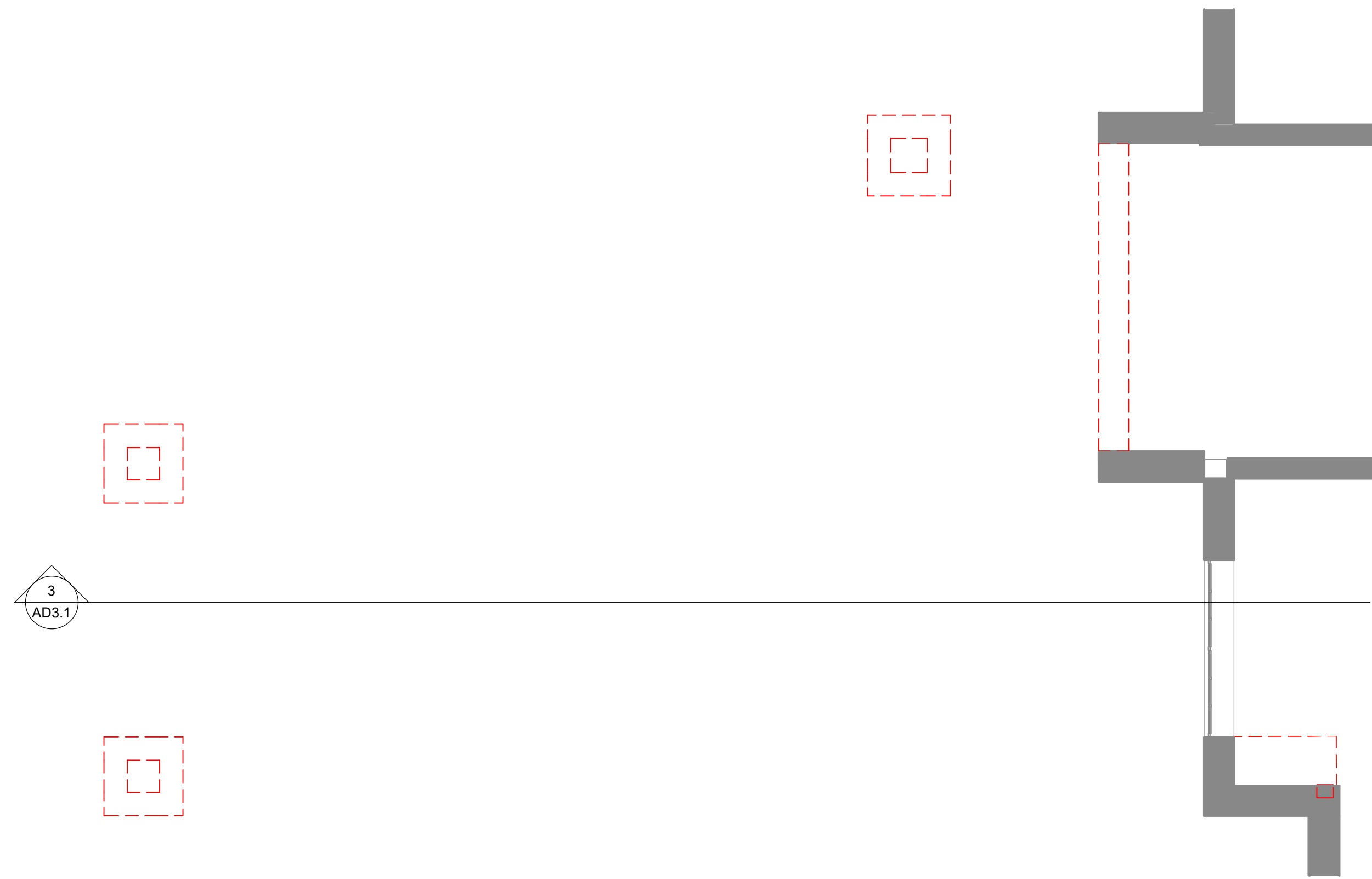
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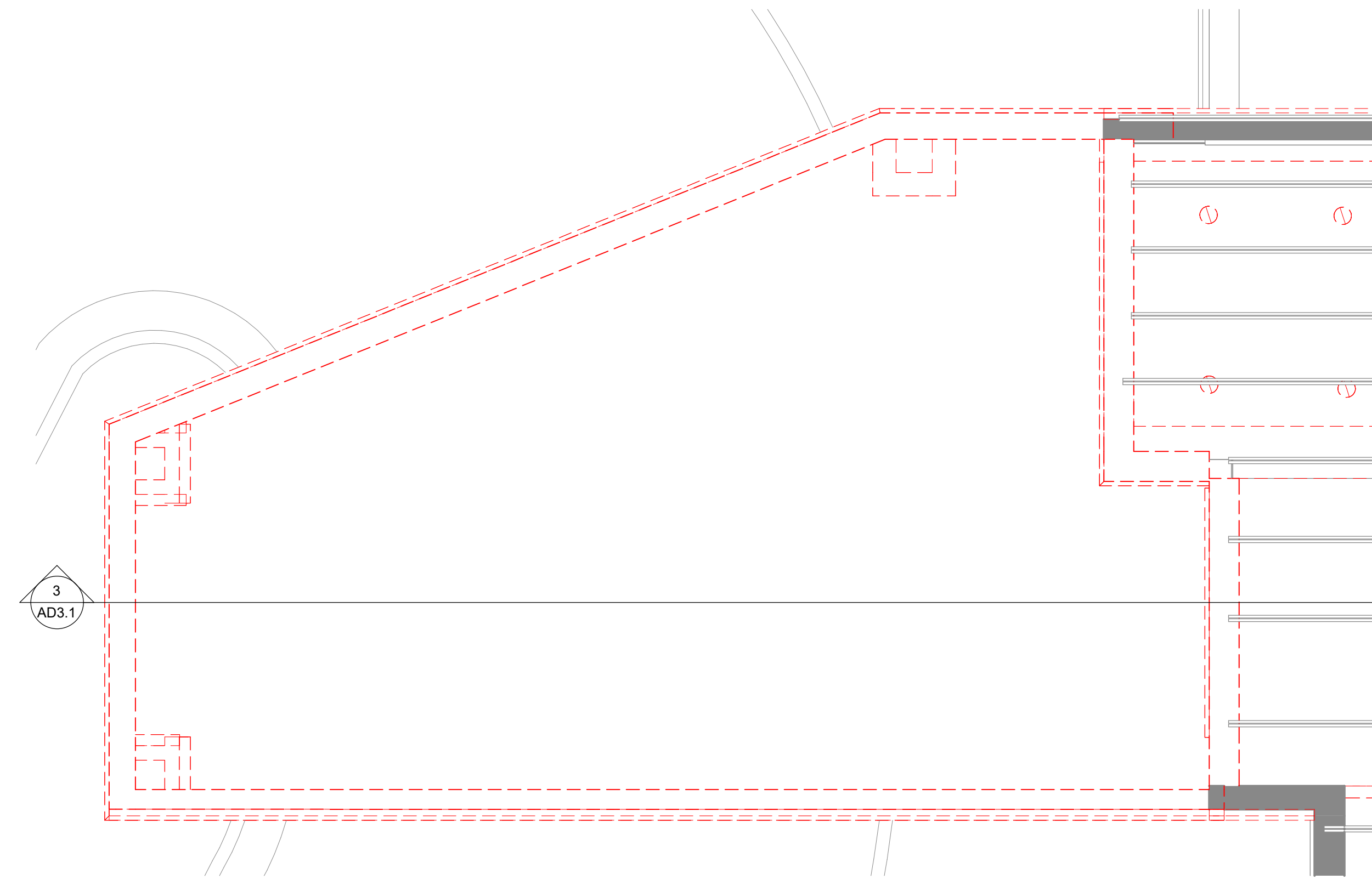
KEY PLAN

EXTERIOR DEMOLITION
ELEVATIONS

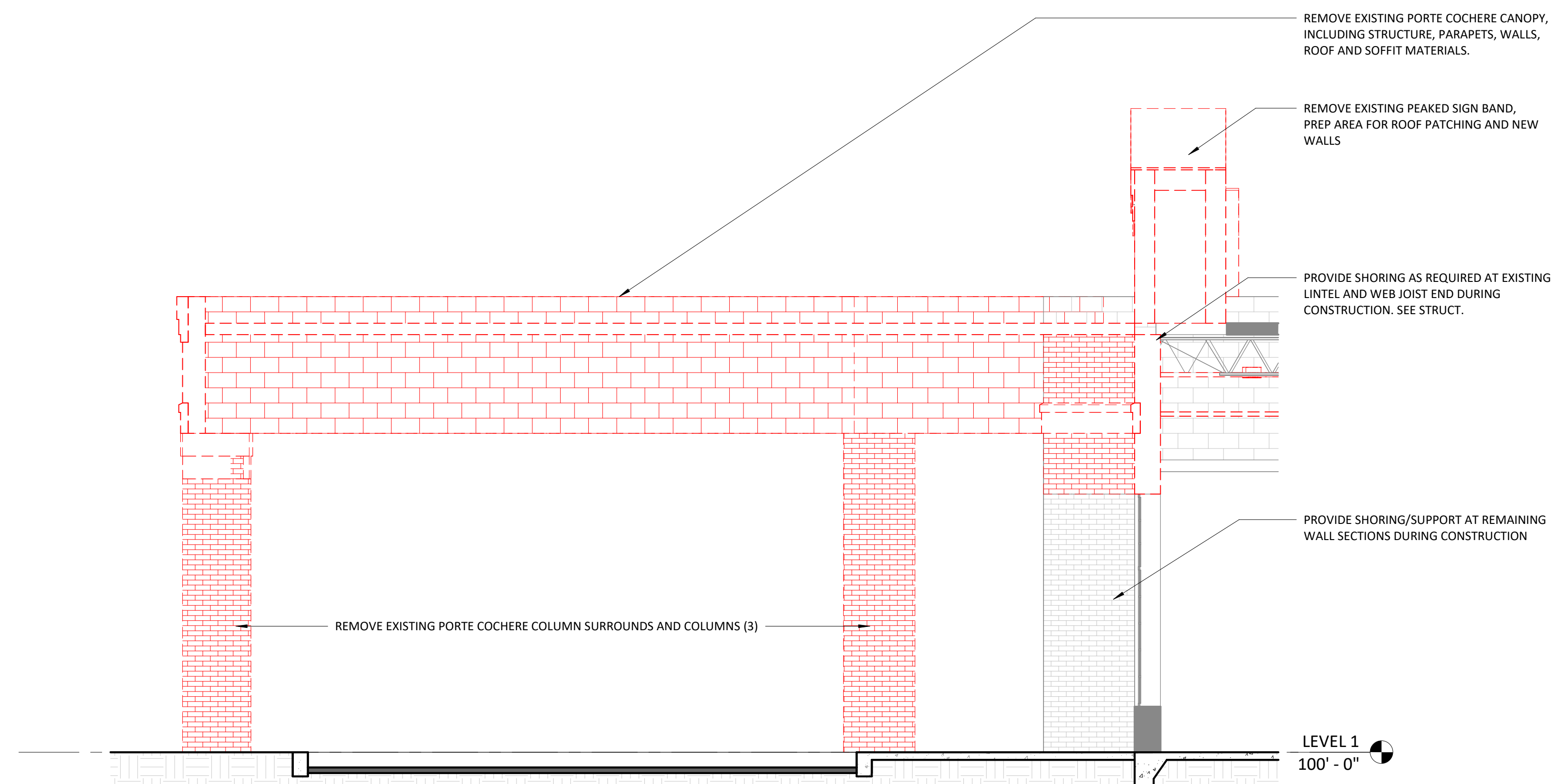
AD2.3



1 ENLARGED DEMOLITION PLAN - PORTE COCHERE AT LEVEL 1
1/4" = 1'-0"



2 ENLARGED DEMOLITION PLAN - PORTE COCHERE AT ROOF
1/4" = 1'-0"



3 DEMOLITION SECTION DETAIL - PORTE COCHERE
1/4" = 1'-0"

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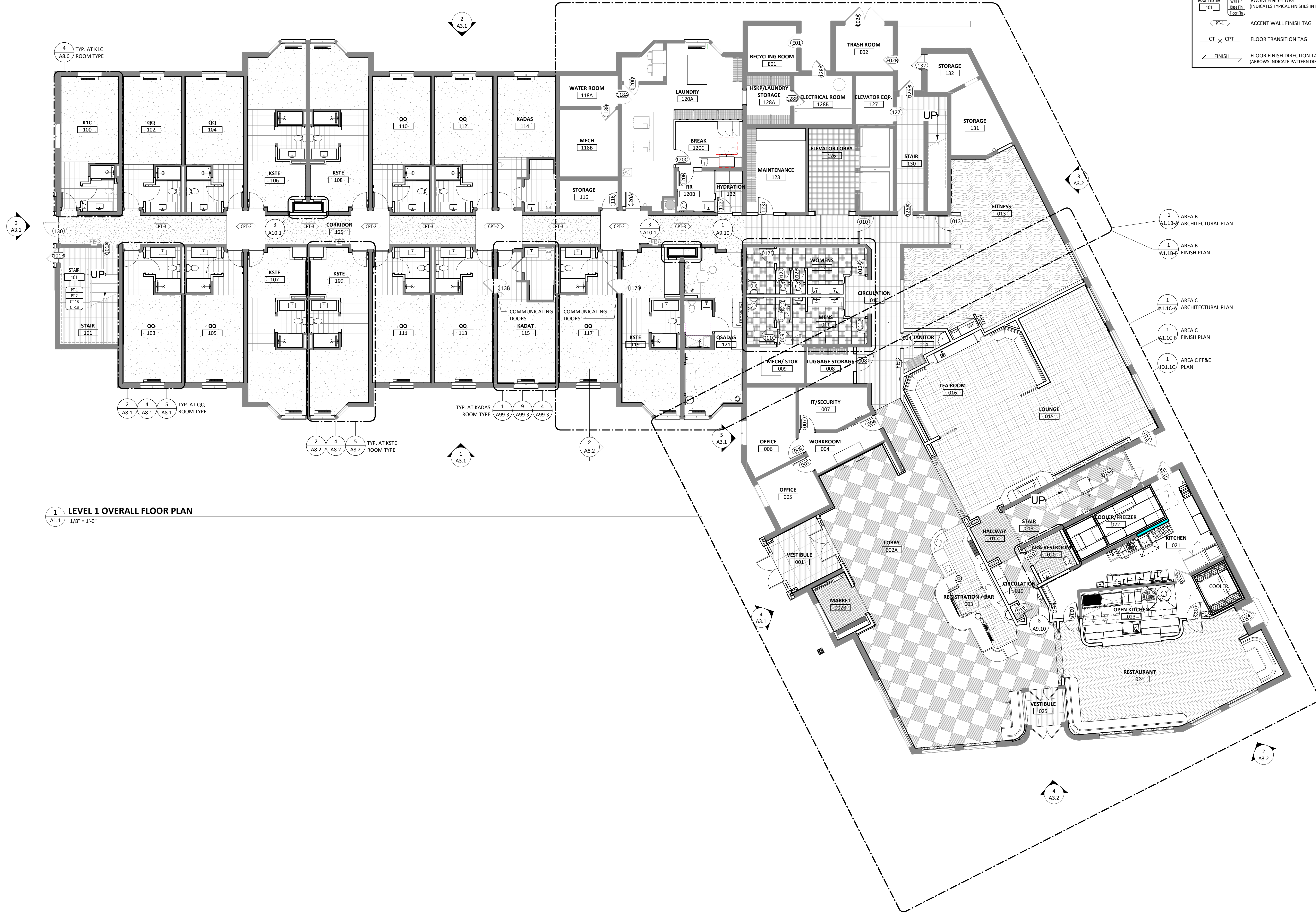
KEY PLAN

ENLARGED PORTE COCHERE
DEMOLITION DETAILS

AD3.1

CONSULTANT

FINISH PLAN LEGEND	
Room name 101	ROOM FINISH TAG (INDICATES TYPICAL FINISHES IN ROOM)
PT-1	ACCENT WALL FINISH TAG
CT x CPT	FLOOR TRANSITION TAG
FINISH	FLOOR FINISH DIRECTION TAG (ARROWS INDICATE PATTERN DIRECTION)



1 LEVEL 1 OVERALL FLOOR PLAN
A1.1 1/8" = 1'-0"

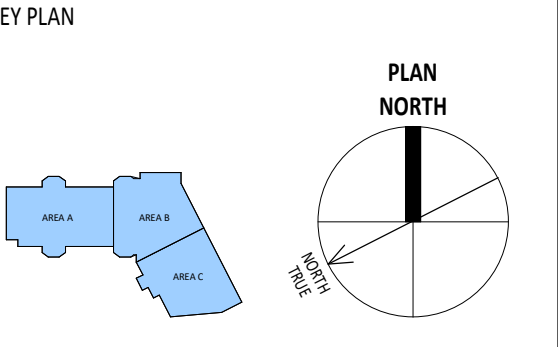
- 1 AREA B A1.1B-A ARCHITECTURAL PLAN
- 1 AREA B A1.1B-F FINISH PLAN
- 1 AREA C A1.1C-A ARCHITECTURAL PLAN
- 1 AREA C A1.1C-F FINISH PLAN
- 1 AREA C FF&E PLAN

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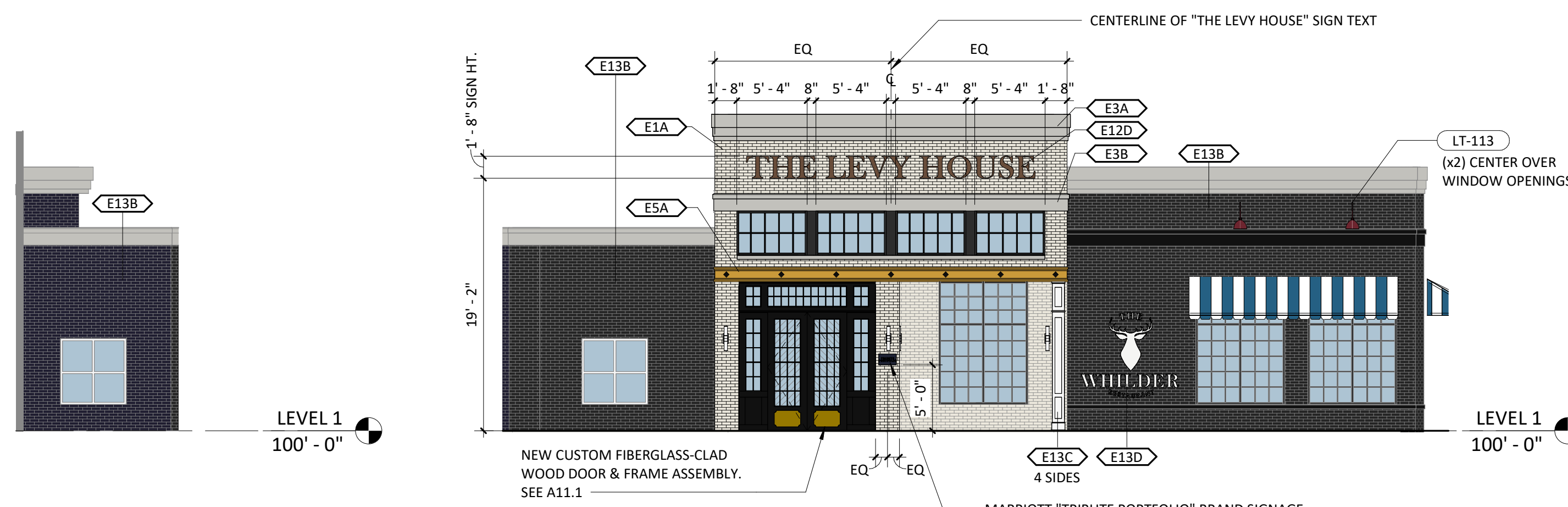
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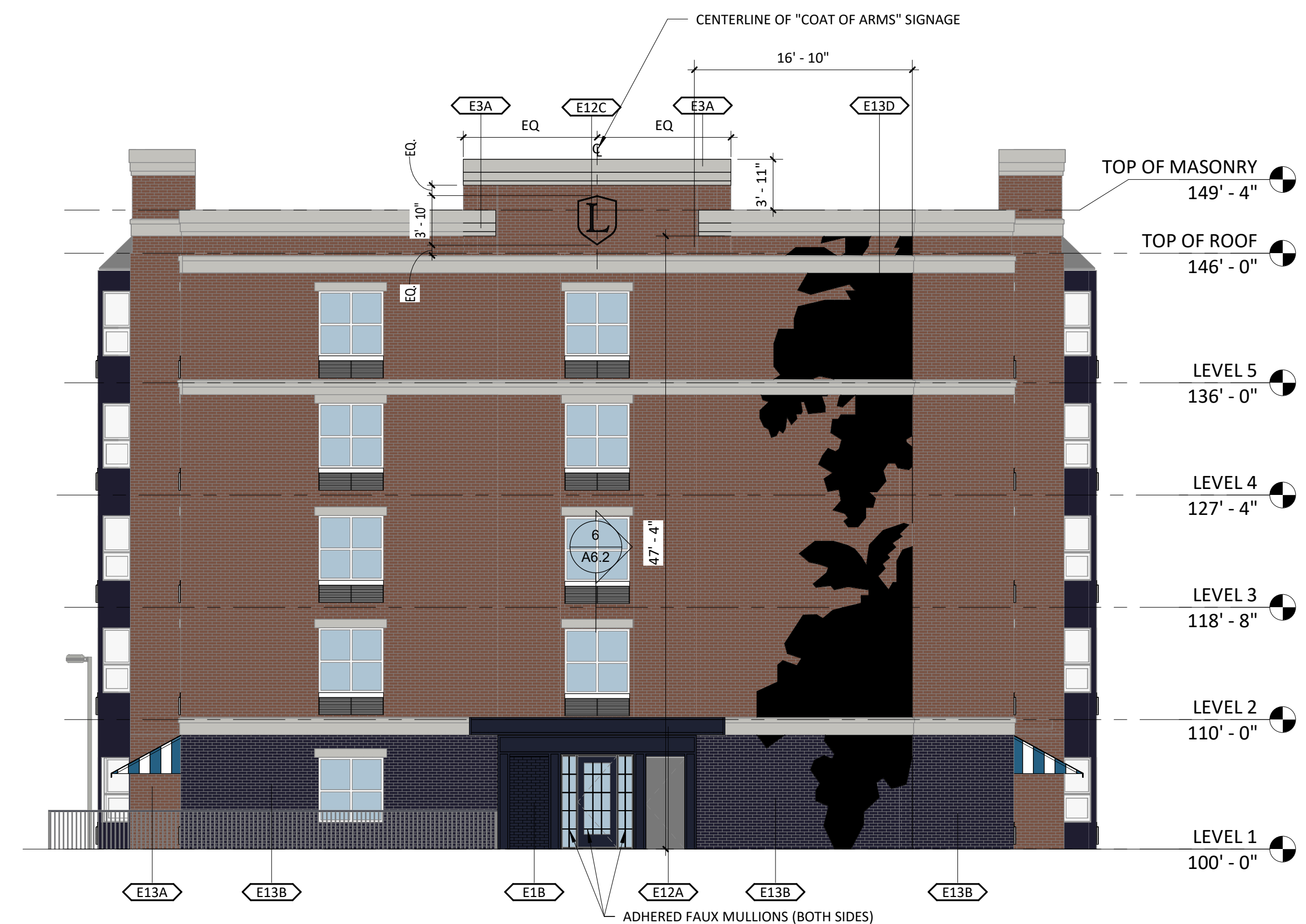
LEVEL 1 OVERALL FLOOR PLAN

A1.1

EXTERIOR MATERIAL SCHEDULE	
Material: Mark	Material: Description
E1A	NEW BRICK TO MATCH EXISTING W/ WHITE SPECIALTY BRICK COATING
E1B	NEW BRICK TO MATCH EXISTING W/ DARK NAVY SPECIALTY BRICK COATING
E3A	PRECAST CONCRETE EXTERIOR PARAPET BANDING - MATCH EXISTING
E3B	PRECAST CONCRETE EXTERIOR PARAPET BANDING - MATCH EXISTING
E5A	PREFINISHED METAL FASCIA PANEL - BRASS
E12A	NOT USED
E12B	STRIPED AWNING FABRIC ON ALUMINUM FRAME
E12C	"L" COAT OF ARMS BY SIGN MANUFACTURER
E12D	"THE LEVY HOUSE" TEXT BY SIGN MANUFACTURER
E13A	SPECIALTY BRICK COATING - WHITE
E13B	SPECIALTY BRICK COATING - DARK NAVY
E13C	EXTERIOR PAINT - WHITE - SATIN
E13D	PAINTED MURAL BY MURALIST
E13E	EXTERIOR PAINT - DARK NAVY



5 NORTH-EAST (PLAN WEST) ELEVATION 2 4 MAIN ENTRY ELEVATION
A3.1 1/8" = 1'-0" A3.1 1/8" = 1'-0"



3 NORTH-EAST (PLAN WEST) ELEVATION 1
A3.1 1/8" = 1'-0"



2 SOUTH-EAST (PLAN NORTH) ELEVATION
A3.1 1/8" = 1'-0"



1 NORTH-WEST (PLAN SOUTH) ELEVATION
A3.1 1/8" = 1'-0"

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KEY PLAN

EXTERIOR ELEVATIONS
A3.1

EXTERIOR MATERIAL SCHEDULE	
Material: Mark	Material: Description
E1A	NEW BRICK TO MATCH EXISTING W/ WHITE SPECIALTY BRICK COATING
E1B	NEW BRICK TO MATCH EXISTING W/ DARK NAVY SPECIALTY BRICK COATING
E3A	PRECAST CONCRETE EXTERIOR PARAPET BANDING - MATCH EXISTING
E3B	PRECAST CONCRETE EXTERIOR PARAPET BANDING - MATCH EXISTING
E5A	PREFINISHED METAL FASCIA PANEL - BRASS
E12A	NOT USED
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E12D	"THE LEVY HOUSE" TEXT BY SIGN MANUFACTURER
E13A	SPECIALTY BRICK COATING - WHITE
E13B	SPECIALTY BRICK COATING - DARK NAVY
E13C	EXTERIOR PAINT - WHITE - SATIN
E13D	PAINTED MURAL BY MURALIST
E13E	EXTERIOR PAINT - DARK NAVY

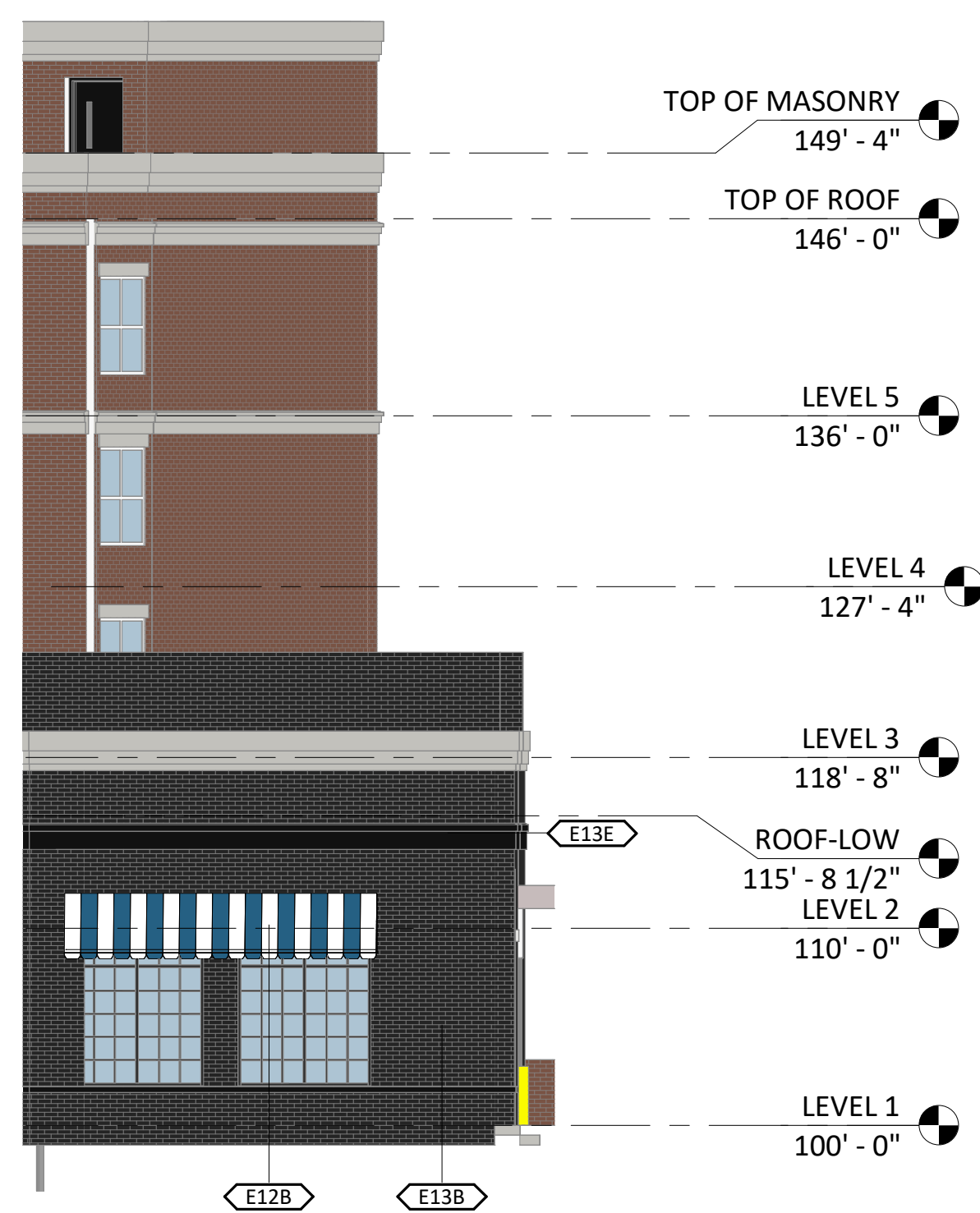
CONSULTANT



3 SOUTHWEST (PLAN EAST) ELEVATION
A3.2 1/8" = 1'-0"



4 RESTAURANT ENTRY ELEVATION
A3.2 1/8" = 1'-0"



2 WEST (PLAN SOUTHEAST) ELEVATION
A3.2 1/8" = 1'-0"



1 SOUTH (PLAN NORTHEAST) ELEVATION
A3.2 1/8" = 1'-0"

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KEY PLAN

EXTERIOR ELEVATIONS

A3.2

THE LEVY HOUSE

A MARRIOTT TRIBUTE HOTEL

LA CROSSE, WISCONSIN

Concept Statement

Offbeat Charm

Blocks from the Mississippi river's edge, The Levy House is a haven for the curious, creative, and culturally minded. Cozy yet modern, it weaves together tranquil rivertown nostalgia with vintage flair and contemporary quirk.

A balanced blend of traditional details with modern touches creates an authentic and charming, yet laid-back atmosphere. Check-in comes with a beverage from the "Drift-Less" Bar, where stories flow as freely as the taps. Wood fire aromas and the warm glow of the in-house restaurant, Whilder, draw guests in to linger and soak up the vibe.

The heart of the hotel is the Levy Lounge & Library, inspired by historic Pearl Street storefronts. Stained glass, custom tile, and vintage furnishings frame moments around the fireplace; where tea is poured, cocktails are crafted, and stories are shared among shelves of novels and poetry.

A fresh twist on nostalgic charm flows into the guestrooms. A delightful mix of playful patterns, soft- yet bold colors, layered textures, and a mini bar stocked with local lagers and teas create a resting place for those with a roaming spirit.

The Levy House is not about luxury – it's about connections. A love letter to wanderers, storytellers, and anyone who believes the world is best experienced through shared meals, serendipitous conversations, and layers of culture are stitched together with heart.

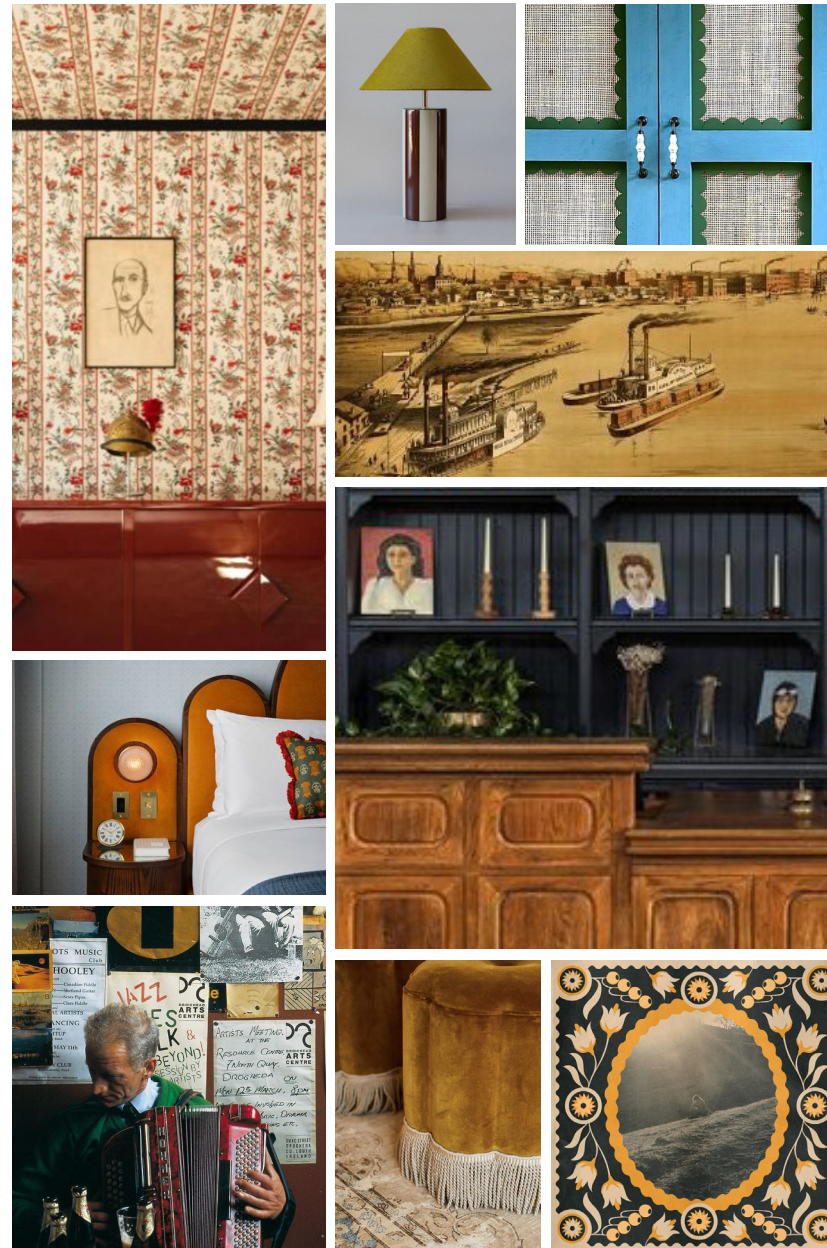


Design Principles

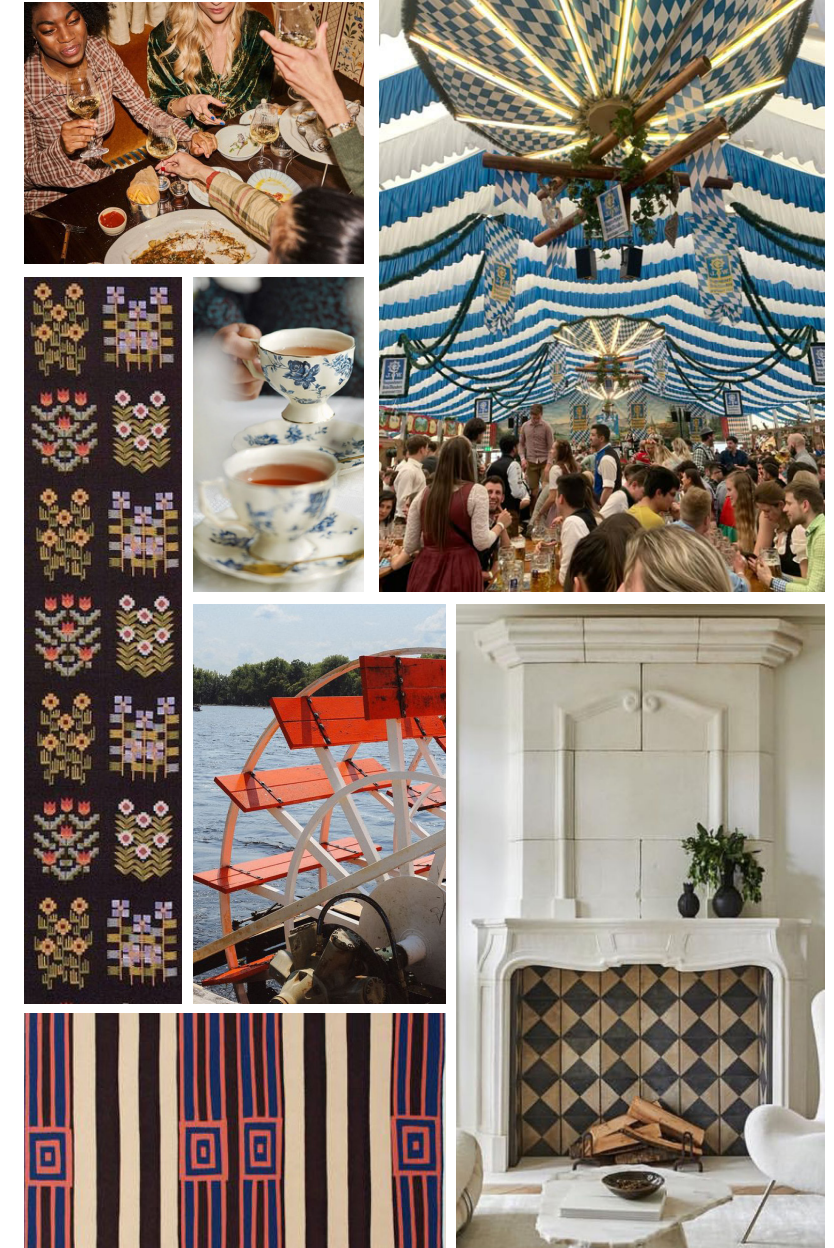
delightfully imperfect



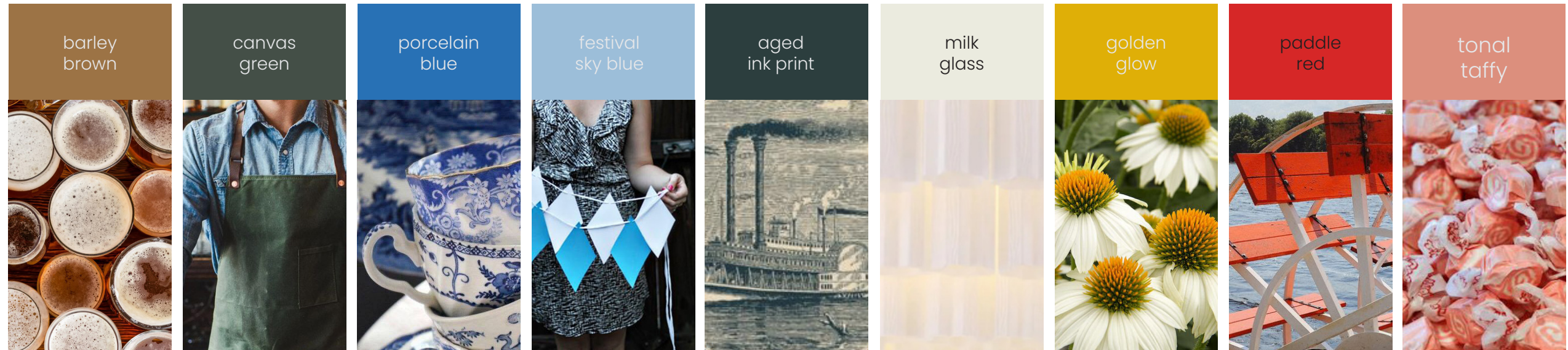
nostalgia redefined



crossroads of heritage



Color Story



Existing Exterior



Exterior Study | Overall View 1



natural brick | faux balconies | updated entry doors and signage | large-scale mural | awnings at street level | dark painted brick at street level | removal of existing peaks

Exterior Study | Overall View 2



natural brick | faux balconies | updated entry doors and signage | large-scale mural | awnings at street level | dark painted brick at street level | removal of existing peaks

Exterior Study | Levy House Entry off Pearl Street



natural brick | faux balconies | updated entry doors and signage | large-scale mural | awnings at street level | dark painted brick at street level

Entry Study | Arrival



fully painted | removal of porte cochere | enhanced marquee awning | opportunities for branding and signage | added transom windows above marquee lighting
awnings at all windows | refreshed landscaping | addition of front feature patio | updated lighting at entry (new locations) | updated lighting around restaurant (existing locations)

Entry Study | Arrival



fully painted | removal of porte cochere | enhanced marquee awning | opportunities for branding and signage | added transom windows above marquee lighting
awnings at all windows | refreshed landscaping | addition of front feature patio | updated lighting at entry (new locations) | updated lighting around restaurant (existing locations)

Whilder Entry Study Off 2nd Street



fully painted | updated entry doors and unique feature signage | awnings | new accent lighting (placed in existing locations)

Thank you.

esg
ARCHITECTURE & DESIGN









