

APRIL 12, 2024

Tim Acklin  
Planning Manager  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601  
acklint@cityoflacrosse.org



---

RE: DESIGN REVIEW PLAN REVIEW RESPONSE LETTER  
K1 RIVER POINT DISTRICT- LA CROSSE, WI

Tim,

Thank you for your plan review letter dated March 8, 2024. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

## **ENGINEERING DEPARTMENT (TRAFFIC)**

*Contact-Matt Gallager-789-7392, Stephanie Sward-789-8171, Jamie Hassemer- 789-8182, Cullen Haldeman- 789-8185)*

1. Will need a photometric plan Photometric (Jamie Hassemer)
  - a. Will need photometric plan of on-site lighting. Needs to include Avg, Min/Max, Avg/Min values as well as a line of values 25' off of property lines for trespass verification.
  - b. Provide Fixtures Model numbers or cut sheets.

*ISG Response: Photometric plan and fixtures are included with the submittal.*

2. Surface lot is good. (Stephanie Sward)

*ISG Response: Noted.*

3. Parking lots- Provide an ADA spot for each level. (Stephanie Sward)

*ISG Response: Stall #30 on the first floor and stall # 22 on the second floor are ADA parking stalls.*

4. Must provide an ADA path for the stalls in the SE corner. (Stephanie Sward)

*ISG Response: ADA path is provided with slope arrows showing crosse slope.*

5. Surface lot needs a curb or parking blocks for cars. (Stephanie Sward)

*ISG Response: Curb is provided at perimeter of parking lot and shown on re-submitted drawings.*

6. Curb tapers on River Bend Road need to meet city specifications. (Stephanie Sward)

*ISG Response: Curb tapers have been adjusted and coordinated with SEH for construction of the street curb.*

7. Surface parking – dimension for east to west drive aisles need to be provided. (Stephanie Sward)

*ISG Response: Dimensions have been added.*

8. Interior aisles need dimensions. (Stephanie Sward)

*ISG Response: Typical parking stall dimensions are provided on the plan that apply to all stalls.*

## **DIVISION OF FIRE PROTECTION AND BUILDING SAFETY (BUILDING AND INSPECTIONS DEPARTMENT)**

Contact-Kelsey Hanson- 789-8675, Jason Riley- 789-7585

1. State approved plans required (Kelsey Hanson)

*ISG Response: Noted.*

2. Separate permits for building, plumbing, electrical, HVAC, land disturbance, Fire (alarm and/or sprinkler), and any signage (Kelsey Hanson)

*ISG Response: Noted.*

3. Building is in The Fire Limits district and will need to meet Municipal Code sec. 103.98 (Kelsey Hanson)

*ISG Response: Noted.*

4. Electrical: Wondering if a generator is going to be used at this property and on the prints to have a location for the electrical service. (Kelsey Hanson)

*ISG Response: Generator room added to building plans.*

5. Xcel will determine the location of the meters (Kelsey Hanson)

*ISG Response: Noted.*

6. State plumbing plan review for all interior and exterior piping. (Jason Riley)

*ISG Response: Noted.*

7. No plumbing permits may be issued until notification has been received by CRM that the sewer connection fee has been paid, water quality management has been approved, storm water management has been approved, and state plumbing plan has been approved. (Jason Riley)

*ISG Response: Noted.*

8. Due to the nature of this development and multiple contractors that may be involved in the installation of the utilities from the main taps to the building, and partial service extensions installed by the developer to avoid reentering the newly paved City right of way, all water connections to the City main will need to be retested and verified by the proper authority for – pressure - flow – clean sample - from the main tap to the building prior to delivery of any meter(s) being delivered and final occupancy. (Jason Riley)

*ISG Response: Noted.*

## POLICE

Contact- Linnea Miller-789-7205

1. No comments at this time.

*ISG Response: Noted.*

## PLANNING

Contact- Tim Acklin-789-7391

1. Elevations do not depict exterior material schedule numbers.

*ISG Response: Key note designations and a material schedule has been added to each elevation sheet.*

## UTILITIES DEPARTMENT

Contact- Brian Asp- 789-3897

1. Coordinate connections to road with department.

*ISG Response: Noted.*

2. Subject to sanitary sewer connection fees since undeveloped- Work with Brian on this item.

*ISG Response: Noted.*

## ENGINEERING DEPARTMENT

Contact- Yuri Nasonovs-789-7594

1. Will need to submit a Stormwater App and fee. Follow Chapter 105.

*ISG Response: Stormwater application and fee have been submitted.*

2. If site is over an acre will need a Land Disturbance Permit.

*ISG Response: Permit will be obtained prior to construction.*

3. Need to submit for a water quality management letter. Work with Yuri on this issue.

*ISG Response: WQML request has been submitted.*

## FIRE DEPARTMENT

Contact- Bee Xiong 789-7260

1. Contractor who connects the water must coordinate with the Fire Department before hook up for PSI and Flush Tests.

*ISG Response: Noted.*

2. Fire and Sprinkler Plans must be Sate approved. Permits must also be applied for locally with fees and electronic plan submittal.

*ISG Response: Noted.*

1. FDC must be within 100ft of nearest hydrant.

*ISG Response: An FDC has been added near the main apartment entry and is noted on sheet A203*

2. Any commercial space needs a 13 system. Residential can be 13R.

*ISG Response: Noted*

3. Follow KNOZ Box process. Consider multiple locations since multiple spaces.

*ISG Response: Knox boxes have been added near the main apartment entry and near the northeast commercial entry and are noted on sheets A201 & A203*

4. Work with department on variance request 13R/13

*ISG Response: Since we are a podium building we intend to sprinkler the building per NFPA 13 requirements*

## **PARKS, RECREATION, AND FORESTRY**

*Contact-Dan Trussoni 789-4915)*

1. Need more detail on species and installation.

*ISG Response: Detail added to plant schedule and planting details on the landscaping plans.*

2. Developer must budget for blvd trees. City not able to provide.

*ISG Response: Noted.*

Please contact us at 608.789.2034 or via email at [Kristopher.Roppe@ISGInc.com](mailto:Kristopher.Roppe@ISGInc.com) / [Claire.Roth@ISGinc.com](mailto:Claire.Roth@ISGinc.com) with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Kris Roppe, PE  
Civil Engineer  
[Kristopher.Roppe@ISGInc.com](mailto:Kristopher.Roppe@ISGInc.com)



Sincerely,

*Claire Roth*

Claire Roth

*Development Services Coordinator*

[Claire.Roth@ISGinc.com](mailto:Claire.Roth@ISGinc.com)

