City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda

Commercial/Multi-Family Design Review Committee

Friday, August 1, 2025 | **9:00 AM** | **Virtual via Zoom**

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

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

Meeting ID: 827 9918 8943
Passcode: 212646

Dial by your location
1 312 626 6799

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

Call to Order

1. 25-0900 Review of plans for the new canopy on the property located at 3525 State Rd 157. (Kwik Trip)

Attachments: Application 8-1-2025
Project Plans 8-1-2025
Stormwater Permit Form 8-1-2025
Stormwater Management Plan 8-1-2025
Permit Package 8-1-2025

2. 25-0903 Review of plans for the commercial development located at 3720 State Rd 16. (La-Z- boy)

Attachments: Preliminary Site Plan 8-1-2025
Preliminary Plans 8-1-2025

Agenda Items:

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.

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Text File

File Number: 25-0900

Agenda Date: 8/1/2025 **Version:** 1 **Status:** Agenda Ready

In Control: Commercial/Multi-Family Design Review Committee **File Type:** Review of Plans

Agenda Number: 1.

COMMERCIAL DEVELOPMENT DESIGN STANDARDS APPLICATION

Planning Department · Phone 608.789.7512 · Fax 608 789.7318
http://www.cityoflacrossse.org Planning@cityoflacrosse.org

Permit No.:	
Date:	
STATUS:	Parcel No.:

OWNER

Name: Kwik Trip, Inc. - Jason Martin (Agent)			
Address: 1626 Oak Street			
City: La Crosse			
Phone: 608-793-4773	Cell: 608-797-9888	Fax:	E-mail: jmartin@kwiktrip.com

ARCHITECT CONTRACTOR

Name:			
Address:			
City:			
Phone:	Cell:	Fax:	E-mail:

PROJECT

Check One: ☐ Building ☐ Addition ☐ Alteration/Remodel

Description of Work:

Replace the existing underground fuel tanks and fuel lines. Replacing the existing canopy with same size canopy. Add storm water catch basin and we are hoping to tie into city storm. No change in parking and only replacing the concrete that is disrupted. No changes to the building.

Pre-application Meeting Date:

Applying for Exception: ☐ No ☐ Yes (Include $300 Check for Public Notification)

PROPERTY

Project Address:		
Zoning District:	Parcel Number: 17-10520-10	
Address: 3525 Highway 157	Address same as property owner's address: ☐	
City: La Crosse	State: Wisconsin	Zip Code: 54601

OFFICIAL USE ONLY

Date Received: Review Date:

Exception Check: ☐ Yes ☐ No

Required Information: ☐ Site Plan ☐ Architecture Plan ☐ Landscape Plan ☐ Building Elevations & Materials ☐ Exterior Light Diagram ☐ LEED Checklist ☐ Photos

The applicant agrees that all design aspects and maintenance plans are in accordance with the requirements of Section 15.47 of the Code of Ordinances for the City of La Crosse. Application, the checklist, and seven (7) sets of required information must be submitted to the City Inspection Department prior to review and acceptance.

	Jason Martin (Agent)
(PRINT) Architect/Engineer Name	(Print) Owner Name
	Jason Martin Digitally signed by Jason Martin DN: cn=Jason Martin, o=Kwik Trip, Inc., email=JMartin@kwiktrip.com Date: 2025.07.25 10:38:50 -05'00'
Signature (Architect/Engineer) Date	Signature (Owner) Date

DESIGN REVIEW CHECKLIST

The checklist must be completed in full by the applicant prior to submission. Completed elements should be checked. Any elements that do not apply to your site or you are requesting an exception on, check the corresponding column and include notes. Items in italics are recommended actions but not required.

		YES	NO	N/A	NOTES
PARKING LOT DESIGN AND PARKING STANDARDS					
C.2	No parking stall may be closer to the street than the building setback line or the building on the same parcel, whichever is farther from the street unless the applicant can demonstrate that there are no practical alternatives related specifically to the site.	☐	☐	☒	
C.3	All points of ingress and egress will be evaluated by the City Traffic Engineer to determine if ingress and egress should be allowed directly to the street or via an alley.	☐	☐	☒	
C.4	Parking areas shall be separated from primary buildings by a landscaped buffer.	☐	☐	☒	
C.5	Minimum setback for parking stalls and drives is five (5) feet from all property lines with the exception of the alley (in order to accommodate landscaping or drainage swales). Parking for adjacent properties may be combined into continuous paved lots, eliminating the required setback at the shared property line, provided that 100% of the lost green space is replaced elsewhere on the parcel (e.g. with a 10' setback along the opposite lot line).	☐	☐	☒	
C.6	A parking lot for more than 12 vehicles shall incorporate at least 288 square feet of planting islands at least 8 feet in width (face of curb to face of curb). Planting islands may be either parallel to parking spaces or perpendicular to the parking spaces. As parking lot size increase, and additional planting island is required at the ratio of one planting island for every 20 automobile parking spaces. No less that 5 percent of the islands shall be interior to the parking lot.	☐	☐	☒	
C.7	Landscaping buffers, green space, and planting islands must total a minimum of 10 percent of the lot.	☐	☐	☒	
C.8	Buffers, setbacks, and planting islands are encouraged to be used for stormwater infiltration.	☐	☐	☒	
C.9	All approaches, parking and vehicular circulation areas shall be paved and graded for proper stormwater management. The use of pervious pavement for stormwater infiltration is highly encouraged.	☒	☐	☐	
C.10	For structures not needing approval by the Wisconsin Department of Commerce, parking spaces shall not be less than 8.5 feet in width and 17 feet in length. The full dimensions of this rectangle must be maintained in angled parking designs. Drive aisle widths vary depending upon the angle of parking space. The following minimum standards apply and shall be consistent with requirements of the City Engineering Department adopted standards: 45 degrees – 12'10" aisle 55 degrees – 13'7" aisle 65 degrees – 15'4" aisle 75 degrees – 17'10" aisle 90 degrees – 22' aisle	☐	☐	☒	
C.11	Where maximums on parking ratios exist, parking surfaces and drive aisles shall be permitted to be increased in size by no more than five percent (5%), provided at least twenty-five percent (25%) of the parking lot and pedestrian sidewalks consist of paving blocks (plastic or concrete honeycomb grid) planted with grass.	☐	☐	☒	
C.12	Parking lots shall be located on the same lot as the principal structure (unless it can be demonstrated that shared parking will be beneficial to multiple property owners and does not result in a "gap tooth" effect on a block face).	☐	☐	☒	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
C.13	Raised curbs, parking blocks or stops, decorative bollards and/or fences, trees and/or shrubs shall be utilized along the edge(s) of parking lots to prevent motor vehicles from parking on green space buffers, outdoor recreation space, bike parking areas, sidewalks and side and front yards. In the event the original protective measures are inadequate to preventing inappropriate parking, additional measures shall be taken.	☐	☐	x	
C.14a	Parking lot snow storage area(s) shall be designated in the parking lot and/or green space buffers.	☐	☐	x	
C.14b	Snow storage areas shall not be located near parking lot entrances and impede driver vision.	☐	☐	x	
C.14c	If these green space buffer(s) are no longer capable of storing snow, the property owner shall arrange for the excess snow to be removed.	☐	☐	x	
C.14.d	To the greatest extent possible, melting snow or ice should not drain over sidewalks or across neighboring properties.	☐	☐	x	
C.15	Light-colored and/or reflective surface coating should be considered to reduce the "heat island" effect of traditional asphalt parking lots.	☐	☐	x	
C.16	Environmentally-friendly paving materials and methods are encouraged, including but not limited to using recycled asphalt tires and roofing shingles as part of the mix or base.	☐	☐	x	
C.17	Porous paving materials such as paving blocks with decorative gravel, or properly spaced cobbles, brick, and natural stone with grass planted in between in small clusters and methods that reduce stormwater runoff are encouraged.	☐	☐	x	
C.18	The off-street parking provisions for all commercial development shall be in conformance with 15.04(G). Required off-street parking space, including access drives and aisles, shall not cover more than seventy-five percent (75%) of the lot area in which such off-street parking space is permitted.	☐	☐	x	
PEDESTRIAN CIRCULATION					
D.2	There shall be a paved pedestrian route from the sidewalk or street to the main building entrance, and from the parking area to the nearest building entrance.	☐	☐	x	
D.3	Pedestrian routes shall be paved with concrete. Bituminous material shall not be allowed for pedestrian routes.	☐	☐	x	
D.4	Porous paving materials and methods that reduce stormwater runoff.is encouraged.	☐	☐	x	
BUILDING MECHANICAL SERVICE ELEMENTS					
E.2	The design and location of the following items shall be indicated on building and/or site plans, illustrated with spec sheets as appropriate, and submitted with the Design Standards Checklist:	☐	☐	x	
E.2a	utility meters	☐	☐	x	
E.2b	building mechanicals	☐	☐	x	
E.2c	trash and recycling containers	☐	☐	x	
E.2d	bicycle parking	☐	☐	x	
E.2e	outdoor seating areas	☐	☐	x	
E.2f	solar and wind facilities	☐	☐	x	
E.2g	dish antennas (not permitted to hang off the side of buildings)	☐	☐	x	
E.2h	transformers	☐	☐	x	
E.2i	back-up generators	☐	☐	x	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
E.3	Service areas, utility meters, and building mechanicals shall not be located on the street side of the building, nor on the side wall closer than 10 feet to the street side of the building. The location of emergency back-up generators and transformers shall be coordinated between the City, developer and the utility company. Screening of meters, generators, transformers, and mechanicals is required when visible from the street with an approved screen device. Screening materials shall match building materials. Cable, conduit and phone line shall not be visible on the exterior with the exception of conduit running directly to the meter/utility boxes at the time of initial occupancy. Mailboxes are permitted within 10 feet of the front of the building if not visible from the street.	☐	☐	☒	
E.4	Trash and recycling containers, including cans and dumpsters, shall have covers and be screened so as not to be visible from the street or from neighboring properties. Screening shall be one foot higher than the container but no higher than six feet; however, roofed enclosures may exceed this limit.	☐	☐	☒	
E.5	If a building owner chooses to provide a trash receptacle and/or a smoking materials receptacle, the receptacle(s) shall be decorative if located at the entrance that faces a public street. These receptacles shall be screened from view and/or designed to fit with the architecture and materials of the building.	☐	☐	☒	
E.6a	High energy gas appliances shall have the air intakes and exhaust vents located on the sides or rear of the building where they do not interfere with any sidewalks, are not likely to be blocked or damaged by pedestrian traffic, snow or the removal of snow, and away from any trees or shrubs that would be harmed by the exhaust heat and gases.	☐	☐	☒	
E.6b	Window-mounted air conditioners shall not be permitted.	☐	☐	☒	
E.6c	PTAC air conditioner/heat pump units must be designed into the architecture of the building.	☐	☐	☒	
E.6d	If heat pumps or air conditioners are located on the ground, they shall be on one side or the rear of the building and screened with evergreens or decorative screening that matches or complements the exterior siding of the building, such that proper clearances are maintained for the manufacturer's warranty.	☐	☐	☒	
E.6e	If heat pumps or air conditioners are located on the roof, they shall be placed, painted and/or screened so as to minimize the visual impact to the street.	☐	☐	☒	
E.7a	Bicycle parking using bike racks specifically designed for bike parking shall be provided at one (1) space per 10 automobile parking spaces or one (1) space per 20 employees, whichever is greater, and should be located near building entries, shall not interfere with pedestrian circulation, and shall be well-lit. Bikes are not permitted to be stored, locked or chained on decks, patios, fences or any other exterior location other than a bike rack specifically designed for bike parking.	☐	☐	☒	
E.7b	Bicycle parking (to accommodate four bicycles) shall be nominally at least nine (9) by six (6) feet or fifty-four (54) square feet and increase by the same ratio to accommodate the number of bike spaces.	☐	☐	☒	
E.7c	The base for bike racks should be concrete to ensure their stability; however, the remaining bicycle parking area shall be porous paving materials (paving blocks with decorative gravel or wood mulch, or properly spaced cobbles, brick, and natural stone with grass planted in between in small clusters) to reduce stormwater runoff but shall not result in standing water. If an area for bike parking is designed using these standards, then up to 100 percent of the space taken for the bike parking shall count as green space.	☐	☐	☒	

DESIGN REVIEW CHECKLIST

LANDSCAPING OPEN SPACE & PLANTINGS		YES	NO	N/A	NOTES
F.2	A landscape design and planting plan shall be prepared and submitted for all buildings. Landscape plans for developments shall be prepared and signed by a Landscape Architect, nurseryman, or professional site planner with educational training or work experience in land analysis and site plan preparation prior to submittal to the City.	☐	☐	x	
F.2a	No building permit shall be issued until the required landscaping plan has been submitted and approved, and no certificate of occupancy shall be issued until the landscaping is completed as certified by an on-site inspection by the Building Inspector, Planning Staff, or other designated official, unless a financial guarantee acceptable to the City has been submitted.	☐	☐	x	
F.2b	Landscape surety. The owner shall provide the City with a cash deposit, bond, or approved letter of credit to guarantee the proper installation and growth of all landscape improvements proposed in the approved landscape plan. Said surety may remain in effect for two full growing seasons. A growing season shall be considered a period from May 1 to September 30. The first year, the amount of the surety will be equal to 100% of the estimated cost of plant material, installation and tree preservation. Once installation has been completed per the approved landscape plan and verified by the City, 75% of the surety will be reimbursed back to the owner. The remaining 25% will be kept by the City for a period of twelve (12) months to cover any maintenance cost that may be needed. Such surety shall be filed with the City Finance Officer.	☐	☐	x	
F.2c	The City may allow an extended period of time for completion of all landscaping if the delay is due to conditions which are reasonably beyond the control of the developer. Extensions may not exceed nine months, and extensions may be granted due to seasonal weather conditions. When an extension is granted, the City may require such additional security and conditions as it deems necessary.	☐	☐	x	
F.3a	The plan shall address all parts of the parcel and shall indicate: Details of all proposed vegetative landscaping materials, including placement, common and botanical names, caliper/height or container size and quantity and maintenance requirements.	☐	☐	x	
F.3b	Details of proposed non-vegetative landscaping and screening materials.	☐	☐	x	
F.3c	Planting and construction schedule for completion of landscaping and screening plans.	☐	☐	x	
F.3d	Estimated cost from a landscaper on a bid or estimate form of the proposed landscaping.	☐	☐	x	
F.4	All portions of the site not covered by buildings, paving material, or other planned and approved surfaces shall be considered “landscaped area” and shall have a minimum of 4 inches of top soil and be planted with living plant materials and/or mulches. Overall site landscaping shall include not less than:	☐	☐	x	
F.4a	One tree placed in the boulevard per 40 linear feet of lot frontage;	☐	☐	x	
F.4b	Not less than two trees and eight shrubs per 600 square feet of landscaped area. These are minimum standards – more plantings are encouraged.	☐	☐	x	
F.5	All plant material used shall meet the minimum standards established by the American Association of Nurserymen as published in the American Standards for Nursery Stock and shall meet the following minimum requirements:	☐	☐	x	
F.5a	Deciduous trees: 2” dbh (diameter at breast height)	☐	☐	x	
F.5b	Ornamental trees: 2” dbh	☐	☐	x	
F.5c	Evergreen trees: 5’ height	☐	☐	x	
F.5d	Shrubs: 5 gallon container	☐	☐	x	
F.5e	Vines and Perennials: 1 gallon container	☐	☐	x	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
F.6	Boulevard trees will be installed by the City Forester at City expense if the developer attends City tree school. If the developer installs boulevard trees they shall conform to City street standards. A complete list of trees and shrubs and other reliable plant material that has been approved by the City Forester is available in the City Planning and Development Department.	☐	☐	☒	
F.7	Existing healthy trees should be preserved to the greatest extent practicable and shall be indicated on grading and landscape plans submitted for plan review; however, invasive trees shall be removed. Existing damaged, decayed, or diseased trees should be removed to protect remaining trees. Construction near existing trees should follow Best Management Practices to ensure their survival.	☐	☐	☒	
F.8	Landscaping should reinforce pedestrian circulation routes and obstruct undesired routes of convenience. Bushes, trees, rocks, and other landscape features should be used to indicate where pedestrians should and should not travel.	☐	☐	☒	
F.9a	Provide a five (5) to six (6) foot high solid screen to separate parking lots from abutting residential uses or other non-compatible uses. A solid landscape screen is defined as an evergreen or nearly evergreen mixture (minimum of 65% evergreen) of shrubs, bushes, or trees that produce a dense, sight-obscuring screen at least five (5) to six (6) feet in height within three years of planting. Berms may be included in this definition as long as the maximum height of the berm is five feet; both sides of the berm are planted with evergreen or nearly evergreen shrubs or bushes so that the total height of landscaping and berm will be at least six feet within three years of planting; and top of the berm plantings form a dense, sight-obscuring screen within the same three-year period.	☐	☐	☒	
F.9b	Provide a minimum three (3) foot high visual relief screen when adjacent to a street in the form of a hedge, fence, planter, berm, dividers, shrubbery and trees or any combination. The visual relief screen shall extend the length of the parking lot. Three (3) feet in height shall be measured from surface of the parking lot and may be negotiable depending on the elevation of the parking lot in relation to the sidewalk and/or street. All landscaping to form such a visual relief shall be a minimum height of 2 feet at time of planting. Bark or other loose material shall not be placed on berms in these areas since it may be displaced on the street or sidewalk.	☐	☐	☒	
F.10a	The property owner shall be responsible for maintenance and replacement of trees, shrubs, grass, ground covers, loose bark or gravel, and sod which are part of the approved landscape plan. If any such plant materials are not maintained or replaced, the City may utilize the required surety to replace the newly planted or protected landscaping or to deem this to be a Municipal Code Violation and issue an Order to Correct.	☐	☐	☒	
F.10b	The owner is responsible for keeping trees in a plumb position. When staking or securing trees is done, it shall occur so as not to create any hazards or unsightly obstacles.	☐	☐	☒	
F.10c	Plants must be maintained to be kept in sound, healthy and vigorous growing conditions and free of disease, insect eggs and larvae.	☐	☐	☒	
F.10d	A sprinkler or lawn irrigation system shall be required in the front yard and boulevard of all developments if lawn or sod is proposed. This standard does not apply to boulevards if sprinkler or lawn irrigation systems are not needed for the front yard.	☐	☐	☒	
	WALLS AND FENCES				
G.2	Walls and fences located in the front yard setback shall not exceed six feet in height above the finished grade and shall be at least 50% transparent to retain the visual connection between street and building.	☐	☐	☒	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
G.3	The design and materials for walls and fences shall be coordinated with the design and materials of the principal buildings and should have substantially the same detail. This is not intended to require identical materials and design.	☐	☐	x	
G.3a	Pressure treated lumber fences shall not be permitted unless stained or painted.	☐	☐	x	
G.3b	All chain link fences must be plastic coated and shall only be permitted in side yards and backyard, and shall not extend nearer to the street than the front of the building nor used in the side yard on a corner property.	☐	☐	x	
G.3c	Smooth faced concrete (CMV) blocks or non-architectural poured walls used to construct a wall shall be covered with brick or some other decorative block or dimensional material such as a stained block product. Painted or colored smooth-faced concrete bricks or blocks shall not be considered decorative block.	☐	☐	x	
G.4	Walls and fences shall provide variety and articulation at each end and at intervals not exceeding 25 feet through at least one of the following methods: Changes in plane of not less than one (1) foot; Expression of structure, such as post, column, or pilaster; Variation of material; or Landscaping	☐	☐	x	
STORMWATER INFILTRATION AND CONTROL					
H.2	A stormwater management and erosion control plan shall be required for all new construction, shall be coordinated with the Landscaping and Open Space Plan, and shall be designed by either a Registered Architect, Landscape Architect or a Professional Civil Engineer in accordance with the City of La Crosse's Stormwater Management Ordinance and shall include a maintenance plan and agreement.	☐	☐	x	
H.2a	Until such time as the City adopts a stormwater management ordinance, the City shall use the La Crosse County Stormwater Management Ordinance.	x	☐	☐	
H.2b	For parcels less than ¼ acre in size, the City shall work with the property owner/developer/applicant to develop a practical site-specific stormwater management plan that allows for flexibility in the use of stormwater treatment devices including rain barrels, rain gardens, swales, cisterns, drain tiles, soil amendments, porous pavements, grass pavers for overflow parking areas, etc.	x	☐	☐	
H.3	The use of bio-cells, living roofs and rain gardens is encouraged due to their aesthetic as well as utilitarian benefits.	☐	☐	x	
H.4	Newly concentrated stormwater, such as that from rooftop, impervious surface, or swales, shall not be directed onto or across adjacent properties or across sidewalks. Rooftop stormwater shall not be discharged within 5 feet of a sidewalk unless an intervening landscape element is used to promote infiltration, such as a rain garden.	☐	☐	x	
H.5	Stormwater detention and infiltration facilities shall be designed as visual and open space amenities that enhance the overall appearance of the site.	☐	☐	x	
EXTERIOR LIGHTING					
I.2	All exterior lights shall be designed for commercial use. A lighting plan showing lighting levels on-site and at the property line as well as spec sheets with pictures must be submitted with the Design Standards Checklist for each exterior light to be used.	☐	☐	x	
I.3	Pedestrian lighting shall clearly indicate the path of travel, shall minimize dark spots along that path, and shall utilize coordinated light fixtures.	☐	☐	x	
I.4	The maximum height of wall-mounted parking lot light fixtures shall be 16 feet above the ground. Pole-mounted fixtures are acceptable but not required and will have a maximum height of 30 feet from the ground to the top of the fixture. Fixtures shall be of full-cut-off (FCO) design to minimize glare and spillover.	☐	☐	x	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
I.5	Ornamental lighting to light the building façade is permitted provided that the light source is not visible from the property line and is designed to minimize glare and spillover.	☐	☐	x	
I.6	No overhead light source (i.e., the lamp or reflector) shall be visible from the property line. Shields may be employed, if necessary, to meet this requirement. The maximum allowable luminance measured 25 feet beyond the property line shall be .05 horizontal foot-candles (HFC).	☐	☐	x	
I.7	Lighting levels for parking lots and pedestrian routes: (horizontal luminance measured in foot-candles):	☐	☐	x	
I.7a	Average: 2.4 foot-candles	☐	☐	x	
I.7b	Minimum: 1.0 foot-candles	☐	☐	x	
I.7c	Uniformity Ratio (Bright spots to dark spots): 4:1	☐	☐	x	
I.7d	Maximum Average: .5 foot-candles	☐	☐	x	
I.8	Each exterior entry to structures on the property shall have an exterior light.	☐	☐	x	
I.9	For properties adjacent to residential uses, motion sensor flood or spot lights shall have shrouds, be limited to two (2) bulbs pointed at least thirty degrees downward and not directly into windows or doors of neighboring building and the light sources shall not be visible from the street.	☐	☐	x	
	PATIOS, PORCHES, DECKS, AND ROOFTOP GARDENS/DECKS				
J.2	Every residential unit is encouraged to have its own patio or balcony and shall be incorporated into the architectural façade of the building and may encroach into the building setback area but not more than 25%. Commercial structures are also permitted to have exterior balconies. No patio or balcony can hang over a sidewalk.	☐	☐	x	
J.3	For commercial developments, ground level patios or decks for customer seating are permitted in the setback areas and should include some screening for noise.	☐	☐	x	
J.4	Exterior stairs leading to a deck or balcony are permitted provided that they are decorative and are architecturally compatible with the building and constructed of compatible materials. Exterior corridors visible from a street are not permitted.	☐	☐	x	
J.5	Rooftop green roofs or rooftop patios and decks are permitted and if intended for occupied use shall have a railing height or parapet of at least 42 inches. Only outdoor furniture is permitted.	☐	☐	x	
	BUILDING DESIGN: FORM, SCALE AND CONTEXT				
K.2	Photos of at least four (4) street views of nearby blocks shall be submitted with the Design Standards checklist.	☐	☐	x	
K.3	Buildings shall be designed to provide human scale, interest, and variety. The following techniques may be used to meet this objective:	☐	☐	x	
K.3a	Variation in the building form such as recessed or projecting bays, shifts in massing, or distinct roof shapes.	☐	☐	x	
K.3b	Emphasis of building entries through projecting or recessed forms, detail, color, or materials.	☐	☐	x	
K.3c	Variation of material, modules, expressed joints and details, surface relief, color, and texture to break up large building forms and wall surfaces. Such detailing could include sills, headers, belt courses, reveals, pilasters, window bays, and similar features.	☐	☐	x	
K.4	For all non-manufacturing or retail buildings, where the allowable building is more than 50% wider than adjacent buildings, one of the following techniques shall be employed to minimize the apparent width of the primary façade:	☐	☐	x	
K.4a	Articulate the façade with projections or bays.	☐	☐	x	
K.4b	Use architectural elements such as column, canopies, glass, changes in materials, and covered entries to interrupt the façade.	☐	☐	x	

DESIGN REVIEW CHECKLIST

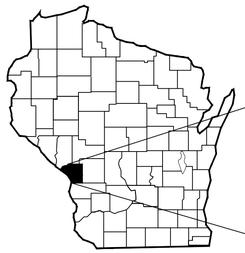
		YES	NO	N/A	NOTES
K.5	The first floor façade shall include windows to provide visual interest and visual connection to the street. The total area of windows and doors on the street-facing façade, including trim, shall not be less than 20% of the total area of the façade, excluding gables.	☐	☐	x	
K.6	Buildings shall be built to the front yard setback line. In highway commercial areas, the building setback shall not be greater than 25 feet and no parking is permitted in the front yard setback area.	☐	☐	x	
K.7	Commercial buildings within Historic Districts or adjacent to any designated historic building must first receive DRC review and approval prior to submittal to the Heritage Preservation Commission for their review. Approval by the Heritage Preservation Commission is necessary prior to the issuance of any building permit. The developer can appeal to the City Plan commission if denied by the Heritage Preservation Commission.	☐	☐	x	
	BUILDING ENTRANCES, DETAILS, TRIM, DOORS AND WINDOWS				
L.2	The primary entrance to the building shall be covered at least three (3) feet from the door. Entrance features may encroach into the front yard setback a maximum of three (3) feet. Building entrances shall be emphasized through projecting or recessing forms, detail, color or materials. Buildings shall be oriented toward the street with pedestrian access.	☐	☐	x	
L.3	All openings shall be articulated or appropriately trimmed through the use of materials such as flat or arched lintels, projecting sills, or surrounds.	☐	☐	x	
L.4a	All windows shall be in keeping with the architectural character of the building.	☐	☐	x	
L.4b	All windows shall have an interior locking or securing mechanism.	☐	☐	x	
L.4c	For mixed used developments that include residential units, exterior entry doors for individual units shall be residential in style (real or decorative styles, rails or panels) solid or insulated or multiple units may be commercial in style (glass). If the door does not have a translucent window lower than five (5) feet, it shall have a security peephole.	☐	☐	x	
	ROOFS AND ROOF LINES				
M.2	Any roof style such as hip, gambrel, mansard, colonial, flat or another roof style is permitted so long as the roof pitch is appropriate to the architectural style of the building (e.g. prairie school) and the roof element contains additional architectural elements such as dormers, long overhangs, windows or other feature.	☐	☐	x	
M.3	Flat roofs are permitted, and must incorporate a parapet wall on all sides, unless the rear side of the building is sloped for drainage. The parapet should include architectural details appropriate to the building design that create a positive visual termination for the building (a "top").	☐	☐	x	
M.4	A minimum of 50% of a building's linear roof drip edge should fall to ground surfaces that do not contain impervious surface. If gutters or other stormwater drains toward neighboring properties, then water shall be directed to an onsite rain garden(s) designed to retain a 0.5 inch-1hr rainfall. For information regarding directing clean roof water to rain gardens, the Wisconsin DNR and UW-Extension have extensive publications on the proper calculation for the size and planting materials for rain gardens in Wisconsin.	☐	☐	x	
	EXTERIOR MATERIALS				
N.2	The use of identical materials on all sides of the building is encouraged; however; higher-quality materials on street-facing façade and complementary materials on other façade is acceptable.	☐	☐	x	
N.3	Use of decorative accessories and trim is highly encouraged.	☐	☐	x	

DESIGN REVIEW CHECKLIST

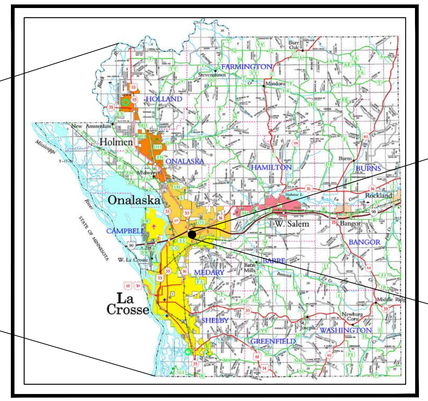
		YES	NO	N/A	NOTES
N.4	Vinyl, plywood, chipboard, T1-11, asphalt siding, non-architectural metal siding and smooth-faced concrete block are prohibited as exterior finish materials unless the architect can demonstrate that the materials are appropriate to the design of the building. Treated wood shall be painted or stained.	☐	☐	☒	
N.5	Natural wood shall be painted or stained, unless it is cedar, redwood or some other naturally weather resistant species and is intended to be exposed.	☐	☐	☒	
N.6a	Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, as well as an impact on the energy use and comfort of customers and tenants, designs and color shall be selected in general harmony with the overall existing neighborhood.	☐	☐	☒	
N.6b	Neutral or natural colors for the primary siding material with brighter or darker colors for accent and trim that provide for a more interesting building and are cooler in the summer are preferred.	☐	☐	☒	
N.6c	Complementary multi-color and textured roofing materials that provide for a more interesting building and are cooler in the summer are preferred.	☐	☐	☒	
	GARAGES AND ACCESSORY BUILDINGS				
O.2	Street-facing overhead doors on garages are not permitted on lots served by an alley.	☐	☐	☒	
O.3	The cumulative length of all garage doors facing the street shall not exceed 50% of the total length of the street-facing elevation unless architecturally justified.	☐	☐	☒	
O.4	Accessory buildings shall be architecturally compatible and be constructed of the same materials as the primary building(s). All changes to the approved plans such as the addition of an accessory structure shall be approved by the Design Review Committee if not submitted at the time of initial review.	☐	☐	☒	
	BUILDING CONSTRUCTION				
P.2	A completed LEED checklist must be submitted with the Design Standards checklist to demonstrate compliance with the standard.	☐	☐	☒	
	BUILDING, PROPERTY AND LANDSCAPING MAINTENANCE				
Q.2	All commercial structures and buildings that are developed and constructed under this ordinance shall maintain the property through an ongoing maintenance program. The maintenance program is to include all exterior aspects of the development and include but is not limited to parking lots, building mechanicals, service elements, customer and tenant amenities, landscaping open space and plantings, wall and fences, signage, stormwater facilities, exterior lighting, patios and decks, exterior finishes, windows, architectural detail, and accessory structures.	☐	☐	☒	
Q.3	The project shall be maintained over the life of the development in a like-new condition with an on-going maintenance program that adheres to the intent of the original building plans and is subject to inspection by the City at anytime. Failure to maintain the project may subject the property to fines as permitted under this Chapter and the City of La Crosse Stormwater Management Ordinance. (#4513-7/9/09)	☐	☐	☒	

KWIK TRIP CONVENIENCE STORE # 532

SECTION 15 TOWNSHIP 16N, RANGE 7W



REGIONAL



LA CROSSE COUNTY

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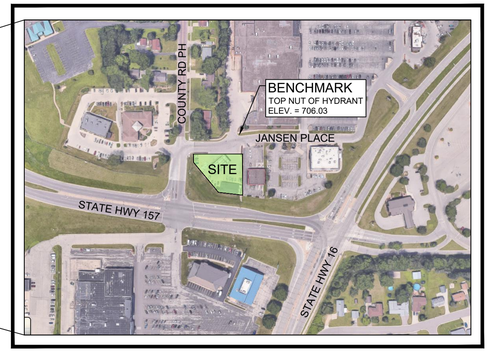


SITE LOCATION MAP

CITY OF LA CROSSE,
LA CROSSE COUNTY, WISCONSIN

N

Sheet Index	
Sheet Number	Sheet Title
C 001	TITLE SHEET
C 020	EXISTING SITE & DEMO PLAN
C 100	SITE KEYNOTE - DIMENSION PLAN
C 200	GRADING & EROSION CONTROL PLAN
C 300	STORM SEWER PLAN
C 500	MISC. DETAILS

BENCHMARKS:

BENCHMARK :
TOP NUT OF HYDRANT
ELEV.= 706.03

BENCHMARK LOCATION
ACROSS JANSEN PLACE FROM
THE NORTH EAST CORNER OF THE SITE

CAUTION

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

TITLE SHEET

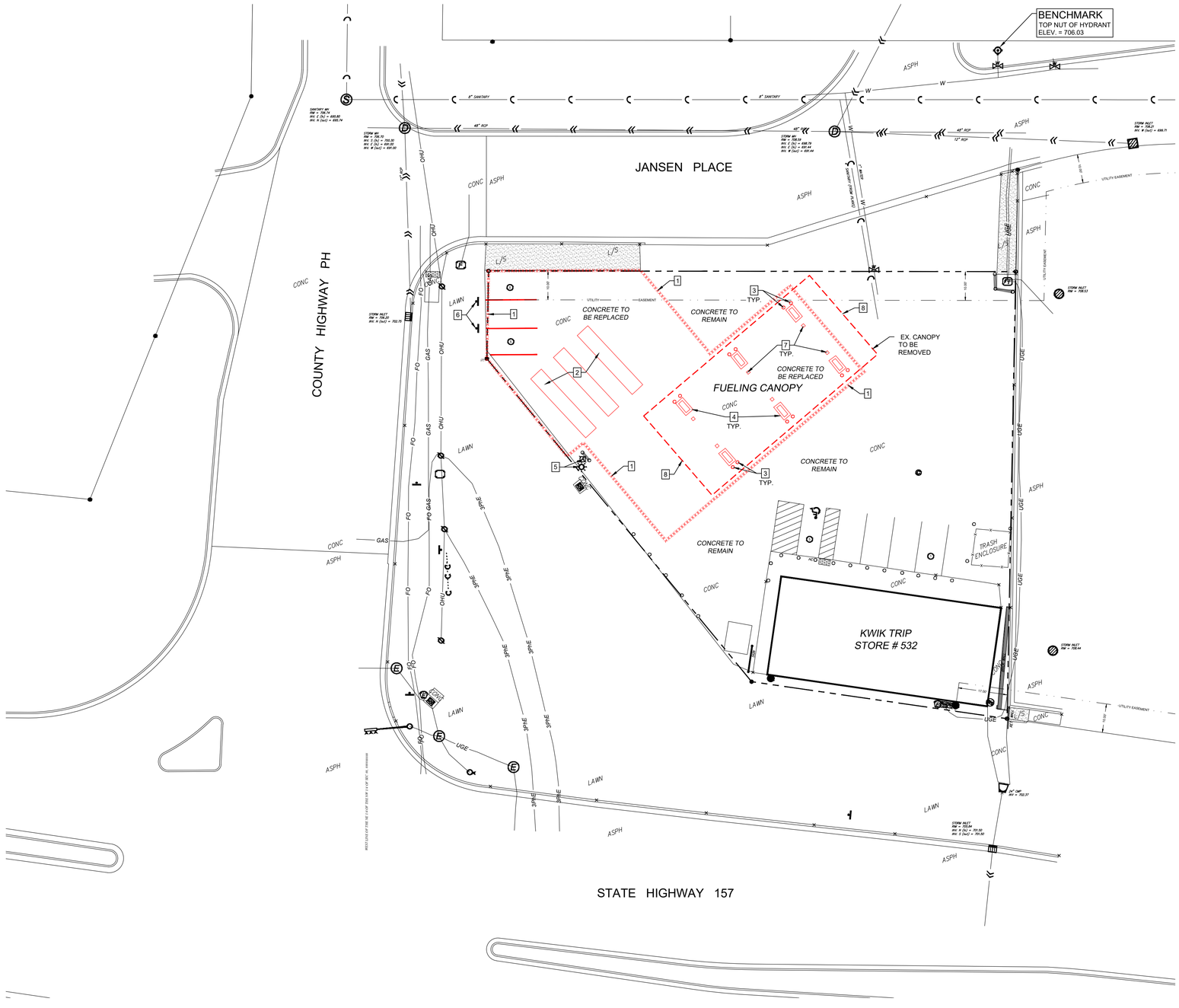
CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION
	5/14/2025	REVISED STORM SEWER

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	MARCH 14, 2025
SHEET	C 001

V:\Projects\2025\125.0123.30\CADD\125012 3 PLAN.dwg LOUIS OLSON, TITLE SHEET, 2025/05/14, 10:04 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



PLAN NOTES:

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING WORK ON SITE

CONTRACTOR SHALL CALL FOR UTILITY LOCATIONS PRIOR TO COMMENCING WORK ON SITE

EXISTING SITE CONDITIONS BASED ON AN ALTA SURVEY PROVIDED BY KWIK TRIP

SURVEY COMPANY:
PARAGON ASSOCIATES
DATED: AUGUST 2024

CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION AND CONSTRUCTION PRIOR TO COMMENCING ANY WORK ON SITE.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES. SEE SHEET C 200 FOR LOCATIONS OF EROSION CONTROL MEASURES.

DEMOLITION KEYNOTES

1. EXISTING PAVEMENT TO BE SAW CUT FOR DEMOLITION WORK
   CONTRACTOR TO VERIFY SAW CUT LOCATION BASED ON JOINTS IN THE EXISTING CONCRETE PAVEMENT, ADJUST AS NECESSARY
2. EXISTING UNDERGROUND STORAGE TANKS TO BE REMOVED AND REPLACED
3. EXISTING BOLLARDS TO BE REMOVED / REPLACED
4. EXISTING FUEL DISPENSER AND ISLANDS TO BE REMOVED AND REPLACED
5. EXISTING AIR FILLING STATION AND LIGHT TO BE PROTECTED DURING TANK REMOVAL / REPLACEMENT
6. REMOVE / REPLACE EXISTING SIGNS AS NECESSARY FOR TANK EXCAVATION AND STORM SEWER
7. REMOVE EXISTING CANOPY COLUMNS
8. REMOVE EXISTING CANOPY

LEGEND

SURVEY FEATURES
- SECTION CORNER *(AS NOTED)*
- FOUND 1/2" O.D. IRON BAR *(UNLESS NOTED)*
- FOUND 1" O.D. IRON PIPE *(UNLESS NOTED)*
- SET 3/4" O.D. x 18" IRON BAR *(1.5 LBS/LIN. FT.)*
- SET MAG NAIL

EXISTING TOPOGRAPHY
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- SPOT ELEVATION TOP / BOTTOM OF CURB OR WALL

EXISTING UTILITY LINES
- SANITARY SEWER *(FLOW DIRECTION →)*
- STORM SEWER *(FLOW DIRECTION →)*
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC (3 PHASE)
- OVERHEAD UTILITIES
- GAS
- FIBER OPTIC

EXISTING UTILITY SYMBOLS
- SANITARY MANHOLE
- STORM MANHOLE
- CURB INLET
- AREA DRAIN
- DOWNSPOUT, DRAINS TO PIPE
- DOWNSPOUT
- HYDRANT
- WATER VALVE
- ELECTRIC MANHOLE
- TRANSFORMER
- ELECTRIC METER
- UTILITY POLE
- GUY ANCHOR
- FIBER OPTIC PULLBOX
- UNKNOWN PULLBOX
- UNKNOWN CABINET

EXISTING MISC FEATURES
- BOLLARD
- PARKING COUNT
- HANDICAP PARKING
- TACTILE MAT (ADA)
- AIR COMPRESSOR
- FUEL LID
- FUEL PUMP
- SINGLE POST SIGN
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL

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0 10 20

SCALE: 1" = 10'

PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE ½ SCALE - 1" = 20'

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
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FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

EXISTING SITE & DEMOLITION PLAN

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION
	5/14/2025	REVISED STORM SEWER

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	MARCH 14, 2025
SHEET	C 020

V:\Projects\2025\125.0123.30\CAD\1250\123 PLAN.dwg LOUIS OLSON, EXISTING SITE & DEMO PLAN, 2025/05/14, 10:04 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

SITE PLAN KEYNOTES

1. 3'-6" X 7'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS, DISPENSER PER OWNER
2. 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR 3' O.C. CONCRETE SEALER: TK-26UV - 6,075 ± SQ.FT.
3. 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD SEE DETAIL ON SHEET
4. NEW UNDERGROUND FUEL STORAGE TANKS BY OWNER
5. 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR 3' O.C. CONCRETE SEALER: TK-26UV - 4,170 ± SQ.FT.
6. REPAINT PARKING STALLS AS NECESSARY, COLOR TO MATCH EXISTING PAVEMENT PAINT
7. 18" CONCRETE CURB AND GUTTER

SITE INFORMATION

ZONING DISTRICT: RETAIL

TOTAL SITE AREA: 21,319 ± SF / 0.49 ± ACRES

EX BUILDING AREA: 2,652 SF

EX CANOPY AREA: 2,625 SF

REMOVED / REPLACED PAVEMENT: 6,940 SF

PARKING STALL COUNT

EXISTING PARKING:	7 STANDARD STALLS
PUMP PARKING:	12 SPOTS AT PUMPS
ADA PARKING:	1 STALL WITH LOADING ZONE ADJACENT

FIRE LANE:

JANSEN PLACE WILL ACT AS THE FIRE LANE ACCESS TO THE BUILDING

FLOOD INFORMATION:

NO PORTIONS OF THIS PARCEL ARE LOCATED IN ANY FLOOD ZONE AS PER FIRM #55063C0252D, EFFECTIVE DATE OF APRIL 2, 2008 & REVISED DATE OF JANUARY 6, 2012.

NOTE:

CONCRETE SAWCUT LINE LOCATIONS MAY VARY AND SHALL FOLLOW EXISTING JOINT LINES

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.

RADII ARE FROM EDGE OF PAVEMENT

DIMENSIONS ARE FROM EDGE OF PAVEMENT

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5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

WISCONSIN PROFESSIONAL ENGINEER
SCOTT J. ANDERSON
E-38818
WAUNAKEE
WI

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0 10 20
SCALE: 1" = 10'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1" = 20'

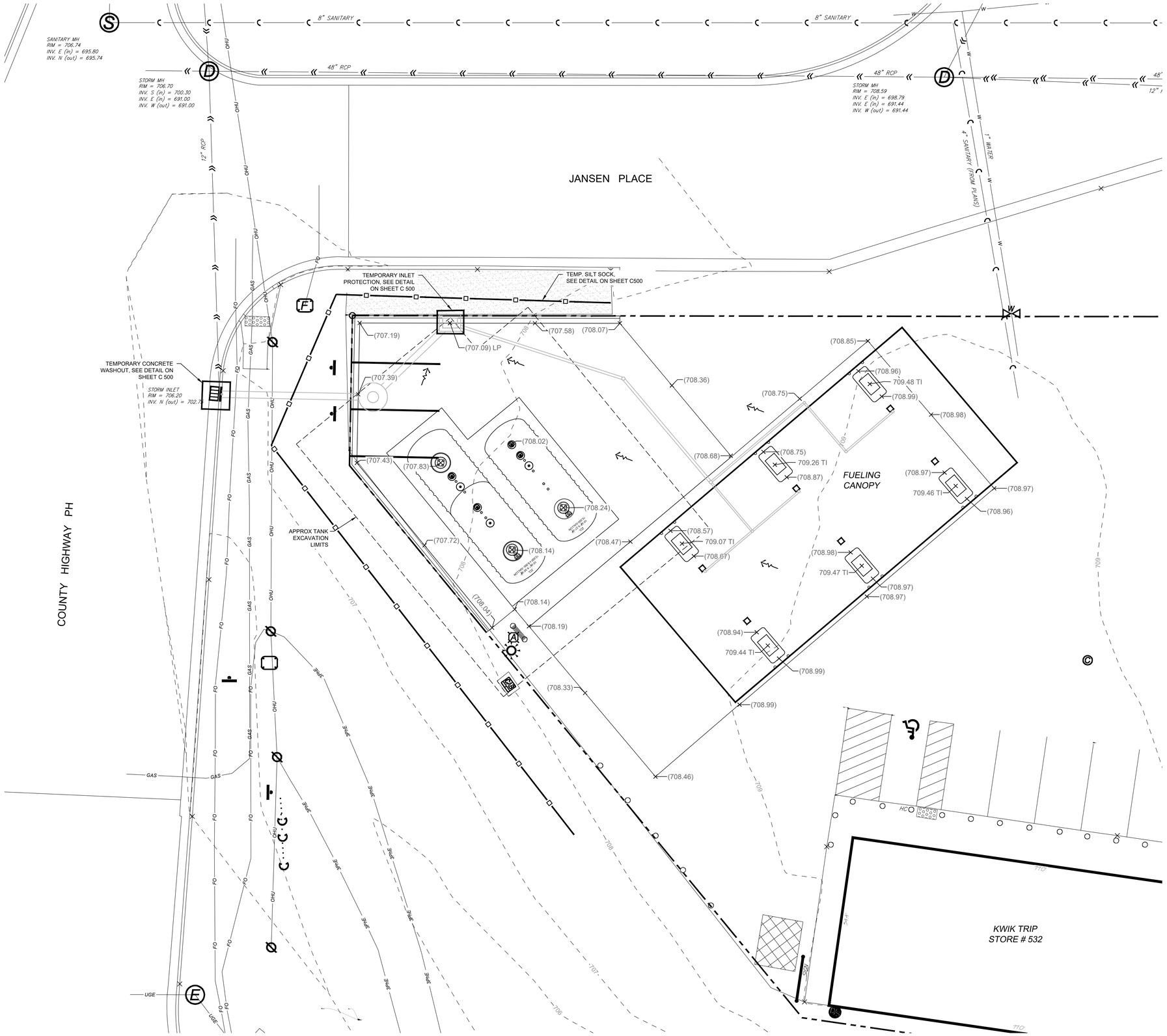
SITE KEYNOTE / DIMENSION PLAN

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION
	5/14/2025	REVISED STORM SEWER

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	MARCH 14, 2025
SHEET	C 100



EROSION NOTES:

ALL SILT FENCE / SILT SOCK MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY SITE WORK.

SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

REFER TO THE EROSION CONTROL PLAN NOTES AND DETAIL SHEETS FOR MORE INFORMATION.

CONTACT: ROB HANSEN
KWIK TRIP, INC
P0 BOX 2107
LACROSSE, WI 54602
PHONE : 608-793-5522
EMAIL : rhansen@kwiktrip.com

GRADING NOTES:

CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK NOTIFY THE OWNER OF ANY POTENTIAL CONFLICTS.

CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK, AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.

CONTRACTOR TO MATCH INTO EXISTING GRADES AFTER EXCAVATION WORK IS COMPLETED TO PROVIDE POSITIVE DRAINAGE FROM SITE

GRADING LEGEND

(706.50)	EXISTING GRADE ELEVATION
707.93 TI	TOP OF FUEL ISLAND ELEVATION
(707.00) LP	EXISTING LOW POINT

CONSTRUCTION SEQUENCE

*INSTALL EROSION/SEDIMENT CONTROL MEASURES

*REMOVE PAVEMENTS

*INSTALL PAVEMENTS

*INSTALL LAWN/ LANDSCAPE

*REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED

ESTIMATED PRELIMINARY EROSION CONTROL QUANTITIES
(ACTUAL QUANTITIES SUBJECT TO CHANGE)

ITEM	QUANTITY
ROCK CONSTRUCTION ENTRANCE - TEMP	0
EROSION MAT - PERMANENT	0 S.Y.
SILT FENCE - TEMP	200 L.F.
INLET PROTECTION, TEMP	1 EA.
CONCRETE WASHOUT - TEMP	1 EA.

NOTE: FOR MAINTENANCE PURPOSES CONTRACTOR SHALL SUPPLY ALL SUFFICIENT QUANTITIES FOR REPAIR AND REPLACEMENT OF EROSION CONTROL DEVICES THROUGHOUT ALL PHASES OF THE PROJECTS CONSTRUCTION.

NOTES:

-ALL EROSION CONTROL DEVICES MUST BE INSTALLED BY THE CONTRACTOR PRIOR TO ANY SITE WORK.

-SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

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SCALE: 1" = 10'

PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE ½ SCALE - 1" = 20'

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SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

GRADING & EROSION CONTROL PLAN

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION
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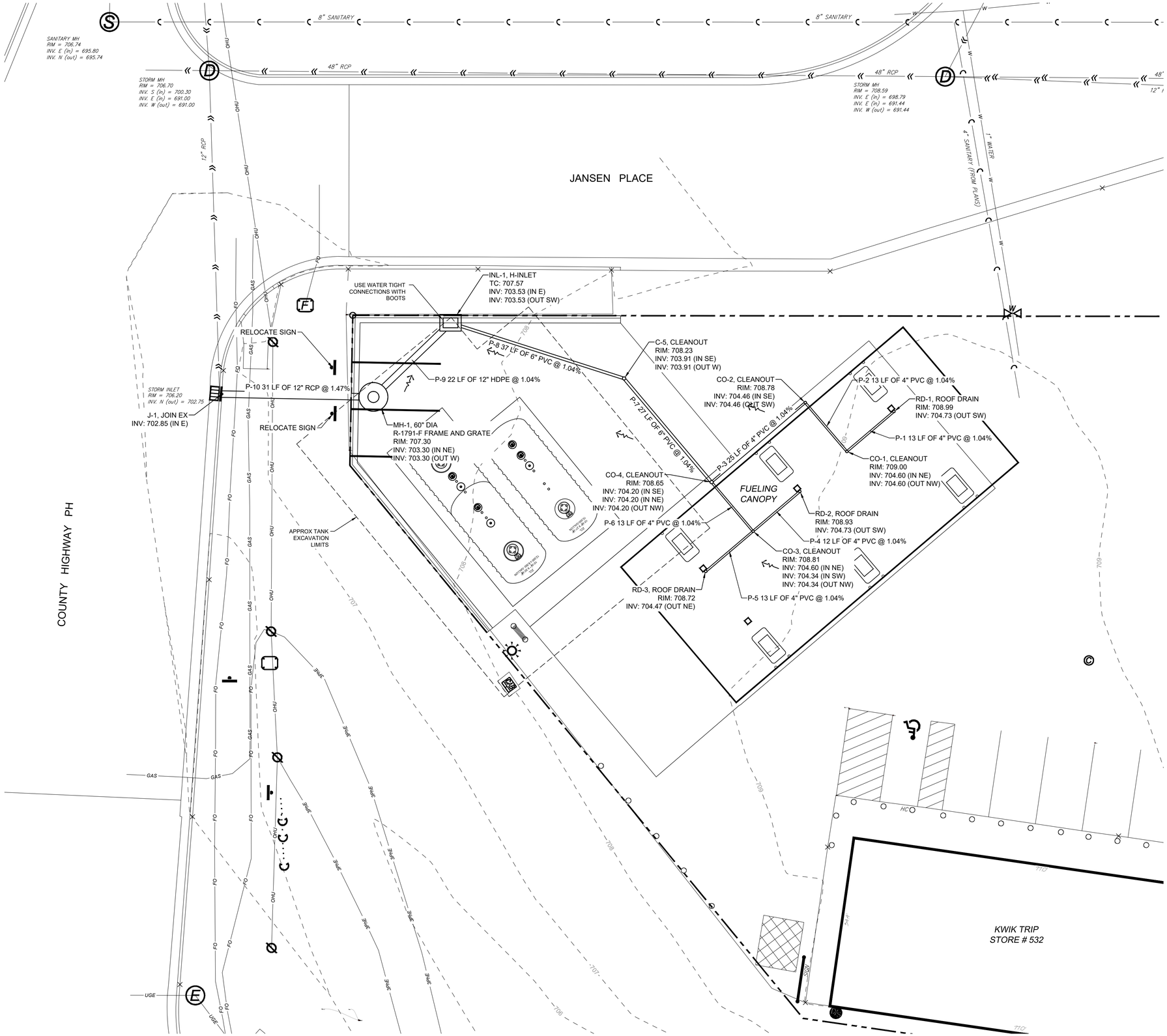

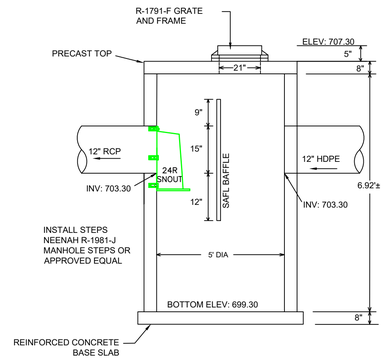

MANHOLE (MH-1) WITH SAFL BAFFLE AND 24R SNOUT BY DOWNSTREAM TECHNOL0GIES

5' DIA PRECAST MH
TG ELEV: 707.30±
RCP (OUT) INV: 703.30'
DEPTH: 6.92±
SUMP: 4.0'

SCALE: 1" = 10'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1" = 20'

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STORM SEWER PLAN

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION
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DRAWN BY	S. ANDERSON / M. WAHL
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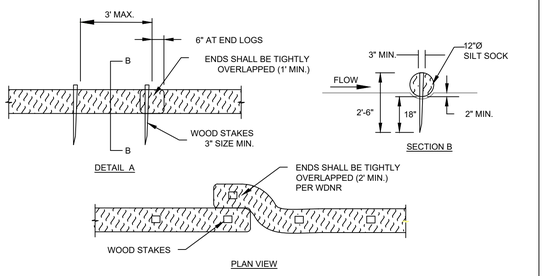
DATE	MARCH 14, 2025
SHEET	C 300

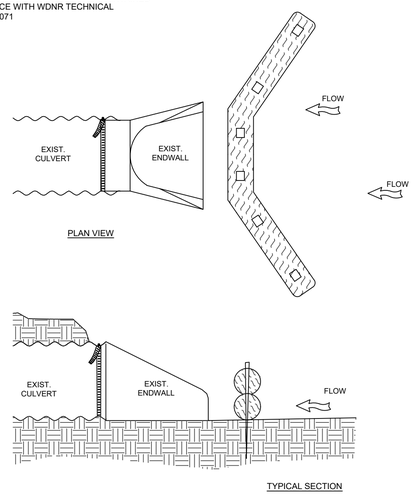


SILT SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR THE LOCATION AND LENGTH OF SILT SOCK.
2. SILT SOCK INDICATED ON INITIAL PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SILT SOCK SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SILT SOCK SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF ½ OF THE DIAMETER OF THE SILT SOCK.
6. SILT SOCK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1071

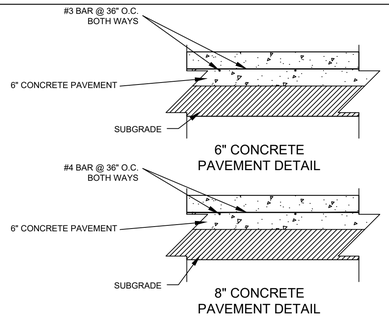
SILT SOCK MAINTENANCE NOTES

1. THE CONTRACTOR SHALL INSPECT SILT SOCKS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT SOCKS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SILT SOCKS SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

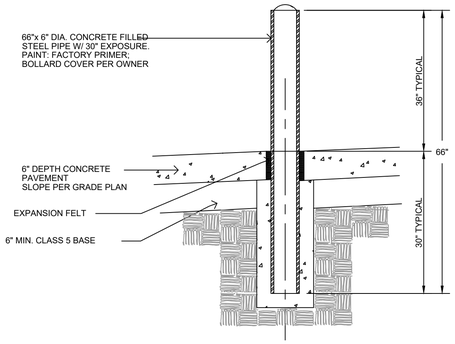


1 C 500 SILT SOCK DETAIL

NOT TO SCALE



2 C 500 CONCRETE PAVEMENT DETAIL



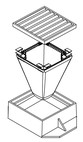
3 C 500 BOLLARD DETAIL

NOT TO SCALE

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON ORDERING THE ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

*FLOW RATINGS SHOWN ARE 50% MAXIMIUM

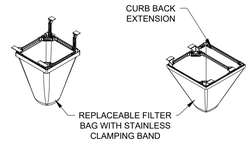


INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

Product selection for FLEXSTORM CATCH-IT Filters (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft^3)	Flow Ratings (CFS)		ADS P/N
					FX	Bypass	
1040/1642/1733	Round	26	24	1.9	1.5	5.4	62MRDFX
3067 w/FLAP	Curb Box	35.25 x 17.75	33.0 x 15.0	3.8	1.9	5.6	62LCBEXTFX
3067 EXTENDED BACK	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.3	5.8	62LCBEXTFX
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	2.2	3.3	62LCBFX
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	1.4	2.2	62MCBFX
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	2.0	5.2	62LSQFX

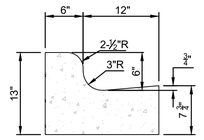


FLEXSTORM CATCH-IT INLET FILTERS FOR ROLLED CURB

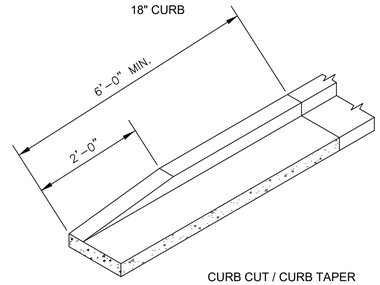
FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)

6 C 500 INLET PROTECTION

NOT TO SCALE



STANDARD 18" CURB



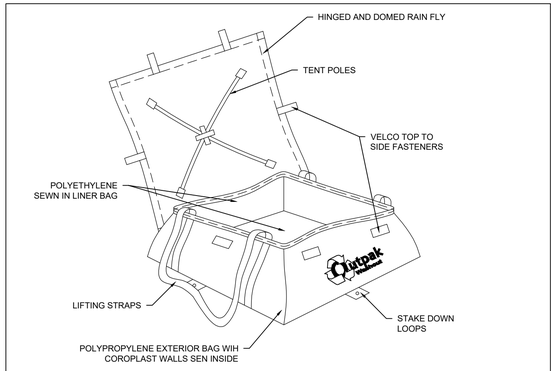
CURB CUT / CURB TAPER

NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER.
2. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

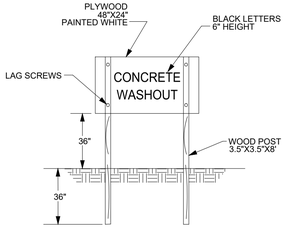
8 C 500 CONCRETE CURB DETAILS

NOT TO SCALE



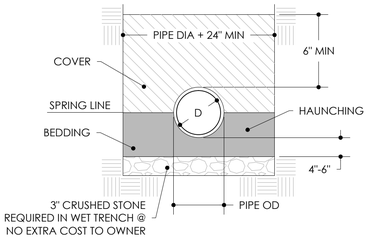
NOTES:

1. THE CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
7. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.
8. CONTRACTOR MAY USE AN ALTERNATIVE MEATHOD OF CONCRETE WASHOUT WITH THE PROJECT ENGINEERS APPROVAL.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

4 C 500 CONCRETE WASHOUT AREA DETAIL



BEDDING AND COVER MATERIAL:

CLASS IA: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

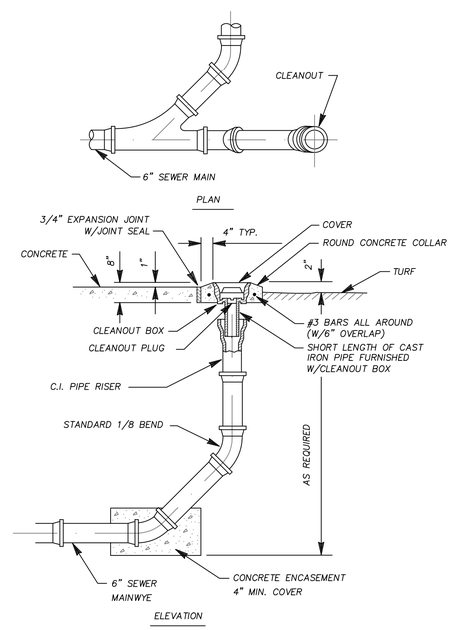
CLASS IB: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

CLASS II: SAND, GRAVELS, AND SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES. SOIL TYPES GW, GP, SW, AND SP.
CLASS III: SANDS, GRAVELS, AND SAND-GRAVEL MIXTURES WITH FINES. SOIL TYPES GM, GC, SM, AND SC.

INSTALLATION:
PLACE AND COMPACT BEDDING AND COVER IN MAXIMUM 6" LAYERS. WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. COMPACT CLASS IB WITH HAND TAMPER OR VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR, COMPACT CLASS II WITH VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR, COMPACT CLASS III WITH VIBRATORY COMPACTOR TO 90% STANDARD PROCTOR.

7 C 500 PIPE BEDDING DETAIL



9 C 500 STORM SEWER CLEANOUT

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

SITE PLAN DETAILS

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION
	5/14/2025	REVISED STORM SEWER

DRAWN BY S. ANDERSON / M. WAHL
SCALE NOTED
PROJ. NO. 125.0123.30
DATE MARCH 14, 2025
SHEET C 500

Stormwater Management Permit Application

City of La Crosse Engineering Department

400 La Crosse Street ◘ Engineering Department ◘ La Crossse, WI 54601

Section 1 ◘ Property Information

Project Name: Stop n Go #532 Tank/Canopy upgrade

Property Address: 3525 Highway 157 — 17-10520-10

Street — *Lot Number(s)* — *Parcel Number*

La Crosse — WI — 54601

City — *State* — *ZIP Code*

Plat or CSM

Section 2 ◘ Landowner Information

Full Name: Kwik Trip, Inc

Last — *First* — *M.I.*

Mailing Address: 1626 Oak Street

Street — *Apartment/Unit #*

La Crosse — WI — 54603

City — *State* — *ZIP Code*

Contact Phone: 608-793-4773 E-Mail: jmartin@kwiktrip.com

Section 3 ◘ Applicant Information

☐ **Same as Landowner** *(Check if YES, and continue with Section 4)*

Full Name: Martin — Jason — P.

Last — *First* — *M.I.*

Mailing Address: 1626 Oak Street

Street — *Apartment/Unit #*

La Crosse — WI — 54603

City — *State* — *ZIP Code*

Contact Phone: 608-793-4773 E-Mail: jmartin@kwiktrip.com

Section 4 ◘ Site Information

Total Site Area	21,319	ft^2
Existing Impervious Area *(Before Project)*	21,319	ft^2
New Impervious Area *(Impervious area added outside any existing impervious area)*	0	ft^2
Redeveloped Impervious Area *(Impervious area redeveloped inside original impervious area foot print)*	6,940	ft^2
Removed Impervious Area *(From inside original impervious area footprint)*	0	ft^2
Net Impervious Area *(After Project)*	21,319	ft^2

Work to be performed by *(if known)*: ☒ **Same as Applicant** *(Check if YES)* ☒ **Same as Landowner** *(Check if YES)*

Construction Contact: Jason P. Martin

Contact Phone: 608-793-4773 E-Mail: jmartin@kwiktrip.com

Stormwater Management Report/Plan to be attached.
Please note application cannot be processed without report/plan*

Section 5 ¤ Fee

Permit Fees per Municipal Code of Ordinances Appendix C Fee Schedule

FEES RECEIVED
Office Use Only
Date _____
Amt _____
By _____

Section 6 ¤ Stormwater Management Requirements

☐ TSS Reduction: ☐ New Development (80%) ☐ Redevelopment (40%)
☐ Oil & Grease Removal
☐ Runoff Rate Control/Detention
☐ Infiltration
☐ Groundwater Recharge
☐ Thermal Control
☐ Maintenance Agreement Executed

Construction Start Date 8/11/2025 Estimated Project Completion Date 9/12/2025

Section 7 ¤ Applicant Signature

I have reviewed and understand Chapter 105 of the La Crosse Ordinances regarding erosion control, and I shall implement the control plan for this project as approved by the city.

I further, in accordance with Chapter 105, grant the right-of-entry onto this property, as described above, to the designated personnel of the City of La Crosse for the purpose of inspecting and monitoring for compliance with the aforesaid ordinance.

Applicant Signature _____ Date of Application 04/23/2025

**Applicant other than landowner requires a notarized statement authorizing the applicant to act as the landowner's agent—must be attached*

SNYDER & ASSOCIATES
Engineers and Planners

TOTAL SUSPENDED SOLIDS REMOVAL

for

KWIK TRIP STORE #532
SITE REDEVELOPMENT

3525 State Road 157
City of La Crosse
La Crosse County, Wisconsin

January 21, 2025
Revised May 14, 2025

Prepared by:
Snyder & Associates
5010 Voges Road
Madison, WI 53718
Phone: (608) 838-0444

Prepared for:
Kwik Trip, Inc.
1626 Oak Street
P.O. Box 2104
La Crosse, WI 54602-2107
(608) 781-8988

TABLE OF CONTENTS

SECTION 1
INTRODUCTION

The purpose of this stormwater management and erosion control plan is to evaluate the impacts of the proposed site redevelopment on stormwater runoff leaving the site.

The project site is located at 3525 State Road 157, City of La Crosse, La Crosse County, Wisconsin (See Figure 1).

Currently the site consists of a commercial building, fueling island with the associated paved and impervious areas. The project will remove a portion of the existing paved area and install new fuel islands and piping and reconstruct the disturbed parking area and install a Upflow filter.

The estimated construction start date is 1 March 2025.

SECTION 2
CITY OF LA CROSSE STORMWATER REQUIREMENTS

2.1 SUSPENDED SOLIDS REMOVAL

Since the project is redevelopment, the City of La Crosse Stormwater Ordinance requires a 40% reduction in TSS from the parking and roadway areas of the site.

The existing area to be disturbed contains 0.159 acres of parking area. When we run the existing area through WinSLAMM it generates 56.39 lbs of TSS.

This means we have 56.4 lbs of TSS that requires a 40% reduction in TSS (56.4 x 0.40) = 22.56 lbs of Total Suspended Solids that must be captured.

Table 2-1: Total Suspended Solid Reduction Results

	Particulate Solids Yield (lbs.)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	56.39	
Outfall Total with Controls	56.39	0.00%
Annualized Total After Outfall Controls	57.17	

See the WinSLAMM modeling assumptions in Appendix A for additional information.

To provide for the Total Suspended Solids reduction (TSS) on our site we will install the Upstream Technologies SAFFL Baffle in the proposed storm sewer structure (MH-1) located at the northwest corner of the disturbed area.

This structures will be 48" diameter manhole having a 4' sump. This structure will provide 86.9% reduction in Total Suspended Solids (TSS). See the Downstream Technologies report for Water Quality Volume. We meet our site WQv requirement. See appendix B for the Saffle Baffle report by Upstream Technologies.

2.2 MONITORING AND MAINTENANCE

Upon acceptance of the improvements, the owner of the property will own and maintain the proposed storm sewer structures, piping and the bioretention basin. Appendix C includes a draft of the Maintenance Agreement relating to the stormwater management measures.

FIGURE 1

LOCATION OF SITE ON AN AERIAL PHOTO

Soil Map—La Crosse County, Wisconsin
(Kwik Trip #532)

Map Scale: 1:880 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: La Crosse County, Wisconsin
Survey Area Data: Version 23, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 31, 2020—Sep 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

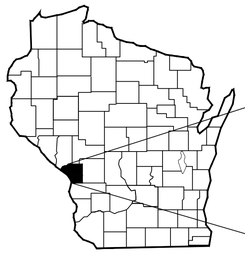
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2020	Urban land, valley trains	2.9	100.0%
Totals for Area of Interest		**2.9**	**100.0%**

FIGURE 2

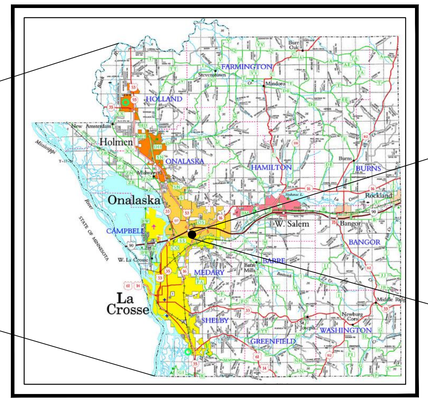
ENGINEERING PLANS

KWIK TRIP CONVENIENCE STORE # 532

SECTION 15 TOWNSHIP 16N, RANGE 7W



REGIONAL



LA CROSSE COUNTY

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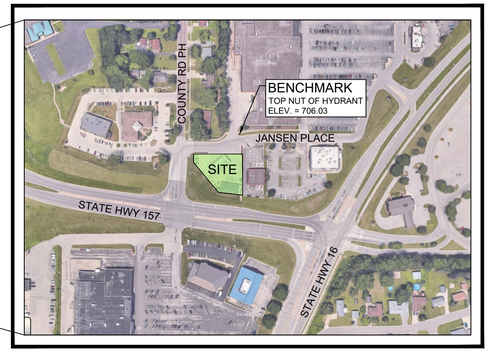


SITE LOCATION MAP

CITY OF LA CROSSE,
LA CROSSE COUNTY, WISCONSIN

N

Sheet Index	
Sheet Number	Sheet Title
C 001	TITLE SHEET
C 020	EXISTING SITE & DEMO PLAN
C 100	SITE KEYNOTE - DIMENSION PLAN
C 200	GRADING & EROSION CONTROL PLAN
C 300	STORM SEWER PLAN
C 500	MISC. DETAILS

BENCHMARKS:

BENCHMARK :
TOP NUT OF HYDRANT
ELEV.= 706.03

BENCHMARK LOCATION
ACROSS JANSEN PLACE FROM
THE NORTH EAST CORNER OF THE SITE

CAUTION

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

TITLE SHEET

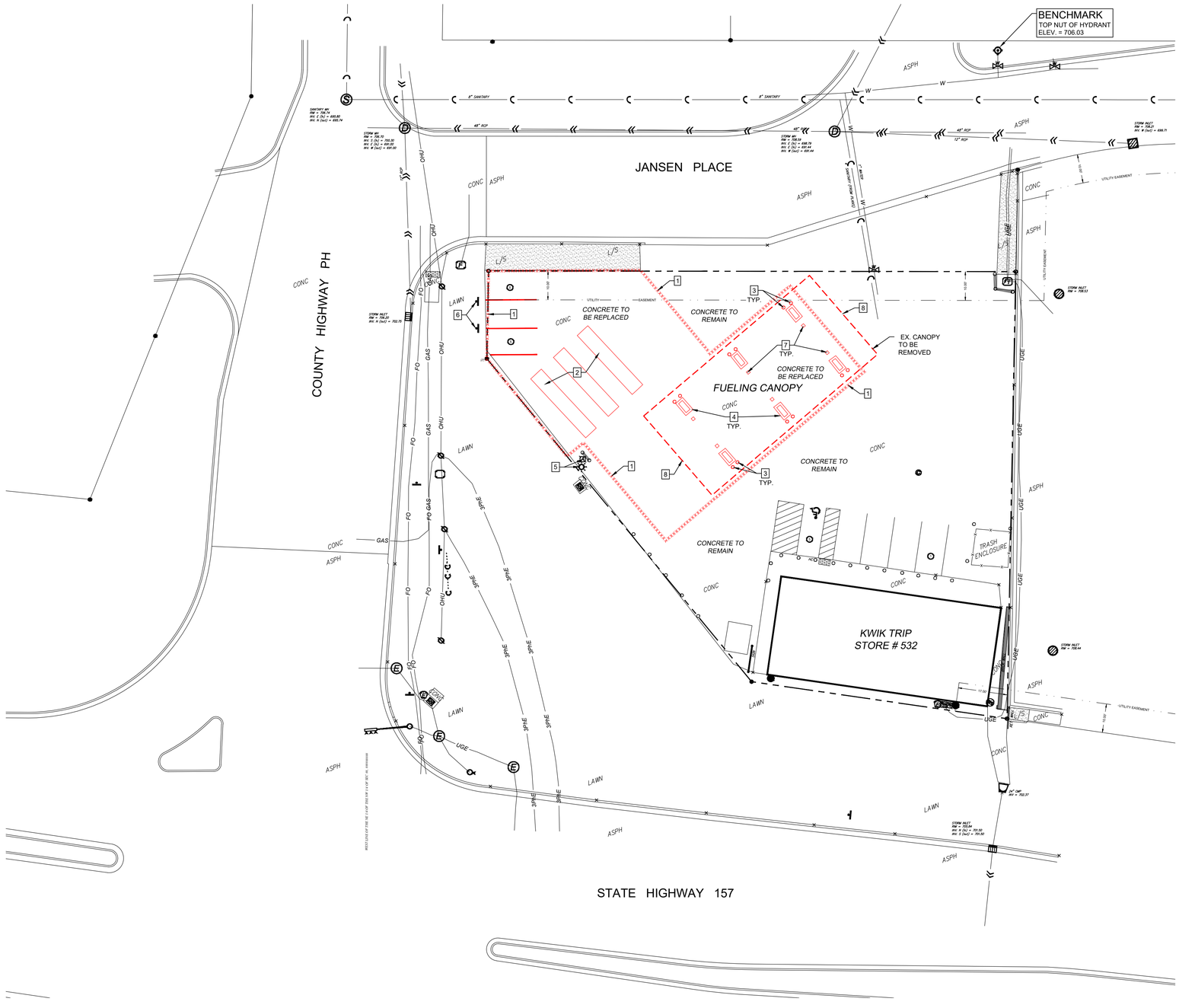
CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION
	5/14/2025	REVISED STORM SEWER

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	MARCH 14, 2025
SHEET	C 001

V:\Projects\2025\125.0123.30\CADD\125123 PLAN.dwg LOUIS OLSON, TITLE SHEET, 2025/05/14, 10:04 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



PLAN NOTES:

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING WORK ON SITE

CONTRACTOR SHALL CALL FOR UTILITY LOCATIONS PRIOR TO COMMENCING WORK ON SITE

EXISTING SITE CONDITIONS BASED ON AN ALTA SURVEY PROVIDED BY KWIK TRIP

SURVEY COMPANY:
PARAGON ASSOCIATES
DATED: AUGUST 2024

CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION AND CONSTRUCTION PRIOR TO COMMENCING ANY WORK ON SITE.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES. SEE SHEET C 200 FOR LOCATIONS OF EROSION CONTROL MEASURES.

DEMOLITION KEYNOTES

1. EXISTING PAVEMENT TO BE SAW CUT FOR DEMOLITION WORK
   CONTRACTOR TO VERIFY SAW CUT LOCATION BASED ON JOINTS IN THE EXISTING CONCRETE PAVEMENT, ADJUST AS NECESSARY
2. EXISTING UNDERGROUND STORAGE TANKS TO BE REMOVED AND REPLACED
3. EXISTING BOLLARDS TO BE REMOVED / REPLACED
4. EXISTING FUEL DISPENSER AND ISLANDS TO BE REMOVED AND REPLACED
5. EXISTING AIR FILLING STATION AND LIGHT TO BE PROTECTED DURING TANK REMOVAL / REPLACEMENT
6. REMOVE / REPLACE EXISTING SIGNS AS NECESSARY FOR TANK EXCAVATION AND STORM SEWER
7. REMOVE EXISTING CANOPY COLUMNS
8. REMOVE EXISTING CANOPY

LEGEND

SURVEY FEATURES
- SECTION CORNER *(AS NOTED)*
- FOUND 1/2" O.D. IRON BAR *(UNLESS NOTED)*
- FOUND 1" O.D. IRON PIPE *(UNLESS NOTED)*
- SET 3/4" O.D. x 18" IRON BAR *(1.5 LBS/LIN. FT.)*
- SET MAG NAIL

EXISTING TOPOGRAPHY
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- SPOT ELEVATION TOP / BOTTOM OF CURB OR WALL

EXISTING UTILITY LINES
- SANITARY SEWER (FLOW DIRECTION →)
- STORM SEWER (FLOW DIRECTION →)
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND ELECTRIC (3 PHASE)
- OVERHEAD UTILITIES
- GAS
- FIBER OPTIC

EXISTING UTILITY SYMBOLS
- SANITARY MANHOLE
- STORM MANHOLE
- CURB INLET
- AREA DRAIN
- DOWNSPOUT, DRAINS TO PIPE
- DOWNSPOUT
- HYDRANT
- WATER VALVE
- ELECTRIC MANHOLE
- TRANSFORMER
- ELECTRIC METER
- UTILITY POLE
- GUY ANCHOR
- FIBER OPTIC PULLBOX
- UNKNOWN PULLBOX
- UNKNOWN CABINET

EXISTING MISC FEATURES
- BOLLARD
- PARKING COUNT
- HANDICAP PARKING
- TACTILE MAT (ADA)
- AIR COMPRESSOR
- FUEL LID
- FUEL PUMP
- SINGLE POST SIGN
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL

N

0 10 20

SCALE: 1" = 10'

PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE ½ SCALE - 1" = 20'

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

EXISTING SITE & DEMOLITION PLAN

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION
	5/14/2025	REVISED STORM SEWER

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	MARCH 14, 2025
SHEET	C 020

SITE PLAN KEYNOTES

1. 3'-6" X 7'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS, DISPENSER PER OWNER
2. 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR 3' O.C. CONCRETE SEALER: TK-26UV - 6,075 ± SQ.FT.
3. 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD SEE DETAIL ON SHEET
4. NEW UNDERGROUND FUEL STORAGE TANKS BY OWNER
5. 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR 3' O.C. CONCRETE SEALER: TK-26UV - 4,170 ± SQ.FT.
6. REPAINT PARKING STALLS AS NECESSARY, COLOR TO MATCH EXISTING PAVEMENT PAINT
7. 18" CONCRETE CURB AND GUTTER

SITE INFORMATION

ZONING DISTRICT: RETAIL

TOTAL SITE AREA: 21,319 ± SF / 0.49 ± ACRES

EX BUILDING AREA: 2,652 SF

EX CANOPY AREA: 2,625 SF

REMOVED / REPLACED PAVEMENT: 6,940 SF

PARKING STALL COUNT

EXISTING PARKING:	7 STANDARD STALLS
PUMP PARKING:	12 SPOTS AT PUMPS
ADA PARKING:	1 STALL WITH LOADING ZONE ADJACENT

FIRE LANE:

JANSEN PLACE WILL ACT AS THE FIRE LANE ACCESS TO THE BUILDING

FLOOD INFORMATION:

NO PORTIONS OF THIS PARCEL ARE LOCATED IN ANY FLOOD ZONE AS PER FIRM #55063C0252D, EFFECTIVE DATE OF APRIL 2, 2008 & REVISED DATE OF JANUARY 6, 2012.

NOTE:

CONCRETE SAWCUT LINE LOCATIONS MAY VARY AND SHALL FOLLOW EXISTING JOINT LINES

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.

RADII ARE FROM EDGE OF PAVEMENT

DIMENSIONS ARE FROM EDGE OF PAVEMENT

KWIK TRIP, Inc.
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SNYDER & ASSOCIATES
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MADISON, WISCONSIN 53718
608-838-0444

WISCONSIN PROFESSIONAL ENGINEER
SCOTT J. ANDERSON
E-38818
WAUNAKEE
WI

N

0 10 20
SCALE: 1" = 10'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1" = 20'

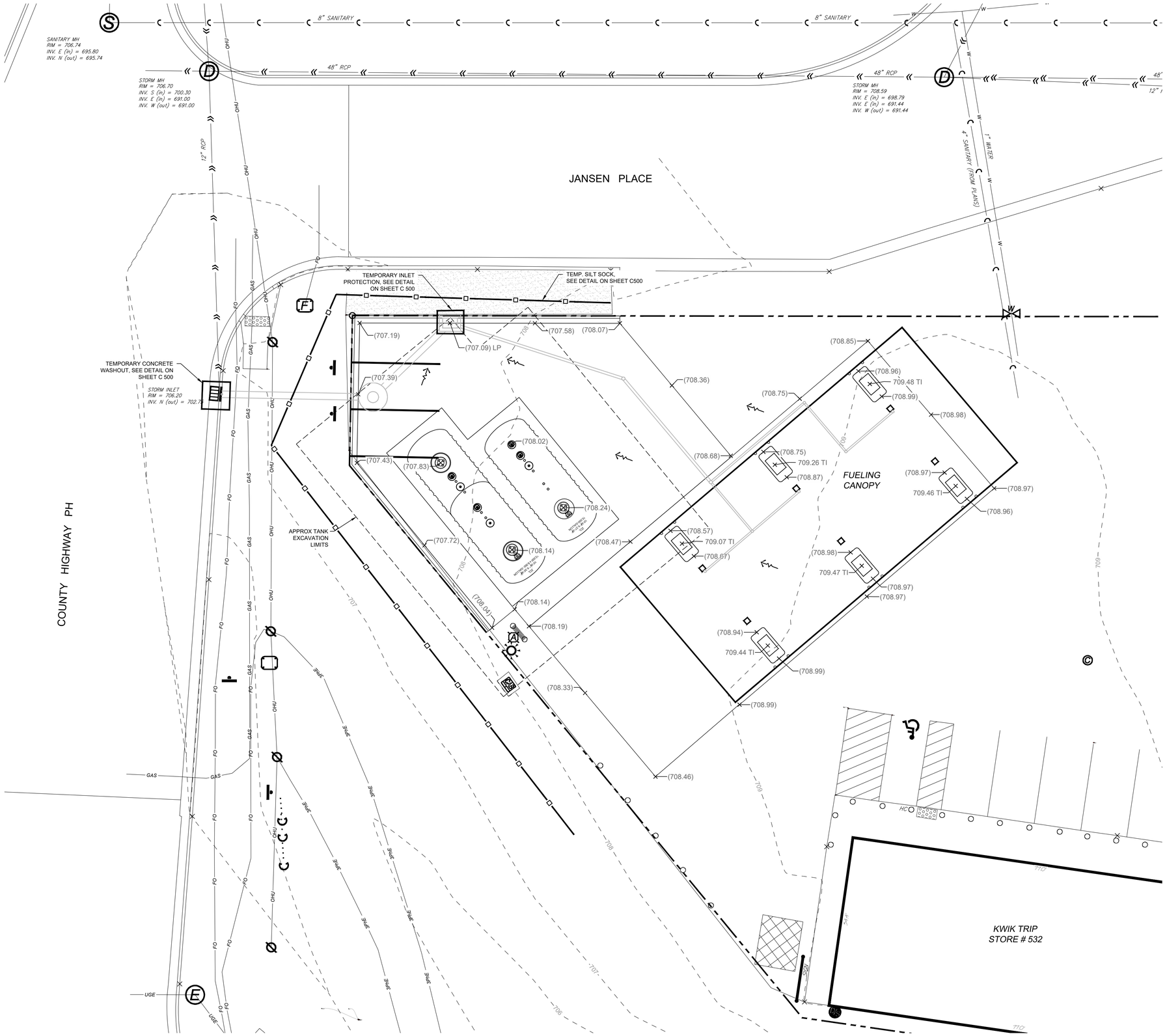
SITE KEYNOTE / DIMENSION PLAN

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION
	5/14/2025	REVISED STORM SEWER

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	MARCH 14, 2025
SHEET	C 100



EROSION NOTES:

ALL SILT FENCE / SILT SOCK MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY SITE WORK.

SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

REFER TO THE EROSION CONTROL PLAN NOTES AND DETAIL SHEETS FOR MORE INFORMATION.

CONTACT: ROB HANSEN
KWIK TRIP, INC
P0 BOX 2107
LACROSSE, WI 54602
PHONE : 608-793-5522
EMAIL : rhansen@kwiktrip.com

GRADING NOTES:

CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK NOTIFY THE OWNER OF ANY POTENTIAL CONFLICTS.

CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK, AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.

CONTRACTOR TO MATCH INTO EXISTING GRADES AFTER EXCAVATION WORK IS COMPLETED TO PROVIDE POSITIVE DRAINAGE FROM SITE

GRADING LEGEND

(706.50)	EXISTING GRADE ELEVATION
707.93 TI	TOP OF FUEL ISLAND ELEVATION
(707.00) LP	EXISTING LOW POINT

CONSTRUCTION SEQUENCE

*INSTALL EROSION/SEDIMENT CONTROL MEASURES

*REMOVE PAVEMENTS

*INSTALL PAVEMENTS

*INSTALL LAWN/ LANDSCAPE

*REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED

ESTIMATED PRELIMINARY EROSION CONTROL QUANTITIES
(ACTUAL QUANTITIES SUBJECT TO CHANGE)

ITEM	QUANTITY
ROCK CONSTRUCTION ENTRANCE - TEMP	0
EROSION MAT - PERMANENT	0 S.Y.
SILT FENCE - TEMP	200 L.F.
INLET PROTECTION, TEMP	1 EA.
CONCRETE WASHOUT - TEMP	1 EA.

NOTE: FOR MAINTENANCE PURPOSES CONTRACTOR SHALL SUPPLY ALL SUFFICIENT QUANTITIES FOR REPAIR AND REPLACEMENT OF EROSION CONTROL DEVICES THROUGHOUT ALL PHASES OF THE PROJECTS CONSTRUCTION.

NOTES:

-ALL EROSION CONTROL DEVICES MUST BE INSTALLED BY THE CONTRACTOR PRIOR TO ANY SITE WORK.

-SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

-CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK NOTIFY THE OWNER OF ANY POTENTIAL CONFLICTS.

-CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK, AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

-EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS

N

0 10 20

SCALE: 1" = 10'

PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE ½ SCALE - 1" = 20'

KWIK TRIP

KWIK STAR

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GRADING & EROSION CONTROL PLAN

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION
	5/14/2025	REVISED STORM SEWER

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	MARCH 14, 2025
SHEET	C 200

SANITARY MH
RIM = 706.74
INV. E (in) = 695.80
INV. N (out) = 695.74

8" SANITARY

8" SANITARY

STORM MH
RIM = 706.70
INV. S (in) = 700.30
INV. E (in) = 691.00
INV. W (out) = 691.00

48" RCP

STORM MH
RIM = 708.59
INV. E (in) = 698.79
INV. E (in) = 691.44
INV. W (out) = 691.44

48" RCP

48"

12" I

12" RCP

JANSEN PLACE

4" SANITARY (FROM PLANS)

1" WATER

USE WATER TIGHT CONNECTIONS WITH BOOTS

INL-1, H-INLET
TC: 707.57
INV: 703.53 (IN E)
INV: 703.53 (OUT SW)

RELOCATE SIGN

RELOCATE SIGN

STORM INLET
RIM = 706.20
INV. N (out) = 702.75

J-1, JOIN EX
INV: 702.85 (IN E)

P-10 31 LF OF 12" RCP @ 1.47%

P-9 22 LF OF 12" HDPE @ 1.04%

P-8 37 LF OF 6" PVC @ 1.04%

C-5, CLEANOUT
RIM: 708.23
INV: 703.91 (IN SE)
INV: 703.91 (OUT W)

CO-2, CLEANOUT
RIM: 708.78
INV: 704.46 (IN SE)
INV: 704.46 (OUT SW)

P-7 27 LF OF 6" PVC @ 1.04%

P-2 13 LF OF 4" PVC @ 1.04%

RD-1, ROOF DRAIN
RIM: 708.99
INV: 704.73 (OUT SW)

P-3 25 LF OF 4" PVC @ 1.04%

P-1 13 LF OF 4" PVC @ 1.04%

MH-1, 60" DIA
R-1791-F FRAME AND GRATE
RIM: 707.30
INV: 703.30 (IN NE)
INV: 703.30 (OUT W)

CO-1, CLEANOUT
RIM: 709.00
INV: 704.60 (IN NE)
INV: 704.60 (OUT NW)

CO-4, CLEANOUT
RIM: 708.65
INV: 704.20 (IN SE)
INV: 704.20 (IN NE)
INV: 704.20 (OUT NW)

FUELING CANOPY

RD-2, ROOF DRAIN
RIM: 708.93
INV: 704.73 (OUT SW)

P-6 13 LF OF 4" PVC @ 1.04%

P-4 12 LF OF 4" PVC @ 1.04%

CO-3, CLEANOUT
RIM: 708.81
INV: 704.60 (IN NE)
INV: 704.34 (IN SW)
INV: 704.34 (OUT NW)

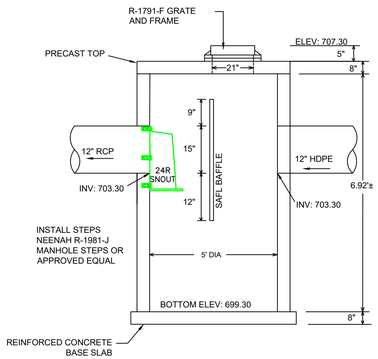
RD-3, ROOF DRAIN
RIM: 708.72
INV: 704.47 (OUT NE)

P-5 13 LF OF 4" PVC @ 1.04%

APPROX TANK EXCAVATION LIMITS

COUNTY HIGHWAY PH

KWIK TRIP
STORE # 532



MANHOLE (MH-1) WITH SAFL BAFFLE AND 24R SNOUT BY DOWNSTREAM TECHNOL0GIES

5' DIA PRECAST MH
TG ELEV: 707.30'±
RCP (OUT) INV: 703.30'
DEPTH: 6.92'±
SUMP: 4.0'

SCALE: 1" = 10'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1" = 20'

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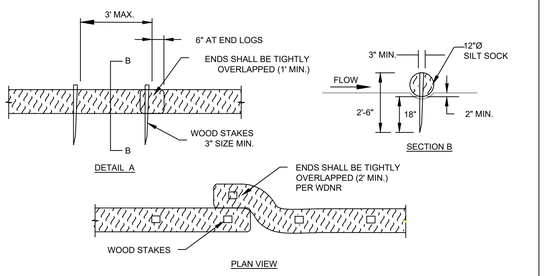
STORM SEWER PLAN

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION
	5/14/2025	REVISED STORM SEWER

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	MARCH 14, 2025
SHEET	C 300

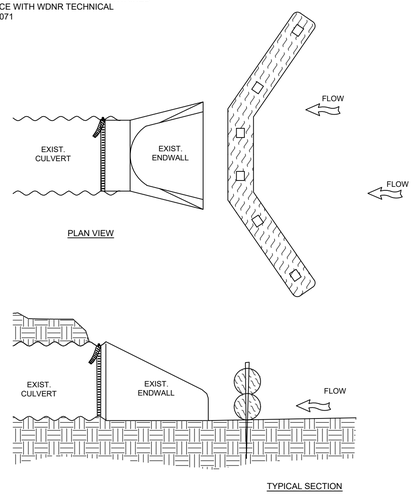


SILT SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR THE LOCATION AND LENGTH OF SILT SOCK.
2. SILT SOCK INDICATED ON INITIAL PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SILT SOCK SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SILT SOCK SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF ½ OF THE DIAMETER OF THE SILT SOCK.
6. SILT SOCK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1071

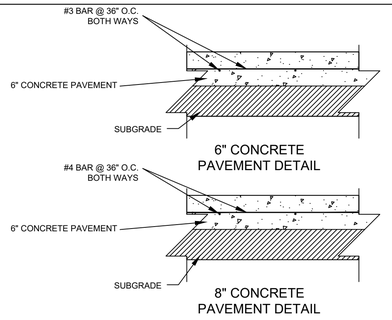
SILT SOCK MAINTENANCE NOTES

1. THE CONTRACTOR SHALL INSPECT SILT SOCKS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT SOCKS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SILT SOCKS SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

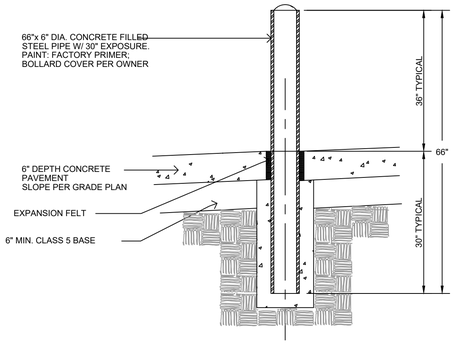


1 C 500 SILT SOCK DETAIL

NOT TO SCALE



2 C 500 CONCRETE PAVEMENT DETAIL



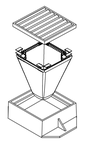
3 C 500 BOLLARD DETAIL

NOT TO SCALE

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON ORDERING THE ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

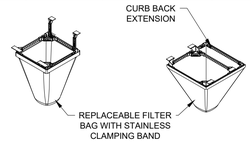
*FLOW RATINGS SHOWN ARE 50% MAXIMIUM



INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

Product selection for FLEXSTORM CATCH-IT Filters (Temporary Inlet Protection)							
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft^3)	Flow Ratings (CFS)		ADS P/N
					FX	Bypass	
1040/1642/1733	Round	26	24	1.9	1.5	5.4	62MRDFX
3067 w/FLAP	Curb Box	35.25 x 17.75	33.0 x 15.0	3.8	1.9	5.6	62LCBEXTFX
3067 EXTENDED BACK	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.3	5.8	62LCBEXTFX
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	2.2	3.3	62LCBFX
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	1.4	2.2	62MCBFX
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	2.0	5.2	62LSQFX

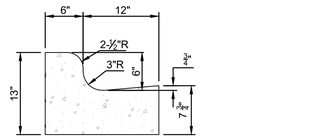


FLEXSTORM CATCH-IT INLET FILTERS FOR ROLLED CURB

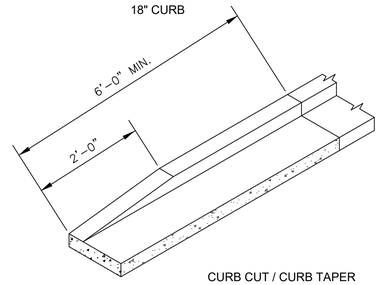
FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)

6 C 500 INLET PROTECTION

NOT TO SCALE



STANDARD 18" CURB



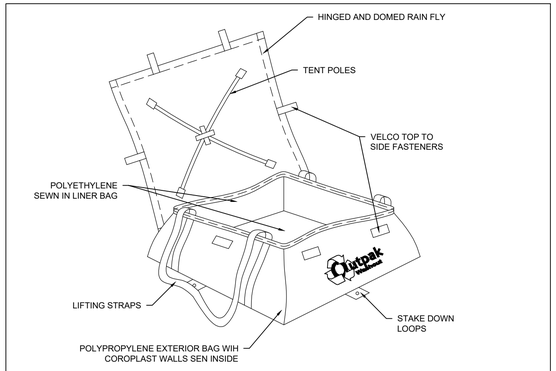
CURB CUT / CURB TAPER

NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER.
2. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

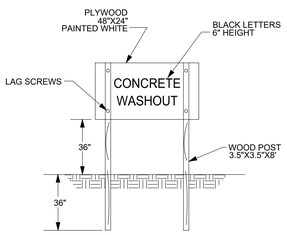
8 C 500 CONCRETE CURB DETAILS

NOT TO SCALE



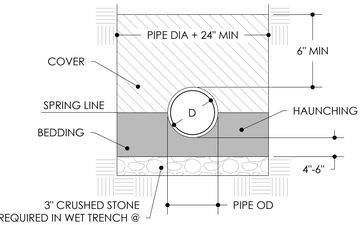
NOTES:

1. THE CONCRETE WASHOUT SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON THIS PROJECT.
2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
3. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
7. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.
8. CONTRACTOR MAY USE AN ALTERNATIVE MEATHOD OF CONCRETE WASHOUT WITH THE PROJECT ENGINEERS APPROVAL.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

4 C 500 CONCRETE WASHOUT AREA DETAIL



BEDDING AND COVER MATERIAL:

CLASS IA: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

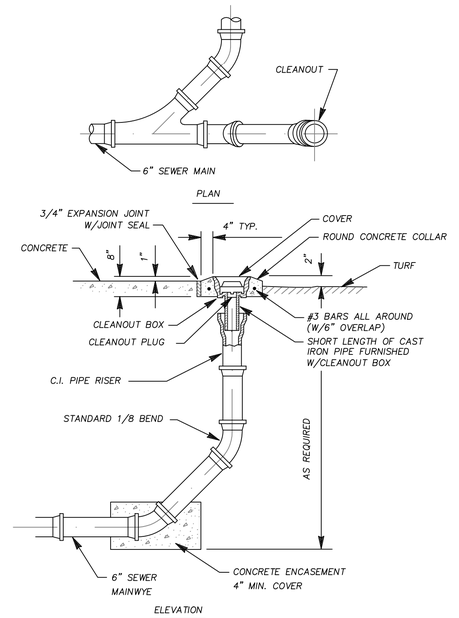
CLASS IB: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

CLASS II: SAND, GRAVELS, AND SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES. SOIL TYPES GW, GP, SW, AND SP.
CLASS III: SANDS, GRAVELS, AND SAND-GRAVEL MIXTURES WITH FINES. SOIL TYPES GM, GC, SM, AND SC.

INSTALLATION:
PLACE AND COMPACT BEDDING AND COVER IN MAXIMUM 6" LAYERS. WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. COMPACT CLASS IB WITH HAND TAMPER OR VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR, COMPACT CLASS II WITH VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR, COMPACT CLASS III WITH VIBRATORY COMPACTOR TO 90% STANDARD PROCTOR.

7 C 500 PIPE BEDDING DETAIL



9 C 500 STORM SEWER CLEANOUT

KWIK TRIP

KWIK STAR

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SNYDER & ASSOCIATES
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MADISON, WISCONSIN 53718
608-838-0444

SITE PLAN DETAILS

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

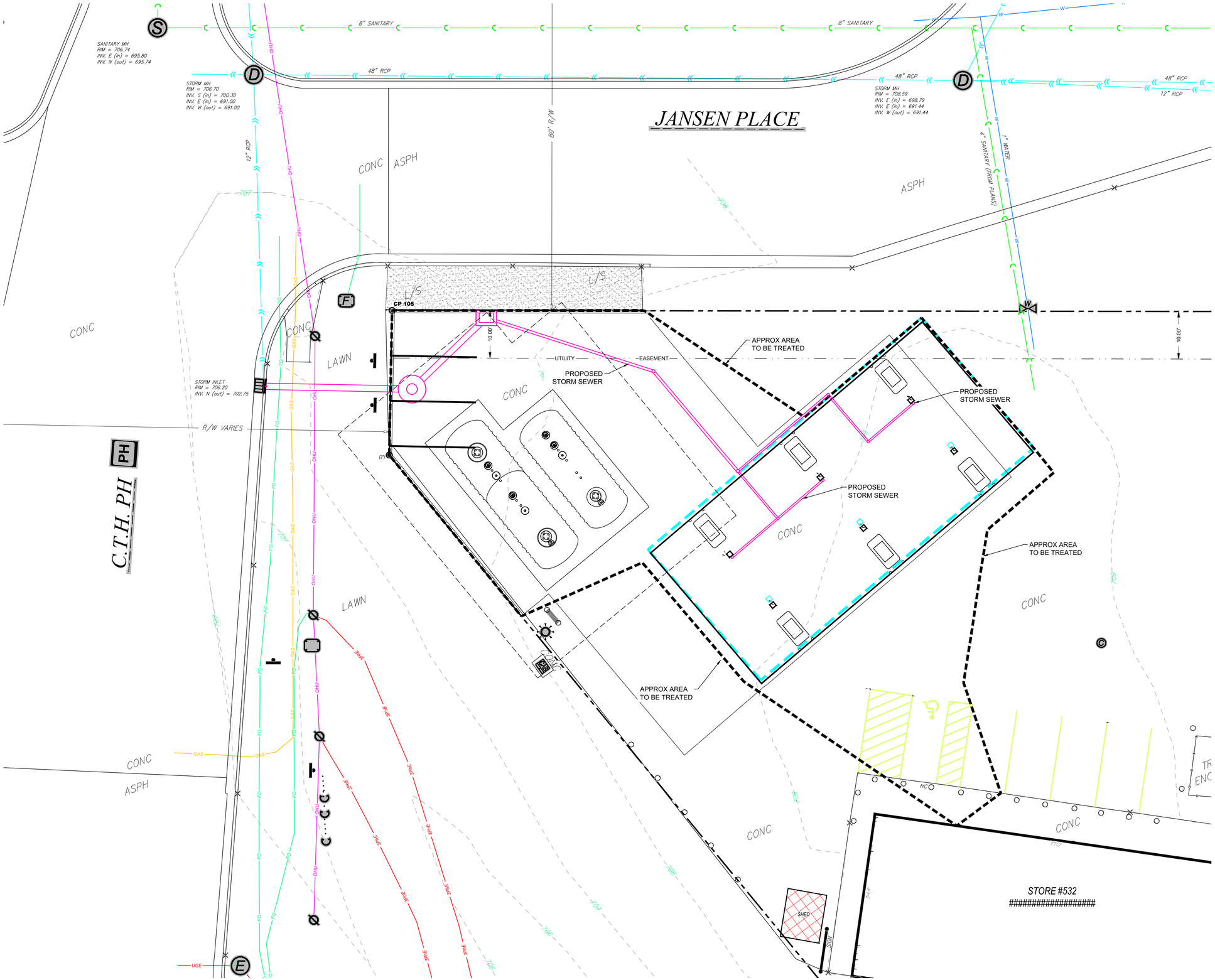
#	DATE	DESCRIPTION
	5/14/2025	REVISED STORM SEWER

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	MARCH 14, 2025
SHEET	C 500

V:\Projects\2025\125.0123.30\CADD\125123 PLAN.dwg LOUIS OLSON, MISC. DETAILS, 2025/05/14, 10:04 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

APPENDIX A

WINSLAMM SEDIMENT REDUCTION CALCULATIONS



0 10 20

SCALE: 1" = 10'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1" = 20'

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AREA TO BE TREATED

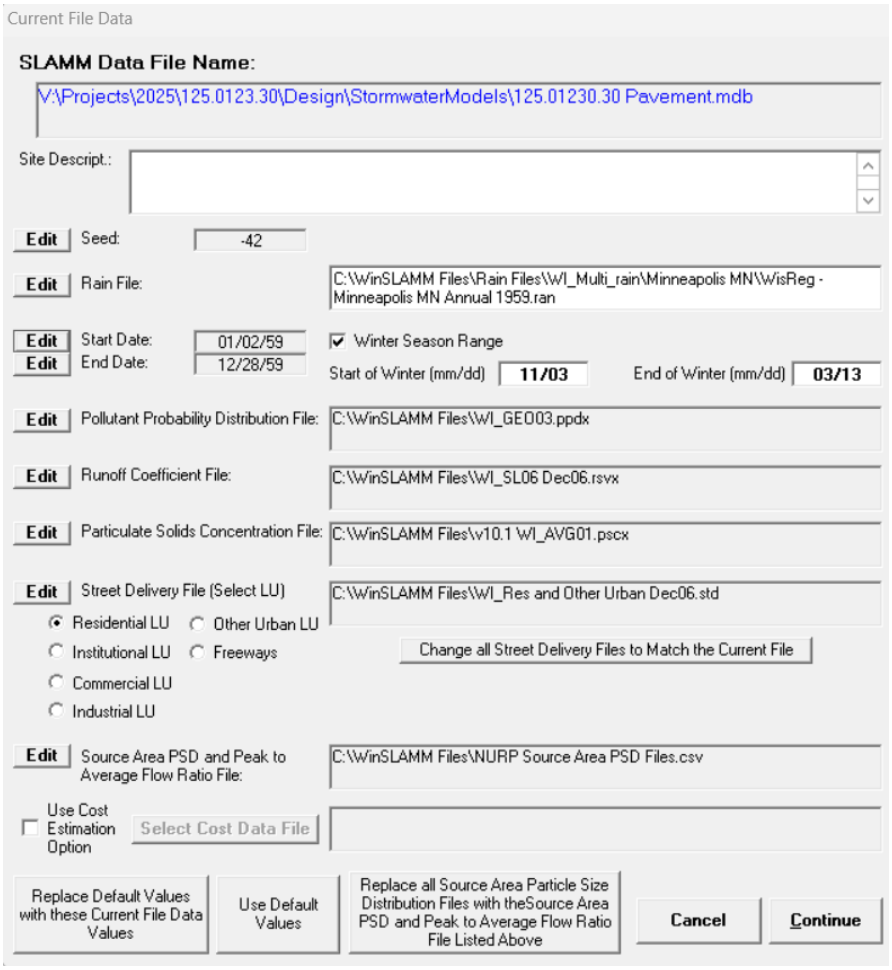
CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

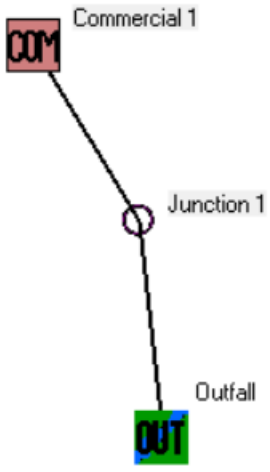
#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	JANUARY 24, 2025
SHEET	1 OF 1

SLAMM DATA FILES FOR EXISTING DEVELOPMENT



EXISTING SITE DIAGRAM



EXISTING SLAMM SOURCE AREA INPUTS

Land Use:

Commercial 1

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.062			
	Parking	0.097			
	Driveways/Sidewalks	0.000			
	Streets	0.000			
	Landscaped Areas	0.000			
	Other Areas	0.000			

EXISTING SITE OUTPUT DATA

Land Uses | Junctions | Control Practices | Outfa

File Name:

V:\Projects\2025\125.0123.30\Design\StormwaterModels\125.01230.30 Pavement.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	9965		0.64	90.65	56.39	
Outfall Total with Controls	9964	0.01 %	0.64	90.65	56.39	0.00 %

Current File Output: Annualized Total After Outfall Controls: 10103 Years in Model Run: 0.99 57.17

Print Output Summary to .csv File
Print Output Summary to Text File
Print Output Summary to Printer

Total Area Modeled (ac): 0.159

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall Flow Duration Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff
(CWP Impervious Cover Model)

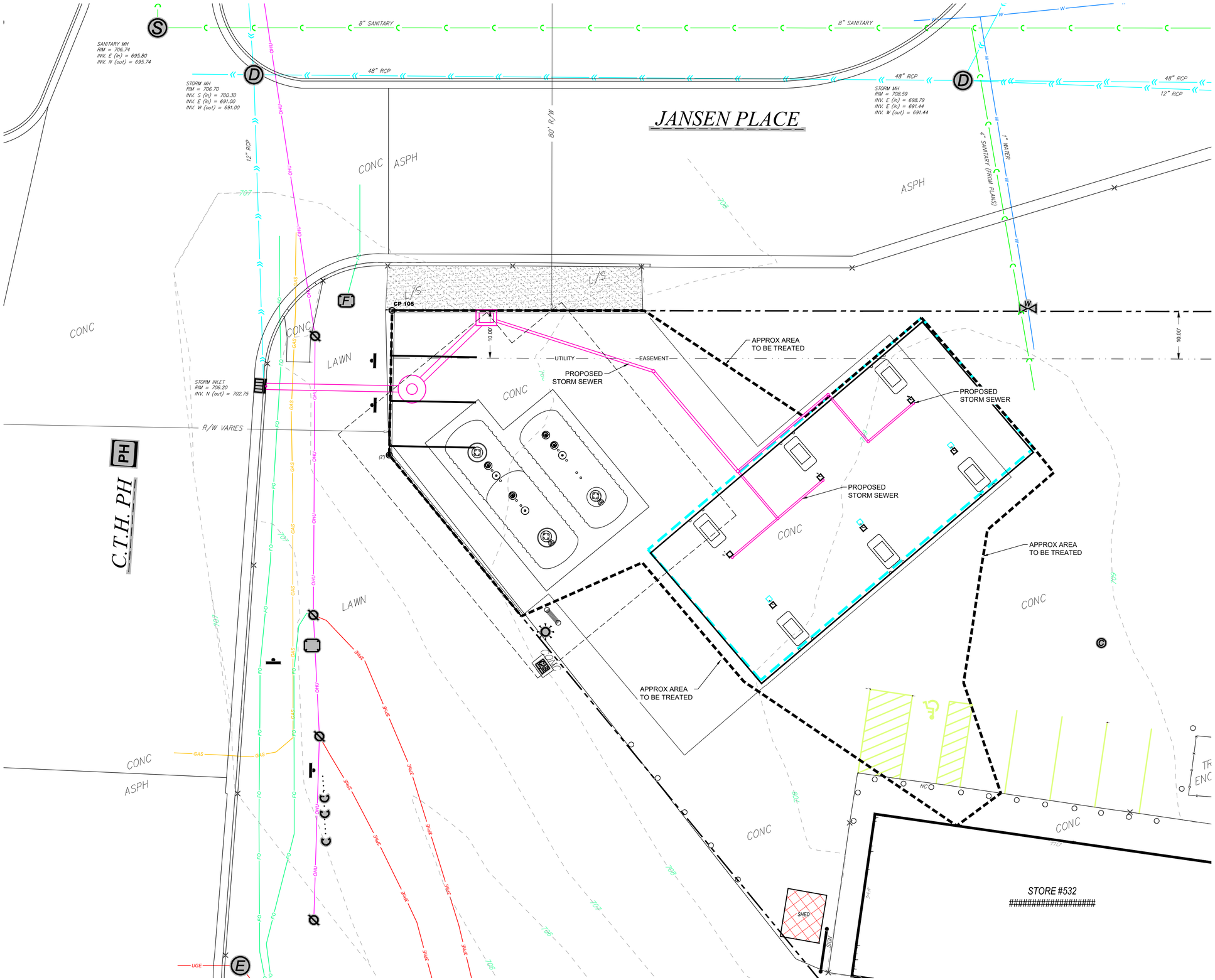
	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.64	Poor
With Controls	0.64	Poor

Data file name: V:\Projects\2025\125.0123.30\Design\StormwaterModels\125.01230.30 Pavement.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WI_Multi_rain\Minneapolis MN\WisReg - Minneapolis MN Annual 1959.ran
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/02/59 Study period ending date: 12/28/59
Start of Winter Season: 11/03 End of Winter Season: 03/13
Date: 01-27-2025 Time: 06:44:00
Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 0.159
  1 - Roofs 1: 0.062 ac. Flat Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
  13 - Paved Parking 1: 0.097 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

APPENDIX B

SAFFLE BAFFLE REPORT
UPSTREAM TECHNOLOGIES



KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

AREA TO BE TREATED

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	JANUARY 24, 2025
SHEET	1 OF 1

Upstream Technologies
5201 East River Road, Suite 303
Fridley, MN 55421
January 30, 2025

Louis Olson
Snyder & Associates
5010 Voges Road
Madison, WI 53718

RE: SAFL Baffle Sediment Removal for Kwik Trip Store #537

Mr. Olson:

This letter discusses the sediment removal efficiency for one proposed sump manhole with a SAFL Baffle, for Kwik Trip Store #537 in Lacrosse, Wisconsin. This analysis was performed using SHSAM software by Barr Engineering.

Recommended Sump Sizes

The following tables provide the sediment removal efficiencies for various sump sizes at the structure. The recommended size is highlighted in yellow. The sediment removal efficiency for this SAFL Baffle structure is 86.9%, which meets the project requirement of 80% TSS removal

The storm sewer profile drawings you provided are attached to this letter. This drawing shows the location of the structure, along with pipe sizes and elevations. The attached shop drawing shows the SAFL Baffle installation.

SAFL Baffle Structure

Sump Diameter (feet)	*Sump Depth (feet)*	*Sediment Removal Efficiency (%)*
4	4	86.9
5	5	90.0
6	3	87.9
6	6	91.9
8	6	93.1
10	6	93.8

Inputs to SHSAM Software

The SHSAM software used for this analysis was developed by Barr Engineering in Minneapolis and is based on data from several years of testing at the University of Minnesota's St. Anthony Falls Laboratory. It is available free of charge at the following website:

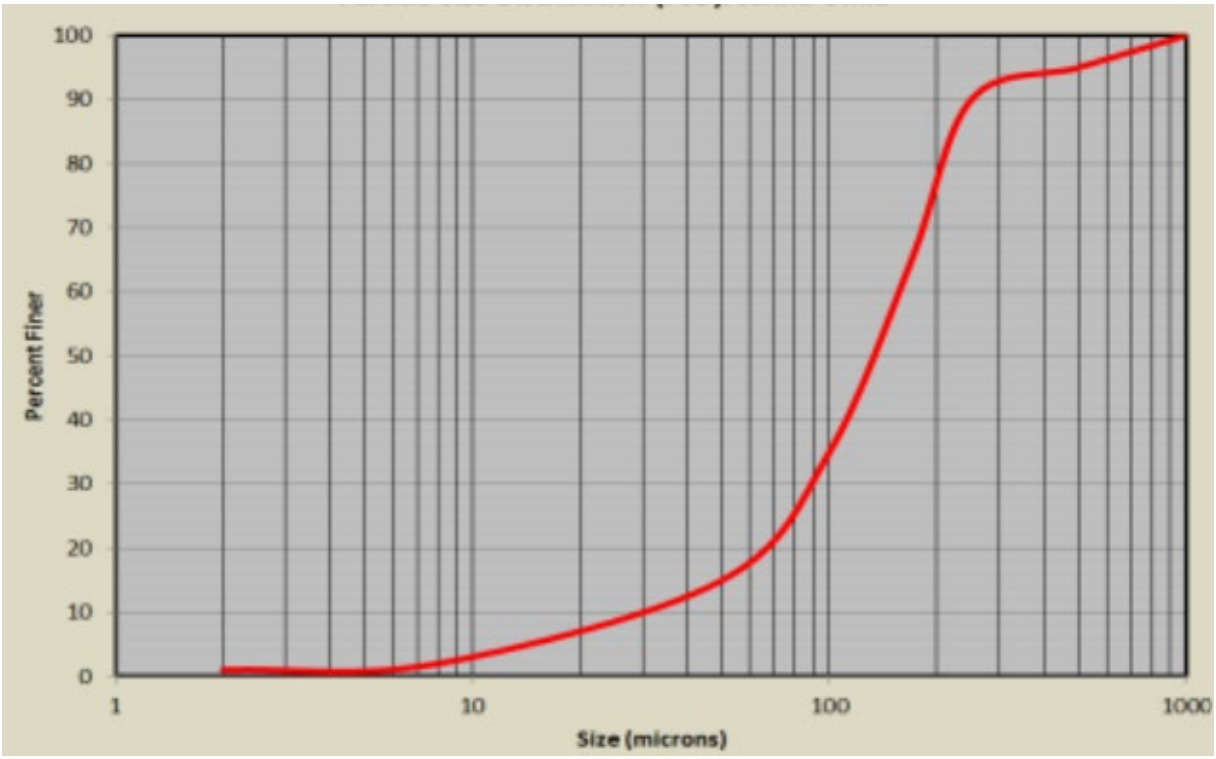
https://shsam.barr.com/

The inputs used for the analysis on this project are summarized in the following table:

Structure	*Drain Area (acres)*	*Percent Impervious Area*	*Inlet Pipe Diameter (inches)*	*Hydraulic Length (feet)*	*Average Slope (%)*	*Curve Number (pervious area)*
SAFL Baffle Structure	0.138	100	12	140	1.0	70

The analysis used NOAA 15-minute precipitation files from a weather station in Chippewa Falls, Wisconsin. The precipitation data was continuous from 1972 to 2007. Sediment concentration was set at 250 mg/L. SHSAM software uses a continuous rainfall model to calculate sediment removal efficiency for each storm event in the analysis period. It then calculates an average annual sediment removal efficiency over the entire period.

Sediment removal efficiencies were calculated using a particle size distribution from a study of sediment captured in catch basin sumps in parking lots and along streets. A plot of the sediment particle size distribution is on Page 3. The sediment removal efficiency was calculated for this particle size distribution, and this is reported in the table on Page 1.



Sediment Particle Size Distribution

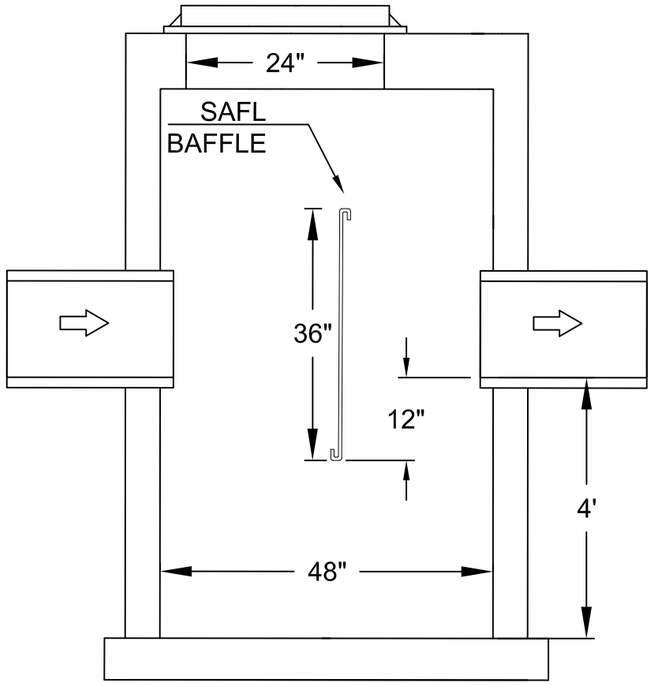
Maintenance

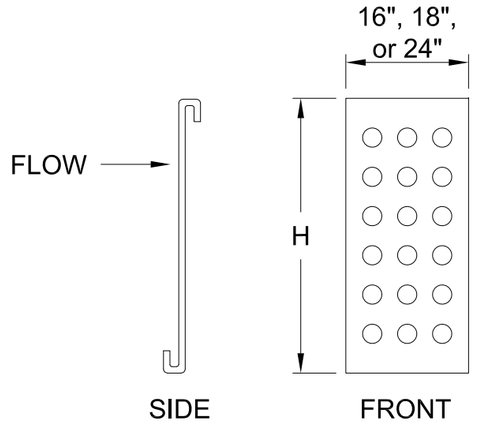
Maintenance of the SAFL Baffle consists of a visual inspection of the SAFL Baffle to ensure that no parts have become loose or damaged. Also, check the depth of sediment within the sump. If the top of the sediment is within 12 inches of the bottom of the SAFL Baffle, remove the sediment from the sump with a vacuum truck. Use the high-pressure washer on the vacuum truck to knock off any leaves or other debris that is stuck to the SAFL Baffle. The analysis for this site indicates that the sump will fill with sediment twice per year.

Please call me at 651-237-5123 if you have any questions about these recommendations or how the analysis was performed.

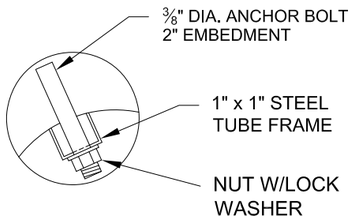
Sincerely,

A.J. Schwidder, PE
Upstream Technologies Inc.



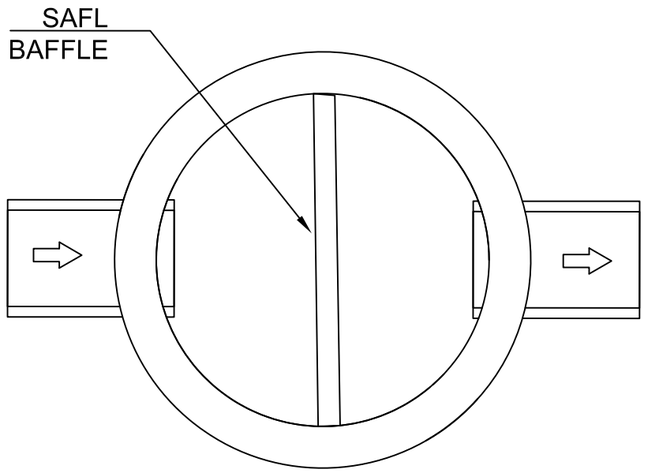


SAFL BAFFLE PANEL



SAFL BAFFLE ATTACHMENT

BOLT DETAIL

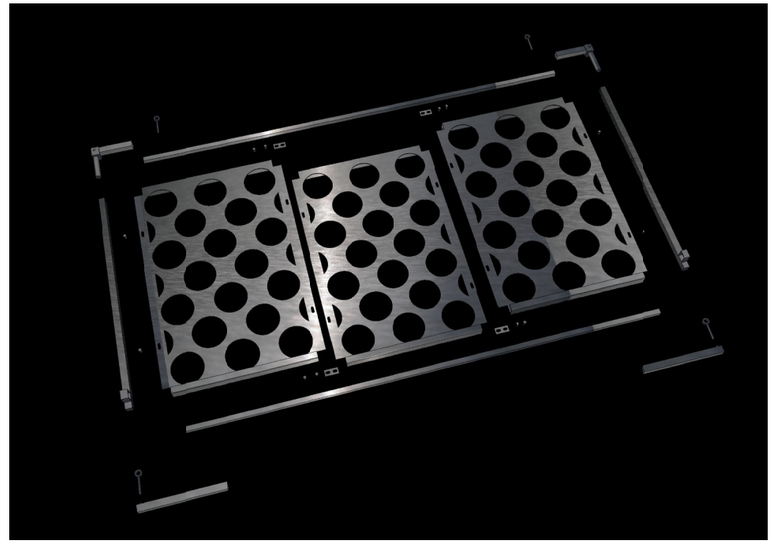


SAFL BAFFLE INSTALLATION

DETAIL (TYP)

NOTES:

1) CONTRACTOR MUST VERIFY LOCATION OF CASTING AND STEPS PRIOR TO INSTALLATION OF STRUCTURE.
2) THIS GENERIC DETAIL DOES NOT ENCOMPASS THE SIZING, FIT, AND APPLICABILITY OF THE SAFL BAFFLE FOR THIS SPECIFIC PROJECT. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE DESIGN IS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. THE SAFL BAFFLE IS A PATENTED TECHNOLOGY OF UPSTREAM TECHNOLOGIES, INC. UPSTREAM TECHNOLOGIES DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.



STRUCTURE ID: WATER QUALITY STRUCTRE

SAFL Baffle Installation: MOUNT BAFFLE AS CLOSE TO THE CENTER OF THE MANHOLE AND AS PERPENDICULAR AS POSSIBLE TO THE FLOW FROM THE INLET PIPE. ROTATE UP TO 45 DEGREES AS NEEDED.

Structure Diameter (W) = 48 inches
TOC is 707.10'
Inlet Pipe is 12" at Invert Elevation 703.13'
Outlet Pipe is 12" at Invert Elevation 703.13'
SAFL Baffle bottom Elevation = 702.13' (12" below Outlet pipe invert)
Sump = 4'
SAFL Baffle Width (W) = 48 inches
SAFL Baffle Height (H) = 36 inches

Width of SAFL Baffle is adjustable from 42 inches to 48 inches

PROJECT NAME: KWIK TRIP STORE #532. LACROSSE, WI.

SAFL BAFFLE STANDARD DETAIL
UPSTREAM TECHNOLOGIES INC.
5201 EAST RIVER ROAD, STE. 303
FRIDLEY, MN 55412
651.237.5123

SAFL™ BAFFLE

APPENDIX C

STORMWATER MAINTENANCE PROVISIONS

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES

This space is reserved for recording data

Return to:

City of La Crosse
Engineering Department
400 La Crosse Street
La Crosse, Wisconsin 54601

Tax Parcel No.: 17-10520-10

RECITALS:

A. KT Real Estate Holding LLC, a Delaware limited liability company, is the owner of 3525 State Road 157, more particularly described on Exhibit A attached hereto ("Property").

B. Owner desires to construct buildings and/or parking facilities on the Property in accordance with certain plans and specifications approved by the City.

C. The City requires Owner to record this Declaration regarding maintenance of stormwater management measures to be located on the Property. Owner agrees to maintain the stormwater management measures and to grant to the City the rights set forth below.

NOW, THEREFORE, in consideration of the declarations herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

1. Maintenance. Owner and its successors and assigns shall be responsible to repair and maintain the stormwater management measures located on the Property in good condition and in working order and such that the measures comply with the approved plans on file with the City Engineer. Said maintenance shall be at the Owner's sole cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements, and pursuant to the Maintenance Provisions attached hereto as Exhibit B.

2. Easement to City. If Owner fails to maintain the stormwater management measures as required in Section 1, then City shall have the right, after providing Owner with written notice of the maintenance issue ("Maintenance Notice") and thirty (30) days to comply with the City's maintenance request, to enter the Property in order to conduct the maintenance specified in the Maintenance Notice. City will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of the Property. All costs and expenses incurred by the City in conducting such maintenance may be charged to the owner of the Property by placing the amount on the tax roll for the Property as a special charge in accordance with Section 66.0627, Wis. Stats.

3. Term/Termination. The term of this Agreement shall commence on the date that this Agreement is filed of record with the Register of Deeds Office for La Crosse County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for La Crosse County, Wisconsin, a written instrument of termination signed by the City and all of the then-owners of the Property.

4. Miscellaneous.

(a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner: Kwik Trip, Inc. (624)
1626 Oak Street
La Crosse, WI 54602

If to City: City of La Crosse
Engineering Department
400 La Crosse Street
La Crosse, WI 54601
Attention: City Engineer

Any party may change its address for the receipt of notice by written notice to the other.

(b) Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.

(c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.

(d) Covenants Running with the Land. All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.

(e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20_____.

_____ _____

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
NOTARY PUBLIC

My Commission Expires:_____

Drafted by: City of La Crosse
Engineering Department
400 La Crosse Street
La Crosse, Wisconsin 54601

EXHIBIT A
Legal Description

PARCEL A

(As per Quit Claim Deed Doc. No. 1515780)

Lot 1 of Sisbro Addition, City of La Crosse, La Crosse County, Wisconsin.

Also located in the northwest ¼ of Section 15, T 16N, R 7W, all in the City of La Crosse, La Crosse County, Wisconsin.

EXHIBIT B
Maintenance Provisions

Storm Sewer System

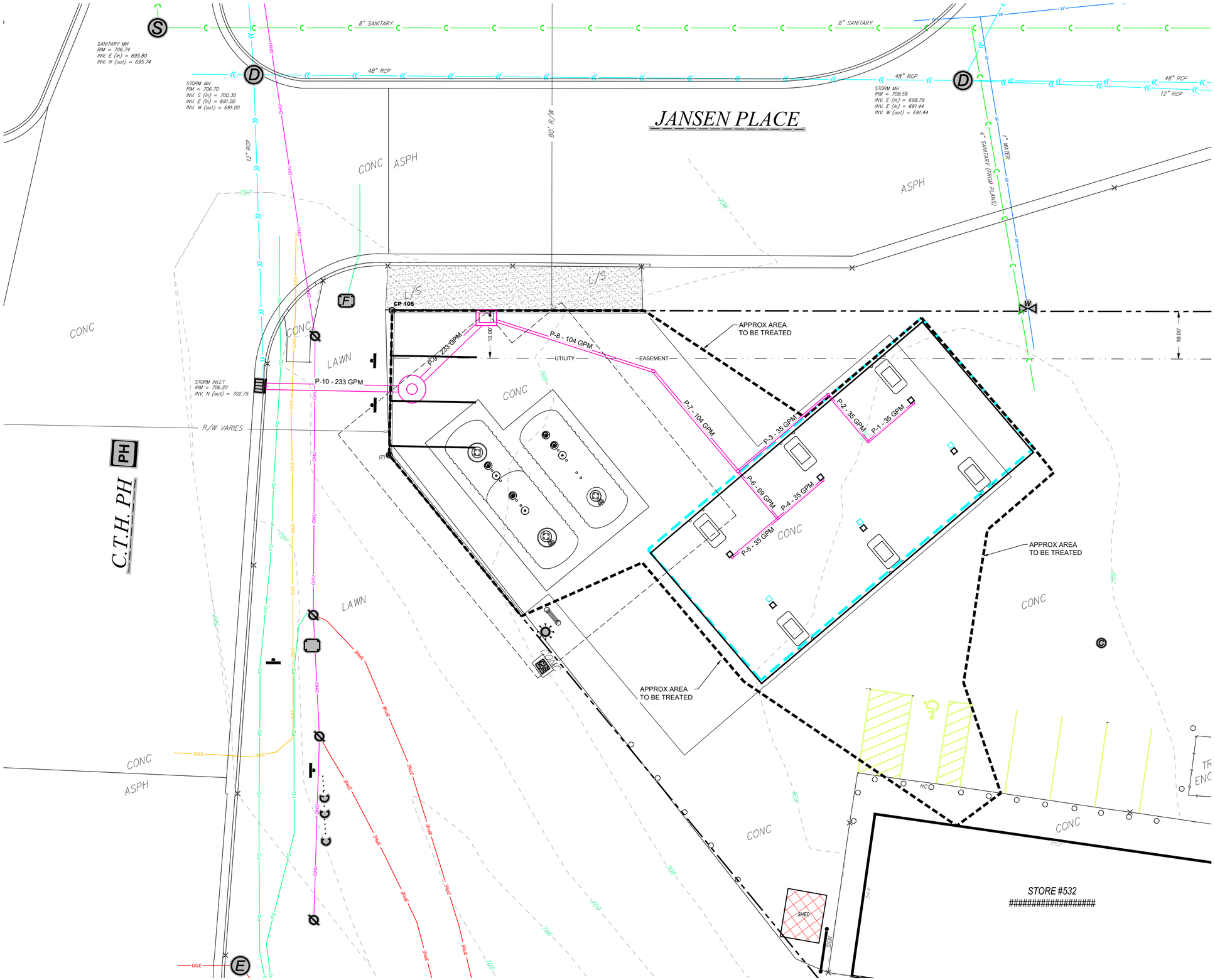
- The owner shall maintain all components of the storm sewer system located onsite.
- Installation and maintenance shall be in accordance with the manufacturer's guidelines. Any alterations to the approved storm sewer shall be approved by the City Engineer.
- At a minimum, the storm sewer system shall be inspected annually and cleaned as needed to maintain design capacity.
- Owner shall maintain records of inspections, cleaning, and replacement of the storm sewer system.

SAFFLE BAFFLE SYSTEM

- Maintenance of the SAFL Baffle shall consist of removing the captured sediment from the sump twice per year, using a vacuum truck.
- Use the high-pressure washer on the vacuum truck to knock off any leaves or other debris that is stuck to the SAFL Baffle.
- Remove the accumulated sediment when the top of the sediment is 12 inches below the bottom of the SAFL Baffle.
- Dispose of removed sediment per local regulations.

APPENDIX D

STORM SEWER PIPE SIZING



0 10 20

SCALE: 1" = 10'

PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE ½ SCALE - 1" = 20'

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

PIPE SIZING

CONVENIENCE STORE # 532

3525 STATE ROAD 157
LACROSSE, WI 54603

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	125.0123.30
DATE	JANUARY 24, 2025
SHEET	1 OF 1

Department of Commerce Storm Sewer Sizing - 10 year

Project: Kwik Trip Store #532 - LaCrosse
FN: 125.0123.30
Date: 5/14/2025
Rev:

Pipe	Pavement Area (sf)	Pavement Flow (gpm)	Roof Area (sf)	Roof Flow (gpm)	Grass Area (sf)	Grass Flow (gpm)	Exist Flow (gpm)	TOTAL FLOW	Pipe Size (in)	Slope (in/ft)	Pipe Capacity (gpm)	Notes
		0		0		0		0				
P-1		0	900	35		0		35	4	1/8	120	
P-2		0		0		0	35	35	4	1/8	120	
P-3		0		0		0	35	35	4	1/8	120	
		0		0		0		0				
P-4		0	900	35		0		35				
P-5		0	900	35		0	35	69	4	1/8	120	
P-6		0		0		0	69	69	4	1/8	120	
		0		0		0		0				
P-7		0		0		0	104	104	6	1/8	340	
P-8		0		0		0	104	104	6	1/8	340	
P-9	4,209	130				0	104	233	6	1/8	340	
		0		0		0		0				
P-10		0		0		0	233	233	12	1/8	1,630	
		0		0		0		0				
		0		0		0		0				
		0		0		0		0				
		0		0		0		0				
		0		0		0		0				
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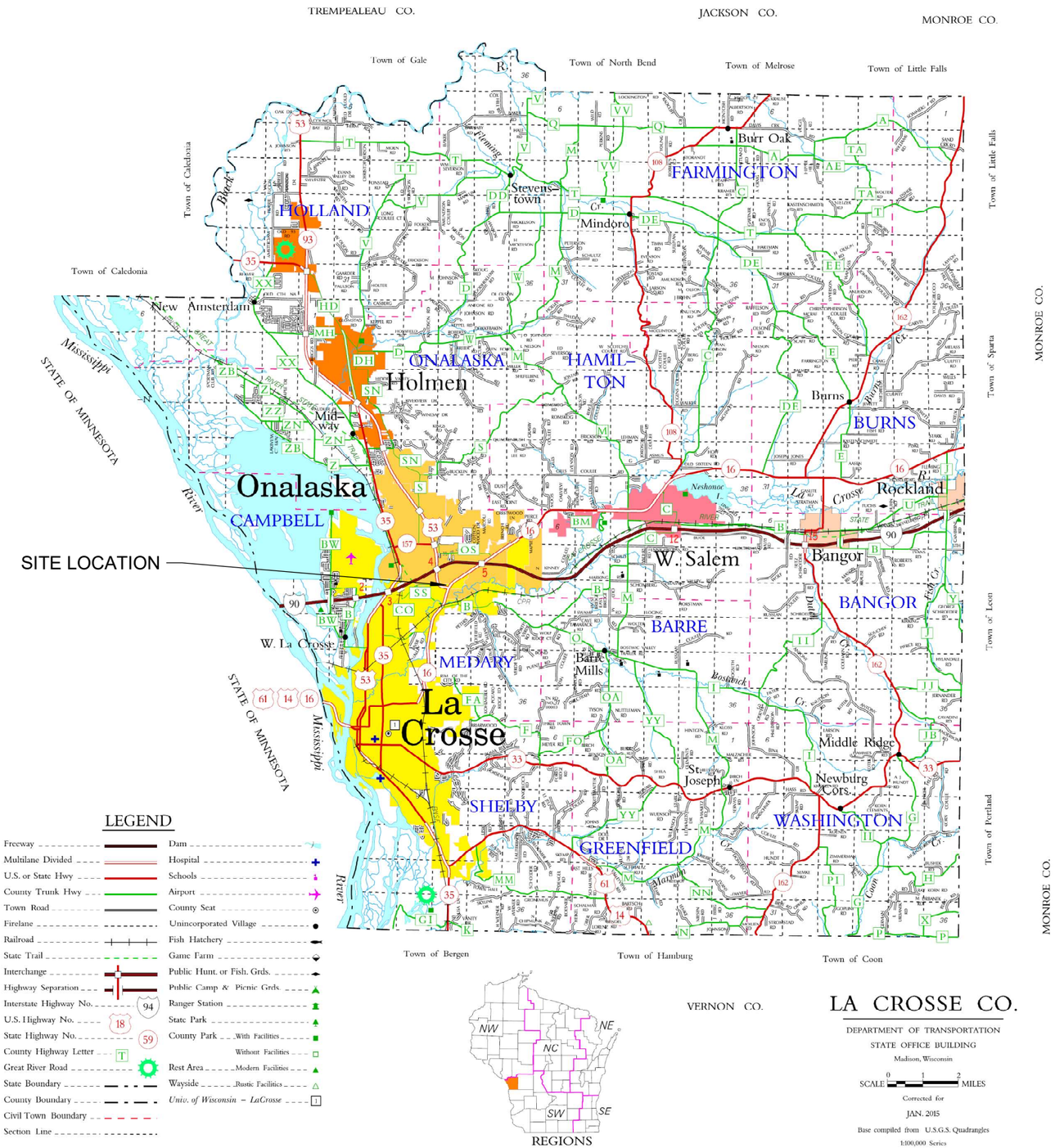


LEGEND

- Freeway
- Multilane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Firelane
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- Great River Road
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt. or Fish. Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park ... With Facilities
- ... Without Facilities
- Rest Area ... Modern Facilities
- Wayside ... Rustic Facilities
- *Univ. of Wisconsin – LaCrosse*

REGIONS

VERNON CO.

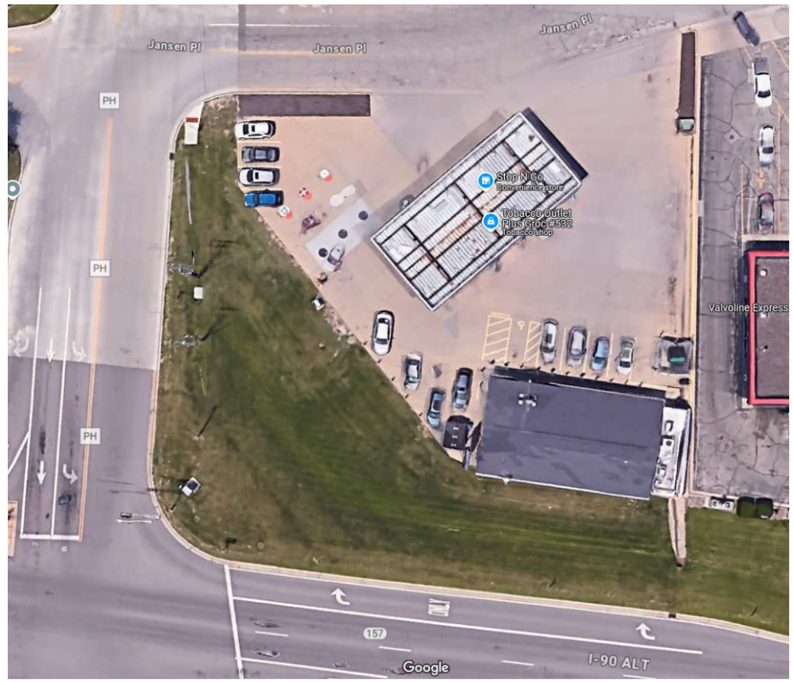
LA CROSSE CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected for
JAN. 2015

Base compiled from U.S.G.S. Quadrangles
1:100,000 Series



PROJECT

Stop N Go #532
3525 Highway 157
La Crosse, WI 54603
La Crosse County

Facility ID

412441

FDID

3205

OWNER

Kwik Trip Inc
1626 Oak Street
P.O. Box 2107
La Crosse, WI 54602

INDEX TO DRAWINGS

METCO
Excellence through experience™
Hillsboro, WI
1-800-236-0448

KWIK TRIP STORES

REVISIONS

#	DATE	DESCRIPTION

Project
Stop N Go #532
3525 Highway 157
La Crosse, WI 54603

Scale NTS

ONLY TO SCALE WHEN PRINTED 11 x 17

Job # 24KTI50831

Date 08/28/24

Sheet Name Cover

Drawing 1 of 7

SCOPE OF WORK:
Removal of existing tanks, piping, and islands; installation of new piping, tanks, and islands at existing attended, retail, self-serve fuel facility (Stop n Go #532) in La Crosse, Wisconsin.

Project Specifics:

- **Underground Storage Tanks**
  - Three (3) existing single wall, steel tanks to be removed:
    - 12,000-gallon I.D. #112850 (unleaded regular/E10), 12,000-gallon I.D. #112855 (unleaded 88/E15), and 12,000-gallon I.D. #112853 (unleaded premium)
      - Storage tanks are to be made inert prior to being removed from the ground. Storage tanks shall be cut and cleaned after being removed from the ground. All liquids and sludge shall be removed from the storage tanks and properly drummed for removal and or recycling. Storage tanks shall be scrapped and are not to be reused at another location, regardless of use. Documentation shall be provided proving the storage tanks were properly disposed of. See notes on existing site plan.
  - Three (3) new double wall, Xerxes fiberglass tanks to be installed:
    - 15,000-gallon 10'-5.5" x 27'-5.75" (unleaded regular/E10), 20,000-gallon (split 12K unleaded 88[E15] / 8K unleaded premium) 10'-5.5" x 35'-9.5".
    - Standard deadmen to be installed with new tanks.
- **Site Work**
  - Pour six (6) new islands, canopy slab, concrete electrical/piping trench, and new tank slab as necessary by Kwik Trip.
  - Install new manholes. 42" manholes to be FFS 14F-4215.
  - Excavating by Kwik Trip.
  - Electrical by Kwik Trip.
  - Install two (2) new monitoring wells. Well to consist of FFS 14" monitoring well manway (81430201), Hole Products 8" x 10' PVC sch40 screen pipe (5952013), Hole Products 8" x 5' PVC sch40 riser pipe (5801043), Hole Products 8" PVC cap (5650089), Hole Products 8-3/4" aluminum locking royer (8000017), and Hole Products 3/8" bentonite chips/hole plug, 50 lbs. (3400005). See Kwik Trip standard details for layout.
- **Piping and Containment**
  - Install six (6) new FFS 602375001 single wall fiberglass dispenser sumps at the islands.
  - Install three (3) new APT 602402901 fiberglass submersible sumps at the tanks.
  - Install new 1.5" double wall flexible APT XP supply pipe from tanks to islands on unleaded premium product. Install new 1.75" double wall flexible APT XP supply pipe form tanks to islands on unleaded regular and unleaded 88 (WI Material Approval #20230006).
    - All piping on unleaded 88 to be high ethanol fuels compatible.
  - Install seven (7) new FFS Defender below-grade, double-wall spill containers (705 series), four (4) with OPW 71SO overfill valve and drop tubes (410C) and three (3) with vapor cap and adapters.
- **Dispensers**
  - Remove six (6) existing Gilbarco dispensers.
  - Install six (6) Gilbarco Encore 700S NA2 dispensers on the islands. New EBW 662501902 emergency valves under each dispenser. All piping on unleaded 88 to be high ethanol fuels compatible.
  - New hanging hardware to include:
    - 3/4" gas hose assemblies to include: OPW PK-EZR0X00 preassembled kit.
    - 3/4" unleaded 88 hose assemblies to include: OPW PK-EZR0400-E25CG-88 preassembled kit.
- **Vent Piping**
  - Install new single-wall fiberglass vent piping from vent tee to free standing risers.
- **Leak Detection**
  - Install three (3) new riser assemblies for new Franklin Fueling TSP-LL3-I probes with float (WI Mat. Appr. #20220001). Probes and float kits to be compatible with fuel being stored.
  - Install new Incon TS-6000 EVO automatic tank gauge (WI Mat. Appr. #20220001) and overfill alarm.
  - Install two (2) new Franklin Fueling interstitial sensors (FMP-HFS2) (WI Mat. Appr. #20220001).
  - Install Franklin Fueling low voltage sump sensors (FMP-ULS) in all dispenser and tank sumps (WI Mat. Appr. #20220001).
- **Submersibles**
  - Install one (1) new 1.5 hp standard submersible on unleaded premium.
  - Install two (2) new 2 hp IST submersibles on unleaded 88.
  - Install two (2) new 2 hp MAG VFC submersibles on unleaded regular.
    - 1.5 hp submersibles to include smart controllers.
    - 2 hp submersible to include VFC.
    - Piping on unleaded 88 to be high ethanol fuels compatible.
  - Install new Franklin Fueling electronic line leak detectors at each submersible (TS-LS500).
- **Site/Local Conditions**
  - Site dewatering, if necessary, to be done by Kwik Trip.
  - Existing emergency stop located on building. Switches are a minimum of 20' from nearest and a maximum of 100' from furthest dispenser.
  - No private wells are within 100 feet of tanks, no municipal wells are within 1200 feet from the tanks, and the fueling system is located more than 25' from the nearest water main.

General Bidding Notes:

- Piping Removal to include:
  - Removal of dispensers from islands
  - Blow back lines
  - Remove probes, dispensers and overfill alarm; Kwik Trip will pick up from contractor's shop.
  - Permits and notification to perform removal
  - Closure documents required by applicable state agencies
  - Barrels for storage of tank sludge
- Items that will be handled by KT:
  - Site assessment will be coordinated by Kwik Trip, Inc.
  - Disposal of contaminated soil
  - Utility disconnects
  - Disposal of tank sludge

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KWIK TRIP STORES

REVISIONS		
#	DATE	DESCRIPTION
1	0528/25	VENT PIPING

Project
Stop N Go #532
3525 Highway 157
La Crosse, WI 54603

Scale
NTS
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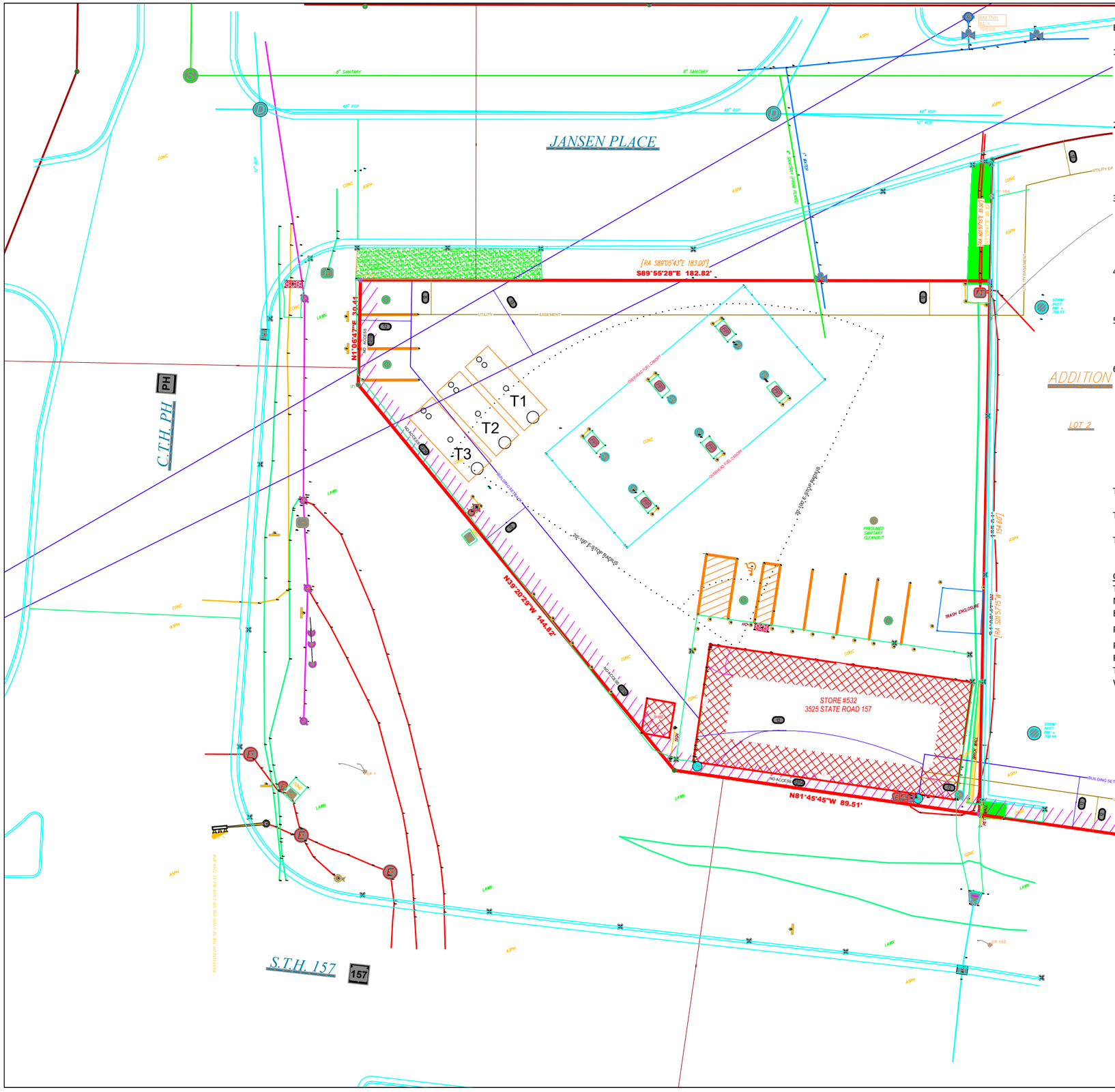
Job #
24KTI50831

Date
08/28/24

Sheet Name
Scope of Work

Drawing
2 of 7



EXISTING EQUIPMENT REMOVAL NOTES

1 DISPENSERS
DRAIN AND REMOVE EXISTING GILBARCO DISPENSERS. PALLETIZE DISPENSERS FOR EASE OF TRANSPORT OFF SITE. TRANSPORT DISPENSERS TO CONTRACTORS SHOP ONCE PROPERLY REMOVED FROM ISLAND, DRAINED AND PALLETIZED. KWIK TRIP WILL PICK UP DISPENSERS FROM CONTRACTORS SHOP.

2 PRODUCT PIPING
BLOW BACK ALL UNDERGROUND PRODUCT PIPING TO THE TANKS REMOVING ALL LIQUIDS AND SLUDGE. CUT AND REMOVE ALL PIPING FROM THE GROUND AND PROPERLY DISPOSE OF.
TYPE OF PRODUCT PIPING IS DOUBLE WALL APT XP FLEXIBLE PIPE.

3 VENT PIPING
BLOW BACK ALL VENT PIPING TO THE TANKS REMOVING ALL LIQUIDS AND VAPORS. CUT AND REMOVE ALL PIPING FROM THE GROUND BETWEEN THE TANKS AND VENT RISERS. REMOVE PIPING AND VENT CAPS AT THE VENT RISERS. RECYCLE AND DISPOSE OF ALL PIPING PROPERLY BASED ON MATERIAL.

4 LEAK DETECTION EQUIPMENT
REMOVE EXISTING TANK MONITOR, PROBES, AND SENSORS TO BE RETREIVED BY KWIK TRIP. DO NOT DISPOSE OF THESE ITEMS.

5 CONTAINMENETS
CLEAN AND REMOVE ALL LIQUIDS AND SLUDGE FROM CONTAINMENTS, REMOVE AND DISPOSE OF PROPERLY.

6 STORAGE TANKS
STORAGE TANKS ARE TO BE MADE INERT PRIOR TO BEING REMOVED FROM THE GROUND. STORAGE TANKS SHALL BE CUT AND CLEANED AFTER BEING REMOVED FROM THE GROUND. ALL LIQUIDS AND SLUDGE SHALL BE REMOVED FROM THE STORAGE TANKS AND PROPERLY DRUMMED FOR REMOVAL AND OR RECYCLING. STORAGE TANKS SHALL BE SCRAPPED AND ARE NOT TO BE REUSED AT ANOTHER LOCATION, REGARDLESS OF USE. DOCUMENTATION SHALL BE PROVIDED PROVING THE STORAGE TANKS WERE PROPERLY DISPOSED OF. STORAGE TANKS ARE SINGLE WALL STEEL TANKS.

EXISTING STORAGE TANK INFORMATION
T1 UNLEADED WITH ETHANOL GASOLINE TANK – TANK ID No. 112850
12,000-GALLON (9' x 25')
T2 UNLEADED PREMIUM GASOLINE TANK – TANK ID No. 112853
12,000-GALLON (9' x 25')
T3 UNLEADED 88 (E15) GASOLINE TANK – TANK ID No. 112855
12,000-GALLON (9' x 25')

GENERAL NOTES
TANK SYSTEM EQUIPMENT CLEANING AND REMOVAL PROCESS SHALL COMPLY WITH THE APPROPRIATE NATIONAL, LOCAL, AND INDUSTRY STANDARDS. INDIVIDUALS CLEANING TANKS AND ASSOCIATED EQUIPMENT SHALL BE CERTIFIED WITH THE APPROPRIATE AUTHORITY HAVING JURISDICTION.

PERSONS PERFORMING TANK SYSTEM SITE ASSESSMENTS WILL BE HIRED BY THE OWNER.

PERSONAL HEALTH AND SITE SAFETY PLANS SHALL BE IN PLACE BY THE CONTRACTOR PRIOR TO REMOVAL. ANY AND ALL APPLICABLE CODES AND STANDARDS SHALL BE MET DURING REMOVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND ASSESS ANY UNFORSEEN CIRCUMSTANCES WITH THE OWNER PRIOR TO ACTION.

Notes:
- Sewer lines per owner provided information.
- No private well within 100'.
- No municipal well within 1200'.
- No water main within 25' unless noted on plan.
- No body of water within 200' unless noted on plan.

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KWIK TRIP
STORES

REVISIONS

#	DATE	DESCRIPTION

Project
Stop N Go #532
3525 Highway 157
La Crosse, WI 54603

Scale 1":30'
0 30
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Job # 24KTI50831

Date 08/28/24

Sheet Name Existing Site Overview

Drawing 3 of 7

T1 UNLEADED REGULAR(E10)
15,000 GALLON, 10'-5.5" x 27'-5.75"
T2 UNLEADED 88
12,000 GALLON
T3 UNLEADED PREMIUM
8,000 GALLON
T2/T3 ARE COMPARTMENTS IN A SPLIT
20K TANK (10'-5.5" x 35'-9.5")

[RA S89°05'43"E 183.00']
S89°55'28"E 182.82'
[RA N01°57'15"E 30.00']
N1°06'47"E 30.41
NO ACCESS
UTILITY EASEMENT
STORM INLET RIM = 706.20 INV. N (out) = 702.75
C.T.H. PH
T3
T1
T2
OVERHEAD FUEL CANOPY
CONC
LAWN
ASPH
BUILDING SETBACK
20'-100' E-STOP RADIUS
PRESUMED SANITARY CLEANOUT
STORM INLET RIM = 708.53
[RA N01°57'15"E 30.00']
[54.00']
N
N35°39'46"W 144.79'
[RA N35°39'46"W 144.79']
SHED
STORE #532
3525 STATE ROAD 157
TRASH ENCLOSURE
HC
BRICK WALL
N80°45'29"W 89.43'
[RA N80°45'29"W 89.43']
24" CMP INV = 702.37
STORM INLET RIM = 708.44

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KWIK TRIP STORES

REVISIONS		
#	DATE	DESCRIPTION

Project
Stop N Go #532
3525 Highway 157
La Crosse, WI 54603

Scale 1":20'
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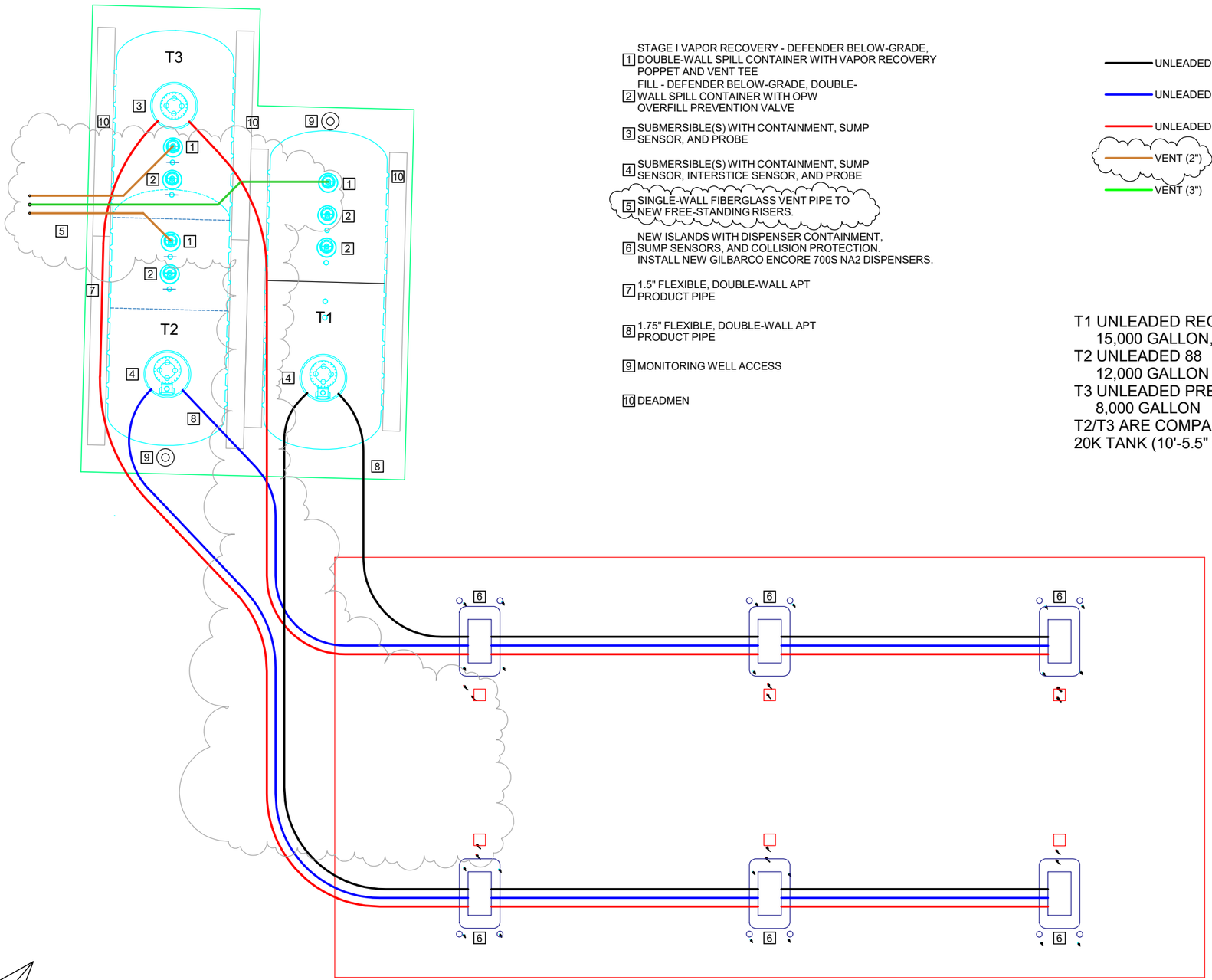
Job # 24KTI50831

Date 08/28/24

Sheet Name New Site Overview

Drawing 4 of 7



1 STAGE I VAPOR RECOVERY - DEFENDER BELOW-GRADE, DOUBLE-WALL SPILL CONTAINER WITH VAPOR RECOVERY POPPET AND VENT TEE

2 FILL - DEFENDER BELOW-GRADE, DOUBLE-WALL SPILL CONTAINER WITH OPW OVERFILL PREVENTION VALVE

3 SUBMERSIBLE(S) WITH CONTAINMENT, SUMP SENSOR, AND PROBE

4 SUBMERSIBLE(S) WITH CONTAINMENT, SUMP SENSOR, INTERSTICE SENSOR, AND PROBE

5 SINGLE-WALL FIBERGLASS VENT PIPE TO NEW FREE-STANDING RISERS.

6 NEW ISLANDS WITH DISPENSER CONTAINMENT, SUMP SENSORS, AND COLLISION PROTECTION. INSTALL NEW GILBARCO ENCORE 700S NA2 DISPENSERS.

7 1.5" FLEXIBLE, DOUBLE-WALL APT PRODUCT PIPE

8 1.75" FLEXIBLE, DOUBLE-WALL APT PRODUCT PIPE

9 MONITORING WELL ACCESS

10 DEADMEN

UNLEADED REGULAR (1.75")

UNLEADED 88 (1.75")

UNLEADED PREMIUM (1.5")

VENT (2")

VENT (3")

T1 UNLEADED REGULAR(E10)
15,000 GALLON, 10'-5.5" x 27'-5.75"
T2 UNLEADED 88
12,000 GALLON
T3 UNLEADED PREMIUM
8,000 GALLON
T2/T3 ARE COMPARTMENTS IN A SPLIT
20K TANK (10'-5.5" x 35'-9.5")

N

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KWIK TRIP STORES

REVISIONS		
#	DATE	DESCRIPTION
1	05/28/25	VENT PIPE

Project
Stop N Go #532
3525 Highway 157
La Crosse, WI 54603

Scale
1":10'
0 10
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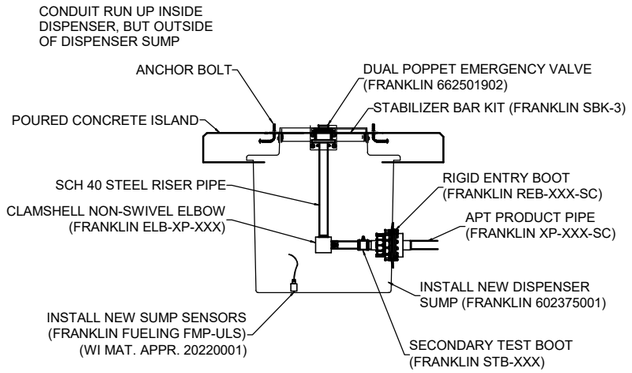
Job #
24KTI50831

Date
08/28/24

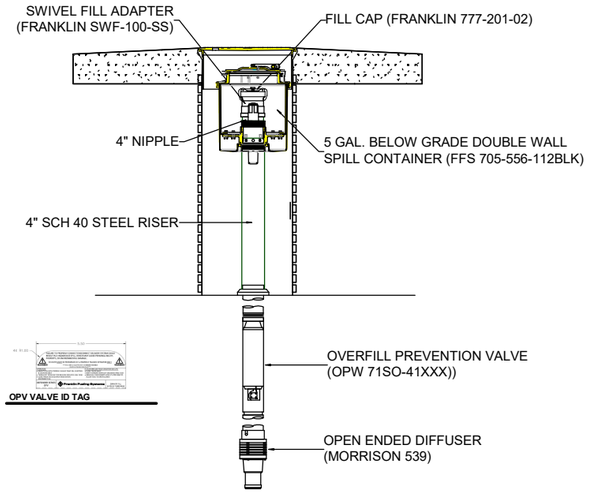
Sheet Name
Fuel System Overview

Drawing
5 of 7



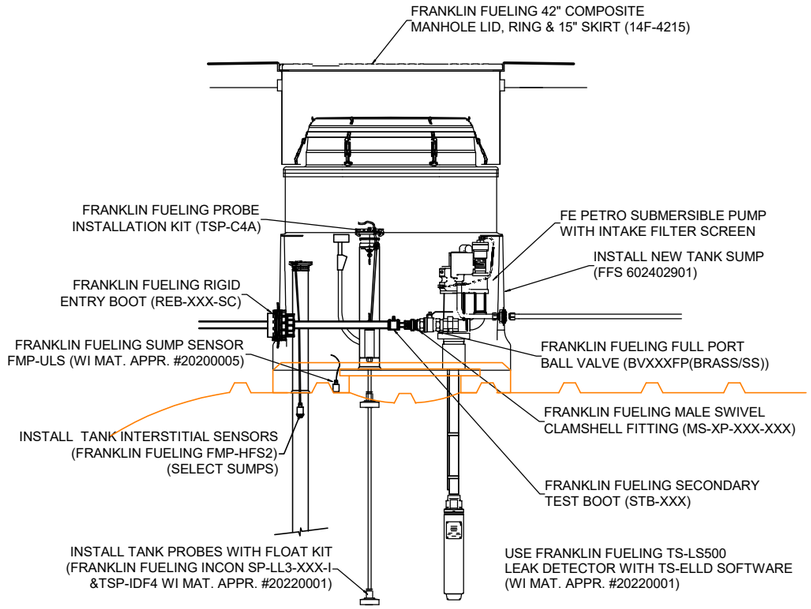
FUEL PIPING TERMINATION

NOT TO SCALE



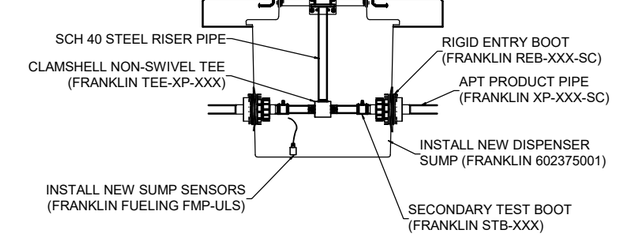
FILL POINT

NOT TO SCALE



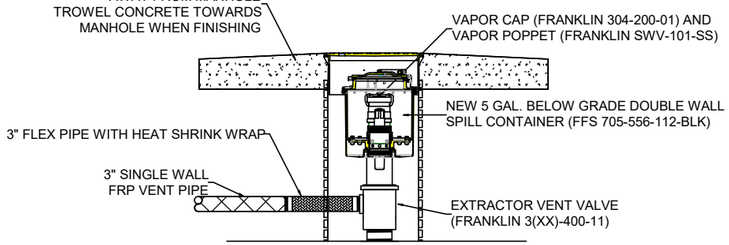
SUBMERSIBLE SUMP

NOT TO SCALE



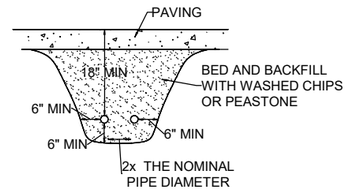
FUEL PIPING TEE

NOT TO SCALE



VAPOR RECOVERY POINT

NOT TO SCALE

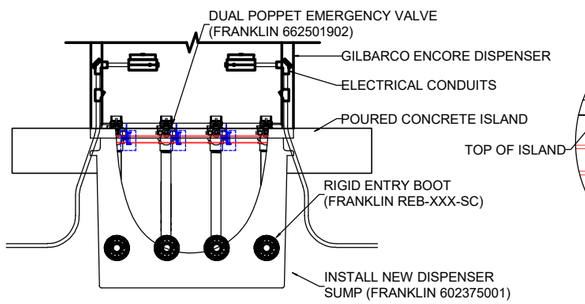


NOTE: Slope pipe a minimum of 1/8" per foot toward the tank, a dispenser sump, or a collection sump.

PIPE: FRANKLIN FUELING SYSTEMS APT XP, FLEXIBLE DOUBLE WALL, 1.5"/1.75"

PIPE TRENCH

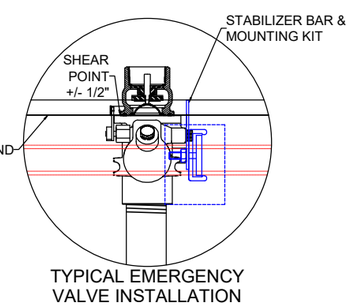
NOT TO SCALE



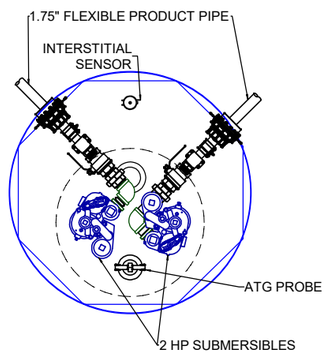
NOTE: NUMBER OF PRODUCTS IN THIS DETAIL MAY NOT REFLECT ACTUAL INSTALL. SEE PIPE PLAN FOR ACTUAL.

FUEL PIPING TEE ELEVATION

NOT TO SCALE

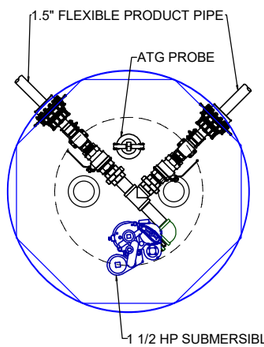


TYPICAL EMERGENCY VALVE INSTALLATION



T1 & T2 SUBMERSIBLES

NOT TO SCALE



T3 SUBMERSIBLE

NOT TO SCALE

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KWIK TRIP STORES

REVISIONS		
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Project
Stop N Go #532

3525 Highway 157
La Crosse, WI 54603

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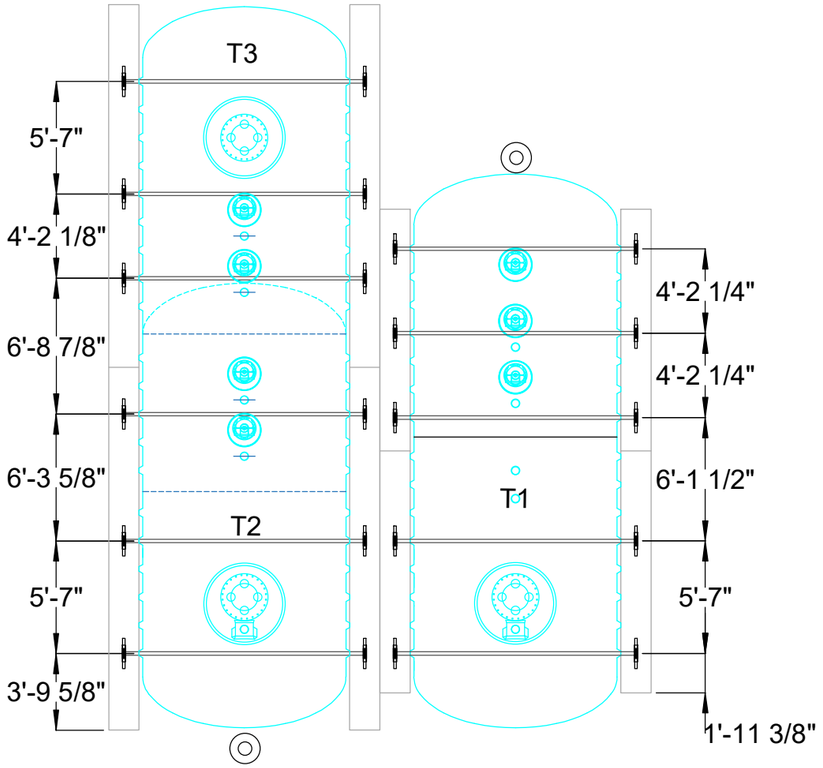
Job #
24KTI50831

Date
08/28/24

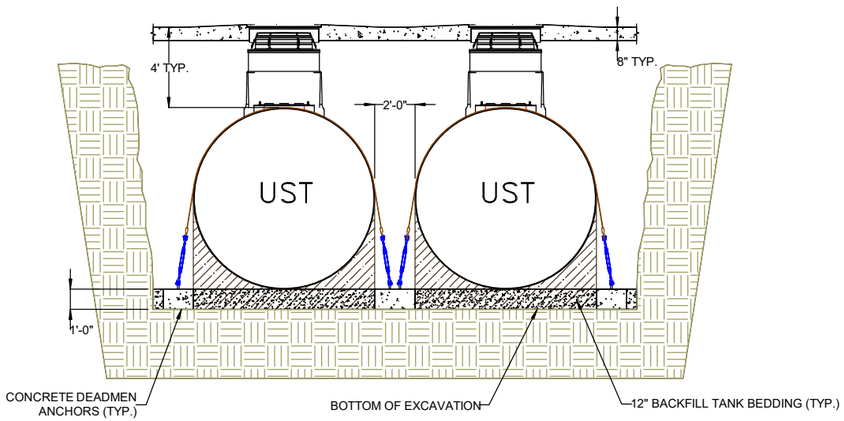
Sheet Name
Details

Drawing
6 of 7



Tank Anchor Plan

NTS



Tank Burial Elevation

NTS

GENERAL NOTES

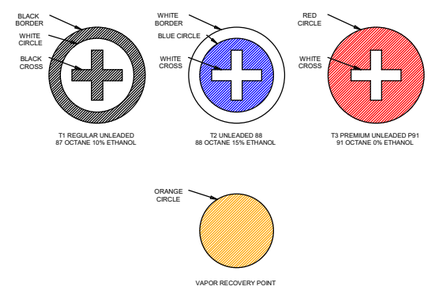
1 XERXES TANK INSTALLATION: STORAGE TANKS ARE TO BE INSTALLED A MINIUMUM OF 42" BLOW GRADE BUT NO MORE THAN 7' FOR STANDARD TANKS. A MINIMUM 12" BEDDING OF CLEAN, INERT PEA STONE SHALL BE INSTALLED BELOW THE TANK AND COMPACTED. THERESHALL BE A MINIMUM OF 18" FROM THE OUTSIDE EDGE, EITHER WALL OR END CAP OF THE TANK TO THE INSIDE OF THE EXCAVATION. BACKFILL MATERIAL IS TO BE CLEAN, FREE-FLOWING AND FREE OF DIRT, SAND, LARGE ROCKS, ROOTS, ORGANIC MATERIALS, DEBRIS, ICE AND SNOW. BACKFILL MATERIAL SHALL NOT BE FROZEN OR CONTAIN LUMPS OF FROZEN MATERIAL AT ANY TIME DURING PLACEMENT. BACKFILL MATERIAL IS TO BE OF ROUNDED STONE COMPLYING TO THE SPECIFICATION OF ASTM C 33, SIZE 6, 67, OR 7. WHEN USING CRUSHED STONES, THEY MUST CONFOMR TO SPECIFICATIONS OF ASTM C 33, SIZE 7 OR 8. TANK INSTALLATIONS SHALL FOLLOW PEI RP-100.

2 PETROLEUM CONTRACTORS ARE TO BE IN CONTACT WITH EXCAVATOR PRIOR INSTALLATIONS TO MAKE SURE TANK HOLES ARE PROPERLY EXCAVATED. PETROLEUM CONTRACTORS SHALL ALSO REVIEW AREA GRADING TO DETERMINE IF A BERM SHALL BE INSTALLED AROUND THE PERIMETER OF THE EXCAVATION TO PREVENT WATER FROM FLOWING INTO THE EXCAVATION FROM SURROUNDING HILLS. CONTRACTOR SHALL ALSO DETERMINE IF ADDITIONAL PUMPS ARE NEEDED TO PREVENT WATER FROM RISING IN THE EXCAVATION TO PREVENT TANKS FROM FLOATING.

3 PETROLEUM CONTRACTOR IS RESPONSIBLE FOR SUPPLYING EQUIPMENT RENTALS FOR SETTING THE DEADMEN. DEADMEN ARE TYPICALLY SET THE DAY PRIOR TO SETTING THE TANKS.

4 PETROLEUM CONTRACTOR IS RESPONSIBLE FOR SUPPLYING THE CRANE TO SET THE TANKS.

5 WHEN WORKING WITH TRENCHES OR EXCAVATIONS, WORK SHALL BE DONE IN ACCORDANCE WITH OSHA 1926, SUBPART P (EXCAVATIONS), 650-652: AND "FALL PROTECTION RULES AND REGULATIONS.



API Fill Paint

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KWIK TRIP STORES

REVISIONS		
#	DATE	DESCRIPTION

Project
Stop N Go #532

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Job #
24KTI50831

Date
08/28/24

Sheet Name
Tank Anchor Plans

Drawing
7 of 7

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

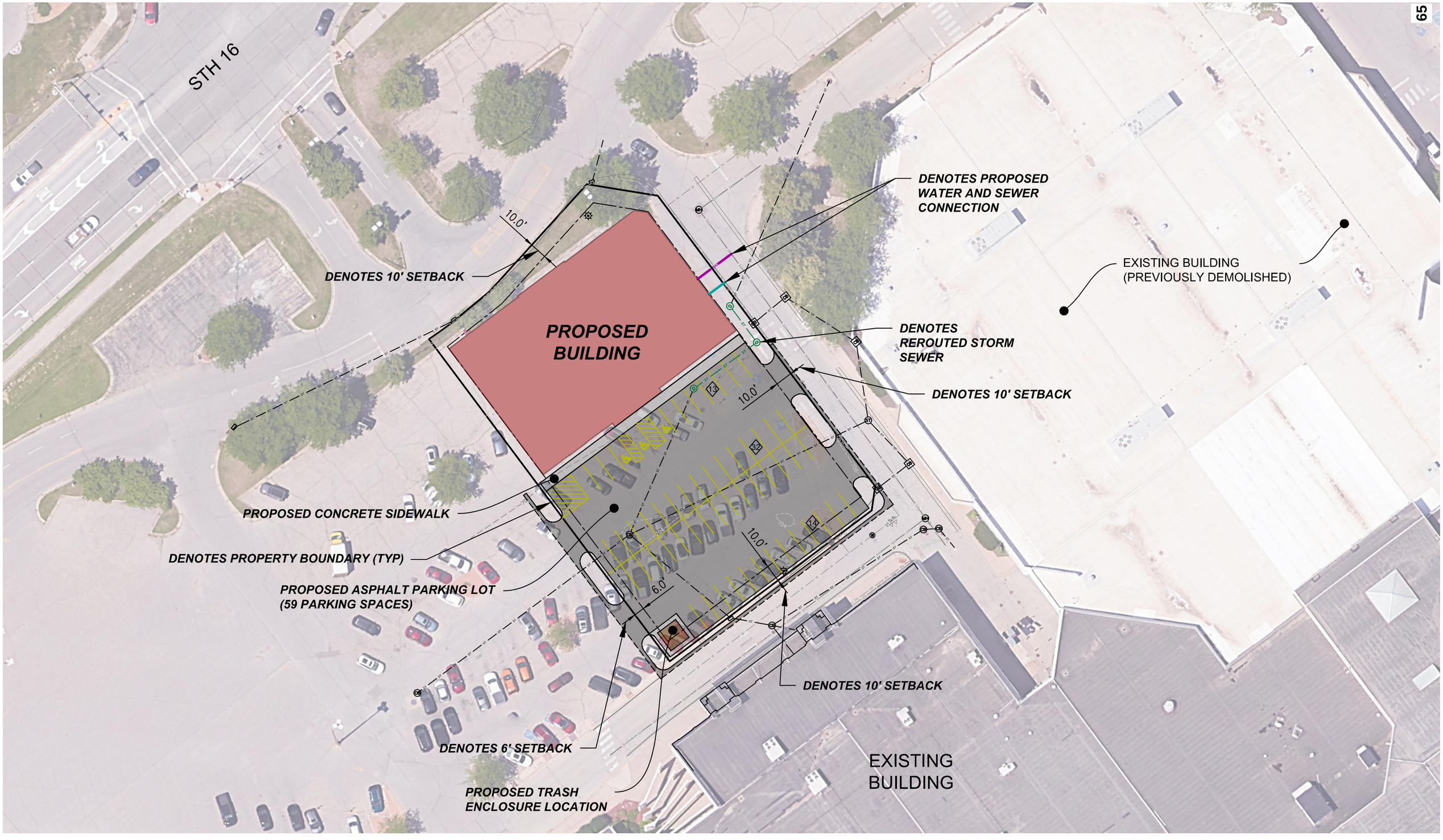
Text File

File Number: 25-0903

Agenda Date: 8/1/2025 **Version:** 1 **Status:** Agenda Ready

In Control: Commercial/Multi-Family Design Review Committee **File Type:** Review of Plans

Agenda Number: 2.



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La-Z-Boy - La Crosse

Preliminary and Conceptual Site Plan

2025-07-16

North

Scale: 1" = 50'

1 A5.1 A3.1 CONSTRUCTION PLAN

1/8" = 1'-0"

NORTH

S:\General\ACTIVE PROJECTS\La-Z-Boy\La Crosse, WI\4-Construction Documents\25 0707_La-Z-Boy - LaCrosse_Master.rvt
7/14/2025 12:59:00 PM

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PROJECT NO. 25.107 DRAWN BY JD ORIG. ISSUE DATE 07.15.2025

REVIEW SET - NOT FOR CONSTRUCTION

La-Z-Boy

VALLEY VIEW MALL DEVELOPMENT, LA CROSSE, WI 54601

ISSUED FOR:
REVIEW SET 07.15.2025

SHEET TITLE:

PRELIMINARY FLOOR PLAN

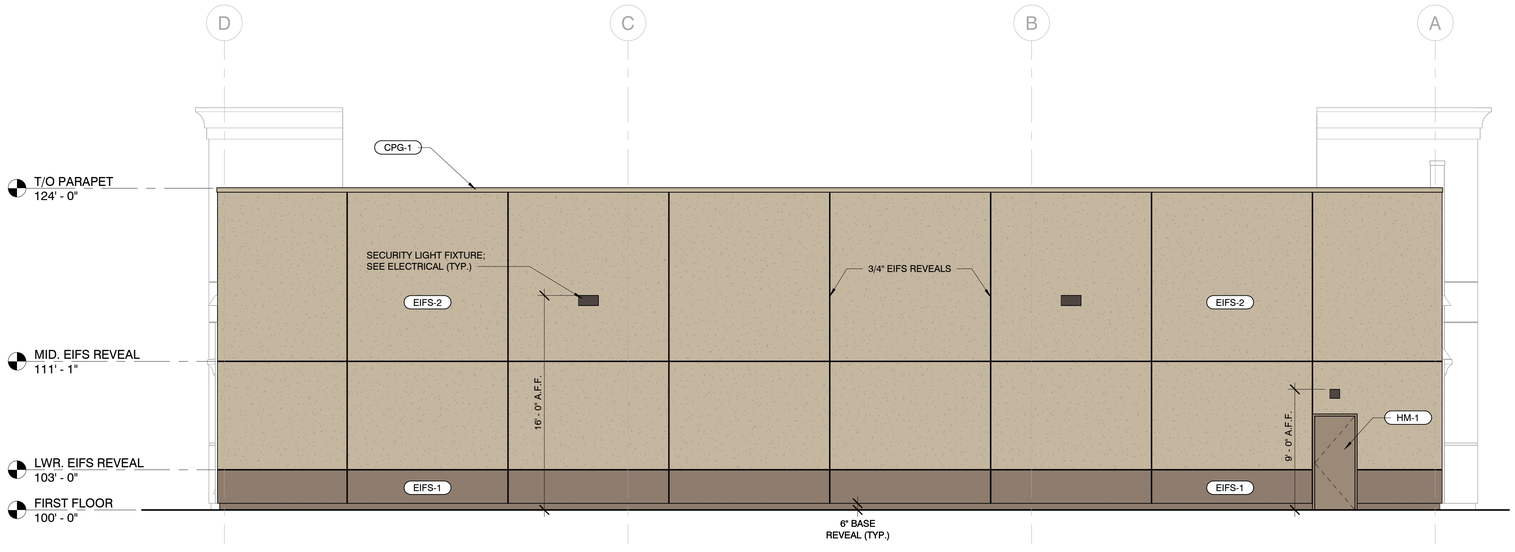
STORE NAME:
LA-Z-BOY - La CROSSE

USABLE SQUARE FOOTAGES:

TOTAL BLDG.	12,761 SF
STOCK ROOM	550 SF
SHOW ROOM	10,968 SF
RESTROOMS	164 SF
OTHER	1,079 SF

SHEET NO.
A3.1

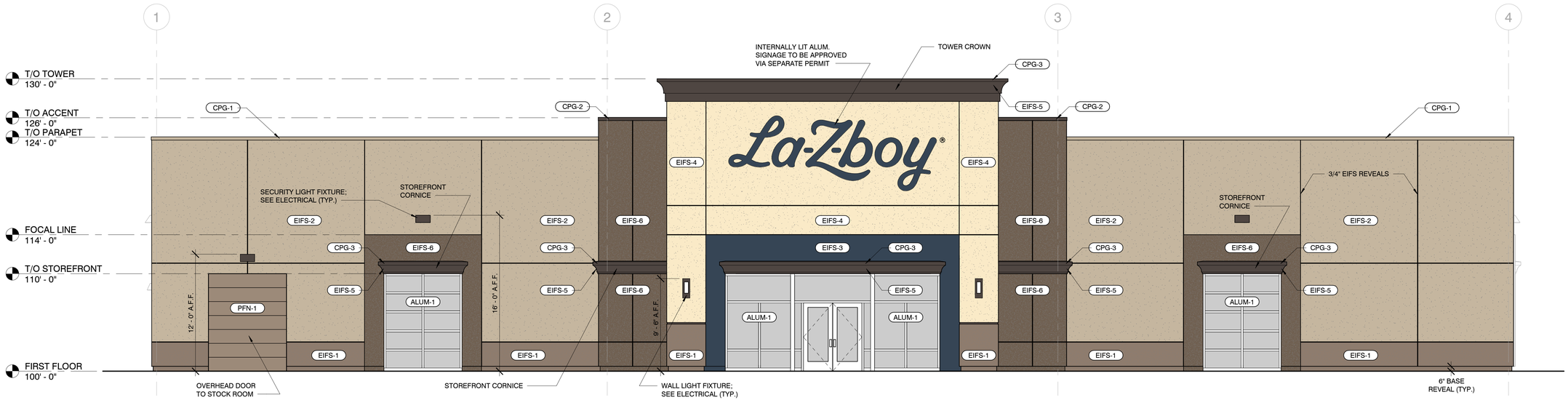
KEY SCHEDULE - ELEVATION FINISHES			
CODE	**MATERIAL TYPE**	**LOCATION**	**COLOR**
ALUM-1	ALUMINUM STOREFRONT	AT FRONT ELEVATION	CLEAR ANODIZED ALUMINUM
CPG-1	METAL COPING	AT MAIN BUILDING WALLS	PRE-FINISHED TO MATCH EIFS COLOR MEDIUM CREAM
CPG-2	METAL COPING	AT ACCENT WALL PARAPET	PRE-FINISHED TO MATCH EIFS COLOR MEDIUM BROWN
CPG-3	METAL COPING	AT MAIN ENTRY PARAPET	RE-FINISHED TO MATCH EIFS COLOR DARK BROWN
EIFS-1	EXTERIOR INSULATED FINISHING SYSTEM	BUILDING BASE	LIGHT BROWN - LAZB-20-1022ST WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
EIFS-2	EXTERIOR INSULATED FINISHING SYSTEM	GENERAL BUILDING FACADE	MEDIUM CREAM - LAZB-19-1022ST WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
EIFS-3	EXTERIOR INSULATED FINISHING SYSTEM	BUILDING ACCENT AT ENTRY	BLUE - LAZB-21-1022S WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
EIFS-4	EXTERIOR INSULATED FINISHING SYSTEM	MAIN ENTRY PORTAL FACADE	LIGHT CREAM - LAZB-23-1022ST WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
EIFS-5	EXTERIOR INSULATED FINISHING SYSTEM	ORNAMENTAL COPING, TRIM & REVEAL	DARK BROWN - LAZB-22-1022S WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
EIFS-6	EXTERIOR INSULATED FINISHING SYSTEM	BUILDING ACCENT	MEDIUM BROWN - LAZB-24-1022ST WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
HM-1	HOLLOW METAL DOOR		PAINTED SW 7508 TAVERN TAUPE
P-1	PAINT NON EIFS ITEMS	AT ENTRY PORTAL SIDES/COLS.	LIGHT BROWN - LAZB-20-1085ST WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
P-2	PAINT NON EIFS ITEMS	GENERAL BUILDING FACADE	MEDIUM CREAM - LAZB-19-1085ST WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
P-3	PAINT NON EIFS ITEMS	BUILDING ACCENT	BLUE - LAZB-21-1085S WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
P-4	PAINT NON EIFS ITEMS	MAIN ENTRY PORTAL	LIGHT CREAM - LAZB-23-1085ST WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
P-5	PAINT NON EIFS ITEMS	ORNAMENTAL COPING & TRIM	DARK BROWN - LAZB-22-1085S WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
P-6	PAINT NON EIFS ITEMS	BUILDING ACCENT	MEDIUM BROWN - LAZB-24-1085ST WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
PFN-1	PRE-FINISHED METAL	DOWNSPOUTS (& GUTTER) AND O.H. DOOR	PRE-FINISHED TO MATCH SW 7508 TAVERN TAUPE



2 WEST

A3.1 A5.1

3/16" = 1'-0"



1 SOUTH

A3.1 A5.1

3/16" = 1'-0"

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PROJECT NO. 25.107 DRAWN BY JD ORIG. ISSUE DATE 07.15.2025

REVIEW SET - NOT FOR CONSTRUCTION

La-Z-boy

VALLEY VIEW MALL DEVELOPMENT, LA CROSSE, WI 54601

ISSUED FOR:
REVIEW SET 07.15.2025

SHEET TITLE:
BUILDING ELEVATIONS

STORE NAME:
LA-Z-BOY - La CROSSE

USABLE SQUARE FOOTAGES:

TOTAL BLDG.	12,761 SF
STOCK ROOM	550 SF
SHOW ROOM	10,968 SF
RESTROOMS	164 SF
OTHER	1,079 SF

SHEET NO.
A5.1

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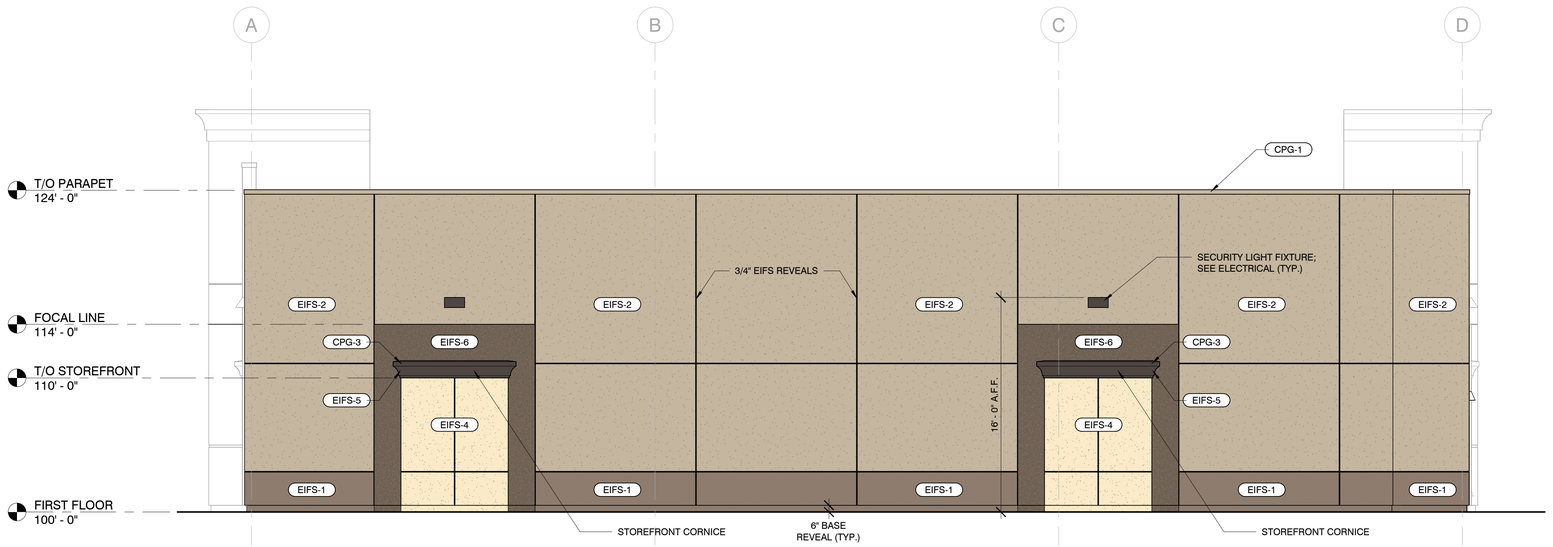
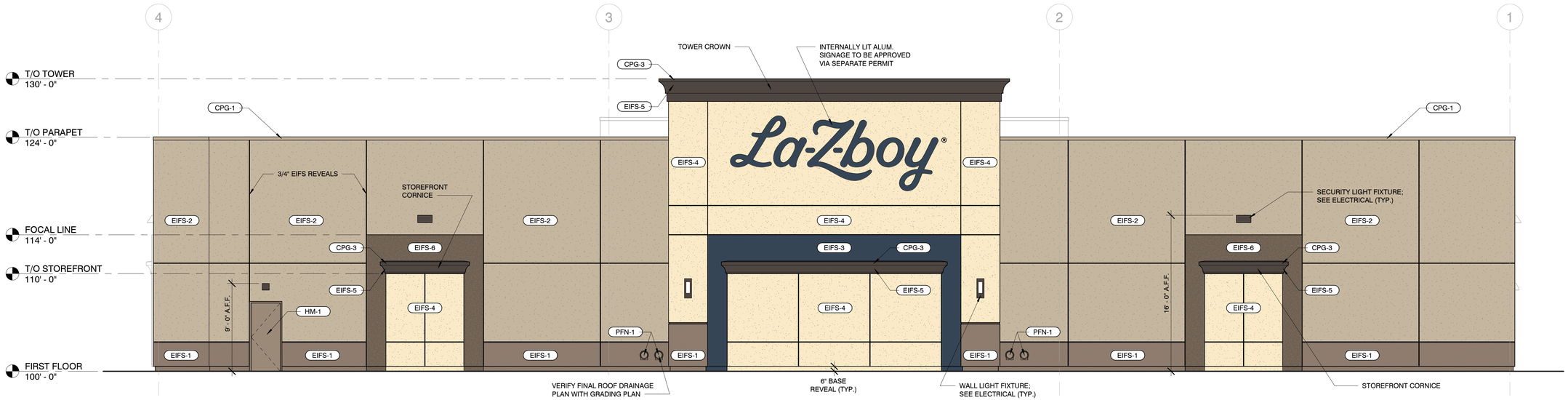
KEY SCHEDULE - ELEVATION FINISHES			
CODE	**MATERIAL TYPE**	**LOCATION**	**COLOR**
ALUM-1	ALUMINUM STOREFRONT	AT FRONT ELEVATION	CLEAR ANODIZED ALUMINUM
CPG-1	METAL COPING	AT MAIN BUILDING WALLS	PRE-FINISHED TO MATCH EIFS COLOR MEDIUM CREAM
CPG-2	METAL COPING	AT ACCENT WALL PARAPET	PRE-FINISHED TO MATCH EIFS COLOR MEDIUM BROWN
CPG-3	METAL COPING	AT MAIN ENTRY PARAPET	RE-FINISHED TO MATCH EIFS COLOR DARK BROWN
EIFS-1	EXTERIOR INSULATED FINISHING SYSTEM	BUILDING BASE	LIGHT BROWN - LAZB-20-1022ST WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
EIFS-2	EXTERIOR INSULATED FINISHING SYSTEM	GENERAL BUILDING FACADE	MEDIUM CREAM - LAZB-19-1022ST WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
EIFS-3	EXTERIOR INSULATED FINISHING SYSTEM	BUILDING ACCENT AT ENTRY	BLUE - LAZB-21-1022S WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
EIFS-4	EXTERIOR INSULATED FINISHING SYSTEM	MAIN ENTRY PORTAL FACADE	LIGHT CREAM - LAZB-23-1022ST WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
EIFS-5	EXTERIOR INSULATED FINISHING SYSTEM	ORNAMENTAL COPING, TRIM & REVEAL	DARK BROWN - LAZB-22-1022S WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
EIFS-6	EXTERIOR INSULATED FINISHING SYSTEM	BUILDING ACCENT	MEDIUM BROWN - LAZB-24-1022ST WITH DRYVIT SANDPEBBLE FINE TEXTURE FINISH WITH STRATOTONE HIGH PERFORMANCE COLORANT
HM-1	HOLLOW METAL DOOR		PAINTED SW 7508 TAVERN TAUPE
P-1	PAINT NON EIFS ITEMS	AT ENTRY PORTAL SIDES/COLS.	LIGHT BROWN - LAZB-20-1085ST WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
P-2	PAINT NON EIFS ITEMS	GENERAL BUILDING FACADE	MEDIUM CREAM - LAZB-19-1085ST WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
P-3	PAINT NON EIFS ITEMS	BUILDING ACCENT	BLUE - LAZB-21-1085S WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
P-4	PAINT NON EIFS ITEMS	MAIN ENTRY PORTAL	LIGHT CREAM - LAZB-23-1085ST WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
P-5	PAINT NON EIFS ITEMS	ORNAMENTAL COPING & TRIM	DARK BROWN - LAZB-22-1085S WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
P-6	PAINT NON EIFS ITEMS	BUILDING ACCENT	MEDIUM BROWN - LAZB-24-1085ST WITH DRYVIT STRATOTONE HIGH PERFORMANCE COLORANT
PFN-1	PRE-FINISHED METAL	DOWNSPOUTS (& GUTTER) AND O.H. DOOR	PRE-FINISHED TO MATCH SW 7508 TAVERN TAUPE



2 EAST

A3.1 | A5.2

3/16" = 1'-0"



1 NORTH

A3.1 | A5.2

3/16" = 1'-0"

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PROJECT NO. 25.107 DRAWN BY JD ORIG. ISSUE DATE 07.15.2025

REVIEW SET - NOT FOR CONSTRUCTION

La-Z-boy

VALLEY VIEW MALL DEVELOPMENT, LA CROSSE, WI 54601

ISSUED FOR:
REVIEW SET 07.15.2025

SHEET TITLE:
BUILDING ELEVATIONS

STORE NAME:
LA-Z-BOY - La CROSSE

USABLE SQUARE FOOTAGES:

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SHOW ROOM	10,968 SF
RESTROOMS	164 SF
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SHEET NO.
A5.2