

# Project Narrative

For

City of La Crosse

Department of Parks, Recreation & Forestry

2022 Carroll Park Improvements Project

La Crosse, WI

Prepared By

Makepeace Engineering, LLC

## **1.0 Introduction**

### **A. Project Description**

Makepeace Engineering is assisting the City of La Crosse Department of Parks, Recreation & Forestry, with design of concession building and site improvements for the 2022 Carroll Park Improvements Project located at 1701 Marco Drive, in the City of La Crosse.

The project includes the concession building, sidewalks, water service, a sewer main extension and service, grading, erosion control, and turf establishment. The project will allow the City to hold large tournaments and increase tourism in the City.

### **B. Existing Site**

The project site resides within La Crosse County Tax Parcel 17-50264-70. A portion of the project lies within Zone AE flood fringe of the Mississippi River, but not floodway.

The existing site includes an existing bathroom structure which is served with City sewer and water. The existing bathroom structure will be demolished and replaced by bathrooms within the new concession building. The sewer service for the existing bathroom structure tees into an exist sewer service which serves an industrial building across Marco Drive from Carroll Fields.

The existing site is a historic landfill known as Isle La Plume. Borings taken on the site indicate the project will disturb and excavate landfill material. Samples have been sent to a certified lab to determine the nature of the material expected to be encountered.

## **2.0 Floodfringe**

The site is located within Zone AE Flood Fringe of the Mississippi River. As such, no hydraulic modeling is required, and a No-Rise Certificate is not required.

## **3.0 Landfill**

Construction will occur on and within the Isle La Plume Historic Landfill. Borings taken on the site indicate the project will disturb and excavate landfill material. Analysis parameters have been secured from La Crosse County Landfill and samples have been sent to a certified lab to determine the nature of the material expected to be encountered. We anticipate La Crosse County Landfill will accept excavated material, as it has from other projects in the area.

All landfill material beneath the concession building will be removed and replaced with structural fill. The disturbed landfill material will be relocated within Isle

La Plume’s historical limits in the immediate area, as allowed by WDNR historic landfill development guidance documents.

Makepeace Engineering has been in continuous discussion with landfill personnel at WDNR. We will be constructing a temporary monitoring well for the purpose of monitoring for explosive gas production. Once the monitoring well is constructed, and microbe activity has begun, we will monitor explosive gas production per the guidance provided by the DNR. The study will determine what level of gas management is required.

Once the study is completed, a landfill exemption application will be submitted to DNR. We anticipate approvals will be completed by late April.

#### 4.0 Utilities

Since the current sewer service arrangement includes a sewer service lateral which is shared by the existing park bathroom and by the industry across the street, we recommend extending a new public sewer main with the existing industry’s service tying in to the public main separately from a new service for the proposed concession building.

We have assembled plans for the new sewer extension as well as all required permit forms. We require an Areawide Water Quality Management/Sewer Service Area Plan Conformance Letter and a Sewerage System Owner Approval Letter from the City of La Crosse for our DNR Sewer Extension Permitting.

Water service includes piping for the existing bathroom as well as irrigation. The project will tie into the same location as existing.

#### 5.0 Permits

<u>Permit</u>	<u>Agency</u>	<u>Anticipated Approval</u>
Site Plan Approval	City of La Crosse	February, 2022
Stormwater Permit	City of La Crosse	February, 2022
Stormwater	WDNR	Coverage granted 01/31/2022
Landfill Exemption	WDNR	April, 2022
Sewer Extension	WDNR	March, 2022
Plumbing	DSPS	March, 2022
Plumbing	City of La Crosse	Pulled by contractor, May, 2022
Electrical	City of La Crosse	Pulled by contractor, May, 2022
Land Disturbance	City of La Crosse	Pulled by contractor, May, 2022

## 6.0 Documents

This Final Design Review submission includes the following documents:

- Project Narrative
- Project Plans dated 01/31/2022
- Design Review Application
- Design Review Checklist
- Geotechnical Report
- Firmette
- City of La Crosse Stormwater Permit Application
- Stormwater Narrative
- Stormwater Modeling
- Stormwater O&M Agreement
- WDNR Stormwater Permit
- Landfill Exemption Application
- Landfill Exemption Narrative
- Monitoring Well Plan Sheet
- Sanitary Sewer Extension Permit Application Forms
  - Cover Letter
  - 3400-059
  - 3400-095
  - 3400-160
  - 3400-205
  - Design Calculations