



Meeting Agenda

Commercial/Multi-Family Design Review Committee

Friday, April 10, 2026

9:00 AM

Virtual via Zoom

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

Join Zoom Meeting

Click this link (or typing the URL in your web browser address bar):

<https://cityoflacrosse-org.zoom.us/j/82799188943?pwd=pAMS3MbJusyBqR9mjCiK3jH6cAP0rk.1>

Meeting ID: 827 9918 8943

Passcode: 212646

Dial by your location

1 312 626 6799

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

Call to Order

Agenda Items:

1. [26-0382](#) Review of plans for a detached garage located at 320-330 Jay Street.
 Attachments: [Project Plans 4-10-2026](#)
 [Garage Calculations 4-10-2026](#)

2. [26-0381](#) Review of plans for the residential development located at 6103 River Run Road. (Lot 21-Twindos)
 Attachments: [Application 4-10-2026](#)
 [Checklist 4-10-2026](#)
 [Site/Grading Plan 4-10-2026](#)
 [Stormwater Permit 4-10-2026](#)
 [Stormwater Permit Standard Conditions 4-10-2026](#)

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0382

Agenda Date:

Version: 1

Status: Agenda Ready

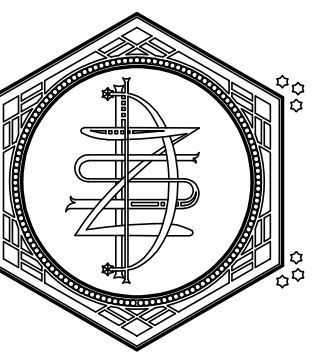
In Control: Commercial/Multi-Family Design Review Committee

File Type: Review of Plans

Agenda Number: 1.

A PROJECT FOR KELLOGG INVESTMENTS: NEW RESIDENTIAL GARAGE

320-330 JAY STREET
LA CROSSE, WISCONSIN



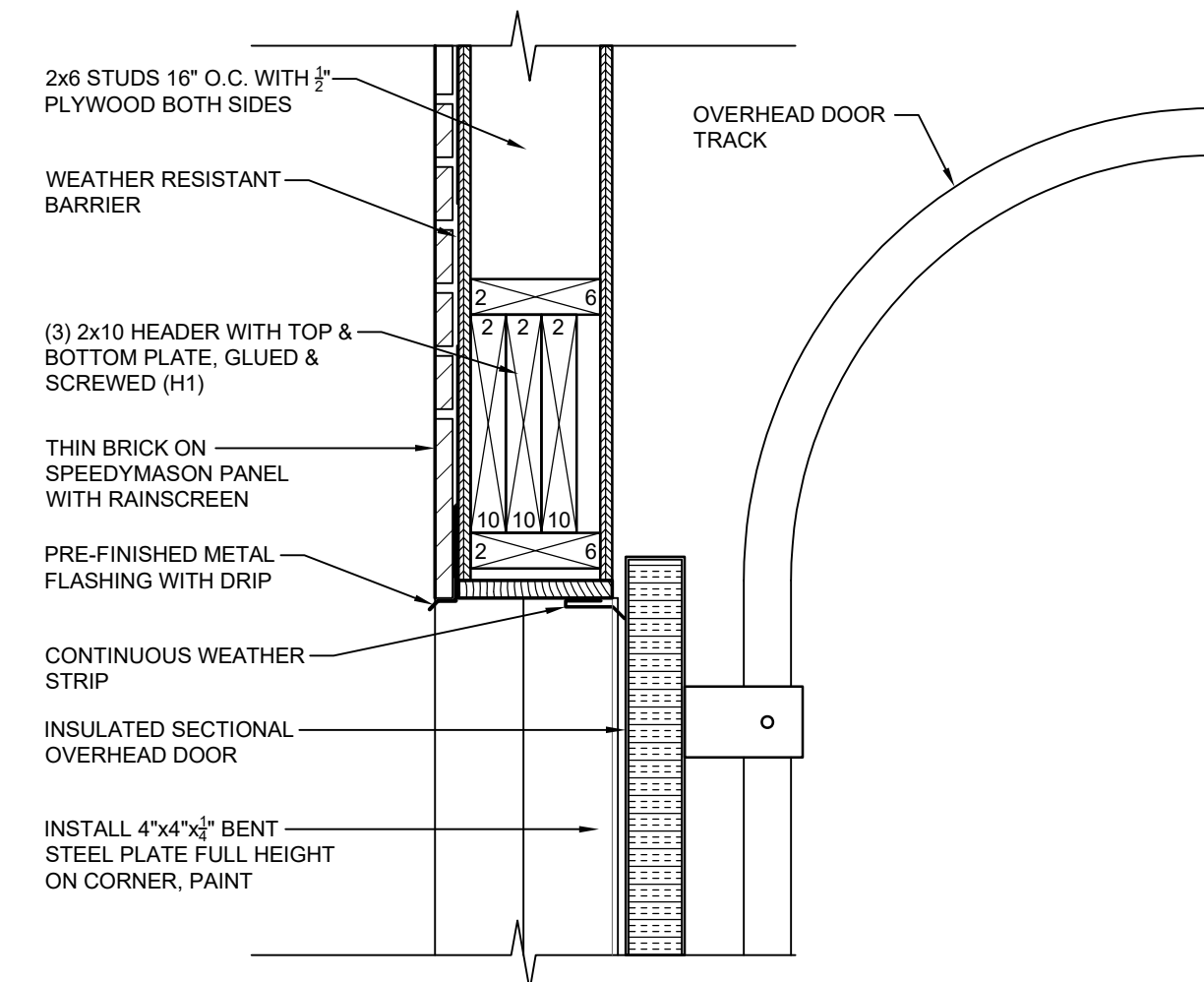
ZETTLER DESIGN STUDIO
224 Van Ness Street N.
West Salem, WI 54669
P: (608) 844-1208
E: MZettler0916@gmail.com

PROJECT NO. 26000
MARCH 2026

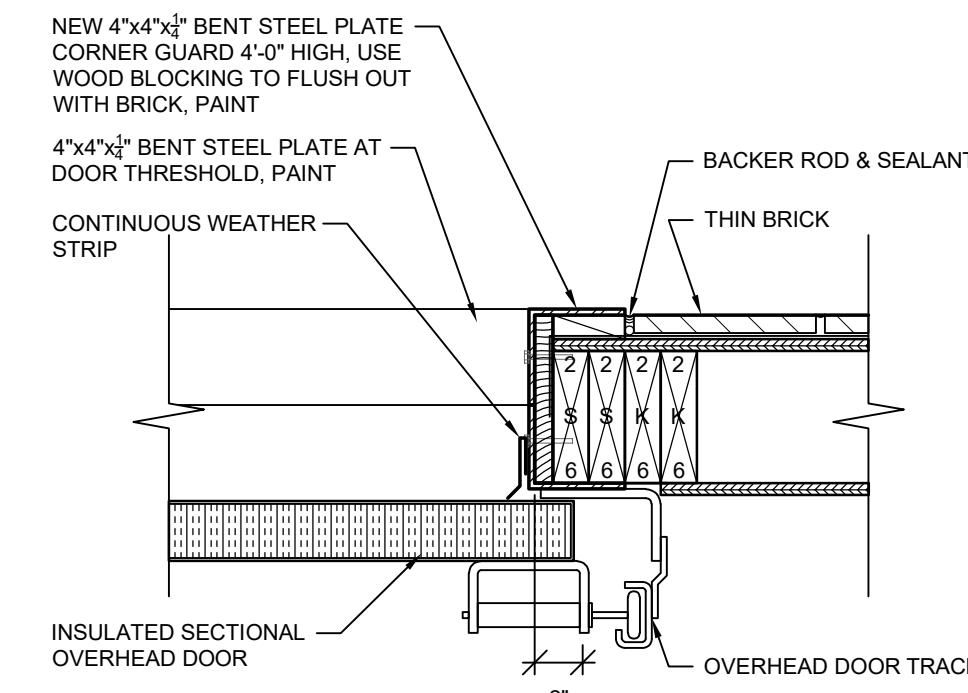
DRAWING INDEX

ARCHITECTURAL SHEET SET

A001 - COVER, CODE DATA & DEMO PLAN
A100 - FLOOR & ROOF PLANS, DETAILS
A200 - ELEVATIONS & SECTIONS



2 OVERHEAD DOOR HEAD
1 1/2" = 1'-0"



3 OVERHEAD DOOR JAMB
1 1/2" = 1'-0"

CODE DATA: 2021 IBC W/ WI AMENDMENTS

BUILDING CLASSIFICATION:
S-1 - STORAGE (MODERATE HAZARD)

TYPE OF CONSTRUCTION:
V-8 (NO SPRINKLER SYSTEM)

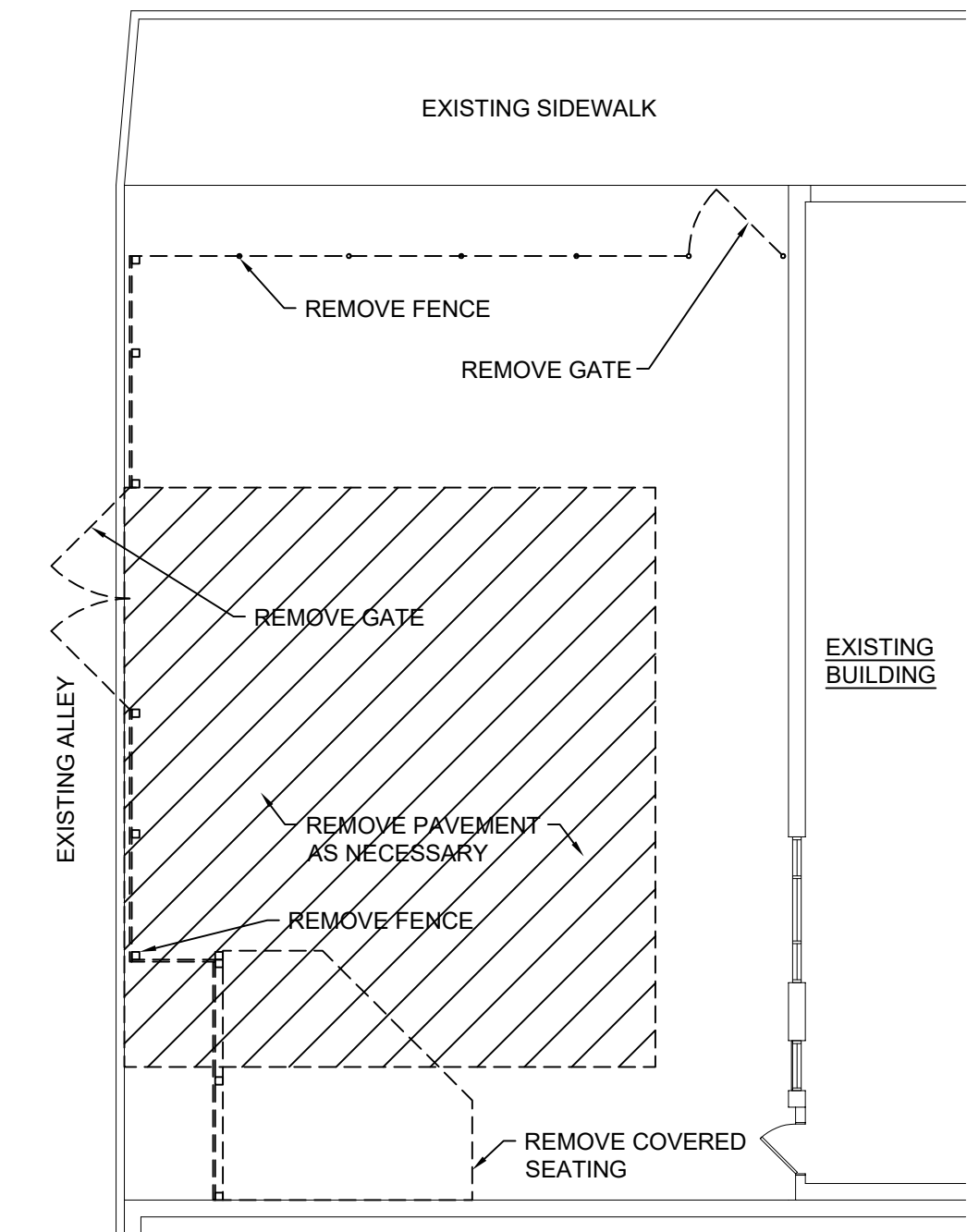
NO. OF STORIES:
ONE STORY

EXIT DISTANCE:
200 FEET

EGRESS WIDTH / OCCUPANT:
0.20/OCCUPANT - OTHER EGRESS

OCCUPANCY LOAD:
3 - GARAGE

STRUCTURAL LOADS PER 2021 IBC, ASCE 7-16:
V = 115 MPH
Pg = 40 PSF
ASSUME SOIL BEARING PRESSURE = 2,000 PSF

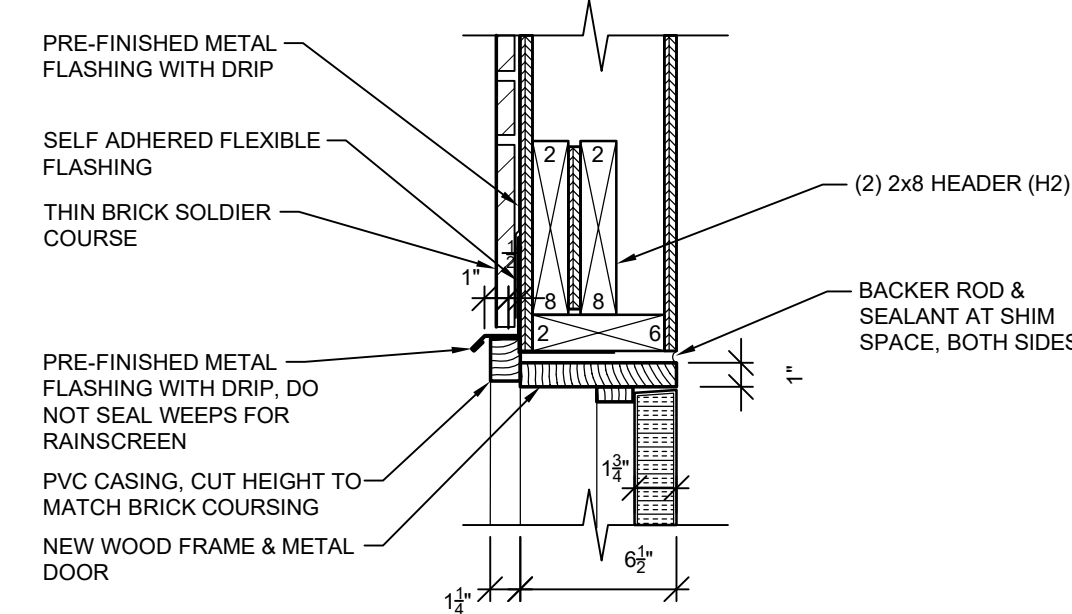
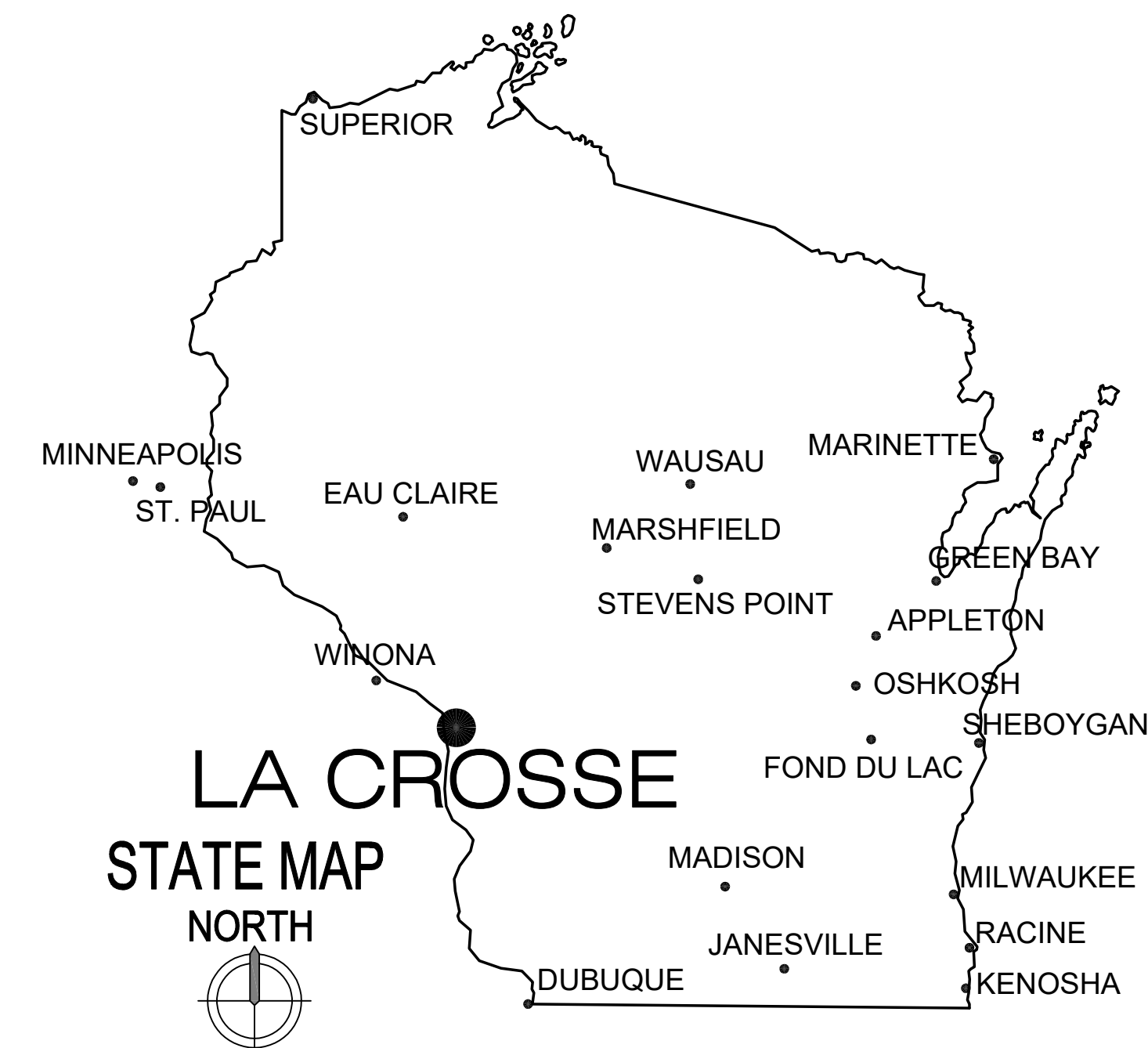


1 DEMO PLAN
3/32" = 1'-0"

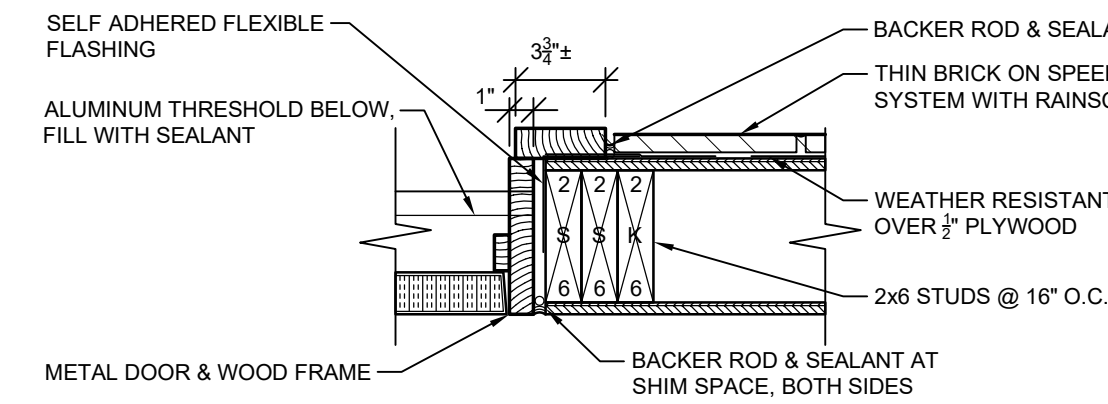
CITY STREETS MAP



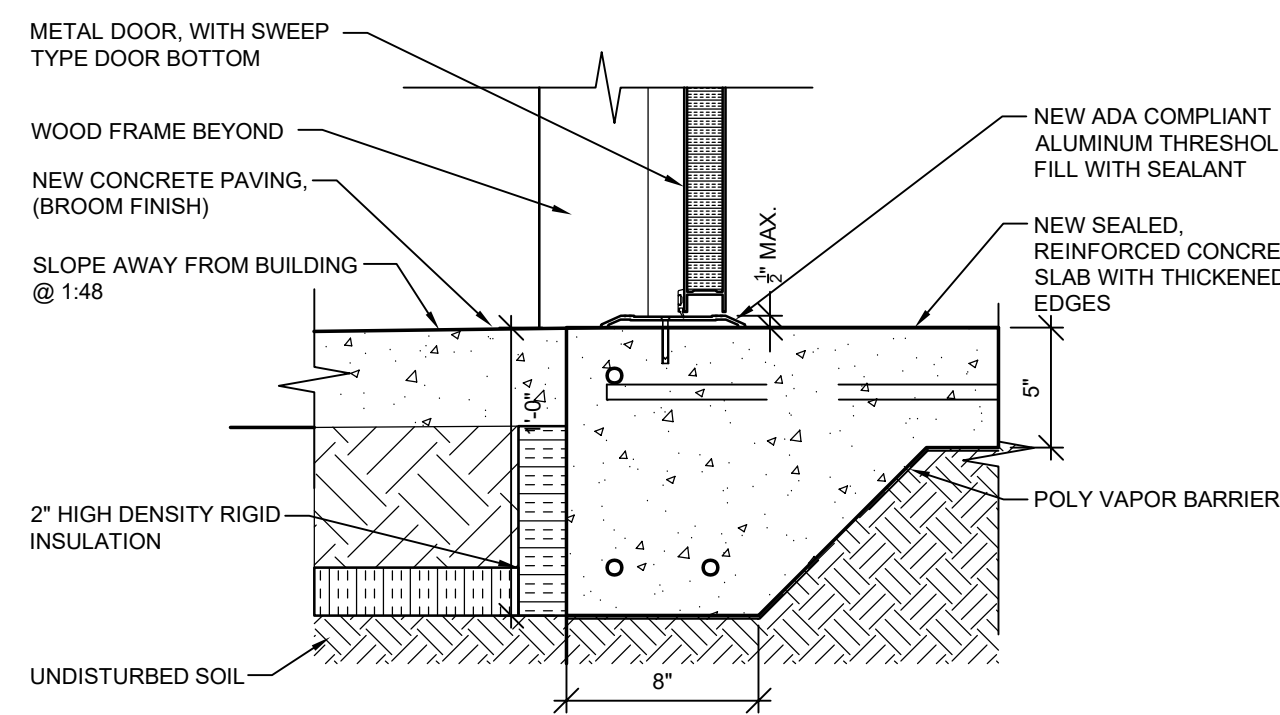
**PROJECT SITE
LA CROSSE, WI**



4 TYP. DOOR HEAD
1 1/2" = 1'-0"



5 TYP. DOOR JAMB
1 1/2" = 1'-0"



6 TYP. DOOR THRESHOLD
1 1/2" = 1'-0"

STRUCTURAL NOTES:

WALL STUDS:
2x6 SPF #2 @ 16" O.C.

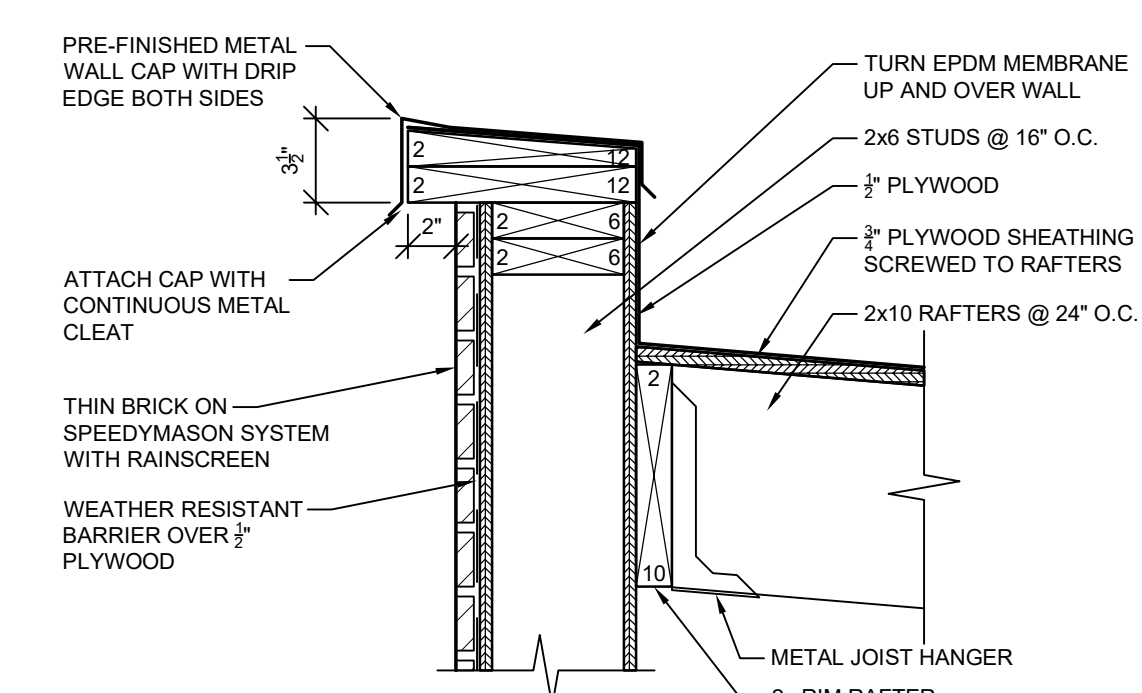
ROOF RAFTERS:
2x10 DFL SELECT STRUCTURAL @ 24" O.C.
2x BLOCKING @ BEARING WALL & MIDSPANS

HEADERS:
H1 - 3 PLY 2x10 DFL #2 WITH 2x TOP AND BOTTOM PL.
H2 - 2 PLY 2x8 DFL #2 WITH BOTTOM PLATE

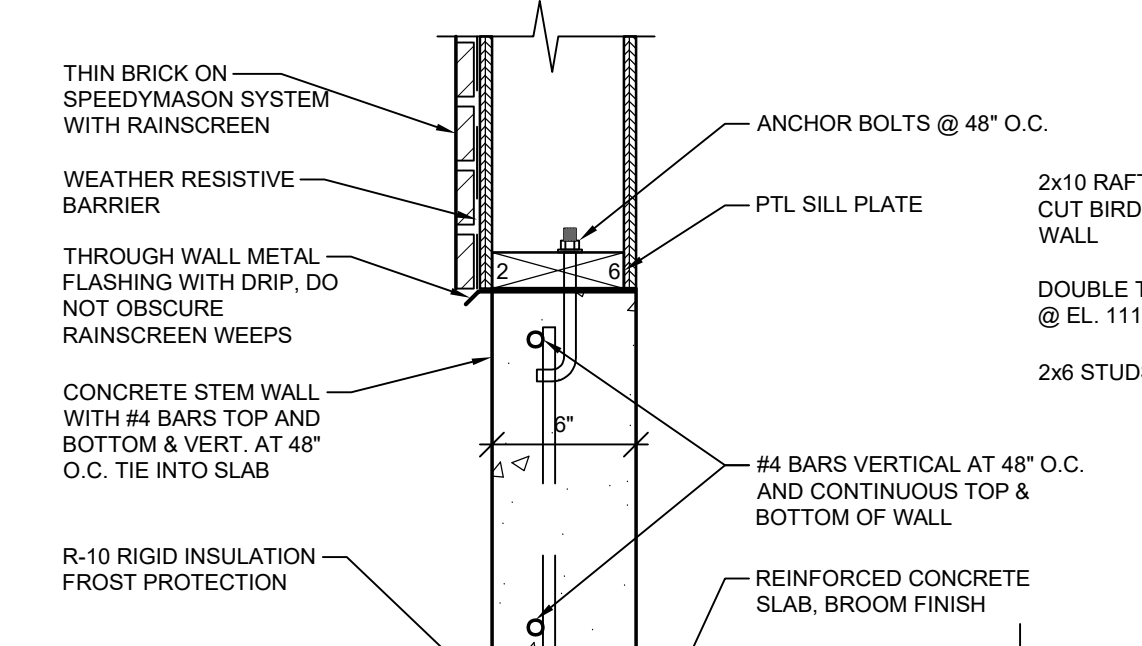
HOLD DOWNS:
SIMPSON H1A AT LOW SIDE JOISTS
SIMPSON H10A-2 AT CENTER BEARING WALL

THICKENED EDGE CONCRETE:
8"x12" DEEP THICKENED SLAB FOOTING WITH (2) #4 BARS CONTINUOUS

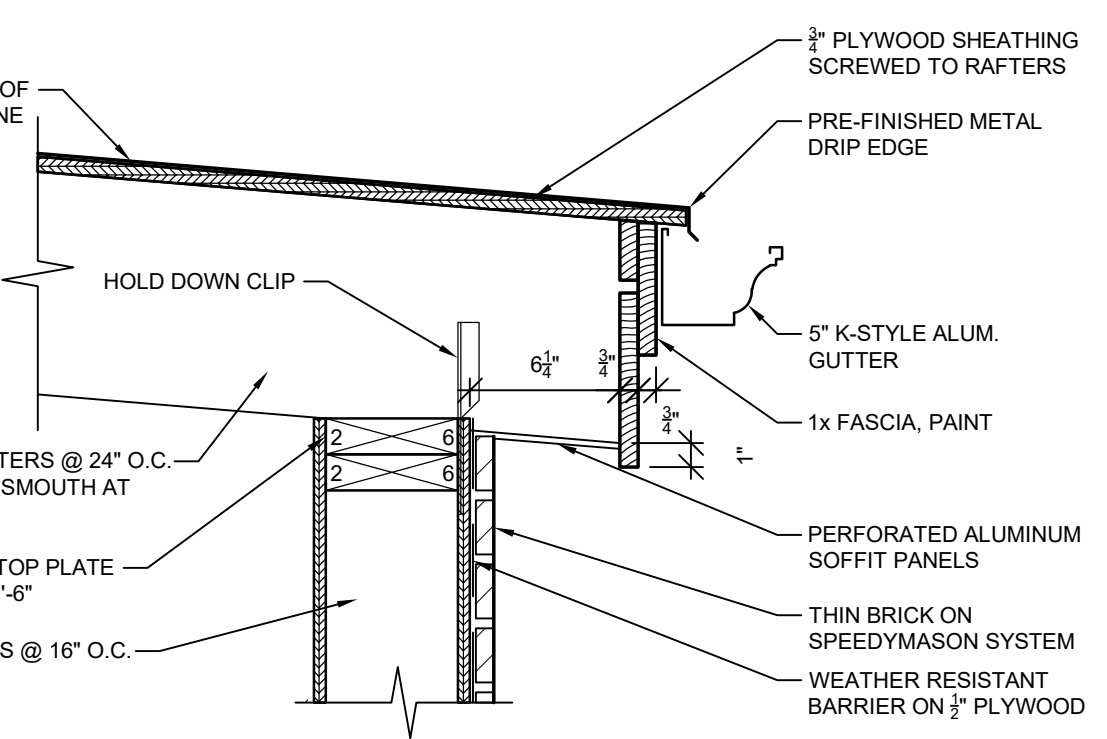
CONCRETE STEM WALL:
6"x16" CONCRETE WALL WITH #4 VERTICAL AND (2) #4 BARS CONTINUOUS, 1' LOW AND 1' HIGH



7 TOP OF WALL
1 1/2" = 1'-0"



8 BOTTOM OF WALL
1 1/2" = 1'-0"



9 EAVE DETAIL
1 1/2" = 1'-0"

PROJECT:
**A PROJECT FOR KELLOGG INVESTMENTS
NEW RESIDENTIAL GARAGE**
320-330 Jay Street
La Crosse, WI 54601
SHEET TITLE:
COVER & CODE PLANS

PROJECT NUMBER:
26000

CHECKED BY:
M. ZETTLER

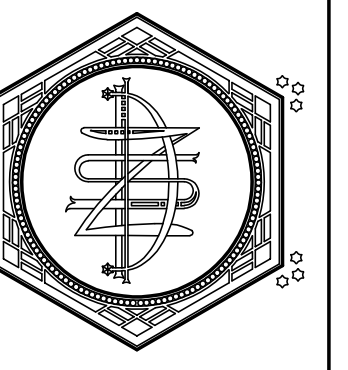
DRAWN BY:
M. ZETTLER

DATE:
03/25/2026

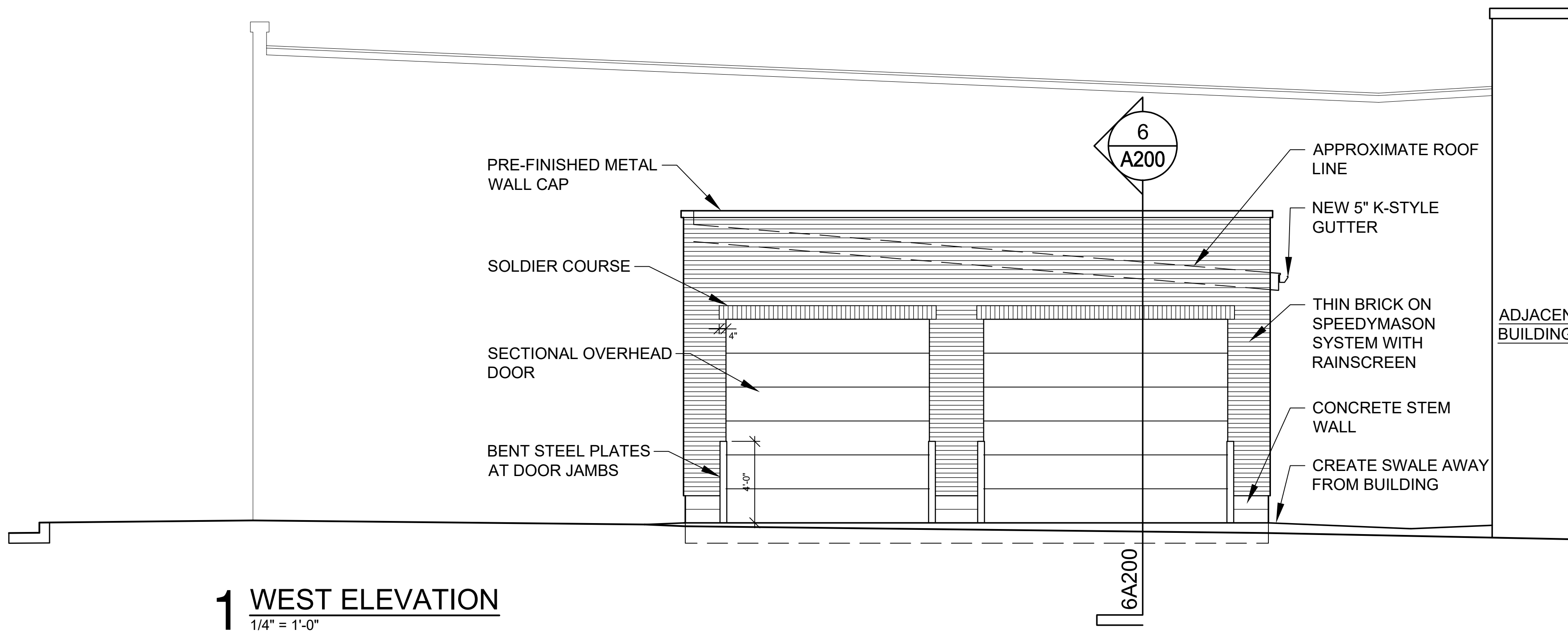
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SHEET NO.:

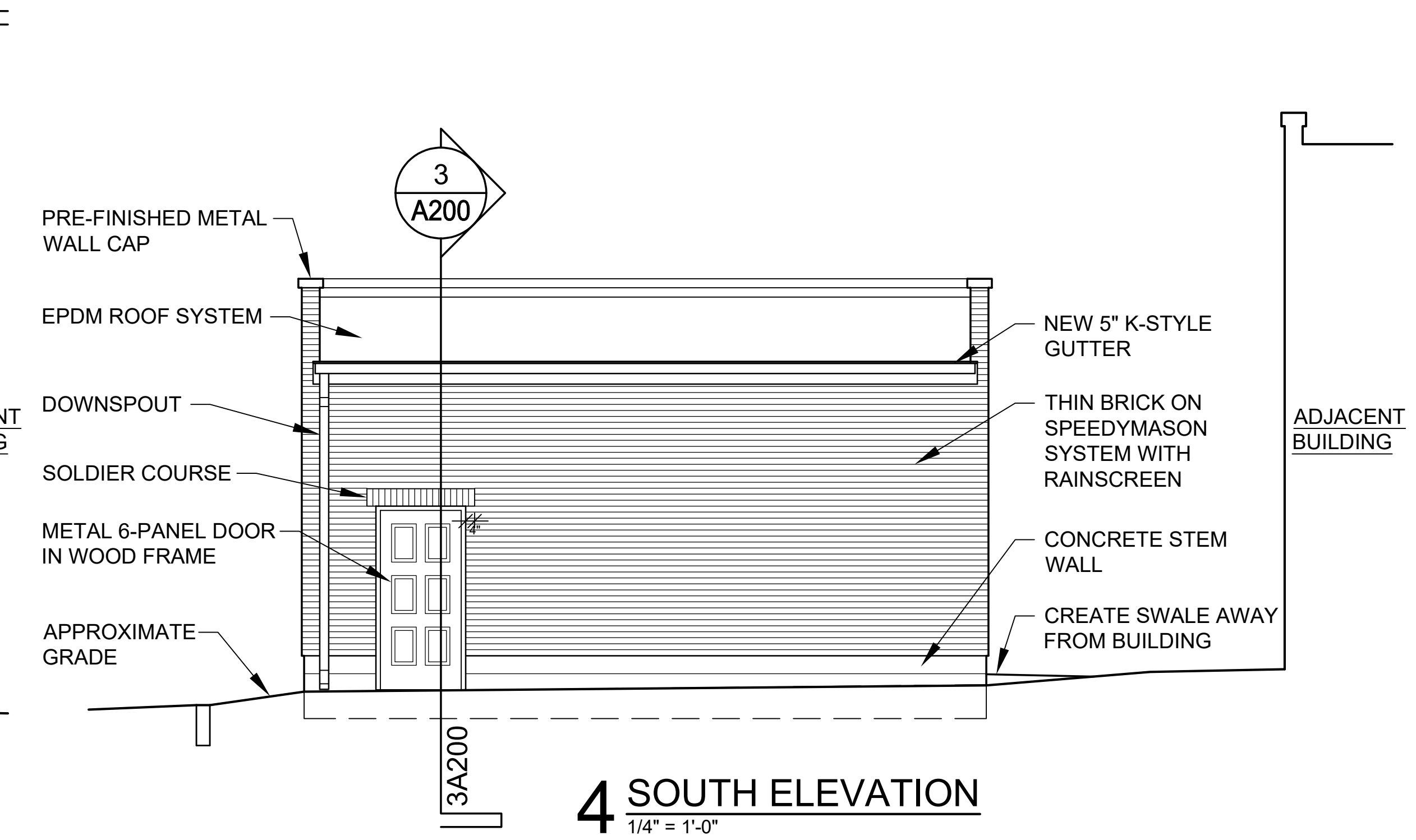
A001



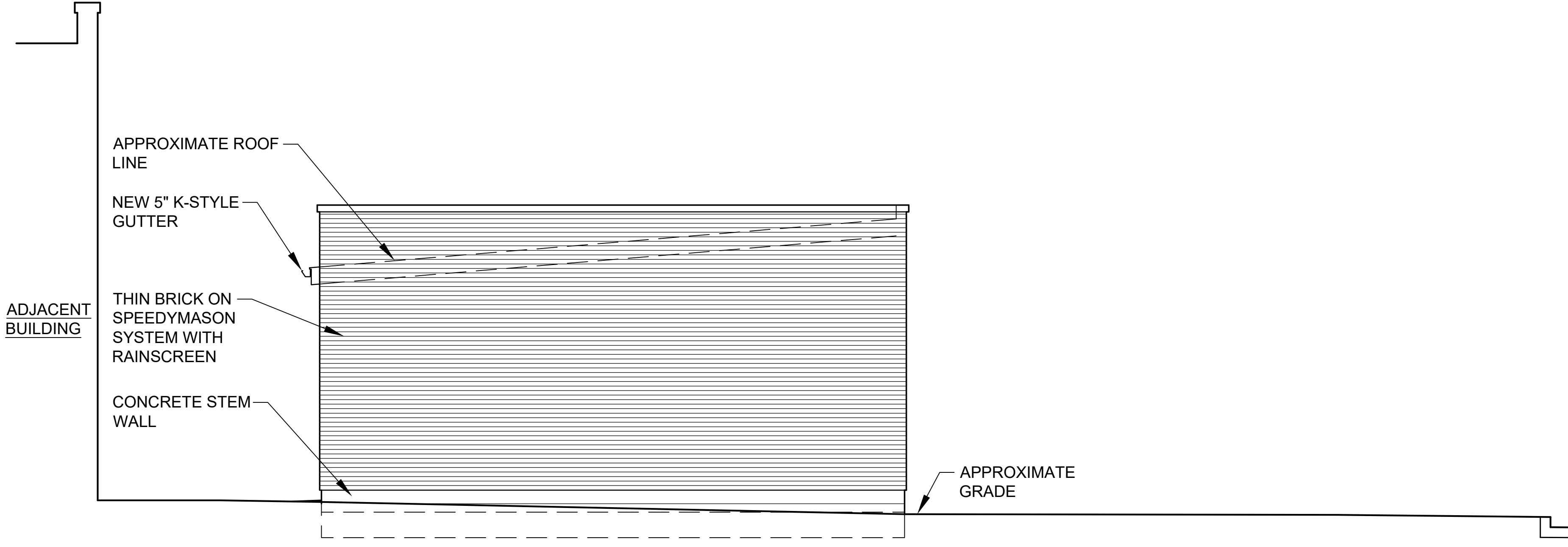
ZETTLER DESIGN STUDIO
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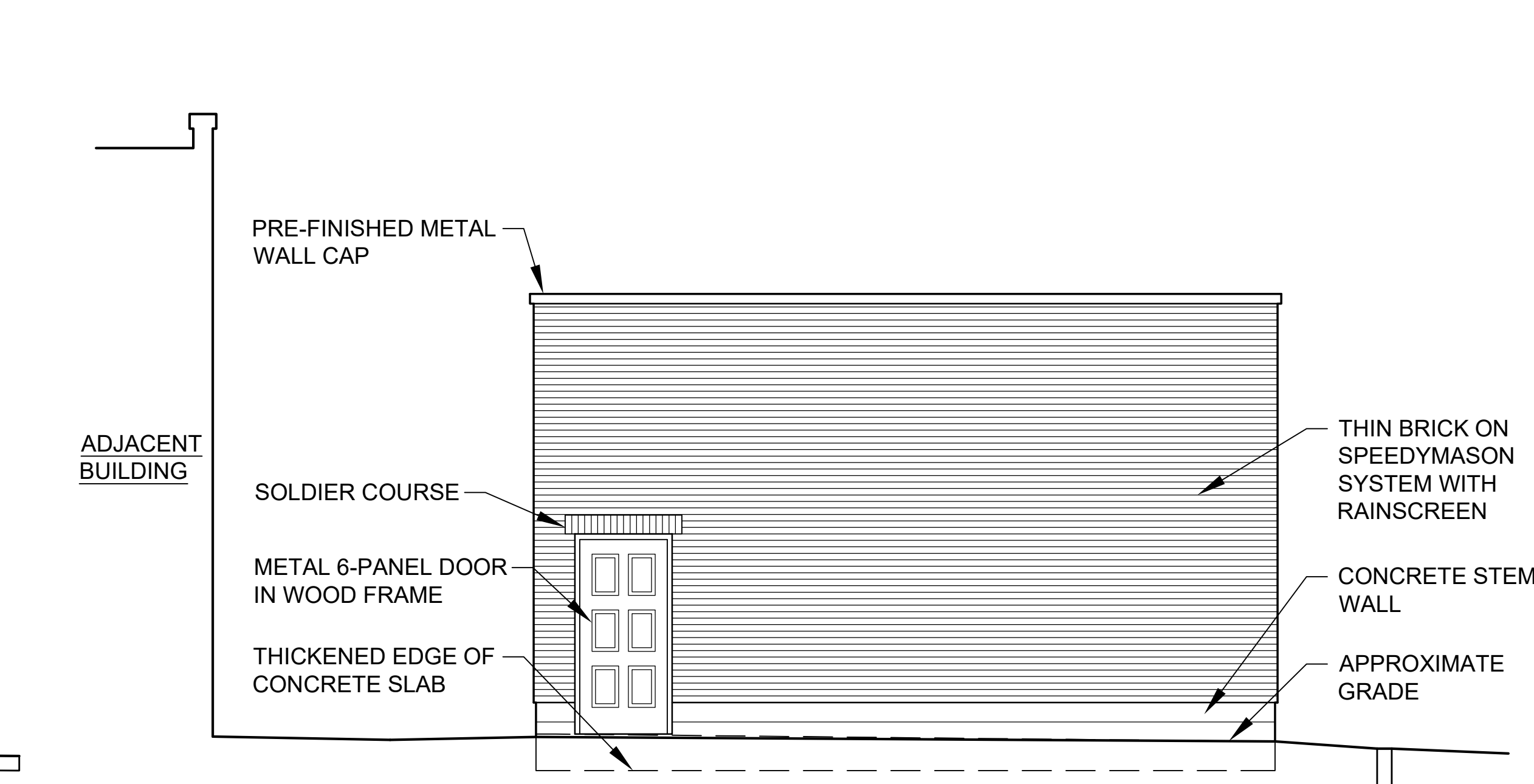
1 WEST ELEVATION
 1/4" = 1'-0"



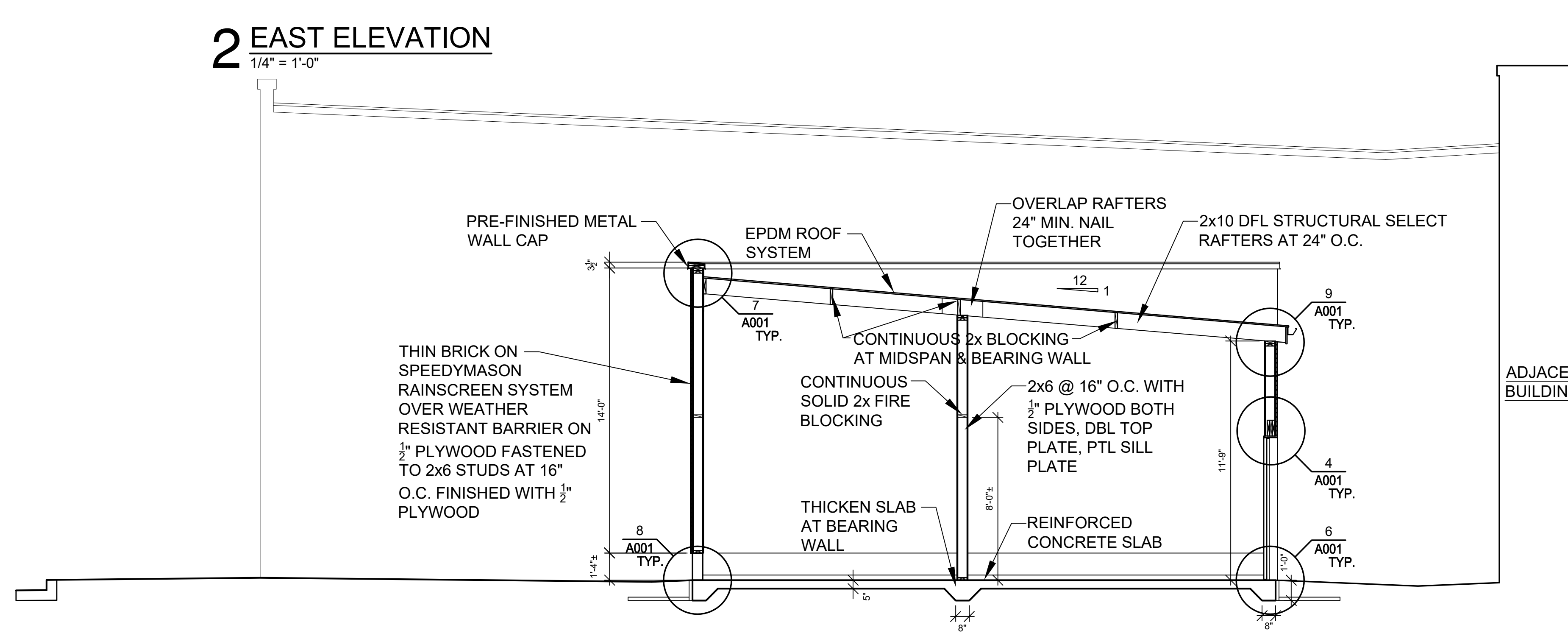
4 SOUTH ELEVATION
 1/4" = 1'-0"



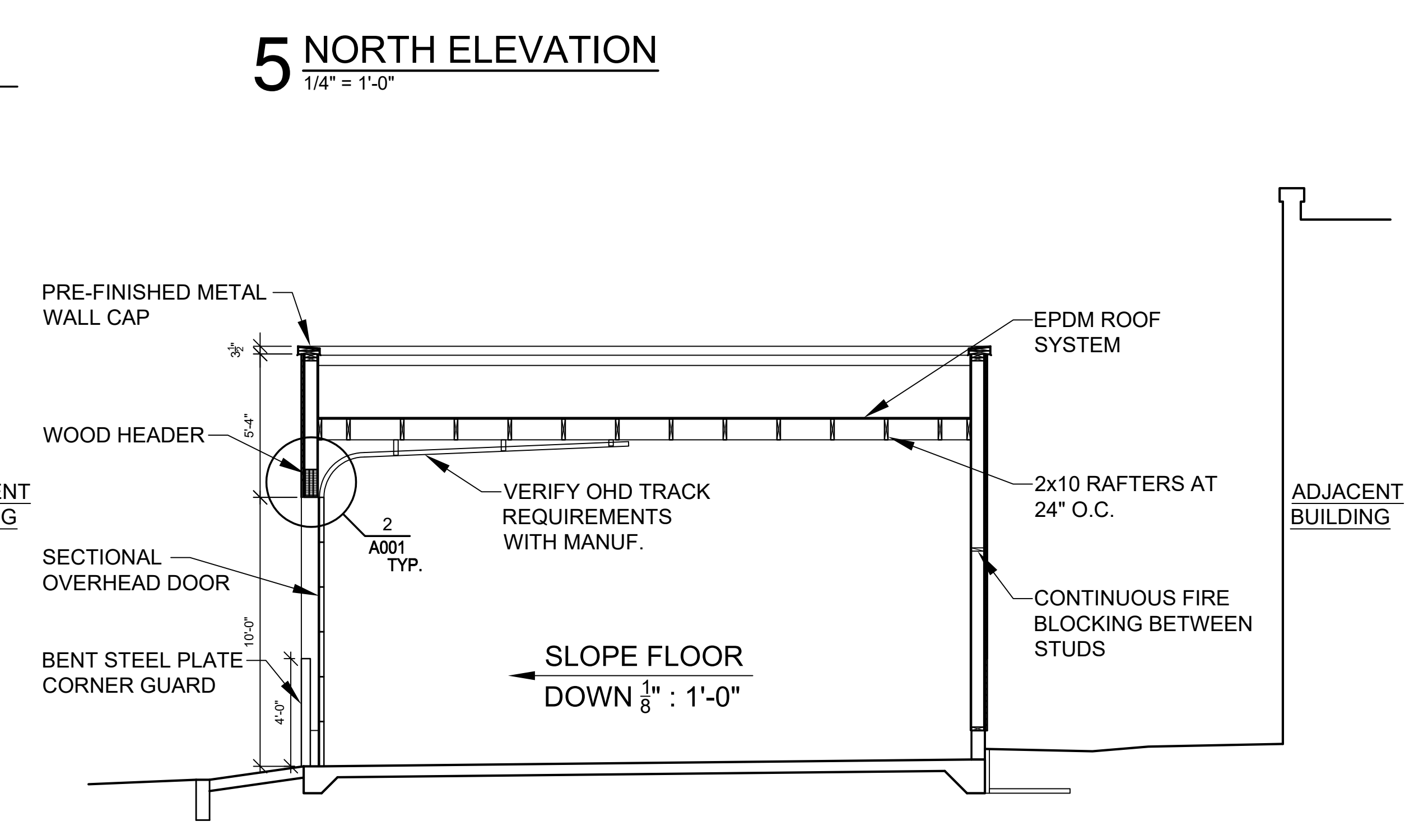
2 EAST ELEVATION
 1/4" = 1'-0"



5 NORTH ELEVATION
 1/4" = 1'-0"



3 TRANSVERSE BUILDING SECTION
 1/4" = 1'-0"



6 LONGITUDINAL BUILDING SECTION
 1/4" = 1'-0"

PROJECT:
A PROJECT FOR KELLOGG INVESTMENTS
NEW RESIDENTIAL GARAGE
 320-330 Jay Street
 La Crosse, WI 54601
 SHEET TITLE:
ELEVATIONS & SECTIONS

PROJECT NUMBER:
 26000
 CHECKED BY:
 M. ZETTLER
 DRAWN BY:
 M. ZETTLER
 DATE:
 03/25/2026

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SHEET NO.:

A200

STRUCTURAL CALCULATIONS

Project Name: Kellogg Garage
Jay Street
La Crosse, WI

Prepared by: Andrew D. Clements, P.E.

Prepared for: Zettler Design Studio

Date Issued: March 2026

Design per ASCE 7-16 and IBC 2021



INDEX:	1	LOADS
	2-4	FRAMING
	5	SHEAR WALLS AND HOLD DOWNS
	6	FOUNDATIONS
	7	PORTAL FRAME
	8-12	SIMPSON DATA SHEETS



3400 Losey Boulevard South
La Crosse, WI 54601

Project KELLOGG GARAGE

Subject _____

Date 3.23.26

1/2

Signed [Signature]

LOADS PER ASCE 7-16 + IBC 2021

SNOW LOAD PER ASCE 7-16 CH 7

$P_g = 40$ PSF

$I_s = 1.0$

$C_e = 1.0$

$C_t = 1.2$

$$P_f = 0.7 P_g I_s C_e C_t = .7(40)(1.2) = 33.6 \text{ PSF}$$

DRIFT LOAD PARAPET LOADS

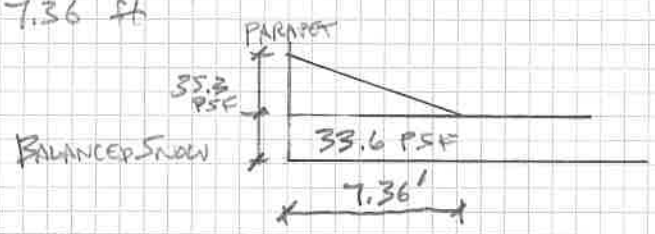
$L_d < 25'$

$$h_d = .43 \sqrt[3]{L_d} \sqrt[4]{P_g + 10} - 1.5 = .43 \sqrt[3]{25} \sqrt[4]{50} - 1.5 = 1.84 \text{ FT}$$

$$\rho = 0.13 P_g + 14 = 19.2 \text{ PCF}$$

$$\text{SNOW LOAD INTENSITY} = h_d \rho = 1.84(19.2) = 35.3 \text{ PSF}$$

$$\text{DRIFT LENGTH} = 4 h_d = 7.36 \text{ FT}$$



WIND LOADS PER ASCE 7-16 CH 28 Simplified Procedure

FIGURE 28.5-1

MWERS LOADS

$V = 115$ mph

$h = 15'$

Roof Angle 5°

HORIZ PRESSURES

ZONE A	21 PSF
B	-10.9 PSF
C	13.9 PSF
D	-6.5 PSF

VERT PRESSURES

ZONE E	-25.2 PSF
F	-14.3 PSF
G	-17.5 PSF
H	-11.1 PSF

COMPONENTS + CLADDING LOADS PER ASCE 7-16

FIGURE 30.4-1



3400 Losey Boulevard South
La Crosse, WI 54601

Project Kellogg GREENS

Subject _____

Date 3-23-26

2/2

Signed APL

Roof FRAMING $l = 15'$

MAX LOAD = 33.6 PSF SNOW + 30 PSF DRIFT + 12 PSF DL

$$65.6(2) = 131.2 \text{ PLF}$$

$$M = \frac{WL^2}{8} = \frac{131.2(15)^2}{8} = 3690 \text{ lb-ft}$$

$$2 \times 10 \quad S_x = \frac{bd^2}{6} = 21.39 \text{ in}^3$$

$$F'_b \text{ REQD} = \frac{M}{S_x} = \frac{3690(12)}{21.39} = 2070 \text{ PSI}$$

2x10 DFL Select Structural

$$F'_b = 1500 \underset{C_D}{(1.15)} \underset{C_F}{(1.1)} = 2182 \text{ PSI} > 2070 \text{ PSI} \quad \underline{\text{OK}}$$

USE 2x10 DFL SELECT STRUCTURAL ROOF JOISTS @ 24" O.C. PROVIDE BRACING @ BEARING WALL & @ MID SPAN

HEADERS @ ON DOORS

MAX SPAN = 12' $l = 12.5$

$$\text{LOAD} = 6(10) + 1(66) = 126 \text{ PLF}$$

WALL ABOVE ROOF

$$M = \frac{WL^2}{8} = \frac{126(12.5)^2}{8} = 2461 \text{ lb-ft}$$

$$\text{Find } S_x \text{ REQD \& } F'_b = 2450 \underset{C_D}{(1.15)} = 3393 \text{ PSI}$$

$$S_x = \frac{2461(12)}{3393} = 8.7 \text{ in}^3$$

DIMENSIONAL LUMBER OPTION DFL #2

$$F'_b = 900 \underset{C_D}{(1.15)} \underset{C_F}{(1.1)} = 1138.5 \text{ PSI}$$

$$\text{Find } S_x \text{ REQD \& } F'_b = 1138.5 \text{ PSI}$$

$$S_x = \frac{2461(12)}{1138.5} = 26 \text{ in}^3$$

USE 3 Ply 2x10 DFL #2 w/ 2x Top + Bottom
w/ 2 JACK STUPE & 2 KING STUPE





3400 Losey Boulevard South
La Crosse, WI 54601

Project Ke.logg GARAGE

Subject _____

Date 3-23-26

3/12

Signed JPC

HEADERS & MAN DOORS

$$L = 4'$$

$$\text{LOAD} = 15/2 (33.6 + 15) = 365 \text{ PLF}$$

$$\frac{WELD^2}{8} = \frac{365(4)^2}{8} = 730 \text{ lb-ft}$$

$$\text{Find } S_x \text{ REQ'D } C \quad F_b = 900(1.15)(1.1) = 1139 \text{ PSI}$$

$$S_x = \frac{730(12)}{1139} = 7.7 \text{ IN}^3$$

USE 2 Ply 2x8 DFL#2 OR SPF#2 W/12 JACK + 1 King

STUD WALLS 14' WALL w/ROOF LOAD + Wind Load

Wind Load from Components + Cladding

$$V = 11.5 \text{ mph WALLS ZONE 4 } 20 \text{ SF} = -24.7 \text{ PSF}$$

$$\begin{aligned} \text{LOADS: DL ROOF} &= 15(6.5) = 98 \text{ PLF} \\ \text{DL WALL} &= 14(10) = 140 \text{ PLF} \\ \text{SNOW} &= 6.5(33.6) = 218 \text{ PLF} \end{aligned}$$

USE LOAD COMBINATION DL + .75 SNOW + (.75(.6) Wind

$$F_{max} = (98 + 140) \underset{16" \text{ O.C.}}{1.33} + 218 \underset{16" \text{ O.C.}}{(.75)} (1.33) = 535 \#$$

$$M_{max} = .6(.75) \frac{WELD^2}{8} = \frac{.6(.75)(24.7)(14)^2(1.33)}{8} = 362 \text{ lb-ft}$$

TRY 2x6 SPF#2 STUDS @ 16" O.C.

$$F_b = 875 \text{ PSI}$$

$$F_{c11} = 1150 \text{ PSI}$$

$$A = 8.25 \text{ IN}^2$$

$$S_x = 7.56 \text{ IN}^3$$

$$E = 1.4 \times 10^6$$

ADJUSTMENT FACTORS: $C_F = 1.15$ $C_F = 1.3$ $C_F = 1.1$ $C_D = 1.6$
 F_b F_c



3400 Losey Boulevard South
La Crosse, WI 54601

Project Kollogg GARAGE

Subject _____

Date 3-23-26

4/12

Signed APC

STUD WALLS CONT.

$$F_c^* = 1150 (1.15) (1.1) (1.6) = 2328 \text{ PSI}$$

$K_{CE} = 0.3$ VISUALLY GRADED LUMBER

$$\frac{le}{d} = \frac{14(12)}{5.5} = 30.5$$

$$F_{CE} = \frac{K_{CE} E}{\left(\frac{le}{d}\right)^2} = \frac{.3 (1.4 \times 10^6)}{(30.5)^2} = 451.5 \text{ PSI}$$

$$C_p = \frac{1 + \frac{F_{CE}/F_c^*}{2c}}{1 + \frac{F_{CE}/F_c^*}{2c} + \frac{F_{CE}/F_c^*}{c}} = \frac{1 + \frac{.19}{.55}}{1 + \frac{.19}{.55} + \frac{.19}{.24}} = \frac{1.34}{1.74} = .77$$

$C_c = 0.8$

$$F_{CE}/F_c^* = \frac{451.5}{2328} = .19$$

$C_p = 0.18$

$$F_c' = F_c^* C_p = 2328 (.18) = 419 \text{ PSI}$$

$$f_c = \frac{P}{A} = \frac{535}{8.25} = 64.8 \text{ PSI}$$

$$F_b' = F_b C_r C_f C_p = 875 (1.15) (1.3) (1.6) = 2093 \text{ PSI}$$

$$f_b = \frac{M}{S_x} = \frac{362(12)}{7.56} = 574 \text{ PSI}$$

Check Combined AXIAL + BENDING

$$\left(\frac{f_c}{F_c'}\right)^2 + \frac{f_b}{F_b' \left(1 - \frac{f_c}{F_c'}\right)} \leq 1.0$$

$$\left(\frac{64.8}{419}\right)^2 + \frac{574}{2093 \left(1 - \frac{64.8}{419}\right)} = 0.34 < 1.0 \quad \checkmark$$

.02 + .32

USE 2x6 SFR #2 STUDS @ 16" O.C.



3400 Losey Boulevard South
La Crosse, WI 54601

Project KELLOGG GARAGE

Subject _____

Date 3.23.26

5/12

Signed AOC

SHEAR WALLS

NAIL Plywood to studs w/ 8d NAILS @ 6" O.C. & USE SIMPSON DITZB
@ CORNER BAYS

@ WALL w/ ON DOORS INSTALL PORTAL FRAMES PER UDC PG 30

HOLD DOWNS - USE H1 @ LOW STUD JOISTS

@ Center wall USE H10A-2



3400 Losey Boulevard South
La Crosse, WI 54601

Project KELLOGG GARAGE

Subject _____

Date 3-23-26

6/12

Signed APC

FOUNDATIONS:

MAX LOAD = $14(10) = 140 \text{ PLF}$

$15/2(33.6 + 30 + 15) = 510 \text{ PLF}$

$.5(150)(1.5) = 113 \text{ PLF}$

TOTAL = 843 PLF

WALL DL

Reef Loads

conc curb

$\text{FB SIZ} = \frac{843 \text{ PLF}}{1850 \text{ PSF}} = .46 \text{ FT}$

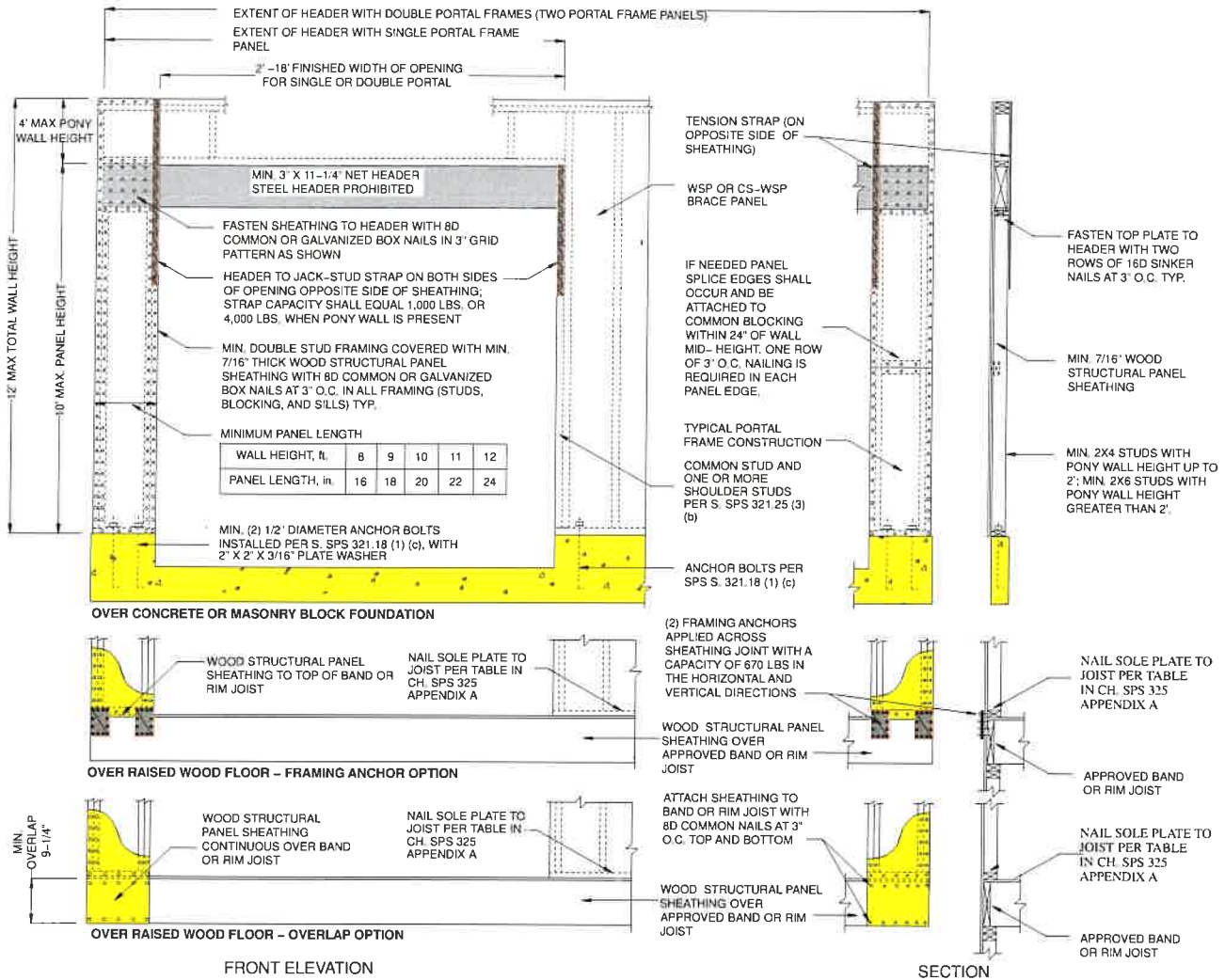
SOIL BRC PRESSURE = $2000 \text{ PSF} - 150 \text{ PSF}$
FBG WT.

USE 8" WIDEX 12" DEEP THICKENED SLAB FOOTING W/ (2) #4 BARS CONT.

STEM WALL 6" X 16" W/ #4 VERT + (2) #4 BARS CONT (1 LOW, 1 HIGH)

Figure 321.25-A

METHOD PF – PORTAL FRAME BRACE CONSTRUCTION



Note: Steel headers are permitted if designed by structural analysis.

Note: As shown in the above cross-section, 1/2-inch gypsum wallboard is not required on the interior side of the wall.

(c) *Bracing amount.* Bracing methods and materials complying with Table 321.25-G shall be applied to walls in accordance with all of the following requirements:

1. For the purpose of determining bracing amounts, the outermost extents of the building plan at each floor level shall be circumscribed with a rectangle to define the overall length of each building side as shown in Figure 321.25-B.
2. In no case may the amount of bracing be less than two braced wall panels on walls parallel to each rectangle side for each floor level of the building.
3. Where used, the number of intermittent brace panels applied to walls parallel to each rectangle side shall comply with Table 321.25-I.
4. Where used, the total length of continuous sheathed brace panels applied to walls parallel to each building side shall comply with Table 321.25-J.
5. The location of brace panels applied to walls parallel to

each building side shall comply with Figure 321.25-C.

6. Balloon-frame walls may be no longer than 21 feet and shall have a maximum height of two floors unless constructed in accordance with an approved design. Wall framing shall be continuous from the lowest floor to the wall top plate at the roof. All edges of sheathing shall be supported on and fastened to blocking or framing. Braced wall panels may not be required on the balloon-frame wall portion provided the bracing amount and brace spacing requirement are satisfied for the building side. Where brace panels are located on the balloon-frame wall portion, they shall have a height-to-width ratio of not more than 2.5:1.

7. For a gable end wall, if the brace-panel height does not exceed 12 feet at the highest portion and if the 12 1/2-foot and 21-foot spacing requirements in Figure 321.25-C are met, the wall is adequately braced. Where a brace panel exceeds 12 feet in height, it shall have a height-to-width ratio of not more than 2.5:1, and comply with Figure 21.25-C.

H/TSP

Seismic and Hurricane Ties

Simpson Strong-Tie hurricane ties provide a positive connection between truss/rafter and the wall of the structure to resist wind and seismic forces.

Material: See table

Finish: Galvanized. H1, H1Z, H7Z and H11Z — ZMAX® coating. Some models available in stainless steel or ZMAX; H1A, H2.5A also available (in Spring 2026) in black powder coat (H1APC, H2.5APC)

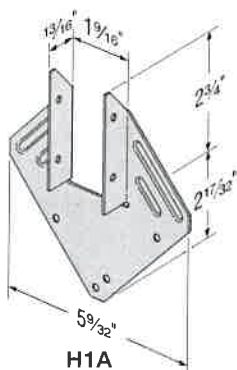
Installation:

- Use all specified fasteners; see General Notes.
- Hurricane ties can be installed with flanges facing inward or outward.
- H2.5T, H3 and H6 ties are shipped in equal quantities of right and left versions (right versions shown).

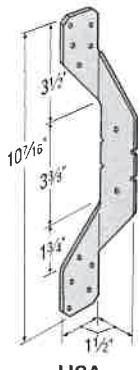
- Hurricane ties do not replace solid blocking.
- When installing ties on plated trusses (on the side opposite the truss plate) do not fasten through the truss plate from behind. This can force the truss plate off of the truss and compromise truss performance.
- H10A optional nailing to connect shear blocking, use 0.131" x 2 1/2" nails. Slots allow maximum field bending up to a pitch of 6:12; use H10A sloped loads for field-bent installation.

Codes: See p. 12 or Code Reference Key Chart

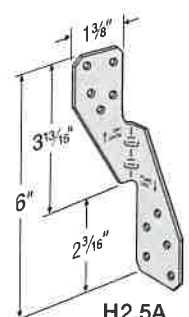
Web Applications: Visit app.strongtie.com/rws to access our Roof-to-Wall Selector web application.



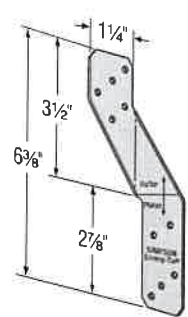
H1A
(H1.81Z similar)



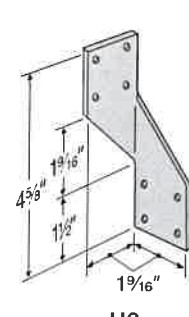
H2A
(H2ASS similar)



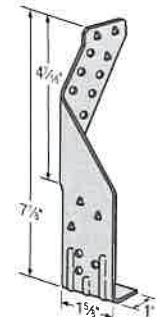
H2.5A
(H2.5ASS similar)



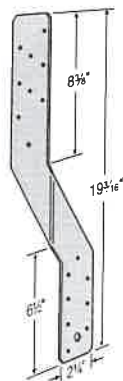
H2.5T



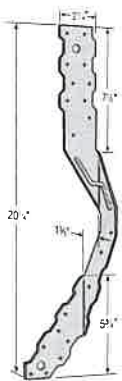
H3
(H3SS similar)



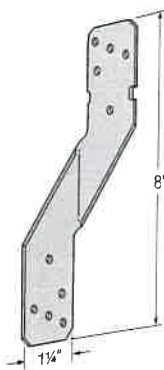
TSP



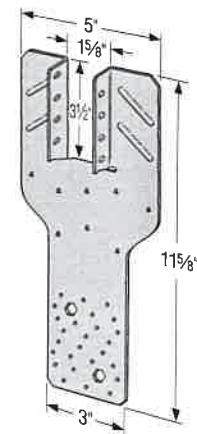
H6



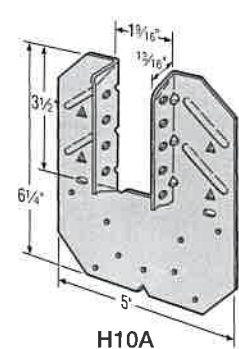
H7Z



H8
(H8SS similar)



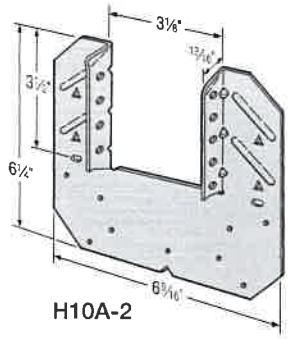
H10S



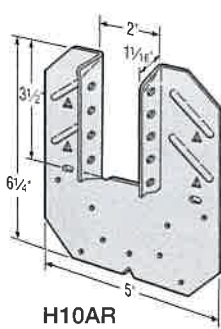
H10A
(H10ASS similar)

Straps and Ties

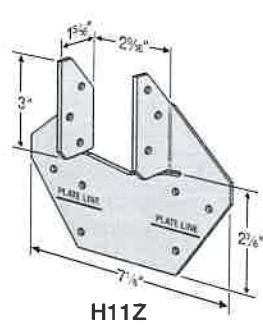
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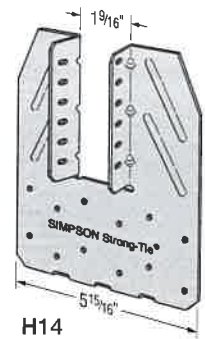
H10A-2



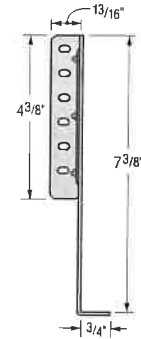
H10AR



H11Z



H14



H14 Profile

H/TSP

Seismic and Hurricane Ties (cont.)

These products are available with additional corrosion protection. For more information, see pp. 13–19.

SS For stainless-steel fasteners, see p. 25.

SD Many of these products are approved for installation with Strong-Drive® SD Connector screws. See pp. 380–382 for more information.

Model No.	Ga.	Fasteners (in.)			DF/SP Allowable Loads			Uplift with 0.131" x 1 1/2" Nails (160)	SPF/HF Allowable Loads			Uplift with 0.131" x 1 1/2" Nails (160)	Code Ref.
		To Rafter/Truss	To Plates	To Studs	Uplift (160)	Lateral (160)			Uplift (160)	Lateral (160)			
						F ₁	F ₂			F ₁	F ₂		
H1A	18	(4) 0.131 x 1 1/2	(4) 0.131 x 1 1/2	—	545	420	265	—	470	360	205	—	IBC, FL, LA
H1.81Z	18	(6) 0.131 x 1 1/2	(4) 0.131 x 2 1/2	—	540	440	170	460	465	380	130	395	—
H2A	18	(5) 0.131 x 1 1/2	(2) 0.131 x 1 1/2	(5) 0.131 x 1 1/2	525	130	55	—	495	130	55	—	IBC, FL, LA
SS H2ASS	18	(5) 0.131 x 1 1/2	(2) 0.131 x 1 1/2	(5) 0.131 x 1 1/2	400	130	55	400	345	130	55	345	—
H2.5A	18	(5) 0.131 x 2 1/2	(5) 0.131 x 2 1/2	—	700	110	110	625	615	110	110	540	IBC, FL, LA
SS H2.5ASS	18	(5) 0.131 x 2 1/2	(5) 0.131 x 2 1/2	—	440	75	70	365	380	75	70	310	—
H2.5T	18	(5) 0.131 x 2 1/2	(5) 0.131 x 2 1/2	—	590	135	145	480	565	135	145	475	IBC, FL, LA
H3	18	(4) 0.131 x 2 1/2	(4) 0.131 x 2 1/2	—	400	210	170	400	365	180	145	290	—
SS H3SS	18	(4) 0.131 x 2 1/2	(4) 0.131 x 2 1/2	—	280	145	120	275	225	100	85	210	—
H6 (to Plates)	16	—	(8) 0.131 x 2 1/2	(8) 0.131 x 2 1/2	930	—	—	—	800	—	—	—	—
H6 (to Rim)	16	(8) 0.131 x 2 1/2	—	(8) 0.131 x 2 1/2	1,230	—	—	—	1,065	—	—	—	IBC, FL, LA
H7Z	16	(4) 0.131 x 2 1/2	(2) 0.131 x 1 1/2	(8) 0.131 x 2 1/2	830	410	—	—	715	355	—	—	—
H8	18	(5) 0.148 x 1 1/2	(5) 0.148 x 1 1/2	—	780	95	90	630	710	95	90	510	—
SS H8SS	18	(5) 0.148 x 1 1/2	(5) 0.148 x 1 1/2	—	610	90	120	440	370	90	55	335	—
H10A Field Bent	18	(9) 0.148 x 1 1/2	(9) 0.148 x 1 1/2	—	780	565	285	—	760	485	285	—	IBC, FL, LA
H10A	18	(9) 0.148 x 1 1/2	(9) 0.148 x 1 1/2	—	1,040	565	285	—	1,015	485	285	—	—
SS H10ASS	18	(9) 0.148 x 1 1/2	(9) 0.148 x 1 1/2	—	970	565	170	—	835	485	170	—	—
H10AR	18	(9) 0.148 x 1 1/2	(9) 0.148 x 1 1/2	—	1,050	490	285	—	905	420	285	—	—
H10S	18	(8) 0.131 x 1 1/2	(8) 0.131 x 1 1/2	(8) 0.131 x 2 1/2	910	660	215	550	785	570	185	475	IBC, FL, LA
H10A-2	18	(9) 0.148 x 1 1/2	(9) 0.148 x 1 1/2	—	1,080	680	260	—	930	585	225	—	—
H11Z	18	(6) 0.162 x 2 1/2	(6) 0.162 x 2 1/2	—	830	525	760	—	715	450	655	—	—
H14	18	(12) 0.131 x 1 1/2	(13) 0.131 x 2 1/2	—	1,275	725	285	—	1,050	480	245	—	IBC, FL, LA
		(12) 0.131 x 1 1/2	(15) 0.131 x 2 1/2	—	1,340	670	230	—	1,050	480	245	—	
TSP	16	(9) 0.148 x 1 1/2	(6) 0.148 x 1 1/2	—	755	310	190	—	650	265	160	—	IBC, FL, LA
		(9) 0.148 x 1 1/2	(6) 0.148 x 3	—	1,015	310	190	—	875	265	160	—	

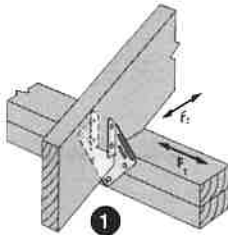
- See pp. 288–289 for Straps and Ties General Notes.
- Allowable loads are for one anchor. A minimum rafter thickness of 2 1/2" must be used when framing anchors are used on each side of the joist and on the same side of the plate (exception: connectors installed such that nails on opposite side don't interfere).
- Allowable DF/SP uplift load for stud-to-bottom plate installation (see detail 12) is 390 lb. (H2.5A); 265 lb. (H2.5ASS); and 310 lb. (H8). For SPF/HF values, multiply these values by 0.86.
- Allowable loads in the F₁ direction are not intended to replace diaphragm boundary members and do not account for possible cross-grain bending of the truss or rafter members.
- When cross-grain bending or cross-grain tension cannot be avoided in the members, mechanical reinforcement to resist such forces shall be considered by the designer.
- Southern pine allowable uplift loads for H10A = 1,105 lb. (160), H2.5A with 0.131" x 1 1/2" nails = 635 lb. (160) and H2.5A with 0.131" x 2 1/2" nails = 730 lb. (160).
- H10S can have the stud offset a maximum of 1" from the rafter (center to center) for a reduced uplift of 890 lb. (DF/SP) and 765 lb. (SPF).
- H10S nails to plates are optional for uplift but required for lateral loads.
- Some load values for the stainless-steel connectors shown here are lower than those for the carbon-steel versions. Ongoing test programs have shown this also to be the case with other stainless-steel connectors in the product line that are installed with nails. Visit strongtie.com/corrosion for updated information.
- The allowable loads of stainless-steel connectors match carbon-steel connectors when installed with stainless-steel Strong-Drive SCNR™ Ring-Shank Connector nails. For more information, refer to engineering letter L-F-SSNAILS at strongtie.com.
- Simpson Strong-Tie offers stainless-steel Strong-Drive SCNR Ring-Shank Connector nails. For bulk SCNR nails, see p. 375; for collated SCNR nails, see p. 376. For general fastener information, see pp. 25–26.
- Allowable DF/SP/SPF uplift load for the H2.5A fastened to a 2x4 truss bottom chord and double top plates using five 0.131" x 1 1/2" nails in the top plates and three 0.131" x 1 1/2" nails in the lowest three flange holes into the truss bottom chord is 260 lb. (160).
- For TSP installed stud to single plate see pp. 303–305.
- Fasteners:** Nail dimensions are listed diameter by length. See pp. 25–26 for fastener information.
- Using Strong-Drive SD Connector (SD9112) for 0.131" x 1 1/2" and 0.148" x 1 1/2", Strong-Drive SD Connector (SD9212) for 0.131" x 2 1/2" (and longer) and 0.148" x 2 1/2" (and longer), Strong-Drive SD Connector (SD10212) for 0.162" x 2 1/2" (and longer) will get the same load as nails.

Straps and Ties

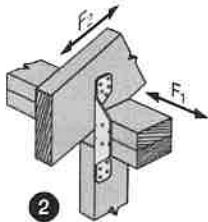
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H/TSP

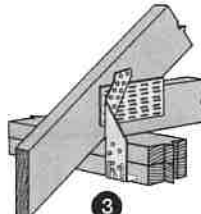
Seismic and Hurricane Ties (cont.)



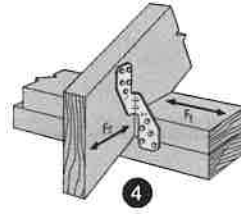
1 H1A Installation
(H1.81Z similar)



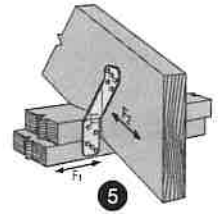
2 H2A Installation



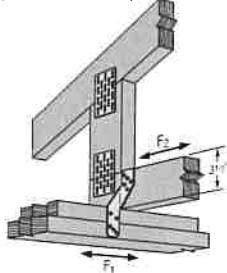
3 TSP Installation



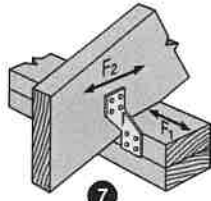
4 H2.5A Installation
(nails into both top plates)



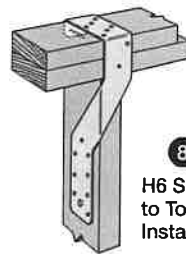
5 H2.5T Installation
(nails into both top plates)



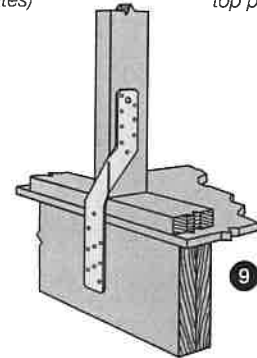
6 H2.5T Installation



7 H3 Installation
(nails into upper top plate)

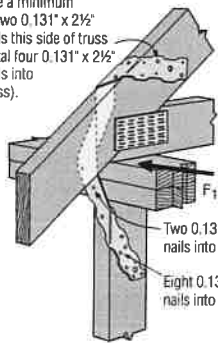


8 H6 Stud to Top Plate Installation



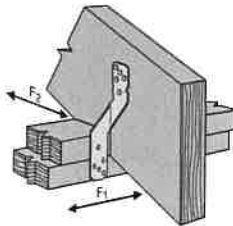
9 H6 Stud to Rim Board Installation

Use a minimum of two 0.131" x 2½" nails this side of truss (total four 0.131" x 2½" nails into truss).

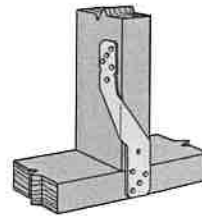


10 H7Z Installation

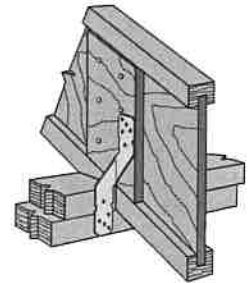
Two 0.131" x 2½" nails into plates.
Eight 0.131" x 2½" nails into studs.



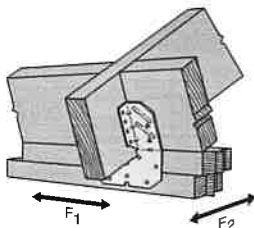
11 H8 Attaching Rafter to Double Top Plates



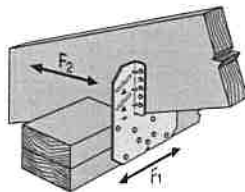
12 H8 attaching Stud to Sill
(4) 0.131" x 2½" nails into plate, (5) 0.131" x 2½" nails into stud, refer to footnote 3 for loads)



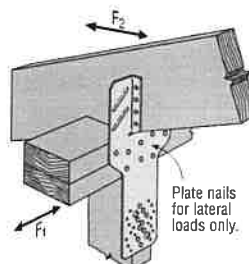
13 H8 attaching I-Joist to Double Top Plates



14 H10A Field-Bent Installation

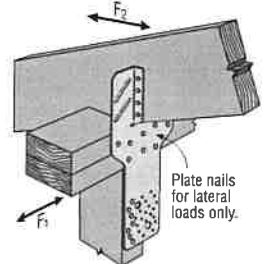


15 H10A Installation



16 H10S Installation

Plate nails for lateral loads only.



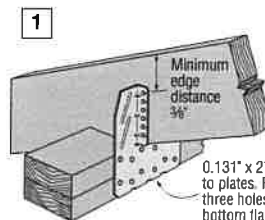
17 H10S Installation with Stud Offset

Plate nails for lateral loads only.

H10A optional nailing connects shear blocking to rafter. Use 0.131" x 2½" nails. Slot allows maximum field-bending up to a pitch of 6:12, bend one time only.

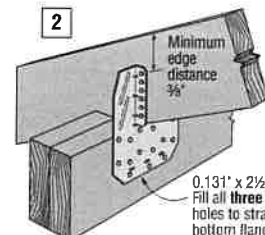


Visit app.strongtie.com/rws to access our Roof-to-Wall Selector web application.



18 H14 Installation to Double Top Plates

0.131" x 2½" nails to plates. Fill one of three holes to H14 bottom flange.



19 H14 Installation to Double 2x Header

0.131" x 2½" nails to header. Fill all three triangle holes to straightened bottom flange.

HDUE™/DTT™

Holdowns

Holdowns and
Tension Ties



This product is preferable to similar connectors because of (a) easier installation, (b) higher loads, (c) lower installed cost, or a combination of these features.

Engineered for higher load capacity, the new patent-pending HDUE holddown is ideal for meeting the higher design demands of today's residential wood structures. The HDUE provides exceptional overturning resistance for shearwalls, braced wall panels and other lateral force-resisting applications in wood construction. The HDUE is available in six sizes to meet a wide range of load requirements.

Tested per ICC-ES AC155, higher capacity models uniquely combine fasteners in both shear and tension, while reducing the number of screws required. The HDUE is fast and easy to install using Strong Drive[®] SDS Heavy Duty Connector screws, which reduce fastener slip and allow wood posts to maintain a greater net section than bolts.

The DTT tension ties are designed for lighter-duty holddown applications on single 2x posts. The DTT1Z[®] is installed with nails or Strong-Drive SD Connector screws and the DTT2 installs easily with the Strong-Drive SDS Heavy-Duty Connector screws (included). The DTT1Z holdowns have been tested for use in designed shearwalls and prescriptive braced wall panels as well as prescriptive wood-deck applications (see pp. 326–327 for deck applications).

HDUE Features:

- Pr deflect seat reduces deflection under load
- Angled fastening in the four larger sizes engages the screws in tension for higher load capacity, reducing the number of screws required
- Angled fastening tabs help drive fastener at a 45° angle and offset holes on the second back plate block the fastener from being driven straight
- Overlapping back plate increases fastener strength and shear values, helping prevent post splitting
- Optimized screw patterns reduce splitting at the end of the post and maximize individual fastener capacity
- Installs with Strong-Drive SDS Heavy Duty Connector screws (included)

Material: See table

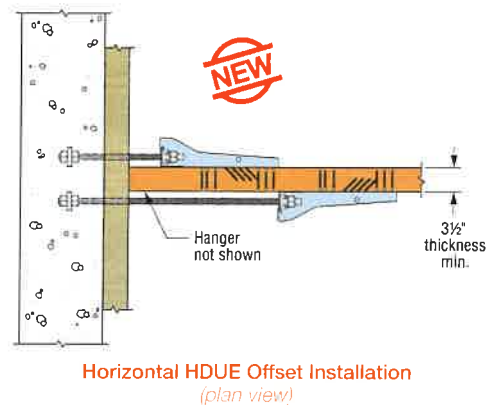
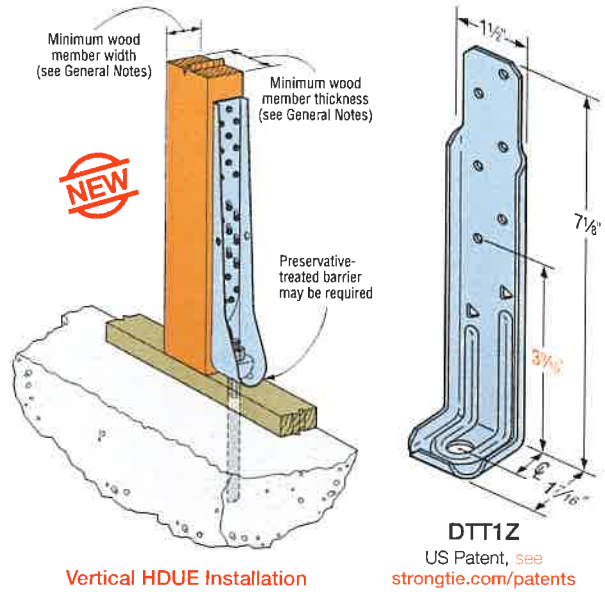
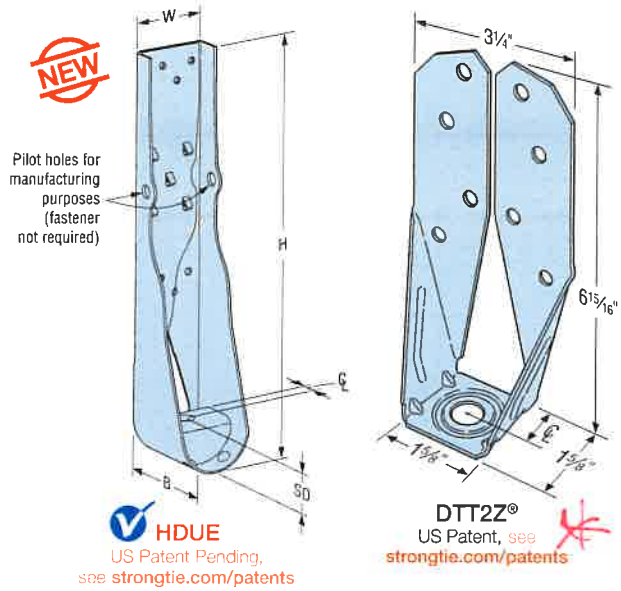
Finish: HDUE — G90 and HDG;
DTT1 and DTT2 — ZMAX[®] coating and stainless steel

Installation:

- See Holdown and Tension Tie General Notes on pp. 57–58.
- The HDUE requires no additional washer; the DTT requires a standard-cut washer (included) be installed between the nut and the seat.
- HDUE13 requires heavy hex nut (provided).
- Strong-Drive SDS Heavy-Duty Connector screws install best with a low-speed high-torque drill with a 3/8" hex-head driver.
- Angled fasteners should be driven at 45° angle.
- Fasteners and crescent washer are included with the holdowns.
To order replacements, please contact Simpson Strong-Tie.

Codes: See p. 12 for Code Reference Key Chart

Web Applications: Visit app.strongtie.com/pfd to access our Post-to-Foundation Designer web application.



See Holdown and Tension Tie General Notes on pp 57–58.

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Holdowns (cont.)

These products are available with additional corrosion protection. For more information, see pp. 13–19.

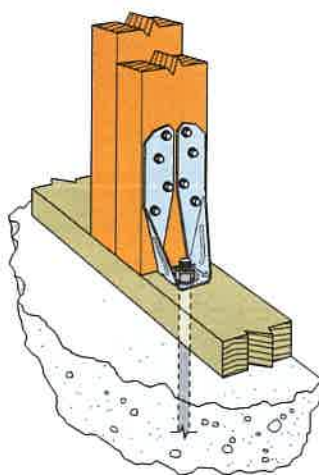
SS For stainless-steel fasteners, see p. 25.

SD Many of these products are approved for installation with Strong-Drive® SD Connector screws. See pp. 380–382 for more information.

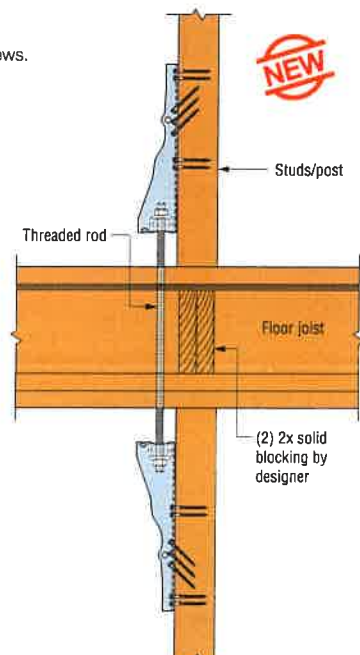
Model No.	Ga.	Dimensions (in.)					Fasteners (in.)			Minimum Wood Member Size Thickness x Width (in.)	Allowable Tension Loads (160)			Code Ref.
		W	H	B	CL	SO	Anchor Bolt Dia.	Wood Fasteners	DF/SP		SPF/HF	Deflection at Allowable Load (in.)		
SS DTT1Z®	14	1½	7½	1⅞	¾	¾	¾	¾	(6) #9 x 1½ SD	1½ x 3½	840	840	0.170	IBC, FL, LA
									(6) 0.148 x 1½		910	640	0.167	
									(8) 0.148 x 1½		910	850	0.167	
SS DTT2Z®	14	3¼	6⅞	1⅞	1⅞	¾	½	(8) ¼ x 1½ SDS	1½ x 3½	1,825	1,800	0.105		
								(8) ¼ x 1½ SDS		2,145	1,835	0.128		
SS DTT2Z-SDS2.5								(8) ¼ x 2½ SDS	3 x 3½	2,145	2,105	0.128		
HDUE3-SDS3	14	2⅞	8⅞	3⅞	1⅞	1½	¾	(7) ¼ x 3 SDS	3 x 3½	3,790	3,340	0.127		
HDUE5-SDS3	14	2⅞	11⅞	3⅞	1⅞	1½	¾	(10) ¼ x 3 SDS	3 x 3½	5,375	4,700	0.146		
HDUE7-SDS3	14	2⅞	14⅞	3⅞	1⅞	1½	¾	(13) ¼ x 3 SDS	3 x 3½	7,015 ¹	6,030	0.154		
HDUE9-SDS3.5	12	3	17⅞	4⅞	1⅞	1½	¾	(16) ¼ x 3½ SDS	3½ x 3½	8,425	7,305	0.159		
										4½ x 3½	9,390	7,995	0.134	
HDUE13-SDS3.5	12	3	23⅞	4⅞	1⅞	1½	1	(23) ¼ x 3½ SDS	5½ x 3½	11,900	10,215	0.164		
										7¼ x 3½	12,950	11,030	0.145	
										5½ x 5½	13,110	10,980	0.135	
HDUE17-SDS4.5	10	3	27⅞	5⅞	1⅞	1½	1	(28) ¼ x 4½ SDS	5½ x 3½	16,040	13,545	0.094		
										5½ x 5½	17,685 ²	14,775	0.111	



1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2. To obtain LRFD values for holdowns, multiply allowable loads by 1.4. See evaluation report for LRFD deflections.
3. The designer must specify anchor bolt type, length and embedment. Some of the tabulated holddown tension loads exceed the tensile strength for of ASTM F1554 Grade 36 anchor bolts.
4. HDUE13 requires heavy-hex anchor nut to achieve tabulated loads (supplied with holddown).
5. Allowable loads for alternate HDUE installations using shorter screws are provided in engineering letter L-C-HDUESDS at strongtie.com.
6. Refer to p. 327 for DTT1SS loads and required fasteners.
7. **Fasteners:** Nail dimensions are listed diameter by length. SD and SDS screws are Simpson Strong-Tie Strong-Drive SD Connector and SDS Heavy-Duty Connector screws. See pp. 25–26 for fastener information.



Typical DTT2Z Installation



Typical HDUE Tie Between Floors

Holdowns and Tension Ties



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0381

Agenda Date:

Version: 1

Status: Agenda Ready

In Control: Commercial/Multi-Family Design Review Committee

File Type: Review of Plans

Agenda Number: 2.



MULTIFAMILY HOUSING DESIGN STANDARDS APPLICATION

Planning Department - Phone: (608) 789-7512 - Fax: (608) 789-7318
 http://www.cityoflacrosse.org Planning@cityoflacrosse.org

Permit No:	
Date:	
Parcel No.:	

STATUS: _____

OWNER	Name: Property Logic LLC			
	Address: PO Box 2132			
	City: La Crosse	State: WI	Zip Code: 54602	
	Phone: (608) 881-6222	Cell: (608)317-4481	Fax: () -	Email: ks.propertylogic@gmail.com

ARCHITECT CONTRACTOR	Name: James Makepeace, P.E.			
	Address: 2845 Midwest Drive #103			
	City: Onalaska	State: WI	Zip Code: 54650	
	Phone (608) 784-1614	Cell: (608) 797-1025	Fax: () -	Email: james@makepeaceengineering.com

Check one: Building Addition Alteration/Remodel

Description of Work:
 Three two-family dwellings on Lots 26, 27 & 28 of the Chambers-Markle Farmstead Subdivision. The subdivision plat received City Council approval in 2025. The plat has not been recorded yet, but will be as soon as Karl sees that he'll be able to pull permits and build the structures.

Pre-Application Meeting Date: _____

Applying for Exception: No Yes (include \$300 check for public notification)

PROPERTY	Project Address:		
	Zoning District: R2	Parcel Number: 17-50782-010	
	Address: 6103 River Run Road	Address information same as property owner: <input type="checkbox"/>	
	City: La Crosse	State: WI	Zip Code: 54601

OFFICE USE ONLY	Date Received	
	Review Date	
	Exception Check	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Required Info	<input type="checkbox"/> Architectural Plan <input type="checkbox"/> Site Plan <input type="checkbox"/> Exterior Light Fixture Locations <input type="checkbox"/> Photos <input type="checkbox"/> Street façade diagram <input type="checkbox"/> Design Standards Checklist/LEED Checklist <input type="checkbox"/> Landscaping Plan

The applicant agrees that all design aspects and maintenance plans are in accordance with the requirements of Section 15.46 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.

James Makepeace, P.E.
 (PRINT) Architect/Engineer Name

Karl Schilling
 (PRINT) Owner Name

James Makepeace
 Signature (Architect/Engineer) 3/27/2025
 DATE

[Signature]
 Signature (Owner) 3/31/26
 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
C.2 Parking stalls no closer to street than the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.3 No driveway to the street if lot has alley access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.4 Minimum of a 15' landscape buffer between the building and the parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.5 Parking is a minimum of 5' set back from all property lines (<i>except alley</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.6 Planting islands in parking lot with 12 spaces, and an extra planting island for every additional 20 spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C.7 <i>In place of C.4, C.5, & C.6, the rear yard sets aside green space totaling 15% of lot</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C.8 Buffers, setbacks, and planting islands may be used for stormwater infiltration.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.9 There is pavement, concrete curb, and gutter in all parking areas with 8 or more spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C.10 Minimum of one off-street parking space per bedroom	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C.11 All parking spaces at least 8.5' by 17'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.12 Drive aisle meets minimum width requirement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C.13 If at least 25% of paved areas uses paving blocks, parking increased by no more than 5%	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C.14 Parking lots on same lot as principle structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.15 Techniques used along edges and parking edges to prevent motor vehicles on grass areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C.16a Parking lot snow storage area(s) designated in parking lot and/or green space buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.16b Snow storage area(s) are not within the required outdoor recreational space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.16c Snow Storage area(s) are not located near parking entrances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C.17 Light-colored and/or reflective surfaces coatings for parking lots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C.18 Low-impact paving materials and methods used	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C.19 Porous paving materials use to reduce stormwater runoff	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D.2 Pedestrian routes designated and paved	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D.3 Pedestrian routes use concrete or other approved material (<i>no asphalt or similar material</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D.4 Pedestrian routes use porous paving material	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.2 Site and building plans show all required items	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.3 No service, utility, or mechanical features within 10' of building front (<i>except mailboxes</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.4 Trash and recycling containers screened	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.5 Trash and ash cans at each entrance serving 2 or more units	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.6a Heating appliances are located inside the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E.6b High energy gas appliances' intakes and exhaust vents located on the side or rear away from sidewalks, trees, & shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.6c Window-mounted air conditioners are not located in windows facing the street	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.6d "Magic Pak" air conditioner/heat pump units on street facing facades	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.6e Wall-mounted air conditioners facing the street are masked or blend in with the exterior siding and finishes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DESIGN REVIEW CHECKLIST

	YES	NO	N/A	NOTES
E.6f Heat pumps or air conditioners located on the ground are on one side or the rear of the building and are screened	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.6g Heat pumps or air conditioners located on the roof are one side or the rear of the building and are screened	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.7a One bike parking space provided for every three bedrooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.7b Bicycle parking (<i>accommodating four bicycles</i>) is at least 9' by 6' or 54 sq.ft. and increase by the same ratio for any additional bike parking spaces.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.7c Exterior bicycle parking are either ribbon racks or bike racks.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.7d Exterior bike parking areas is located inside/near building entries that is well-lit and not in the front yard or placed to interfere with pedestrian circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.7f Bikes are not stored, locked, or chained on decks, patios, fences, or any other exterior locations other than in bike racks designed for bicycle parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E.7g Bicycle parking areas uses porous pavers (<i>except the bike rack base is concrete</i>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E.8 No outdoor vending machines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F.2 Landscape plan addresses all parts of the parcel and indicates maintenance requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
F.3a At least one shade tree per 40 linear feet of lot frontage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F.3b At least one tree placed in the boulevard per 40 linear feet of lot frontage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F.3c At least one tree and 10 shrubs per 600 sq. ft. of landscaped area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F.4 Plant size minimum standards have been met in landscape plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
F.5 Boulevard tree species are from the City's approved list	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
F.6 No <i>Poplar, Box Elder, Catalpa, Mountain Ash, Willows, Birch, Conifers, Hackberry, or Elm</i> trees	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
F.7 Existing healthy trees are preserved and indicated in landscape plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
F.8 Landscaping reinforces pedestrian routes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
F.9 Parking areas screened from street by shrubs or by other natural landscape screening	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
F.10 Required sq. ft. of outdoor recreational area on ground level	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
F.11 Building(s) designed to create usable open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
G.2a Walls and fences in the front yard do not exceed 4' in height above the finished grade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G.2b Walls and fences follow the height restrictions in the side and back yards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G.2c Any fence & retaining wall in the front yard setback that exceed 4' in height has a fence that is least 50% transparent	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G.3a Wall and fence materials coordinated with building materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G.3b Green treated lumber fences are stained or painted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G.3c Plastic coated chain link fences are not in the front yard or side yard on corner lots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G.3d Walls constructed with smooth faced concrete bricks/blocks are covered by brick or some other decorative block or dimensional material	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DESIGN REVIEW CHECKLIST

	YES	NO	N/A	NOTES
G.4 Fences over 4' in height and/or 50' in length provide a variety of articulation and include at least one of the following elements: changes in plane, expression of structure, variation of material	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
H.2 Stormwater Management and Erosion Control Plan coordinates with Landscape and Open Space Plan and designed by a RLA, Architect, or PE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
H.3 Parking lots with 3 or more spaces direct 80% of water to on-site infiltration basin or rain garden and equals at least 10% of impervious parking and drive area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
H.4 Stormwater is not discharged across sidewalks or neighboring parcels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
H.5 100% of water from 2-year storm infiltrated on-site (20,000 SF+)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
H.6 Stormwater facilities designed to enhance appearance of site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
I.2 Exterior lights are residential models and spec sheets are submitted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
I.3 Uniform outdoor pedestrian lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
I.4 Parking lot light fixtures no higher than 16' above ground	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
I.5 All fixtures are full-cut-off design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
I.6 Overhead light sources not visible from property line w/ 0.5 HFC 25 ft. from property line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
I.7 Lighting levels for parking lot and pedestrian routes are met	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
I.8 Exterior entries and garages are designed to have exterior lights	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
I.9 Exterior lighting has automatic controls to allow for house number(s) to be visible	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
I.10 Exterior lighting along sidewalks and along/inside of parking lots have automatic controls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
I.11 Motion sensor lights, if used, meet the desired standards (≤ 16 ft. above ground, ≤ 2 150 Watts ea., $\geq 30^\circ$ downward angle, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
J.2 Balconies/patios facing the street are incorporated into the architectural facade of the building and does not encroach the building setback area by more than 25%	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
J.3 No ground level patios/decks facing the street unless landscaped screening is present on at least 2 sides of the patio/deck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
J.4 Any exterior stairs leading to a deck or balcony is entirely in the rear yard; any exterior corridors must not be visible from the street, must be within the building footprint and must be covered by the building's roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
J.5 Minimum 42" wall or railing for rooftop patio/deck; only outdoor furniture permitted	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
K.2 Building plans approved by AIA architect (50,000+ cubic feet)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
K.3 Photos of at least 4 street views of nearby blocks submitted with this checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.4 Building design provides human scale, interest, and variety using at least one of the following methods: variation in building form, diversity of windows, emphasis of building entries, and/or variation of materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.5 Technique(s) used to minimize apparent height (3+ stories)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

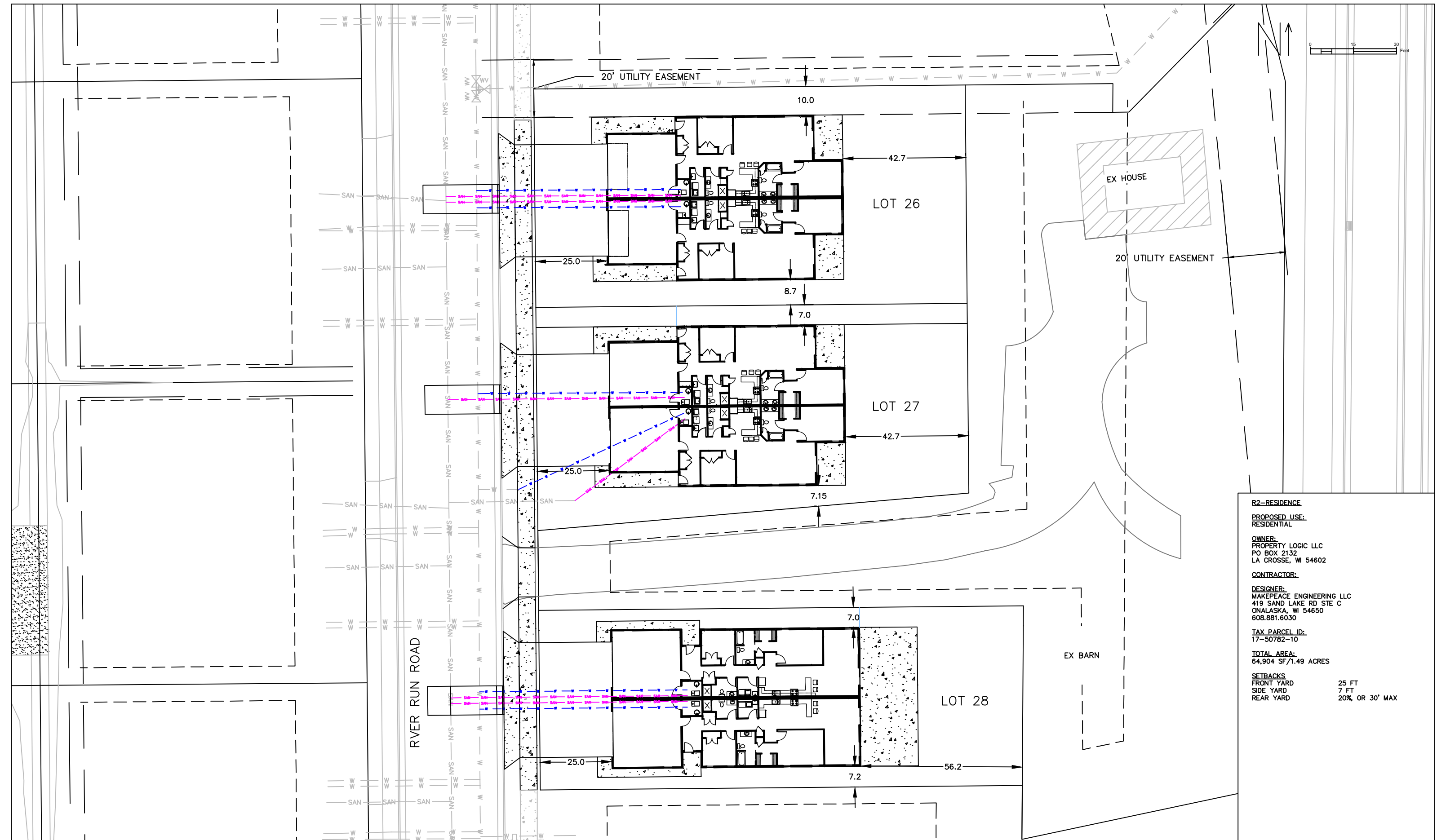
DESIGN REVIEW CHECKLIST

	YES	NO	N/A	NOTES
K.6 If the building is more than 50% wider than adjacent building, one of the following techniques shall be used to minimize the apparent width: articulate the facade with projections or bays, and/or use architectural elements such as porches, bay windows, and covered entries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
K.6+ The total area of windows and doors on the street facing facade(s), including trim, shall not be less than the twenty (20) percent of the total facade minus gable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
K.7 Windows and door area on street facade at least 20% of total facade (<i>excluding gables</i>); diagram illustrating compliance submitted with this checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
K.8 Building built to front setback line or follow existing pattern (<i>avg of adjacent properties</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.9 The building's square footage is less than three times as large as nearest single family residence and is no more than 15' taller (<i>Washburn Res. District, R-2 District, TND, or in R-3 to R-6 Districts w/ 50%+ parcels zoned R-1</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
K.10 Received DRC review and approval prior to submittal to the Heritage Preservation Commission for its review and approval (<i>Historic Districts or adjacent to any designated historic building</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
L.2 Primary entrance is on front elevation and faces street	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
L.3 No more than two entrances per facade (<i>except in row houses, and in that case, row house entrance requirements are met</i>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
L.4 Building entrances emphasized	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
L.5 Main entrances covered at least 3 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.2 All wall openings articulated	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
M.3a Windows keep with the architectural character of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.3b Windows have an interior locking or securing mechanism	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.3c Windows that open come with an insect resistant screen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.4a Exterior entry doors for individual units are residential in style and are solid or insulated; if there is not a translucent window lower than 5', it must have a security peephole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.4b Exterior doors have hardware matching the style of the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.4c Sliding doors have an insect resistant screen door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.4e If a garage or accessory building entry door faces a street, alley or public sidewalk it is residential in style	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
M.4f No sliding doors onto patios on the front facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.2 Gable ends 25' or wider have at least a 5/12 pitch with eaves extend 24" and rakes extend 12" beyond exterior wall; if there are eaves, they must be 18" for a 6/12 pitch roof or less	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.3 Pitched roofs at least 5/12 pitch and at least one gable facing street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.4 Flat roofs use parapet walls with appropriate details	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
N.5 Large roof, ≥forty (40) ft., articulated with features to minimize apparent bulk: dormers, shifts in height, cupolas, eyebrows, chimneys, or other features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
N.5+ Stormwater from gutters or roof drains do not drain onto sidewalks or neighboring properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

City of La Crosse Multi-Family Housing Design Standards

DESIGN REVIEW CHECKLIST

	YES	NO	N/A	NOTES
O.2 The use of identical materials on all sides of building or higher quality materials on street facing facade(s) and complementary materials on non-street sides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.3 Use of decorative accessories and trim in the form of frieze boards, vertical corner trim, drip caps, gable vents, shingles, and shakes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.4 Exterior finish materials do not include vinyl less than 0.44 thick, plywood, chipboard, T1-11, asphalt siding, or smooth-faced concrete block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.5 Changes in color and materials occur between horizontal bands to establish "base", "middle," and "top," of building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.6 Natural wood is painted or stained (except cedar, redwood, or other naturally weather resistant species & is intended to be exposed); treated wood is painted or stained	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
O.7a Color and design is in general harmony with the overall existing neighborhood and energy use conscious	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.7b Neutral or natural colors used for primary siding with brighter or darker colors for accent and trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.7c Complimentary multi-color and textured roofing materials that are interesting and cooler in summer months	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
O.7d Location on the lot and exterior design is balanced and fits with the natural landscape of the lot and the general neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.2 No street-facing garages on lot served by alley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.3 Total width of garage doors facing street \leq 50% of building width	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
P.4 Garages, carports, & accessory buildings are architecturally compatible and use the same finish materials as the primary building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.5 Garages have at least one window, containing no less than 576 square inches per 2 stalls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
P.6 Unattached garages shall have at least one service door	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Q.2 Soundproofing used in all shared interior walls and floors and have a STC that meet sec. 1207 of the IBC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Q.3 Buildings and sites qualify for LEED for Homes certification (30 of the possible 108 points on checklist)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
R.2 Long-term maintenance program for all exterior aspects of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



R2-RESIDENCE
PROPOSED USE:
 RESIDENTIAL

OWNER:
 PROPERTY LOGIC LLC
 PO BOX 2132
 LA CROSSE, WI 54602

CONTRACTOR:

DESIGNER:
 MAKEPEACE ENGINEERING LLC
 419 SAND LAKE RD STE C
 ONALASKA, WI 54650
 608.881.6030

TAX PARCEL ID:
 17-50782-10

TOTAL AREA:
 64,904 SF/1.49 ACRES

SETBACKS:
 FRONT YARD 25 FT
 SIDE YARD 7 FT
 REAR YARD 20% OR 30' MAX



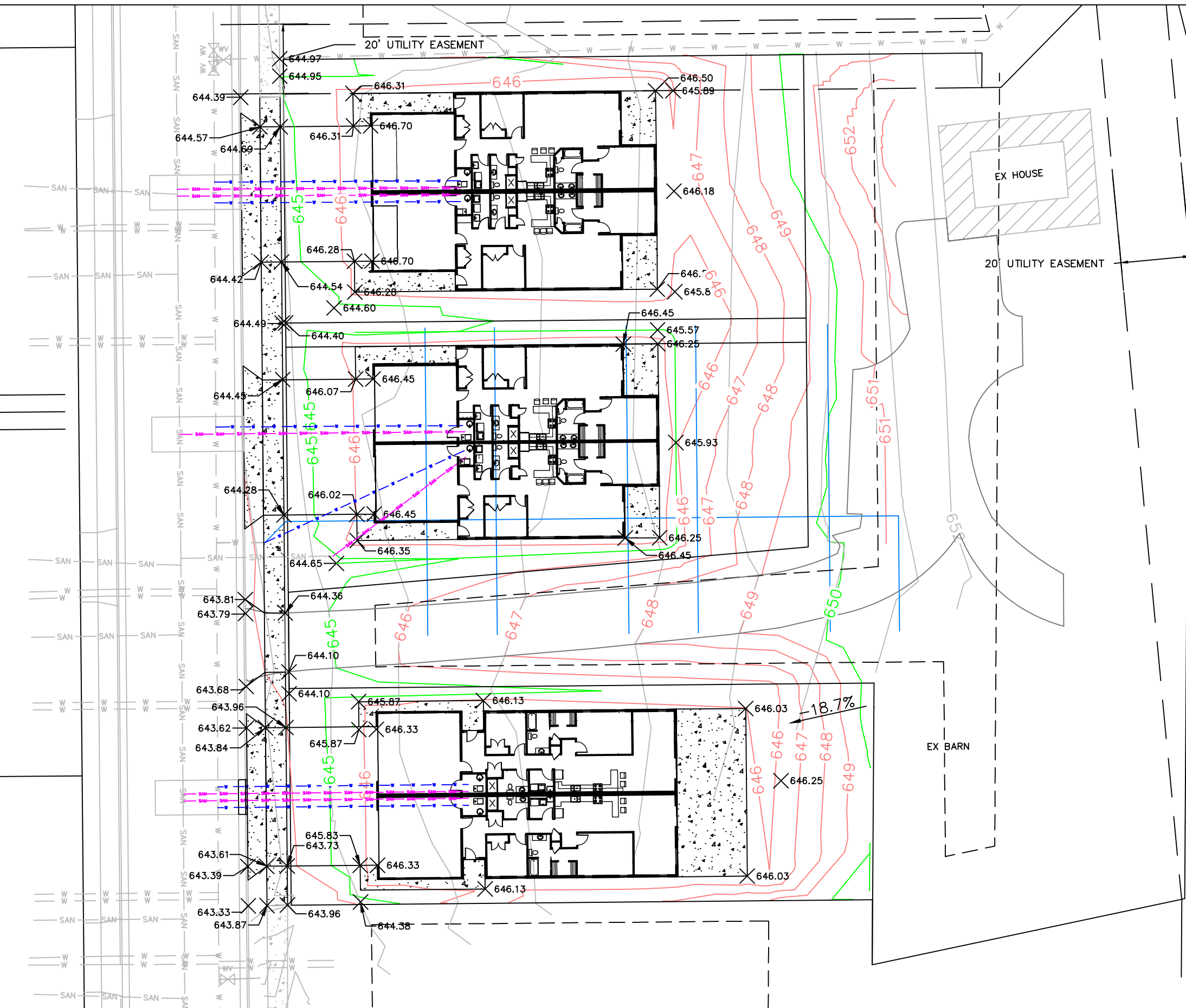
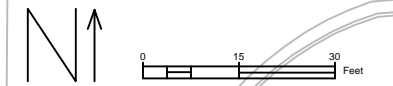
2845 MIDWEST DR, STE 103
 ONALASKA, WI 54650
 608.881.6030

PROPERTY LOGIC LLC
 LOTS 26, 27, 28
 CHAMBERS-MARKLE FARMSTEAD SUBDIVISION
 LA CROSSE, WI 54601

03/25/2026

SITE PLAN

DATE	REVISION	DESCR.	
			1
			2



419 SAND LAKE RD, STE C
ONALASKA, WI 54650
608.881.6030

PROPERTY LOGIC LLC
LOTS 26, 27, 28
CHAMBERS-MARKLE FARMSTEAD SUBDIVISION
LA CROSSE, WI 54601

03/25/2026

GRADING PLAN

DATE	REVISION	DESCR.	
			1
			2

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

Construction Contact: Karl Schilling, President, Property Logic LLC

Contact Phone: 608-881-6222

E-Mail: ks.propertylogic@gmail.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 08/01/2025

Estimated Project Completion Date 12/31/2025

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 Karl Schilling

Date of Application 6/26/25

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

Stormwater Permit Standard Conditions

Stormwater Permit must be closed before the Occupancy permit would be issued. Conditions for closure:

- 1. Upon construction completion submit engineer certification and as-builts to the Engineering Department for review.** Property owner/developer must sustain engineering services thru the duration of the construction to provide required certification and as-built information to the city.
- 2. Pass city's final stormwater inspection.** City will perform final stormwater inspection upon receipt of the engineer certification and as-builts.
- 3. Changes.** Any significant changes to the approved plans must be submitted to the city, by the project Engineer, for the approval prior to the construction. City would only accept preapproved changes during final stormwater inspection.