



June 17, 2020

Andrea D. Schnick
Planner
City of La Crosse
400 Front Street
La Crosse, WI 54601

RE: Torrance Casting – 3131 Commerce St
Proposed Planning Commission Review

Ms. Schnick,

Please refer to the enclosed site plan and exterior elevation for Torrance Casting located at 3131 Commerce Street in La Crosse, WI. Our intent of this submission is to gain Planning Commission approval for the following exterior and site alterations:

- Move curb-cut entrance South.
- New concrete block wall to match existing building, with security barbed wire on top.
- New sliding chain link gate with vinyl slats.
- Miscellaneous concrete pavement within site property.

Please do not hesitate to contact me with any questions or comments you may have regarding this matter.

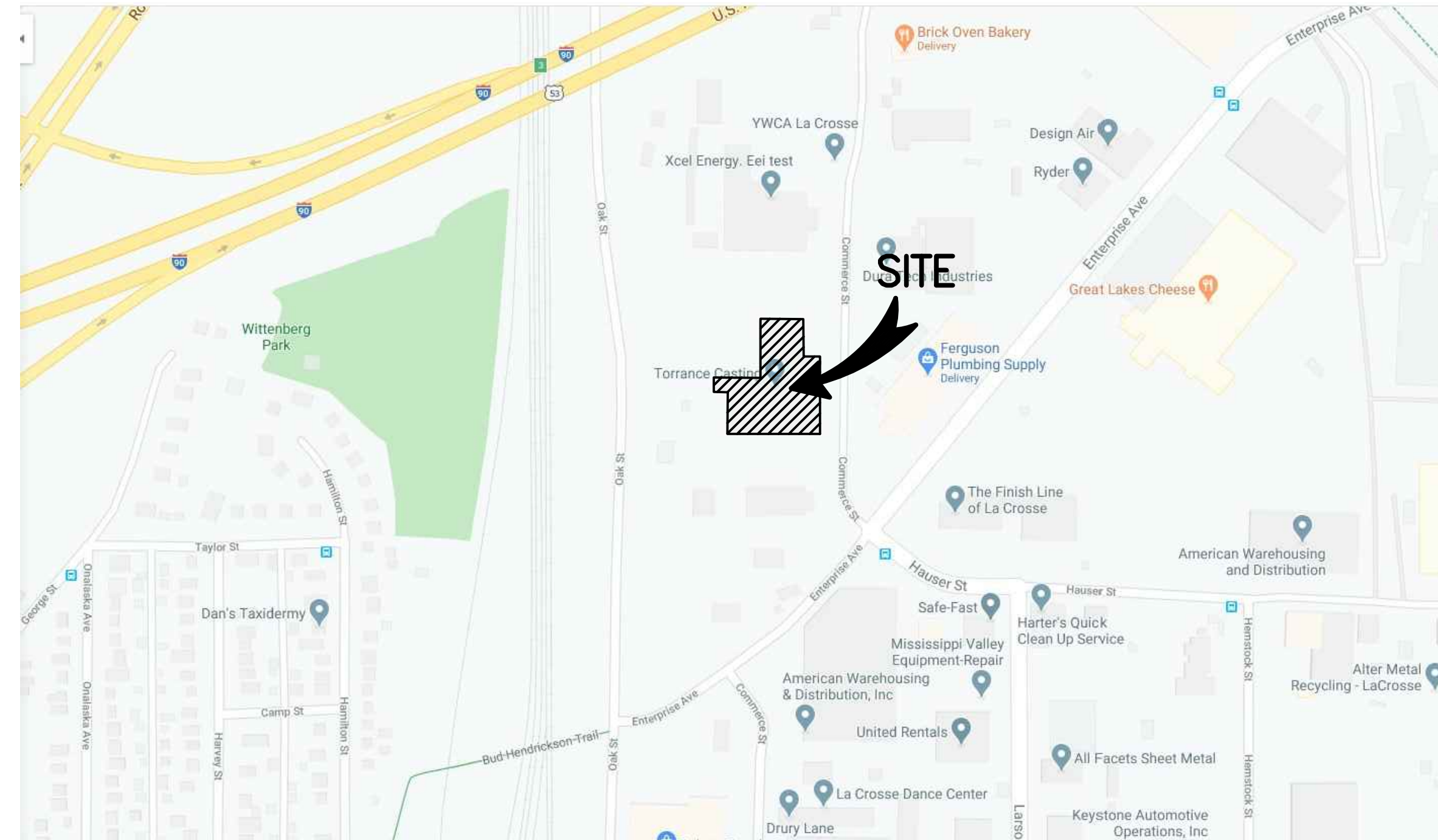
Sincerely,

Kyle Olson, Design Team Leader
DBS Group, LLC

A handwritten signature in blue ink, appearing to read "Kyle Olson", with a long, sweeping underline.

Cc: John Torrance, Torrance Casting

TORRANCE CASTING



SITE LOCATION
NOT TO SCALE

INDEX OF DRAWINGS

C001	COVER
C010	EXISTING CONDITIONS
C100	SITE PLAN
C200	GRADING PLAN
C300	ARCHITECTURAL DRAWINGS

REVISIONS	BY

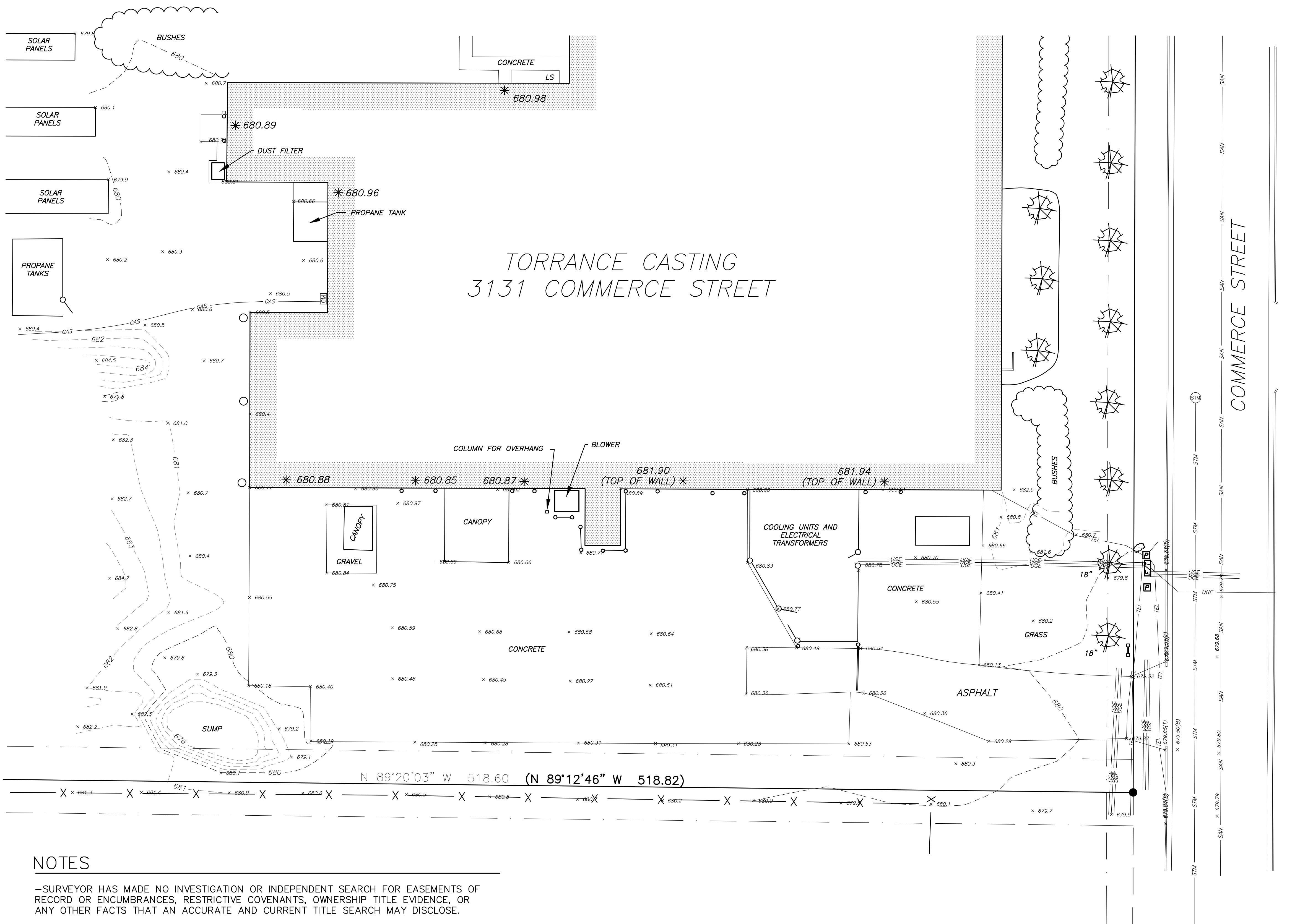
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**TORRANCE CASTING
 3131 COMMERCE STREET
 LA CROSSE, WISCONSIN
 COVER**

DRAWN MRK
PROJECT No 20-055
DATE 06/16/20
SCALE 1" = 20'
CAD FILE 20-055 Torrance Casting_02
SHEET

C001



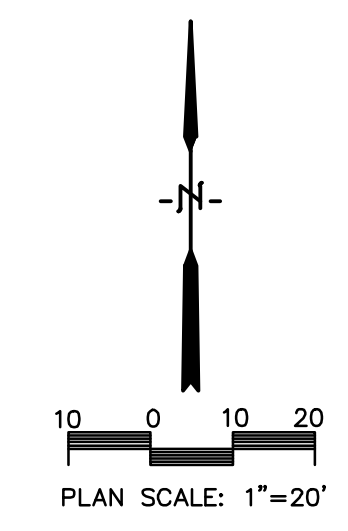
TORRANCE CASTING
3131 COMMERCE STREET

LEGEND

- FOUND 3/4" IRON BAR (UNLESS NOTED)
- * FLOOR ELEVATION
- x100.00 SPOT ELEVATION
- E/T ELECTRICAL TRANSFORMER (OR BOX)
- IB IRON BAR
- IP IRON PIPE
- T/PED TELEPHONE PEDESTAL
- TNH TOP NUT HYDRANT
- — PLATTED OR RIGHT OF WAY LINES
- — UTILITY EASEMENT
- (SM) — SANITARY SEWER MANHOLE
- (STM) — STORM SEWER MANHOLE
- (STM) — STORM SEWER LINE
- (CATCH BASIN) — CATCH BASIN
- (CURB INLET) — CURB INLET
- (W) — WATER LINE
- (HYDRANT) — HYDRANT
- (W) — WATER MANHOLE
- (W) — WATER VALVE
- (C) — CURB STOP
- (A) — AIR CONDITIONER
- (P) — UTILITY PEDESTAL
- (FO) — UNDERGROUND FIBER OPTIC
- (UGG) — UNDERGROUND GAS
- (G) — GAS VALVE
- (SM) — GAS METER
- (UGE) — UNDERGROUND ELECTRIC
- (UGT) — UNDERGROUND TELEPHONE
- (TV) — UNDERGROUND TELEVISION
- (SIGN) — SIGNS
- (CHAIN LINK FENCE) — CHAIN LINK FENCE (UNLESS NOTED)
- ✳ CONIFEROUS TREE
- SHRUB

NOTES

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS DOCUMENT HAS BEEN PREPARED FOR A SPECIFIC APPLICATION AND SOLELY FOR THE USE OF _____ AND NOT FOR GENERAL USE. IT MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF PARAGON ASSOCIATES, INC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.
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- THE UNDERGROUND LOCATION OF PUBLIC UTILITIES WERE MARKED BY REPRESENTATIVES OF THOSE COMPANIES. THE LOCATION OF CLIENT OWNED UNDERGROUND UTILITIES WERE NOT MARKED. THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ALL UTILITIES. THERE MAY BE MORE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CALL DIGGERS HOT LINE (800) 242-8511
- UTILITY COMPANIES NOTIFIED



REVISIONS	BY

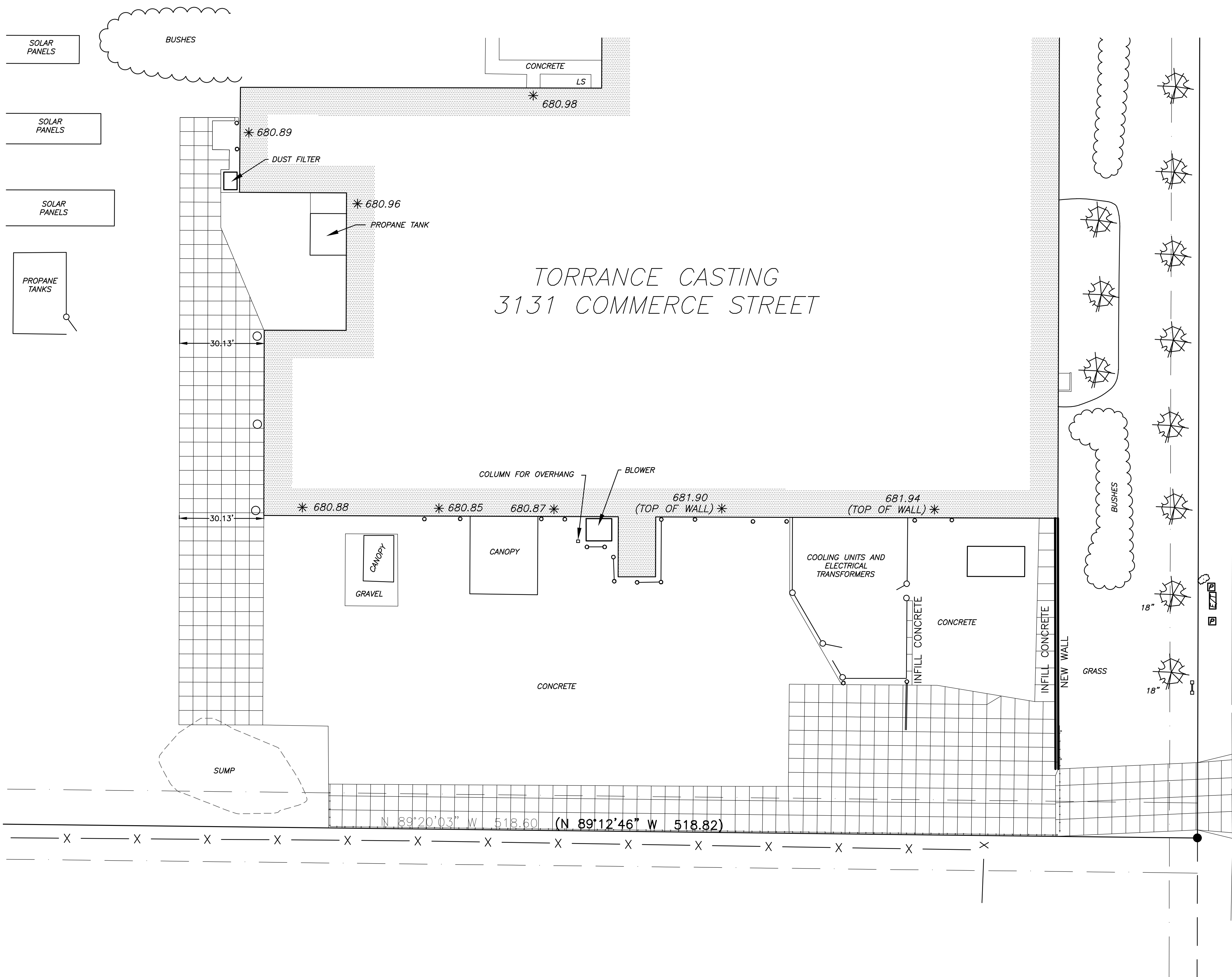
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PREPARED FOR:
DBS GROUP

**TORRANCE CASTING
3131 COMMERCE STREET
LA CROSSE, WISCONSIN
EXISTING CONDITIONS**

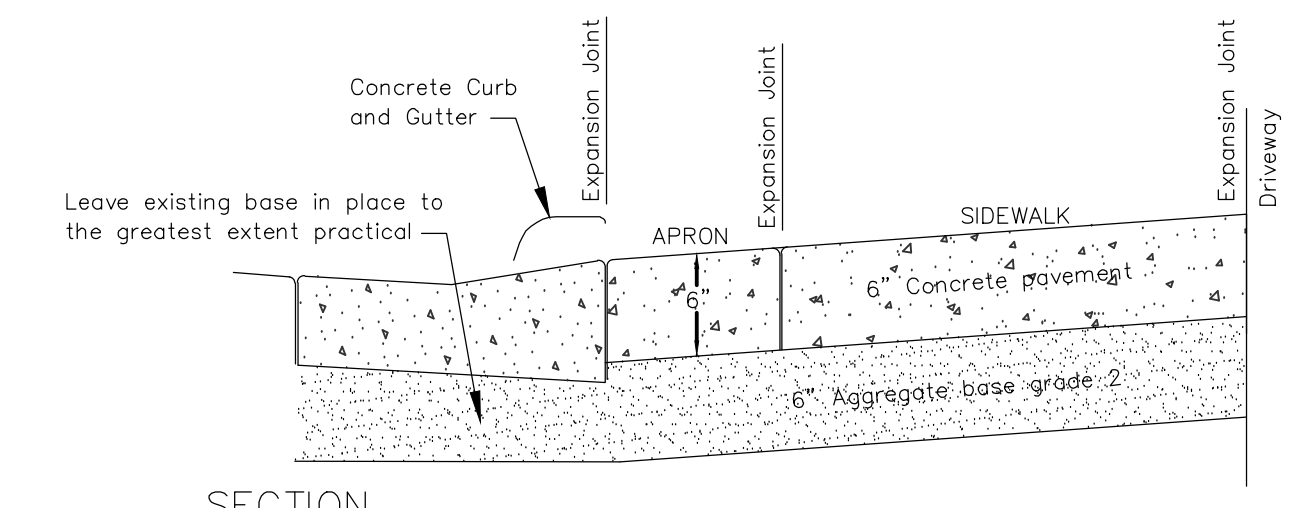
DRAWN	MRK
PROJECT No	20-055
DATE	06/16/20
SCALE	1"=20'
CAD FILE	20-055 Torrance Casting_02
SHEET	

C010



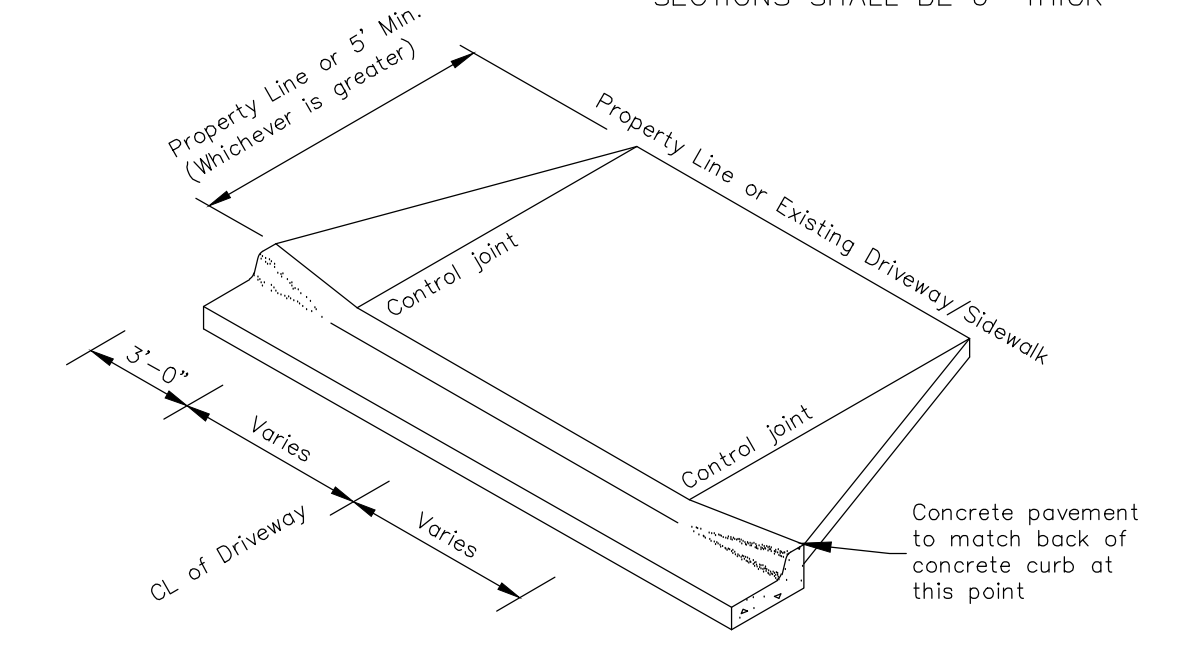
TORRANCE CASTING
3131 COMMERCE STREET

COMMERCE STREET



SECTION

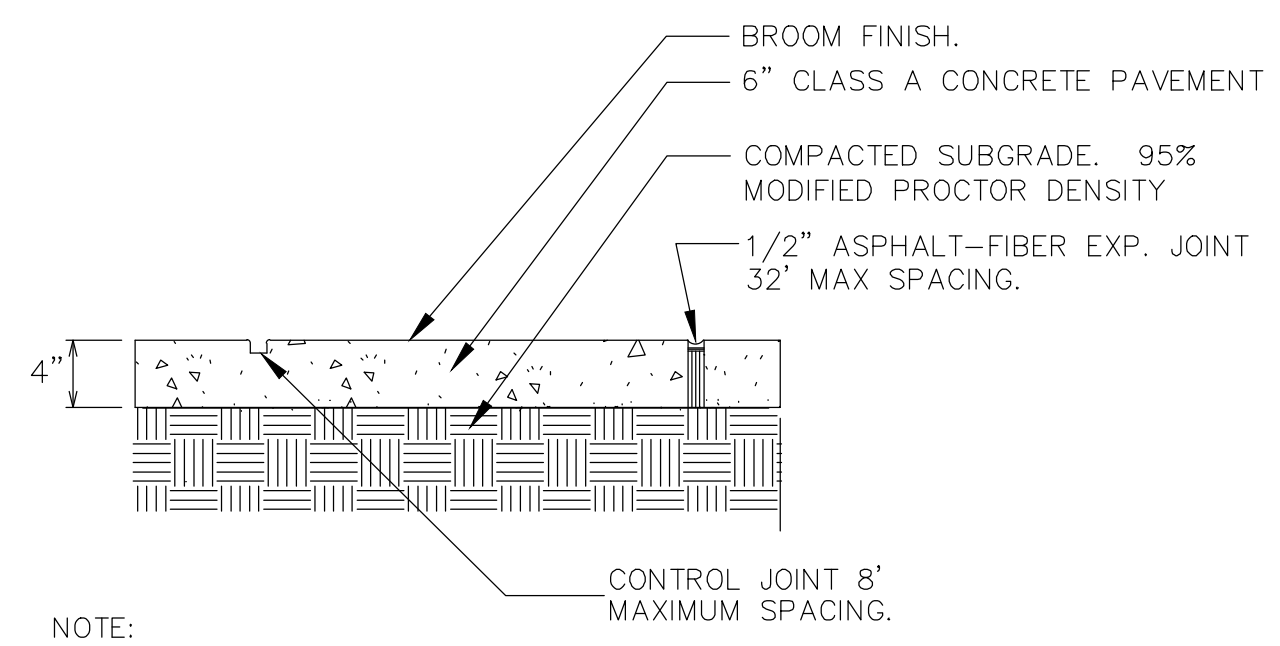
NOTE: SIDEWALK IN DRIVEWAY SECTIONS SHALL BE 6" THICK



ISOMETRIC

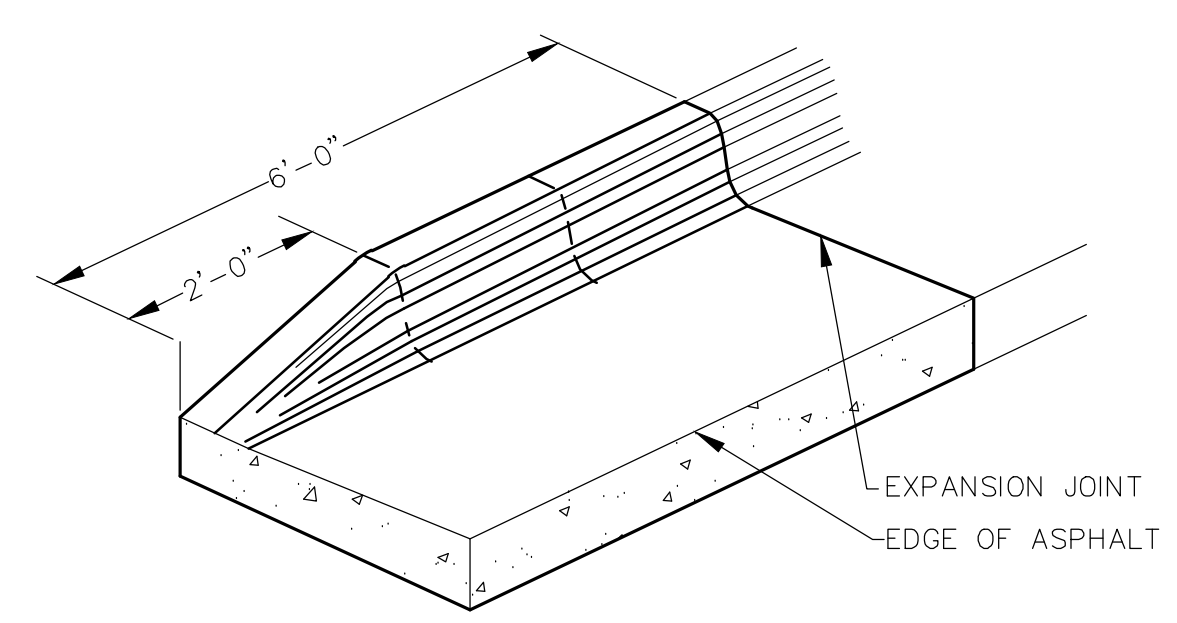
NOTE: Control joints in concrete curb not to exceed 10' spacing through driveway section.

STANDARD CONCRETE APRON
No Scale <Road-16>

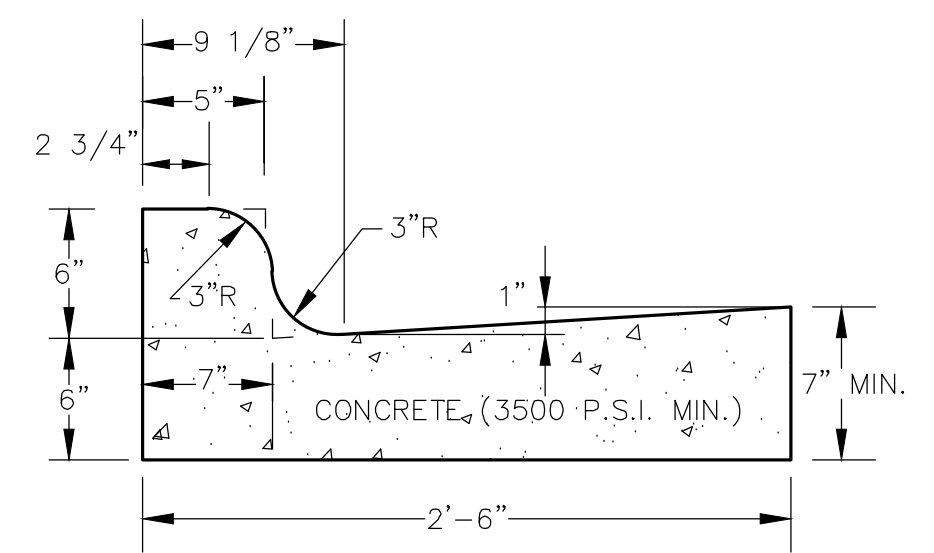


NOTE: SIDEWALK IN DRIVEWAY SECTIONS SHALL BE 6" THICK

SIDEWALK PAVING AND JOINTING
NO SCALE <Road-18>



END SECTION CURB & GUTTER
NO SCALE <ROAD-11>



NOTE:

- CONTROL JOINTS SHALL CONFORM WITH WISDOT 601.3.6
- THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED FLAT OR PARALLEL TO THE SLOPE OF THE BASE COURSE PROVIDED A MINIMUM 6" GUTTER THICKNESS IS MAINTAINED

TYPICAL 30" CURB AND GUTTER SECTION
NO SCALE <ROAD-8 E>

REVISIONS	BY

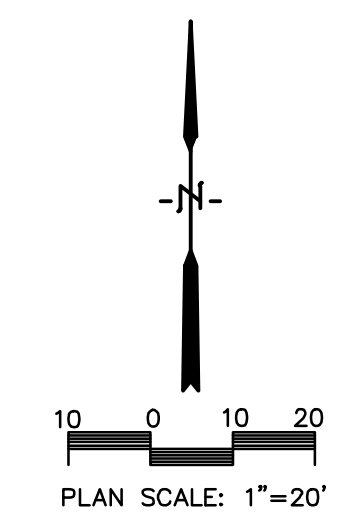
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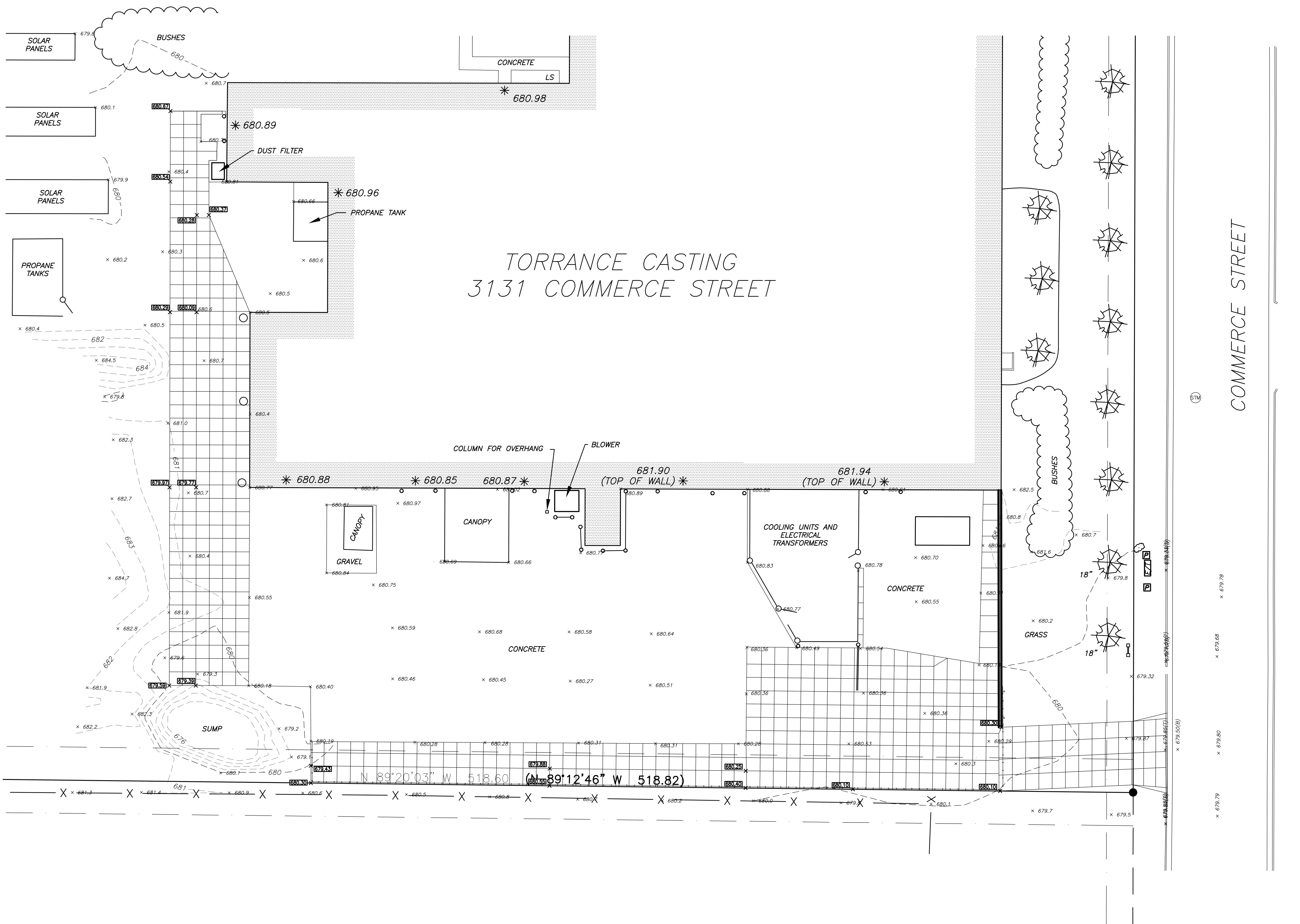
PREPARED FOR:
DBS GROUP

TORRANCE CASTING
3131 COMMERCE STREET
LA CROSSE, WISCONSIN
SITE PLAN

DRAWN MRK
PROJECT No 20-055
DATE 06/16/20
SCALE 1"=20'
CAD FILE 20-055 Torrance Casting_02
SHEET

C100





TORRANCE CASTING
3131 COMMERCE STREET

COMMERCE STREET

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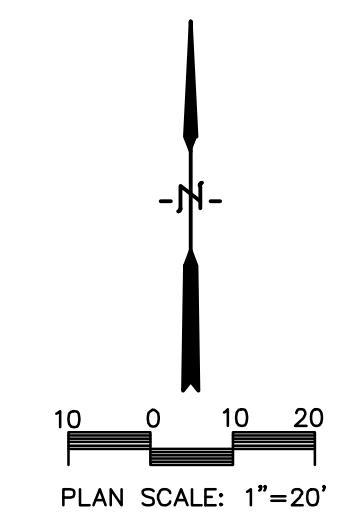
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**TORRANCE CASTING
3131 COMMERCE STREET
LA CROSSE, WISCONSIN
GRADING PLAN**

DRAWN MRK
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DATE 06/16/20
SCALE 1"=20'
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SHEET

C200



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**TORRANCE CASTING
 3131 COMMERCE STREET
 LA CROSSE, WISCONSIN
 ARCHITECTURAL DRAWINGS**


DRAWN MRK
PROJECT No 20-055
DATE 06/16/20
SCALE 1" = 20'
CAD FILE 20-055 Torrance Casting_02
SHEET

C300

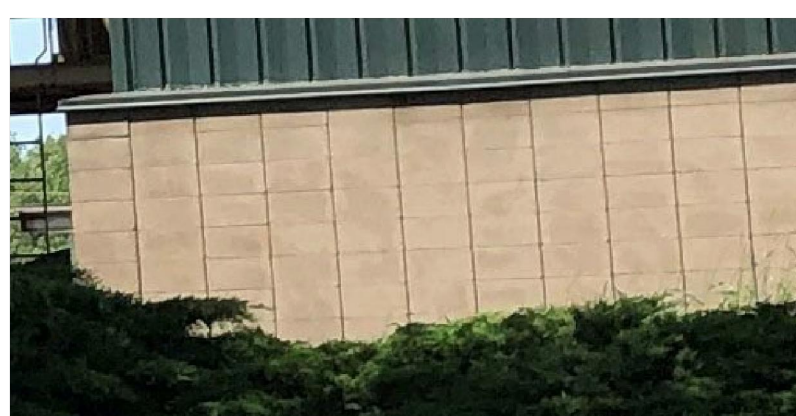
BEFORE



PROPOSED



MATCH EXISTING CMU WALL SHOWN



Torrance SE Screen Wall
 3131 Commerce St
 La Crosse WI 54603

PRELIMINARY

PROJECT NUMBER: 16031
 DATE: 2020-06-16

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DBS GROUP
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 608-881-6007
 www.DBSG.com

6/16/2020 3:55:19 PM



BEFORE

PROPOSED

MATCH EXISTING
 CMU WALL SHOWN

Torrance SE Screen Wall
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 La Crosse WI 54603

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