BORTON CONSTRUCTION, INC.

June 5th, 2026

ATTN: City of La Crosse Planning & Development Department

RE: General and Specific Development Plan Narrative – Borton Construction Office & Shop Planned Development District Petition

To Whom It May Concern,

On behalf of Borton Development, LLC, we are pleased to submit this General and Specific Development Plan narrative in support of our Planned Development District petition for the proposed Borton Construction office and shop facility located at 1325 St. Andrew Street, La Crosse, Wisconsin. This development is intended to consolidate Borton Construction's office, warehouse, and operational facilities into a single professional location while contributing positively to the surrounding neighborhood and broader community.

The total site area included in the Planned Development District is approximately 56,518 square feet, with 14,189 square feet (25.10%) designated as open space. The proposed 10,528-square-foot building is comprised of approximately 6,280 square feet of warehouse space, and 4,257 square feet of professional office space. The property is proposed for office and shop use consistent with Borton Construction's operations and is aligned with surrounding zoning patterns that include commercial, planned development, heavy industrial, and light industrial uses. Because no residential development is proposed, residential density, dwelling unit counts, and population impacts are not applicable. Municipal services and utilities are available as indicated on the submitted civil drawings.

The estimated total value of the proposed structures and site improvements, including landscaping and special features, is approximately $1,700,000. Ownership of the property will be held by Borton Development, LLC, whose ownership includes Paul Borsheim, Dan Miller, and Jim Fink. The site will serve as the consolidated office and warehouse for Borton Construction, a local union contractor with longstanding ties to the La Crosse community.

This development is designed to meet or exceed applicable City standards, with significant investment in site aesthetics, stormwater management, and geotechnical preparation. The submitted landscaping plan incorporates a professionally designed mix of native and ornamental trees, shrubs, grasses, and perennial plantings that enhance the site's visual appeal while promoting environmental sustainability. The plan includes a diverse planting palette, dedicated stormwater rain garden areas, and carefully designed buffering that improves compatibility with adjacent multifamily, commercial, and industrial properties. The proposed landscaping approach provides a thoughtful balance between light industrial and industrial landscaping standards, creating a development that is both practical for Borton Construction's operations and appropriately aligned with the character of the surrounding community.

The proposed development also includes a requested variance related to site layout. Due to existing floodplain limitations along the southern portion of the property adjacent to St. Andrew Street, the building cannot be relocated farther south without encroaching into the floodplain. As a result, the parking area is located closer to St. Andrew Street than the building itself. To mitigate the visual impact of this arrangement, the building has been positioned near the future Wood Street extension, helping establish a stronger streetscape presence while maintaining compliance with site constraints. This approach represents a practical compromise that balances floodplain limitations, site functionality, and the City's development objectives.

A geotechnical investigation was completed by Chosen Valley Testing on April 9, 2026, including five soil borings across the site. The results provide the information necessary for foundation design, stormwater management, and site development planning.

Physical development is anticipated to commence on or around September 1st, 2026. Detailed lot layout, utilities, topography, soil conditions, and legal descriptions are included within the accompanying civil plans, certified survey map draft, geotechnical reports, and landscape drawings.

The proposed Borton Construction office and shop has been carefully planned to complement the surrounding area, which includes multifamily housing, commercial businesses, and industrial properties. The office portion of the building will feature a brick façade along the west elevation, complemented by "Central States" concealed-fastener architectural board-and-batten metal siding, commercial-grade aluminum windows and doors, and a shingled roof. The west office elevation consists of approximately 51.5% brick and stone sills (418 SF), 30.5% architectural metal siding and trim (248 SF), and 18.0% glazing (144 SF), creating a balanced and durable architectural appearance. The warehouse portion of the building will incorporate a 3-foot brick wainscot along the North and South elevations. These materials have been selected to provide a professional appearance, long-term durability, and compatibility with the surrounding development. A sample of the selected "Central States" board-and-batten metal panel is shown below.

These materials will provide a professional appearance while ensuring long-term durability and fitting seamlessly with the surrounding development. Through thoughtful architectural design, comprehensive site engineering, and well-managed daily operations, the development will provide a cohesive and compatible addition to the neighborhood. This project will enhance the site's overall appearance while supporting continued economic growth in the area. It will also create and sustain local employment opportunities, encourage long-term private investment, and remain consistent with the established development.

Nearby public and recreational amenities include Logan School approximately 1.1 miles north, Red Cloud Park approximately 0.5 miles east, Goose Green Park approximately 0.3 miles east, and the Lueth Bicycle and Skate Park approximately 1.3 miles south. These surrounding community resources further demonstrate the site's integration within the broader neighborhood fabric. No institutional or recreational facilities are proposed on-site beyond designated open space and stormwater features.

We appreciate the opportunity to present this development plan for review and look forward to working with the City throughout the approval process. Please do not hesitate to reach out with any questions or requests for additional information.

Sincerely,

Paul Borsheim

Paul Borsheim, President

Borton Development, LLC.

General Development Plan Requirements Response

1. Total area to be included in the Planned Development District, area of open space, uses, density, population, utilities

The total site area included in the Planned Development District is approximately 56,518 square feet, with 14,189 square feet (25.10%) designated as open space. The proposed 10,528-square-foot building is comprised of approximately 6,280 square feet of warehouse space, and 4,257 square feet of professional office space.

2. Estimated value of structures and site improvements

The estimated value of the proposed development, including site improvements and landscaping, is approximately $1.7 million.

3. Property owners association / restrictive covenants

Ownership of the property will be held by Borton Development, LLC, whose ownership includes Paul Borsheim, Dan Miller, and Jim Fink. The site will serve as the consolidated office and warehouse for Borton Construction, a local union contractor with longstanding ties to the La Crosse community.

4. Proposed departures and requested waivers

Addressed within the General and Specific Development Plan Narrative. The petition includes a requested departure where the building is located to the north side of the site due to floodplain limitations on the southern portion of the property. The narrative explains the rationale for the parking lot location and building placement.

5. Development schedule and staging

Addressed within the General and Specific Development Plan Narrative. Physical development is anticipated to commence on or around September 1, 2026. No phased development is proposed; construction is anticipated to proceed as a single phase.

6. Sketch plan depicting lot layout, streets, utilities, and open space

Addressed by the submitted civil engineering plans, site plans, architectural drawings, and landscape plans.

7. Legal description

Addressed by the submitted Certified Survey Map and accompanying legal description.

8. Relationship to surrounding properties

Addressed within the General and Specific Development Plan Narrative. The narrative discusses compatibility with surrounding multifamily, commercial, industrial, and planned development properties, as well as buffering and architectural treatments intended to integrate the development into the surrounding area. This is a continued redevelopment by the same development team creating a mixed-use redevelopment of the Plant 6 Site.

9. Institutional, recreational, open space, and public areas

Addressed within the General and Specific Development Plan Narrative and supporting plans. The narrative identifies nearby schools and parks and notes that no institutional or recreational facilities are proposed on-site beyond designated open space and stormwater features.

10. Soil characteristics

Addressed within the General and Specific Development Plan Narrative and the submitted geotechnical report prepared by Chosen Valley Testing.

11. Existing topography

Addressed by the submitted civil engineering plans, which include existing topographic information and grading plans.

12. General landscaping treatment

Addressed within the General and Specific Development Plan Narrative and the submitted landscape plan. The landscape design includes native and ornamental plantings, rain garden areas, buffering, and other site enhancements. The submitted landscape plan accurately reflects existing and proposed site conditions.

PDD Specific Comprehensive Development Plan Requirements Response

i. Detailed Site Plan / Plat Plan

Addressed by the submitted Certified Survey Map, civil engineering plans, architectural site plans, landscape plans, and supporting development drawings showing building locations, parking, utilities, easements, and open space areas.

ii. Legal Description

Addressed by the submitted Certified Survey Map and accompanying legal description.

iii. Relationship to Surrounding Properties

Addressed within the development narrative and supporting plans. The development has been designed to be compatible with adjacent multifamily, commercial, industrial, and planned development properties.

iv. Public and Private Roads, Driveways, and Parking Facilities

Addressed by the submitted civil engineering site plans and Certified Survey Map showing all proposed access drives, parking areas, and circulation routes. As a part of the Borton Development project, there will be a public expansion of Wood Street connecting to the North at Hagar Street.

v. Building Sites and Building Groups

Addressed by the submitted site and architectural plans showing the size, arrangement, and location of the proposed office and warehouse facility.

vi. Institutional, Recreational, Open Space, and Public Use Areas

Addressed within the development narrative and supporting plans. The project includes designated open space and stormwater facilities. Nearby schools, parks, and recreational facilities are identified in the narrative.

vii. Signage and Entrance Features

Signage will be placed on the building to match city standards.

viii. Detailed Landscaping Plans

Addressed by the submitted landscape plans, including plant schedules, landscaping details, buffering, rain gardens, and planting specifications.

ix. Final Architectural Plans and Elevations

Addressed by the submitted architectural plans, elevations, renderings, and material selections.

x. Public Sanitary Sewer, Water, and Stormwater Facilities

Addressed by the submitted civil engineering plans showing existing and proposed utility infrastructure.

xi. Private Utilities and Easements

Addressed by the submitted civil engineering plans and Certified Survey Map.

xii. Soil Characteristics

Addressed by the geotechnical investigation prepared by Chosen Valley Testing and supporting engineering documents.

xiii. Existing Topography

Addressed by the submitted civil engineering plans containing existing topographic information and grading plans.

xiv. Compatibility with Adjoining Lands

Addressed by the site design, landscaping, drainage planning, utility layout, and architectural treatment of the proposed development.

xv. Development Staging Plan

No phased development is proposed. Construction is anticipated to proceed as a single phase.

xvi. Restrictive Covenants

No restrictive covenants are proposed as part of this development.

xvii. Erosion Control and Final Grading Plan

Addressed by the submitted civil engineering plans, erosion control plans, and grading plans.

xviii. Additional Agreed-Upon Conditions

Any conditions imposed or agreed to during the review and approval process will be incorporated into the final development plan.