

Meeting Agenda - Final

Redevelopment Authority

Thursday, May 25, 2023	4:00 PM	Council Chambers

The meeting is conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (https://cityoflacrosse.legistar.com/Calendar.aspx) and clicking on the "In

Progress" video link to the far right in the meeting list.

If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

Roll Call

Approval of Minutes from the April 27, 2023 meeting.

Agenda Items:

1	<u>23-0621</u>	Introduction of Council Member Janssen as the new Redevelopment Authority Member.
2	<u>23-0622</u>	Update from SEH on Phase 2 project and Phase 3 timeline.
3	<u>23-0623</u>	Update from Red Earth. <u>Attachments:</u> G1 and G2 Presentation.pptx
4	<u>23-0624</u>	Consideration and Possible Action on Red Earth Planning Option Agreement. <u>Attachments:</u> <u>Red Earth Planning Option Agreement.pdf</u>
5	<u>23-0533</u>	AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District and Planned Development District-General to the Planned Development District-Specific allowing for the development of medium to high density residential, office, and commercial uses and dedicated public open spaces within the River Point District.
		Attachments: Ordinance

Cover Letter

Rezoning Petition River Point District Phasing Plan Revised River Point District PDD Document 5.17.2023

River Point District PDD document 5.5.2023

CVT Geotechnical Report - Pavements and Utilites

Erosion Control & Stormwater Management Plan

FEMA Information

Grading Plan - Phase 1 Phase 2 Landscaping Plan

River Bend Rd Water Sewer Storm Plan

River Bend Rd Water-Sewer-Storm Plans

Soils Management Plan

River Point District Plat

Notice of Hearing

Property Owner Buffer Map

Property Owner Buffer List

Undeliverable Notice - Resent 5.18.23

- 6 <u>23-0625</u> May 2023- Monthly Report from River Point District Project Manager. <u>Attachments: May 2023.pdf</u>
- 7
 23-0619
 May 2023 Monthly Financial Update

 Attachments:
 May 2023 Financials.pdf
- 8 <u>23-0626</u> Reminder: Next months meeting has been switched to Thursday June 29, 2023.

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.

Redevelopment Authority Members: Adam Hatfield, Edward Przytarski, Gus Fimple, Karen Dunn, Michael Sigman, Julie Henline & Barb Janssen.



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 23-0621

Agenda Date: 5/25/2023

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

Agenda Number: 1



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 23-0622

Agenda Date: 5/25/2023

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

Agenda Number: 2



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 23-0623

Agenda Date: 5/25/2023

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

Agenda Number: 3



La Crosse Riverpoint District G2 & G3

G1Existing Option Agreement



La Crosse Riverpoint District – G2 & G3 5/25/2023

G BLOCK SITE LAYOUT

- Architect to look at the G-Block as a whole to make cohesive design
- Hidden off-street parking
- Maximize off-street enclosed parking



Building Concepts

- 2 Mixed use buildings
- Approximately 20,000SF footprint per building per PDD.
- Commercial shops and amenities on main level
- 4-5 levels multifamily above
- 3 Concepts from the PDD









City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 23-0624

Agenda Date: 5/25/2023

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

Agenda Number: 4

PLANNING OPTION AGREEMENT

This PLANNING OPTION AGREEMENT (this "Agreement"), made and entered into this 25th day of May, 2023 (the "Effective Date"), by and between Redevelopment Authority of La Crosse having its office at 400 La Crosse Street, La Crosse, WI 54601 (hereinafter the "RDA"), and Red Earth, a Wisconsin limited liability company, having its office at 1310 W Wisconsin Ave, Sparta, WI 54656(hereinafter "DEVELOPER").

WITNESSETH:

WHEREAS, the RDA owns property located at River Point District, in the City of La Crosse, County of La Crosse, WI (GI & G2) 17-20252-30, and more fully depicted in the Plat, which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the DEVELOPER has requested a planning option to allow time to complete all due diligence necessary to determine the physical and financial feasibility of constructing a mixed-use development with rental units and light- retail space on parcel [GI & G2] as depicted in Plat (hereinafter "Project Site"); and

WHEREAS, RDA desires to see the Project Site developed into an active mixed-use development that complies with the Master Plan, generates economic activity and increases assessed land value, thereby generating additional property tax base for the community; and

WHEREAS, RDA is willing to negotiate a sale of the Project Site with the DEVELOPER upon a determination by both parties of the economic and physical viability of proposed future uses.

NOW, THEREFORE, for good and valuable consideration, the parties mutually agree and state as follows:

- 1. The RDA hereby grants to DEVELOPER an exclusive Planning Option for an initial term expiring twelve (12) months after the Effective Date for the Project Site (the "<u>Initial Term</u>"). This period is required in order to complete all due diligence necessary to determine the physical and financial feasibility of proposed future uses. The Initial Term of this Agreement may be extended by mutual written agreement of the parties, and, if so, such extended term will be known and is hereinafter referred to as the "<u>Extended Term</u>").
- 2. To secure the Initial Term, DEVELOPER shall pay RDA a payment in the amount of Five Thousand Dollars (\$5,000.00). If DEVELOPER is awarded the Extended Term, DEVELOPER shall pay to RDA an additional payment in the amount of Ten Thousand Dollars (\$10,000.00). These payments are non-refundable.
- 3. RDA, during the Initial Term, or any Extended Term, shall provide that the Project Site shall not be sold/conveyed or leased to any other legal entity and hereby agrees to grant to the DEVELOPER exclusive negotiating rights for the purchase or lease of said real property during the Initial Term and any Extended Term.
- 4. RDA, upon receipt from DEVELOPER of proof of insurance with the following terms, the RDA hereby grants DEVELOPER full access to the site for purposes of completing due diligence including, but not limited to, soil testing, engineering analysis, environmental assessments and inspections (including invasive assessments and inspections in the discretion

of the DEVELOPER), other inspections and other needs for ingress and egress upon the land. If the DEVELOPER must use a contractor for any of the above services then contractor is required to provide proof of Professional Liability and Pollution Liability insurances, with the Redevelopment Authority named on the policy. This access is subject to any preexisting easements and licenses on the Project Site. Developer must also coordinate any site visit with the RDA's construction administrator, SEH, c/o Torey Leonard or his assigns.

RDA shall endeavor to terminate any such licenses for which the DEVELOPER determines termination is reasonably necessary for completion of the due diligence necessary for this Agreement, and, in that event, DEVELOPER will be granted a day-by-day/day-to-day extension of the Initial Term or the Extended Term, if any, for the number of days that it takes for RDA to terminate such licenses.

INSURANCE. Contracting Party shall, at its sole expense, obtain and maintain in effect at all times during this Agreement the following insurance coverage:

1) Commercial General Liability Insurance of not less than \$1,000,000.00 per occurrence for bodily injury, personal injury and property damage;

2) Automobile Liability Insurance of not less than \$1,000,000.00 per occurrence for bodily injury and property damage covering all vehicles to be used in relationship to this Agreement;

3) Umbrella Liability Insurance of not less than \$1,000,000.00 per occurrence for bodily injury, personal injury and property damage in excess of coverage carried for commercial general liability and automobile liability;

4) Professional Liability Insurance of not less than \$1,000,000.00 per claim and annual aggregate; and

5) To the extent that Contracting Party employs any employees or as otherwise required by law, Workers' Compensation and Employees' Liability Insurance with Wisconsin statutory limits.

On the certificate of insurance, the RDA shall be named as an additional insured on any General Liability Insurance, Automobile Insurance, and Umbrella Liability Insurance. The certificate must state the following: The RDA, its officers, agents, employees, and authorized volunteers shall be Additional Insureds. Prior to execution of the Agreement, Contracting Party shall file with RDA, a certificate of insurance signed by the insurer's representative evidencing the coverage required by this Agreement. Such evidence shall include an additional insured endorsement signed by the insurer's representative. Contracting Party shall provide La Crosse with a thirty (30) day notice prior to termination or cancellation of the policy. RDA reserves the right to require review and approval of the actual policy of insurance before it executes this Agreement.

5. DEVELOPER shall keep the Project Site free from and clear of all liens and defend, indemnify and hold harmless the RDA, and their officers, employees, contractors and agents, from and against all claims, actions, losses, liabilities, damages, costs and expenses, whether arising out of injury or death to persons or damage to any real or personal property, and including reasonable attorneys' fees and costs, incurred, suffered by, or claimed against any DEVELOPER or any of its officers, employees, contractors and agents to the extent caused by the entry by DEVELOPER, its officers, employees, contractors and agents, upon the Project Site and any due diligence activities and any costs arising out of or in connection with the due diligence activities. This provision shall survive closing or any termination of this Agreement.

- 6. RDA and/or the City of La Crosse shall make available all known environmental reports and activity upon the Project Site. By entering into this Agreement, the DEVELOPER in no way assumes any responsibility or liability for site remediation.
- 7. During the pendency of this Agreement and upon determination of the feasibility of proposed future uses, the parties shall work in good faith to negotiate and execute a Development Agreement for those projects involving Tax Incremental Financing, and any other associated documentation, that shall provide for the acquisition and development of the Project Site to DEVELOPER. Such Development Agreement is subject to the approval of RDA and the City of La Crosse Council where TIF is involved.
- 8. It is agreed and understood by the parties that all proposed future uses in the Development Agreement shall complement existing uses on adjacent properties. The City of La Crosse shall coordinate the public agency participation in planning, obtaining data from public records as may be available, reviewing and commenting on aspects of proposed future uses in a timely manner.
- 9. DEVELOPER shall demonstrate the ability to obtain financing for the proposed future uses prior to the expiration of this Agreement.
- 10. DEVELOPER shall provide monthly progress updates to RDA, which updates shall include, but not be limited to, preliminary site planning, architecture, density, and land uses. Within Sixty (60) days of the execution of this Agreement, DEVELOPER shall present to the RDA a site plan of their development, with corresponding elevations and renderings. RDA shall determine, in its sole and reasonable discretion, whether the DEVELOPER'S plans are sufficiently compliant with the PDD. In the event that DEVELOPER is not able to present compliant plans, then RDA may terminate this Agreement.
- 11. In the event that RDA may provide financial assistance to DEVELOPER, then DEVELOPER understands that RDA shall approve any final design plans as a condition of receiving any financial assistance from City of La Crosse. City of La Crosse financial assistance, if any, may be in the form of land write-downs, Tax Increment Financing or other governmental grants paid to DEVELOPER in accordance with the Development Agreement.
- 12. If the parties agree upon and execute a Development Agreement prior to the expiration of this Agreement, RDA shall convey the Project Site to the DEVELOPER in accordance with the terms and conditions of the Development Agreement, and any associated documentation.
- 13. If a Development Agreement is not agreed to by the parties prior to the expiration of this Agreement, and no extension has been agreed to by the parties, this Agreement is hereby terminated and the DEVELOPER shall furnish to RDA all environmental reports and studies, and surveys relating to the Project Site.
- 14. In the event the DEVELOPER determines that the proposed use on the Project Site is not feasible during the pendency of this Agreement, DEVELOPER may terminate this Agreement and shall notify RDA in writing of the termination.
- 15. In the event the RDA determines, in its reasonable judgment, that the DEVELOPER is not meeting its obligations under this Agreement, then the RDA may terminate this agreement and shall notify the DEVELOPER of this termination in writing.

- 16. RDA and DEVELOPER shall pay all of their own legal fees, third party fees, customary closing costs and other costs related to this Agreement, the Development Agreement, and any lease or sale associated with this Agreement.
- 17. This Agreement must be signed by the DEVELOPER and payment received within 14 days of the RDA's approval or the document will be void.

IN WITNESS WHEREOF,

this Agreement has been duly executed as of the Effective Date.

Adam Hatfield, Chair

Andrea Trane, Executive Director/Secretary

[DEVELOPER]

Jacob Buswell, Owner Red Earth, LLC

EXHIBIT A

PLAT



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 23-0533

Agenda Date: 5/30/2023

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

Agenda Number: 5

File Type: Ordinance

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District and Planned Development District-General to the Planned Development District-Specific allowing for the development of medium to high density residential, office, and commercial uses and dedicated public open spaces within the River Point District.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Heavy Industrial District and Planned Development District-General to the Planned Development District-Specific on the Master Zoning Map, to-wit:

Tax Parcel 17-20252-20 (25 Copeland Ave)

PRT GL 2 COM INTER W LN COPELAND AVE & 200FT S SD GL W 1285.84FT NW 206.78FT W 263FT S 74.22FT SE CURVE 305.70FT CHD SE 16.56FT E 530.91FT SW 10FT SE .58FT SELY CURVE 498.06FT N 164.87 FT E 305FT N 25.01FT POB LOT SZ: IRR

Tax Parcel 17-20251-20 (37 Copeland Ave)

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 S0D59M34SE 1532.21FT TO W R/W LN COPELAND BLVD & POB S89D33M 24SW 1284.77FT N15D9M49SW 206.81FT S89D33M27SW 260.85 FT TO E R/W LN VAC RR ALG E R/W LN N13D26M16SW 564.69FT TO S LN BEMELS INDUSTRIAL ADDN ALG S LN N89D33M40SE 1469.24FT N89D28M50SE 72.85 FT TO NW COR PRCL IN V863 P819 ALG W LN PRCL S2D16M3SE 99.93FT TO NW COR PRCL IN V806 P827 ALG W LN PRCL S2D 13M18SE 200.06FT TO SW COR ALG S LN N89D33M57SE 159.63 FT TO W R/W LN COPELAND BLVD ALG W LN S2D13M1SE 250.51FT S2D14M36SE 200.07FT TO POB

Tax Parcel 17-20251-100 (11 Copeland Ave)

PRT GOVERNMENT LOT 2 COM N LN GOV LOT 2 & W LN COPELAND AVE S ALG W LN 225.11FT TO POB S 173.08FT W 310.44FT N 173FT E 305FT TO POB LOT SZ: IRR

Tax Parcel 17-20251-90 (29 Copeland Ave)

PRT GOVERNMENT LOT 2 COM AT A PT ON N LN 75FT E OF C/L OF C.M.ST.P.&P. R/R R/W SELY 74.22FT TO POB SELY ALG A CURVE CHD OF WHICH BEARS SE 305.7FT S 16.56FT TO A PT 225FT S OF N LN OF GOV LOT 2 E 530.91FT S 130FT M/L ALG A CURVE 260.04FT CHD OF WHICH BEARS W 255.96FT SWLY ALG A CURVE 520.01FT THE CHD OF WHICH BEARS SWLY 487.84FT TO A PT 75FT PP NE OF C/L OF SD R/R R/W NWLY ALG SD LN 75FT PP FROM SD C/L TO POB LOT SZ: 3.78 AC

Tax Parcel 17-20252-30 (25 Copeland Ave)

PRT GL 2 COM INTER Ŵ LN COPELAND AVE & 225FT S OF N LN SD GL W 305FT S 164.87FT POB S1D48MW 225.6FT N57D42MW 435.08FT ALG CURVE CONC TO SW 91.68FT N131.38FT SELY ALG CURVE 498.06FT POB + REAR LOT SZ: IRR 623/894

Tax Parcel 17-20251-110

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 S76D8M9SW 1934.81FT TO POB S2D43M50SE 25.38FT S88D6M54SE 7FT S7D 34M54SE 196.68FT S75D24M6SW 17FT ALG CURV S11D57M53SE 96.57FT S14D35M59SE 438.81FT ALG CURV S20D41M28SE 853.2FT S26D47M4SE 184.16FT S24D43M 28SE 331FT TO MEANDER LN ALG LACROSSE RIVER ALG MEANDER LN N54D29M28SE 102.49FT N24D 43M28SW 385.87FT TO SW COR PRCL IN V1137 P713 ALG W LN PRCL N26D40M59SW 226.43FT ALG CURV N23D9M59SW 170.85FT N19D38M59SW 303.3FT N13D26M 16SW 73.42FT TO NW COR PRCL N13D26M16SW 264.69FT S76D33M 44SW 80.65FT N14D27M11SW 341.47FT ALG CURV N8D31M11SW 207.05FT N4D4M34SW 125.37FT ALG CURV N1D50M13SW 23.08FT S89D23M41SW 41.65FT S2D33M 27SE 41.15FT TO POB

Tax Parcel 17-20251-15 (100 Causeway Blvd)

PRT GOVT LOT 1 BEG SW COR LOT 8 BLOCK 7 BEMELS IND ADD E 41.26FT S14D10M30SE 300FT S75D49M30SW 83.77FT ALG CURV N14D10M30SW 344.72 FT CONT ALG CURV N8D14M30SW 209.02FT N2D18M30SW 126.23FT ALG CURV N2D23M50SE 272.41FT S82D38ME 35FT M/L S ALG A CURV P/W W LN LOT 8 BLK 1 BEMELS IND ADD TO A PT 15.87 FT W OF SW COR LOT 8 BLK 1 BEMELS IND ADD S 66FT S ALG CURV S8D26ME 310.48FT N89D 9ME 13.5FT TO SW COR LOT 8 BLK 7 BEMELS IND ADD & POB T/W ESMT IN V1388 P513

Tax Parcel 17-20250-30 (104 Causeway Blvd) BEMEL'S INDUSTRIAL ADDITION LOT 8 BLOCK 7 LOT SZ: IRR

Tax Parcel 17-20251-64 (Causeway Blvd)

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 104.5FT S10D30MW 200 FT S4D45MW 200FT S1D30ME 54.06FT E 22.31FT S2D18M30SE 25FT TO POB S2D18M30SE 79.23 FT ALG CURV S5D36M30SE 121FT N75D49M30SE 17FT N7D9M30SW 196.68FT N87D41M30SW 7FT TO POB LOT SZ: 2773 SF M/L

Tax Parcel 17-20251-60 (10 Causeway Blvd)

PRT GOVERNMENT LOTS 1 & 2 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 250FT S6D 18M30SE 135FT S19D33ME 50FT S8D35M45SE 157.38FT W 30FT S14D10M30SE 600FT W 50FT TO E LN BLACK RIVER SLY ALG E LN 1153FT M/L TO N LN LA CROSSE RIVER ELY ALG N LN 550FT M/L TO A PT 50FT WLY OF C/L OF RR TRK N24D18MW 331FT TO A PT 25FT WLY OF C/L RR TRK N26D21M30SW 184.16FT NLY ALG CURV N20D 16MW 853.2FT N14D10M30SW 438.81FT NLY ALG CURV N8D 14MW 217.29FT N2D18M30SW 126.23FT NLY ALG CURV N5D7M 16SE 439.72FT TO POB EX COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 54.06FT E 22.31FT N2D18M30SW 22FT NELY ALG CURV N5D50M40SE 430.26FT TO POB

Tax Parcel 17-20251-67 (Causeway Blvd)

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 104.5FT S10D30MW 200 FT S4D45MW 200FT S1D30ME 54.06FT TO POB S1D30ME 195.94FT S6D18M30SE 135FT S19D33ME 50FT S8D35M45SE 157.38FT W 1.2FT N14D10M30SW 304.14FT N7D3MW 239.72FT E 44.89FT TO POB LOT SZ: 11820 SF

Tax Parcel 17-20251-65 (100 Causeway Blvd)

PRT GOVERNMENT LOT 1 BEG AT À PT 104.5FT W OF NW COR LOT 8 BLK 1 BEMEL IND ADDN W 196.36FT TO E LN BLACK RIVER S7D15ME 990.71FT ALG E LN E 78.8FT N14D10M30SW 304.14FT N7D3MW 239.72FT E 44.89FT N1D30MW 54.06FT N4D 45ME 200FT N10D30ME 200FT TO POB LOT SZ: 2.02 AC

Tax Parcel 17-20251-50 (35 Copeland Ave)

PRT GOVERNMENT LOTS 1 & 2 COM INTER W LN COPELAND AVE & RECORD S LN GOV LOT 1 N88D 11M44SW ALG S LN 1794.80FT TO A PT 20FT WLY AT RIGHT ANGLES FROM C/L REMOVED WLY TRACK OF CM&ST P&P RR & POB N12D59M43SW 360FT N88D 11M44SW 20.75FT TO ELY WATER EDGE S11D48M13SE 358.11FT S15D49M12SE 243.47FT S88D11M 44SE 16.03FT N12D59M43SW 240 FT TO POB

Tax Parcel 17-20251-63 (Causeway Blvd)

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 54.06FT E 22.31FT N2D18M30SW 22FT ALG CURV N5D50M40SE 430.26FT TO POB LOT SZ: 6729 SF M/L

Tax Parcel 17-20251-80 (Copeland Ave)

PRT GOVERNMENT LOT 2 COM NE COR SE-NE W 33FT TO W LN COPELAND AVE S ALG W LN 672.32FT TO POB W 789.05FT N 318.67FT ALG CURV N89D24M 44SW 255.96FT ALG CURV S37D 43M48SW 487.84FT S24D31M20SE 334.82FT N65D28M40SE 122.27 S63D49M20SE 385.33FT S84D16M 20SE 398.25FT N68D15M40SE 142.89FT ALG CURV N25D30M2SE 152.78FT ALG CURV TO A PT 14.8FT W OF W LN COPELAND AVE ALG CURV 22.78FT TO W LN COPELAND AVE N ALG W LN 110.28FT TO POB EX COM NE COR SEC 31 S0D22M44SE 2004.49FT TO W R/W LN COPELAND AVE & SE COR PRCL IN DOC NO. 1392730 & POB ALG W R/W LN COPELAND AVE S1D19M20SE 27.97FT N89D14M43SW 102.05FT N67D43M41SW 113.3FT N64D53M41SW 123.02FT TO W LN PRCL IN V623 P917 ALG W LN N0D25M30SE 20.04FT TO NW COR PRCL ALG N LN PRCL S62D56M14SE 190.07FT TO SE COR PRCL & S LN PRCL IN DOC NO. 1392730 S89D31M20SE 148.24FT TO POB

Tax Parcel 17-20252-35 (25 Copeland Ave)

PRT GOVERNMENT LOT 2 COM N LN & W LN COPELAND AVE AVE S 672.32FT W 319.05FT FT TO POB W 470FT N 305.62FT TO C/L OF A 25FT WIDE RR R/W SELY ALG CURV & C/L R/W ARC OF WHICH IS 91.68 S57D42ME 435.08FT S1D48MW 56.53FT TO POB + REAR LOT SZ: IRR

Tax Parcel 17-20251-16 (Causeway Blvd)

PRT GOVT LOT 1 BEG NW COR LOT 8 BLOCK 1 BEMELS IND ADD S89D9MW 15.87FT TO E R/W RR ALG CURV S5D18M40SW 410.46FT S 66FT ALG CURV S8D 26ME 310.48FT N89D9ME 13.5FT TO SE COR LOT 8 BLK 7 BEMELS IND ADD ALG CURV N7D59M20SW 310.57FT N 66FT ALG CURV N5D18M40SE 410.46FT TO POB

Tax Parcel 17-20252-20 (25 Copeland Ave) BEMEL'S INDUSTRIAL ADDITION LOTS 5, 6 & 7 BLOCK 7 LOT SZ: 150 X 308.2

Tax Parcel 17-20252-45 (Marsh)

190.07FT N88D12MW 170FT TO POB EX COM NE COR SEC 31 S0D22M44SE 2004.49FT TO W R/W LN COPELAND AVE & SE COR PRCL IN DOC NO. 1392730 & POB ALG W R/W LN COPELAND AVE S1D19M20SE 27.97FT N89D14M43SW 102.05FT N67D43M41SW 113.3FT N64D53M41SW 123.02FT TO W LN PRCL IN V623 P917 ALG W LN N0D25M30SE 20.04FT TO NW COR PRCL ALG N LN PRCL S62D56M14SE 190.07FT TO SE COR PRCL & S LN PRCL IN DOC NO. 1392730 S89D31M20SE 148.24FT TO POB

Tax Parcel 17-20253-80 (1 Copeland Ave)

PRT GOVERNMENT LOT 2 COM NE COR GL LOT 2 N88D12MW 33.02 FT TO W LN COPELAND AVE S 782.6FT ALG W LN TO POB S ALG W LN 190FT M/L TO NWLY BANK OF LAX RIVER SWLY 260FT M/L ALG NWLY BANK ALG CURV N31D26M3SE 298.96FT TO POB SUBJ TO ESMT IN DOC NO. 1437402 & IN DOC NO. 1444994 & IN DOC NO. 1463689

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed: Approved: Published:





$R \, \text{edevelopment} A \, \text{uthority}$

May 5, 2023

Common Council 400 La Crosse St La Crosse, WI 54601

Re: River Pointe District

The Redevelopment Authority of La Crosse (RDA) is requesting that the parcels depicted in the attached maps and application be rezoned to Planned Development District- Specific for the development of medium to high intensity residential, office, and commercial uses and dedicated public open space. This request also includes approval of the attached Planned Development District document and temporary use of a portable concrete batch plant.

The Common Council approved the rezoning of the River Point District to Planned Development District -General at their October 2019 meeting. This rezoning included a PDD document that provided performance zoning standards for the entire development, including both public and private spaces which include land uses, area standards, design standards and infrastructure/parking standards. It also allowed investors to prepare design and construction documents for each site within the development with a degree of predictability in gaining approval for their final plans and PDD-Final submittals.

This rezoning is required to establish final zoning for the site so that developers can apply for any associated permits from the City. It is anticipated that permits could be applied for as early as Fall 2023.

Updates and revisions were made to the PDD Document. Maps were updated to reflect current conditions of the site. Design standards were revised to reflect feedback the RDA has received from developers during conceptual plan review. Additional language was added to assist developers with other City ordinances. A plan review process was also added. Plan Development District-Specific zoning typically requires that final development plans are attached. In lieu of those plans the RDA is requesting approval of the attached PDD Document. This document is intended to express to developers the standards the RDA has established for the district regarding site and building design. If developers meet these standards approval of their final plans would occur only through the RDA and the Design Review Committee. This would not require every individual development to be approved by the Common Council per zoning and help streamline the process.



Specific Comprehensive Development Plan Additional Information.

1. A plat plan including all information required for a preliminary plat and applicable provision of Wis. Stat. ch. 236, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed-use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements.

See attached River Point District Plat.

2. A legal description of the boundaries of lands included in the proposed Planned Development District.

See list of parcels and legal descriptions attached to the zoning petition.

3. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.

The land within the proposed area consists of wetlands and a former brownfield site that has been remediated for commercial/office/residential use. Surrounding neighborhood uses are residential, festival grounds, commercial, and parks and open space to the south, the Mississippi/Black Rivers to the west, commercial and retail to the east, and light industrial to the north. The proposed/desired uses of residential, commercial, retail, parks and open space are all compatible with the surrounding uses. More information can be found under Section 1.0 in the attached PDD document.

4. The location of public and private roads, driveways and parking facilities.

See attached River Point District Plat. The plat depicts all public roads. There are no public driveways. There may be opportunities for shared public and private parking facilities. There will be no private roads. Any private driveways and parking facilities will need to meet any requirements stated in the attached PDD document and considered as part of specific development proposals within the district. More information can be found in the attached PDD document.



5. The size, arrangement and location of any individual building sites and proposed building groups on each individual lot (not applicable to single-family attached or detached residential projects).

See attached River Point District Plat to see the size, arrangement, and location of the individual building sites/lots. More specific details regarding physical building size, arrangement and design are determined by the design standards proposed in the attached PDD document. More information can be found in the attached PDD document.

6. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways.

See attached River Point District Plat. Outlot 6 will be reserved for public use as a mix of common areas, parks, and open space. Outlots 2, 3 & 4 will be used for drainageways. No schools will be dedicated as part of this development. More information can be found in attached PDD document.

7. The type, size and location of all temporary advertising signs and permanent entrance features or signs.

It is anticipated that gateway signs and a limited number of ground monument signs will be located at, or near the entrances to the River Pointe District. Ground monument signs for individual buildings will also be permitted. More information can be found under Section 3.2 in the attached PDD document.

8. Detailed landscaping plans including plant listings.

See attached Phase 2 landscaping plan along River Bend Road. Phases 3 & 4, which includes the remaining public road in the district, will have similar landscaping treatments. Approval of these final plans by the Redevelopment Authority and the Parks, Recreation, and Forestry Department is requested as part of this application. Each private development will be required to meet any landscaping requirements stated under Section 4.0 in the attached PDD document.

9. Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single-family attached or detached residential projects).





R E D E V E L O P M E N T A U T H O R I T Y

There are currently no final architectural plans for the district. There are conceptual drawings located in the Appendix of the attached PPD document. The Redevelopment Authority has developed a guiding document with design standards for new construction and a plan review process to approve projects as they develop. Plans would be reviewed and approved by both Redevelopment Authority and the City's Design Review Committee per the attached PDD document. Any exceptions (waivers) to these standards would need to be approved by the Common Council.

10. The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans.

See attached River Bend Rd Water-Sewer-Storm plans.

11. The existing and proposed location of all private utilities or other easements.

Each buildable lot will be served by private utilities such as gas, electric, and communication. Final plans are currently being completed. Approval of the final plans by the Redevelopment Authority and the Engineering Department is requested as part of this application.

12. Characteristics of soils related to contemplated specific uses.

See attached Geotechnical Report and Soils Management Plan for soil information.

13. Existing topography on-site with contours at no greater than two-foot intervals City Datum.

See attached Grading Plan and FEMA information addressing the floodplain.

14. Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses.

The primary street (River Bend Road) through the district connects to Causeway Blvd and Copeland Ave, both existing, adjacent streets. Stormwater management utilizes the adjacent bodies of water after treatment. The proposed uses of commercial/office/residential/public open space are the same uses located to the





$R \, \text{edevelopment} A \, \text{uthority}$

south, east and portions of the area to the north. It is anticipated that further redevelopment will occur to the north as opportunities arise.

15. If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property.

See attached Phasing Plan. Public Infrastructure, which includes streets, sidewalks, curb & gutter, stormwater management facilities, and utilities (sewer, water, sanitary), will be installed in four phases. Private Development will occur as plans are submitted, reviewed, and approved by the Redevelopment Authority and Design Review Committee.

16. All restrictive covenants.

There are no proposed restrictive covenants for the district. There may be individual developer agreements between the developer and Redevelopment Authority and/or the developer and City/Economic and Community Development Commission.

17. Proposed erosion control plan and final grading plan in conformance with article II of <u>chapter 105</u>.

See attached Erosion, Grading, and Stormwater Management Plans.

18. All conditions agreed to by the applicant which are not included in the written documentation required under subsection (2)c.1 through 12 of this section shall be part of the development plan.

The Redevelopment Authority would also like approval from the Common Council to allow for a Portable concrete batch plant to be located within the district for the duration of phases 2, 3, &4. These phases include the construction of the public streets, sidewalks, curb & gutter, utilities (water/storm/sewer) and stormwater management infrastructure. The concrete produced by this plant will only be used for the River Point District and Causeway Blvd.

A portable concrete batch plant will allow for the more efficient delivery of concrete to the site for paving operations, specifically related to dump trucks. Although the number of truckloads may be the same, the overall time for depositing concrete is much faster as well as reducing construction traffic throughout the city. The plant will be equipped with a dust collection system





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which collects dust via bag filters that are pneumatically cleaned allowing for the recovery and reuse in the operation. No odors are emitted from the plant of bag house.

The plant will be located approximately where Lot 4 is in the district but may be relocated within the district's boundary as needed.

Please let me know if you have any questions.

Sincerely,

Andrea Trane Executive Director, Redevelopment Authority

PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or Traditional Neighborhood District

Petitioner (name and address): Redevelopment Authority 400 La Crosse St La Crosse, WI 54601

Owner of site (name and address): Same as above

City of La Crosse, 400 La Crosse St, La Crosse, WI 56401

Address of subject premises: See Attached Table

Tax Parcel No.: See Attached Table

Legal Description: See Attached Table

PDD/TND: ____ General ____ Specific ___X_ General & Specific

Zoning District Classification: M2-Heavy Industrial & Planned Development District- General

Proposed Zoning Classification: Planned Development District- Specific

Is the property located in a floodway/floodplain zoning district?	_X Yes _X No
Is the property/structure listed on the local register of historic places?	YesX_ No
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan	? _X Yes No
Is the consistent with the policies of the Comprehensive Plan?	X_Yes No

Property is Presently Used For: Vacant Brownfield Site

Property is Proposed to be Used For:

Mix of Uses including various residential density types, Commercial, Office, Retail, Public open space and trails, Parks, Event Venues.

Proposed Rezoning is Necessary Because (Detailed Answer):

Due to the desired use and development of the site the proposed rezoning is necessary so the applicant can attach a document that provides both public and private design standards for all new construction, signage, and public infrastructure as well as a plan review process. Process would only require plan approval by the RDA and the City's Design Review Committee and not require developers to have plans approved by the Common Council if they meet the requirements stated in the development document.

<u>Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):</u> Use of the property is a higher use then the site was historically used for, which was heavy industrial. The surrounding neighborhood uses are residential, festival grounds, commercial, and parks & open space to the south, the Mississippi River to the west, commercial and retail to the east, and light industrial to the north. The proposed/desired uses of residential, commercial, retail, parks and open space are all compatible with the surrounding use.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

Redevelopment of all Brownfield sites to a higher mix of uses is a major objective in the 2002 Comprehensive Plan.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the day of

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) SS.

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I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

(signature) (telephone)

(email) traneal city of lacrosse. and

STATE OF WISCONSIN

COUNTY OF LA CROSSE

Personally appeared before me this _____ day of ______, 20___, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

> Notary Public My Commission Expires:

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the day of tor of Planning & Development Dite

Signed:

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the _____ day of

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

		(signature)	<u>5/8/2023</u> (date)
		(email)	
STATE OF WISCONSIN)		
COUNTY OF LA CROSSE) 33.		
		• • • •	 the above named individual

Personally appeared before me this _____ day of _____, 20___, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission Expires:

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (*Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.*)

PETITIONER SHALL, <u>BEFORE FILING</u>, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the _____ day of _____ , 20____

Signed:

Director of Planning & Development

River Point District Parcels and Legal Descriptions

<u>Parcel 17-20252-20:</u> Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GL 2 COM INTER W LN COPELAND AVE & 200FT S SD GL W 1285.84FT NW 206.78FT W 263FT S 74.22FT SE CURVE 305.70FT CHD SE 16.56FT E 530.91FT SW 10FT SE .58FT SELY CURVE 498.06FT N 164.87 FT E 305FT N 25.01FT POB LOT SZ: IRR

Parcel 17-20251-20:

Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 SOD59M34SE 1532.21FT TO W RAN LN COPELAND BLVD & POB S89D33M 24SW 1284.77FT N15D9M49SW 206.81FT S89D33M27SW 260.85 FT TO E RNV LN VAC RR ALG E R/W LN N13D26M16SW 564.69FT TO S LN BEMELS INDUSTRIAL ADDN ALG S LN N89D33M40SE 1469.24FT N89D28M50SE 72.85 FT TO NW COR PRCL IN V863 P819 ALG W LN PRCL S2D16M3SE 99.93FT TO NW COR PRCL IN V806 P827 ALG W LN PRCL S2D 13M18SE 200.06FT TO SW COR ALG S LN N89D33M57SE 159.63 FT TOW *R/W* LN COPELAND BLVD ALG W LN S2D13M1SE 250.51FT S2D14M36SE 200.07FT TO POB

Parcel 17-20251-100:

Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM N LN GOV LOT 2 & W LN COPELAND AVE S ALG W LN 225.11FT TO POB S 173.08FT W 310.44FT N 173FT E 305FT TO POB LOT SZ: IRR

<u>Parcel 17-20251-90:</u> Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM AT A PT ON N LN 75FT E OF C/L OF C.M.ST.P.&P. R/R R/W SELY 74.22FT TO POB SELY ALG A CURVE CHD OF WHICH BEARS SE 305.7FT S 16.56FT TO A PT 225FT S OF N LN OF GOV LOT 2 E 530.91FT S 130FT M/L ALG A CURVE 260.04FT CHD OF WHICH BEARS W 255.96FT SWLY ALG A CURVE 520.01FT THE CHD OF WHICH BEARS SWLY 487.84FT TO A PT 75FT PP NE OF C/L OF SD R/R R/W NWLY ALG SD LN 75FT PP FROM SD C/L TO POB LOT SZ: 3.78 AC

Parcel 17-20252-30:

Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GL 2 COM INTER W LN COPELAND AVE & 225FT S OF N LN SD GL W 305FT S 164.87FT POB S1D48MW 225.6FT N57D42MW 435.08FT ALG CURVE CONC TO SW 91.68FT N131.38FT SELY ALG CURVE 498.06FT POB + REAR LOT SZ: IRR 623/894

Parcel 17-20251-110:

Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 S76D8M9SW 1934.81FT TO POB S2D43M5OSE 25.38FT S88D6M54SE 7FT S7D 34M54SE 196.68FT S75D24M6SW 17FT ALG CURV S11D57M53SE 96.57FT S14D35M59SE 438.81FT ALG CURV S20D41M28SE 853.2FT S26D47M4SE 184.16FT S24D43M 28SE 331FT TO MEANDER LN ALG LACROSSE RIVER ALG MEANDER LN N54D29M28SE 102.49FT N24D 43M28SW 385.87FT TO SW COR PRCL IN V1137 P713 ALG W LN PRCL N26D40M59SW 226.43FT ALG CURV N23D9M59SW 170.85FT N19D38M59SW 303.3FT N13D26M 16SW 73.42FT TO NW COR PRCL N13D26M16SW 264.69FT S76D33M 44SW 80.65FT N14D27M11SW 341.47FT ALG CURV N8D31M11SW 207.05FT N4D4M34SW 125.37FT ALG CURV N1D50M13SW 23.08FT S89D23M41SW 41.65FT S2D33M 27SE 41.15FT TO POB

<u>Parcel 17-20251-15:</u> City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVT LOT 1 BEG SW COR LOT 8 BLOCK 7 BEMELS IND ADD E 41.26FT S14D10M3OSE 300FT S75D49M30SW 83.77FT ALG CURV N14D10M30SW 344.72 FT CONT ALG CURV N8D14M30SW 209.02FT N2D18M30SW 126.23FT ALG CURV N2D23M5OSE 272.41FT S82D38ME 35FT M/L S ALG A CURV PNV W LN LOT 8 BLK 1 BEMELS IND ADD TO A PT 15.87 FT W OF SW COR LOT 8 BLK 1 BEMELS IND ADD S 66FT S ALG CURV S8D26ME 310.48FT N89D 9ME 13.5FT TO SW COR LOT 8 BLK 7 BEMELS IND ADD & POB T/W ESMT IN V1388 P513

Parcel 17-20250-30: Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District-Specific

BEMEL'S INDUSTRIAL ADDITION LOT 8 BLOCK 7 LOT SZ: IRR Parcel 17-20251-16: CITY OF LACROSSE PRT GOVT LOT 1 BEG NW COR LOT 8 BLOCK 1 BEMELS IND ADD S89D9MW 15.87FT TO E R/W RR ALG CURV S5D18M40SW 410.46FT S 66FT ALG CURV S8D 26ME 310.48FT N89D9ME 13.5FT TO SE COR LOT 8 BLK 7 BEMELS IND ADD ALG CURV N7D59M20SW 310.57FT N 66FT ALG CURV N5D18M4OSE 410.46FT TO POB

Parcel 17-20251-64: Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 104.5FT S10D3OMW 200 FT S4D45MW 200FT S1D3OME 54.06FT E 22.31FT S2D18M3OSE 25FT TO POB S2D18M3OSE 79.23 FT ALG CURV S5D36M3OSE 121FT N75D49M30SE 17FT N7D9M30SW 196.68FT N87D41M30SW 7FT TO POB LOT SZ: 2773 SF MIL

Parcel 17-20251-60

Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOTS 1 & 2 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 90.86FT TO POB W 13.64FT S10D3OMW 200FT S4D 45MW 200FT S1D3OME 250FT S6D 18M3OSE 135FT S19D33ME 50FT S8D35M45SE 157.38FT W 30FT S14D10M3OSE 600FT W 50FT TO E LN BLACK RIVER SLY ALG E LN 1153FT M/L TO N LN LA CROSSE RIVER ELY ALG N LN 550FT MIL TO A PT 50FT WLY OF C/L OF RR TRK N24D18MW 331FT TO A PT 25FT WLY OF CIL RR TRK N26D21M30SW 184.16FT NLY ALG CURV N2OD 16MW 853.2FT N14D10M30SW 438.81FT NLY ALG CURV N8D 14MW 217.29FT N2D18M30SW 126.23FT NLY ALG CURV N5D7M 16SE 439.72FT TO POB EX COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 90.86FT TO POB W 13.64FT S10D3OMW 200FT S4D 45MW 200FT S1D3OME 54.06FT E 22.31FT N2D18M30SW 22FT NELY ALG CURV N5D50M4OSE 430.26FT TO POB

Parcel 17-20251-67:

Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 104.5FT S10D3OMW 200 FT S4D45MW 200FT S1D3OME 54.06FT TO POB S1D3OME 195.94FT S6D18M3OSE 135FT S19D33ME 50FT S8D35M45SE 157.38FT W 1.2FT N14D10M30SW 304.14FT N7D3MW 239.72FT E 44.89FT TO POB LOT SZ: 11820 SF

Parcel 17-20251-65: Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 1 BEG AT A PT 104.5FT W OF NW COR LOT 8 BLK 1 BEMEL IND ADDN W 196.36FT TO E LN BLACK RIVER S7D15ME 990.71FT ALG E LN E 78.8FT N14D10M30SW 304.14FT N7D3MW 239.72FT E 44.89FT N1D3OMW 54.06FT N4D 45ME 200FT N10D3OME 200FT TO POB LOT SZ: 2.02 AC

Parcel 17-20251-50: Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOTS 1 & 2 COM INTER W LN COPELAND AVE & RECORD S LN GOV LOT 1 N88D 11M44SW ALG S LN 1794.80FT TO A PT 20FT WLY AT RIGHT ANGLES FROM C/L REMOVED WLY TRACK OF CM&ST P&P RR & POB N12D59M43SW 360FT N88D 11M44SW 20.75FT TO ELY WATER EDGE S11D48M13SE 358.11FT S15D49M12SE 243.47FT S88D11M 44SE 16.03FT N12D59M43SW 240 FT TO POB

Parcel 17-20251-63: Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District-Specific

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 90.86FT TO POB W 13.64FT S10D3OMW 200FT S4D 45MW 200FT S1D3OME 54.06FT E 22.31FT N2D18M30SW 22FT ALG CURV N5D50M4OSE 430.26FT TO POB LOT SZ: 6729 SF MIL

Parcel 17-20251-80

City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM NE COR SE-NE W 33FT TO W LN COPELAND AVE S ALG W LN 672.32FT TO POB W 789.05FT N 318.67FT ALG CURV N89D24M 44SW 255.96FT ALG CURV S37D 43M48SW 487.84FT S24D31M20SE 334.82FT N65D28M40SE 122.27 S63D49M20SE 385.33FT S84D16M 20SE 398.25FT N68D15M40SE 142.89FT ALG CURV N25D30M2SE 152.78FT ALG CURV TO A PT 14.8FT W OF W LN COPELAND AVE ALG CURV 22.78FT TO W LN COPELAND AVE N ALG W LN 110.28FT TO POB EX COM NE COR SEC 31 S0D22M44SE 2004.49FT TO W R/W LN COPELAND AVE & SE COR PRCL IN DOC NO. 1392730 & POB ALG W R/W LN COPELAND AVE S1D19M20SE 27.97FT N89D14M43SW 102.05FT N67D43M41SW 113.3FT N64D53M41SW 123.02FT TO W LN PRCL IN V623 P917 ALG W LN N0D25M30SE 20.04FT TO NW COR PRCL ALG N LN PRCL S62D56M14SE 190.07FT TO SE COR PRCL & S LN PRCL IN DOC NO. 1392730 S89D31M20SE 148.24FT TO POB

Parcel 17-20252-35

Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM N LN & W LN COPELAND AVE AVE S 672.32FT W 319.05FT FT TO POB W 470FT N 305.62FT TO C/L OF A 25FT WIDE RR R/W SELY ALG CURV & C/L R/W ARC OF WHICH IS 91.68 S57D42ME 435.08FT S1D48MW 56.53FT TO POB + REAR LOT SZ: IRR

Parcel 17-20251-16

Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVT LOT 1 BEG NW COR LOT 8 BLOCK 1 BEMELS IND ADD S89D9MW 15.87FT TO E R/W RR ALG CURV S5D18M40SW 410.46FT S 66FT ALG CURV S8D 26ME 310.48FT N89D9ME 13.5FT TO

SE COR LOT 8 BLK 7 BEMELS IND ADD ALG CURV N7D59M20SW 310.57FT N 66FT ALG CURV N5D18M40SE 410.46FT TO POB

Parcel 17-20250-20 City of La Crosse M2-Heavy Industrial to Planned Development District- Specific

BEMEL'S INDUSTRIAL ADDITION LOTS 5, 6 & 7 BLOCK 7 LOT SZ: 150 X 308.2

Parcel 17-20252-45 Redevelopment Authority of the City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM INTER N LN & W LN COPELAND AVE S ALG W LN 672.32FT N88D12MW 319.05FT TO POB N1D48ME 85FT S61D38M6SE 190.07FT N88D12MW 170FT TO POB EX COM NE COR SEC 31 S0D22M44SE 2004.49FT TO W R/W LN COPELAND AVE & SE COR PRCL IN DOC NO. 1392730 & POB ALG W R/W LN COPELAND AVE S1D19M20SE 27.97FT N89D14M43SW 102.05FT N67D43M41SW 113.3FT N64D53M41SW 123.02FT TO W LN PRCL IN V623 P917 ALG W LN N0D25M30SE 20.04FT TO NW COR PRCL ALG N LN PRCL S62D56M14SE 190.07FT TO SE COR PRCL & S LN PRCL IN DOC NO. 1392730 S89D31M20SE 148.24FT TO POB

Parcel 17-20253-80 City of La Crosse Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM NE COR GL LOT 2 N88D12MW 33.02 FT TO W LN COPELAND AVE S 782.6FT ALG W LN TO POB S ALG W LN 190FT M/L TO NWLY BANK OF LAX RIVER SWLY 260FT M/L ALG NWLY BANK ALG CURV N31D26M3SE 298.96FT TO POB SUBJ TO ESMT IN DOC NO. 1437402 & IN DOC NO. 1444994 & IN DOC NO. 1463689





RIVER POINT DISTRICT CREATING AN ELEVATED LIVING EXPERIENCE

Planned Development District

APPROVAL DATE OF PLANNED DEVELOPMENT GENERAL : OCTOBER 10, 2019

APPROVAL DATE OF PLANNED DEVELOPMENT SPECIFIC : JUNE 8, 2023





"Each and every one of our neighborhoods has the potential to be a wonderful place to live, work, and enjoy recreation. Together we can make La Crosse the place we want it to be"

STORE

TO SUPPLIES/

- Mayor Tim Kabat

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Purpose Existing Site Conditions and Background 1.2.1 Site General Opportunities & Constraints Natural Resources 1.2.2 Environmental Provisions 1.2.3 1.2.4 Cultural Resources 1.2.5 Existing Infrastructure Goals & Objectives of the Design Guidelines Applicability Review Process

Previous Plans and Community Engagement Summary

SPECIFIC DEVELOPMENT PLAN

Organizing Principles Land Use Diagram Development Summary Land Use Regulation Table

INFRASTRUCTURE DESIGN GUIDELINES

Active Streets and Walkability

- 3.1.1 Street Design
- 3.1.2 Build-to-zones & related street edge conditions
- 3.1.3 Residential Street Edges
- Commercial & Mixed-use Street Edges Pedestrian & Bicycle Network Links 3.1.4
- 3.1.5
- 3.1.6 Parking Design
- 3.1.7 Crosswalks
- 3.1.8 Street Furniture
- 3.1.9 Public Art
- 3.1.10 Service Areas
- 3.1.11 Maintenance & Operations
- Wayfinding & Signage

Landscaping Guidelines, Maintenance, & Operations

Best Management Practices

BUILDING DESIGN GUIDELINES

- General Guidelines for Building Design & Construction
- Building Facade
- Materials
- Outdoor Lighting
- Signage Guidelines
- Regulations for Building Types Descriptions
- Regulations for Building Types Table

Figure and Image credits

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

Initial Masterplan concept section (Diagrams, Development summary, & concept imagery)



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FIGURE 1.1: Aerial Rendering of Proposed River Point District

1.1 Purpose

The purpose of the River Point District Planned Development District document is to outline goals, plan, and requirements for re-imagining the former 65-acre industrial property as a vibrant, new, mixed-use waterfront neighborhood in City of La Crosse.

The River Point District is a forward thinking vision for a contemporary neighborhood where the natural surroundings create the opportunities for unique community amenities and attractive development.

Development of this site reclaims an underutilized property located along Copeland Avenue/US Route 53 and at the confluence of the Mississippi, Black, and La Crosse Rivers. Its location along the water's edge and to the north of Downtown creates an opportunity to stitch together La Crosse's riverfront, system of parks and trails, and expand its urban grid, integrated as a unique, holistically considered neighborhood.

Development of this neighborhood will complement the City of La Crosse's efforts to revitalize Downtown, building off its rich architecture and celebrated history. While respecting La Crosse's historical legacy, the development strives to support its identity as a progressive, integrated community of regional and international influence.

The guidelines developed for River Point District are the culmination of a master planning process started by a collaborative community design charrette hosted by the Redevelopment Authority (RDA) of La Crosse. The general development plan and supporting conceptual imagery offers an innovative vision for a neighborhood reflective of the values and priorities of the community stakeholders, and responds to the broader environmental, social, and economic relationships of La Crosse.

This document provides an informational road map for developers and the community to create a one of a kind successful urban neighborhood.

PLEASE NOTE - The following guidelines have been updated to coincide with developer interest and relates to the current site engineering.



1.2 Existing Site Conditions and Background

1.2.1 Site General Opportunities & Constraints

The River Point District capitalizes on a unique development opportunity, featuring connections to an vibrant, walkable downtown business district, and integrating access and views to the Mississippi River, a major international migratory flyway and recognized natural wonder of the world.

A former rail bridge connects the project site across the La Crosse River via new multi-use trails to historic Riverside Park, hotels, restaurants, seasonal festival grounds, and other downtown riverfront amenities. This plan stitches together the development areas to the existing amenities to the south and urban grid to the north, creating a synergistic, connected community.

The river's edge, adjacent large wetland complex (former La Crosse River oxbow), and forested areas provide opportunities for recreation, connection to nature, and views.

With these opportunities come design considerations and constraints that must be addressed in order to successfully realize the potential of the plan.

The unique location has been a historically utilized hub for river related commerce and industry since the city's early days. These activities have left a historical and environmental footprint on the site.

The natural setting is an asset to

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RIVER POINT DISTRICT

the development, but also brings wetland, habitat, and flood pattern considerations that need to be considered in development of the district.

The work to mitigate barriers to development is already underway. The Redevelopment Authority has spent over 15 years acquiring and remediating the three primary former industrial properties in the project area and raising the site above the 100-year flood plain elevation.

The master plan has been developed to avoid development impact to significant identified wetland, habitat, and historical areas. The guidelines and requirements within this document have been developed in coordination with the remediation criteria identified. The goal is to provide readily developable parcels, sustainably integrated into the site.

1.2.2 Natural Resources

The site's southwest shore abuts the confluence of the Mississippi, Black, and La Crosse Rivers. A flood levee runs through the site, generally following a northwest to southeast alignment. Below this levee, drainage is generally to the south and west toward the site's wetlands and adjacent rivers.

The proposed development is prioritized to the north end of the site, on previously disturbed areas, allowing for preservation and enhancement of the natural features as open space amenities.

Floodplain Considerations

A portion of the site has historically experienced annual flooding due to the confluence of rivers and relatively low elevations. The southwest half of the site lies within the floodway (where flood waters experience significant flow), and most of the site's remainder (as well as surrounding areas) lies within the 100-year floodplain (Figure 1.2.2).

The northern portion of the site has been updated with significant amounts fill so that future development will occur two feet above of the 100-year floodplain. This is the area identified for building development in the master plan. Additional elevation and stormwater provisions related to the floodplain are further described in Appendix 6.5 and following sections of this document.

Wetland Considerations

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The site's hydrology and wetland features are described in more detail in Appendix 6.3.



FIGURE 1.2.2: Site Hydrology

The master plan identifies building sites in locations avoiding impact to the known wetland areas, allowing the opportunity for these undeveloped natural features to be conserved and enhanced as part of the open space amenities.

Landscape and Vegetation

The characteristics of the existing landscape and vegetation are described in detail in Appendix 6.3..

The building development areas identified within the master plan avoid the majority of the highly vegetated natural areas. The standards within

this document include landscape requirements that are intended to be compatible with the existing native landscape. Care should be taken to avoid impact to native landscape.

Wildlife

The wetlands, vegetation, and proximity to the river provide habitat for wildlife, described in more detail in Appendix 6.3.

The designated development areas are principally located in disturbed areas and avoid areas of natural habitat, in an effort to provide an environment where the natural surrounding can thrive and be featured as a valued

amenity of the community.

1.2.3 Environmental Provisions

The River Point District is planned on a property that includes areas previously used for industrial purposes. Remediation actions have been completed, and each known site has received regulatory closure.

While remediation actions have been completed, residual contamination remains and may be addressed by future development as outlined in Appendix 6.4.

1.2.4 Cultural Resources

The site's historical use provides an opportunity for preservation, interpretation, and placemaking. Development within the site should be designed and constructed responsive to the archaeological context as described below, and in the Archaeological Literature Review attached as Appendix 6.2.

Within Proposed Building **Development Area**

There are no reported archaeological sites or historic properties located within the proposed building development area.

There is a possibility that intact historic resources could be found within the project area. Should materials suspected of being historic resources be discovered through the course of work, the proper authorities should be notified.

Note that most of the designated building development sites are located on previously disturbed, reclaimed industrial property.

Adjacent to Proposed Building **Development Area**

There are two identified archaeological sites located adjacent to the project area, as described in the paragraphs below.

The project site is most notable for the unfortunate 1870 fire and sinking of the War Eagle, a side-wheel riverboat used during the Civil War to transport troops and supplies. Remnants of the ship have been mapped and the area is a cataloged burial site and state registered historic site.



1867 Bird's Eye View



War Eagle prior to the fire

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A second area of archaeological significance is located to the south of the War Eagle site, called the Peavey Site, at which a small number of pre and early settlement artifacts were discovered. Buried artifacts notwithstanding, no historic standing structures are present on site.

For construction of the paths, landscape elements, and riverside amenities, total avoidance of the two identified archaeological sites is recommended.

Refer to Archaeological literature Review, attached as an Appendix 6.2.



Introduction

1.0

1.2.5 Existing Infrastructure

The majority of the site was postindustrial lands which has recently undergone significatant site filling. The site also has multiple small commercial parcels along the west side of Copeland Avenue, wetlands, grasslands, and forested open space

The site is currently zoned as Plan Development District-General per the PDD-General Document. Portions of the site along the Black, Mississippi, and La Crosse Rivers are within the Floodway Overlay District. Surrounding areas are zoned Heavy Industrial.

The buildable areas of the site are being rezoned to Planned Development District-Specific as part of the rezoning process. Permitted uses, the plan review process, design standards and related parameters are included within this PDD document.

Roadways and Vehicle Access

The Site is bound on the east by Copeland Avenue, also known as US 53. US 53 is the primary north-south route in northwestern Wisconsin, serving as a vital link between I-94 at Eau Claire, Wisconsin and the City of Duluth, Minnesota.

US 53 (Copeland Avenue) begins with a junction at US 14, US 61, and WIS 16 in downtown La Crosse. The road extends northward, past the project site, acting as the main arterial and primary source of vehicle traffic to and from the site.

River Bend Road now serves as the main artery on the western edge of the site providing a framework for



Pedestrians

future internal streets. Milwaukee

geometry of River Bend Road and

network shaping lots for development.

further enhance this connected

There is no vehicle parking along

Copeland Avenue and there is no

along Causeway Boulevard, Kraft

Street, and Milwaukee Street on the

north side of the Site. There are also

several large parking lots associated

with businesses near the site.

existing parking within the project

site. There is on-street vehicle parking

Parking

Street and Kraft Street follow

Sidewalks are present on both sides of Copeland Avenue. Causeway Boulevard with also have sidewalks on both sides after the 2024 construction season. River Bend Road and all future internal streets will have sidewalks and marked crosswalks to enhance the pedestrian safety and experience.

Existing marked cross walks are located at the Causeway Boulevard/ Copeland Avenue intersection and River Bend Road/Copeland Avenue intersection (near Festival Foods). These crosswalks will connect into a network of sidewalks and paths within the River Point District.



City of La Crosse circa 1867

Bicycles

There are no existing bike lanes or shared bike lane markings on Copeland Avenue or any of the side streets on the north side of the Site. There are no existing bicycle racks/parking on Copeland Avenue or adjacent local streets.

This PDD proposes introduction of bicycle-friendly provisions throughout the development. Causeway Boulevard will have bike facilities after the 2024 construction season. Refer to the Infrastructure section of this document.

Trails

The Three Rivers Trail is located to the south of the site. It is a paved multiuse trail that runs along the south side of the La Crosse River.

A trail also runs along the south side of the Festival Foods development. Its southern terminus is Copeland Avenue. The northern terminus is Monitor Street.

Transit/Bus

Bus route 6 runs along Copeland Avenue and terminates at the Downtown La Crosse Transit Center, south of the site. To the north, it travels up to I-90, passing through the Clinton/ Caledonia Transfer Point.

There are four bus stops near the Site on Copeland Avenue. Two stops (one in each direction) are located at the River Bend Road/ Copeland Avenue intersection (near Festival Foods) and two stops are located near the Causeway Boulevard/Copeland Avenue intersection.

Surface Conditions

The site has been raised above the 100- year flood elevation. Other site areas remain within the 100-year flood plain and will need to be raised from its current elevation to approximately two feet above the 100-year floodplain elevation to an elevation of 646.

This PDD document includes requirements governing the required vertical elevation of development.

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Utilities

Copeland Boulevard, Causeway Boulevard and Kraft Street currently contain public water main, sanitary and storm sewer facilities and serve adjacent buildings. A sanitary sewer force main runs along the western river side of the site with a lift station at the western end of Causeway Boulevard. Causeway Boulevard will be reconstructed in 2024 with a properly sized watermain.

Overhead electrical transmission and service lines run along the western and southern (riverside) boundaries of the site. The City intends to coordinate the transition of this power service to run underground, in order to facilitate improvements to the river's edge and eliminate barriers between new development and the river.

Introduction



1.3 Goals & Objectives of the Design Guidelines

The River Point District Design Guidelines outline the expectations for development along the Mississippi River confluence.

Thoughtfully developed, the revitalized area will provide a multi-nodal mixed use community within close adjacency to downtown La Crosse. The River Point District Development is intended to complement Downtown La Crosse, to provide additional open space and recreational opportunities, increase property values, promote economic vitality, enhance the city's long range tax base, increase environmental awareness, and enhance La Crosse's attractiveness as a place to live, work and play. These design guidelines address development expectations include but are not restricted to high quality architectural treatments, building design, lighting, landscape treatments, materials, publicly accessible amenities, and riverbank treatment. The guidelines encourage all new developments to embrace the river & surrounding natural resources while approaching the development of parcels with an attention to New Urbanist design principles.

Riverbank treatment is of particular importance to this site. There are few sites along the Mississippi River with this impressive setting: where three rivers meet. As such, there are opportunities to think boldly about continuous wharf or riverwalk designs as well as complimentary river-based services and amenities. Riverbank treatment should be world-class in scale and scope and serve the City of La Crosse and the region for many years to come. Careful consideration should be taken to address transient boating facilities, placement and development of public amenities, and how the riverbank fits into long-term community goals such as linking Riverside Park with Copeland park.

1.4 Applicability

Due to the scale, potential phasing, and the uncertainties inherent in predicting future markets, the River Point District PDD provides flexibility to allow for adaptation to changing market conditions. Phasing scenarios will vary over time in response to the unique conditions and opportunities of the project.





RIVER POINT DISTRICT

Introduction

1.5 Review Process

City Plan Commission Review

The La Crosse City Plan Commission will review development applications and evaluate compliance with the **River Point District PDD. Building** permits will not be issued without City Plan Commission approval. The review process is as follows:

I. Pre- Application meeting

a. Developer meets with Planning Staff/RDA Executive Director & Project Manager to discuss initial project proposal.

II. Submittal of plans/project proposal to RDA for approval.

- a. May require more than one meeting depending on level of plans and proposal.
- b. Prepare plans for the City's Design Review Committee

III. Submittal of plans to the City's **Design Review Committee**

- a. Preliminary plan review
- b. Final design review

IV. Common Council review & approval

- a. This only occurs if a waiver/ variance from the design standards are required.
- V. Administrative Permitting.

First Generation Proposals

First generation proposals represent higher financial risks because they are part of the initial investment which carries greater uncertainty and unforeseen difficulties with implementation. Given these circumstances, the review of first generation development may be granted more flexibility in the approval process. These non-binding first generation design concepts are illustrated in the General Development



Plan shown in Figure 2.1.6.

Plan Changes and Future Development Options

To allow for reasonable flexibility in site and building design, staff should make an official determination if a proposal demonstrates "substantial compliance" with the General Development Plan or first generation proposal. Specific exceptions and the rationale for exceptions should be stated by staff as part of the materials submitted to the Plan Commission for review.

Reasonable interpretations should be used to evaluate development proposals, recognizing current and future market conditions may suggest alternate development solutions not anticipated by these guidelines. If necessary, they can be modified in the future with appropriate City approvals. Significant changes to the plan shall be considered a new and separate proposal, and comply with the review and approval requirements of PDD zoning districts as outlined in the La Crosse Municipal Code.

Detailed site, building, landscaping, and lighting plans shall be approved by the Plan Commission for each phase of the development. Any supplemental design elements or improvements outside of the approved master plan must be specifically identified as part of the record of the Plan Commission's approval.

For each phase of the development, site grading and drainage, any public streets and easement modifications, stormwater management and erosion control plans shall be submitted to the City of La Crosse for approval, if required. Strict adherence of the approved grading plan will be required of the owners during and after construction.

If there are any future land divisions, a plat or certified survey map shall be prepared, submitted for approval and recorded. Lots within the boundaries of this PDD are not required to have public street frontage as long as the appropriate access easements are established and are included on any future certified survey map or plat.

The Development Review Process is diagrammed in Figure 1.5. Refer to the La Crosse Municipal Code of Ordinances for more information on review procedures. (www.citvoflacrosse.org)

Management & Maintenance

Long-term economic viability and sustainability of the River Point **District Development District** depends on effective management and maintenance of community places. A property owners association will be tasked with management and maintenance responsibilities in addition to those which are conducted exclusively by the City of La Crosse or by private property owners.

Such responsibilities will be outlined and described in agreements between the City of La Crosse and property owners that establish the assignment of various responsibilities, shared responsibilities, costs, and monitoring/ compliance measures.

Neighborhood Improvement District (NID)

A Neighborhood Improvement District will be encouraged through the developer negotiation process.











RIVER POINT DISTRICT

1.6 Previous Plans & **Community Engagement** Summarv

Several plans and studies have been completed within the last ten years that provide recommendations relevant to the River Point District and its surrounding areas. Referenced and relevant plans include:

- Riverside North La Crosse **Charrette Master Plan** Report (October 2014)
- City of La Crosse Bicycle and Pedestrian Master Plan (2012)
- City of La Crosse & La Crosse County Strategic Plan for Sustainability (May 2009)
- US Highway 53 Corridor Study & Implementation Plan (March 2018)
- City of La Crosse Floodplain Taskforce **Comprehensive Plan for** Addressing Floodplain Related Issues (July 2008)
- FEMA Flood Insurance Study for La Crosse County, Wisconsin and **Incorporated Areas** (January 2012)
- Port of La Crosse Harbor and Waterfront Plan (November 2011)
- Transportation Demand Management Plan
- City of La Crosse Parks, Recreation, and Forestry Strategic Plan

Introduction

1.0



Mission Statement

The River Point District is intended to establish a dynamic neighborhood, connecting the community to the river, downtown, and urban fabric through a network of public places that provide compelling opportunities for successful development.

Design Goals

1. Community and Neighborhood Creation

• Create an inclusive neighborhood accessible to both existing and new residents. Develop a diverse and holistic community that encourages social interaction.

2. Walkability

3. Connection

• Develop a densely planned community that promotes active lifestyles and minimizes the need for vehicular use within the immediate area.

• Build a development that serves to link the

North and the South sides of the La Crosse River to downtown and surrounding areas. Create a connection for local community residents to access the existing natural amenities.



4. River & Environment

• Create a community that aims to enhance this unique setting within La Crosse for recreation, public amenities, environmental education, and wildlife preservation.

5. Ecological Responsibility/ Environmental Excellence

• Define sustainable and environmental goals that will identify La Crosse to be a progressive and sustainably minded model community.





RIVER POINT DISTRICT

2.0 General Development Plan

2.1 Organizing Principles



RIVER POINT DISTRICT

Site Location - Regional Map

General Development Plan

2.0

2.1 Organizing Principles

Site Location - Existing Condition - Local Map



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General Development Plan 2.0

2.1 Organizing Principles



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Existing Views & Vistas

0.2

General Development Plan

2.1 Organizing Principles

Connection to Existing City Grid



RIVER POINT DISTRICT

General Development Plan



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General Development Plan

2.0

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2.3 Development Summary

The development summary below outlines the approximate lot sizes, possible parking estimates, and potential building uses based on the conceptual masterplan illustrated in this PDD document. The below table in no way limits the use or size of individual buildings within the masterplan.

TABLE 2.3.1: Development Summary

Lot or Outlot	Approximate Square Footage	Approximate Acreage	Description			
ZONE A1 - Perimeter Commercial & Mixed-Use Zone						
OUTLOT 1	39,081	0.90	Zone A1 allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone A1 shall be a minimum of 2 stories .			
ZONE A2 - Perin	neter Commercia	I & Mixed-Us	e Zone			
LOT 9	76654 1.76 Zone A2 allows for commercial/retail opportunities. Mixed use build with ground floor commercial/retail activation with residential floor above is favorable. Building height in Zone A2 shall be a minimum or stories.		Zone A2 allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone A2 shall be a minimum of 2 stories.			
ZONE B1 - Resid	lential & Mixed U	lse Zone				
LOT 1	51,698	1.19				
ZONE B2 - Residential & Mixed Use Zone						
LOT 8	51,714	1.19				
ZONE C - Reside	ential & Mixed Us	se Zone				
LOT 2	82405	1.89				
ZONE D - Reside	ential & Mixed Us	se Zone				
LOT 7	82414	1.89				
ZONE E - Reside	ential & Mixed Us	e Zone				
OUTLOT 2	28486	0.65				
LOT 3	27035	0.62				
LOT 4	26220	0.60				
ZONE F - Reside	ential & Mixed Us	e Zone				
LOT 6	106376	2.44				
OUTLOT 4	8465	0.19				
ZONE G - Reside	ential & Mixed Us	se Zone				
LOT 5	105133	2.41				
OUTLOT 3	8465	0.19				
ZONE H - Entert	ainment, Public	Amenity, & C	ivic Zone			
OUTLOT 6	1714343	39.36	Entertainment, Public Amenity, & Civic. Mixed Use opportunities. Multi			
OUTLOT 7	14110	0.32	family residential above retail.			
ZONE J - Perimo	eter Commercial	& Mixed-Use	Zone			
OUTLOT 5	75430	1.73	Zone J allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone J shall be a minimum of 2 stories.			
TOTAL		57.35				

*Acreages shown do not include public roadways or public green spaces.



RIVER POINT DISTRICT

FIGURE 2.3.2: Site plan with labeled zones corresponding to the development summary.

General Development Plan

2.4 Land Use Regulation Table

	Кеу	REFER TO PAGE 30 & 31 FOR LAND USE LOCATIONS			
Р	Permitted uses subject to City regulations		Porimotor	Entortainmont	
N	Prohibited	Residential &	Commorcial S. Mixed-	Entertainment,	
	Conditional uses subject to City regulations		Use Zone	Civic Zone	
C					
Large for	nat retail	-			
Large form	at retail stores in excess of 50,000 GSF	N	N	N	
Governm	ent Facilities and Services				
Governmer	t offices, services, and facilities	Р	Р	Р	
Residenti	al				
Clubs. frate	ernities. and sororities	С	N	N	
Hotels		Р	Р	С	
Housing fo	r the elderly	С	N	N	
Licensed co	mmunity and other living arrangements	С	N	N	
Licensed fa	mily day care homes	С	N	Ν	
Licensed for	ster family homes	С	N	Ν	
Multi-famil	y dwellings with four (4) or more units	Р	С	Р	
One, two, a	nd three family units	Р	N	N	
Rest home	s and nursing homes	С	N	N	
Commerc	ial retail and office uses occupying 20,000 gsf o	r less			
Animal hos	pitals	С	С	N	
Antique an	d collectors stores	Р	Р	Ν	
Appliance a	and electronic stores	Р	Р	Ν	
Art and cra	ft collector studios	Р	Р	N	
Art supply	stores	Р	Р	N	
Automotiv	e parts and accessories without installation	Р	Р	N	
Vehicle sale	es and service	N	Ν	N	
Retail bake	ries	Р	Р	N	
Financial ir	stitutions with drive-through	С	С	N	
Financial in	stitutions with no drive-through facilities	Р	Р	Ν	
Barber sho	ps and beauty shops	Р	Р	Ν	
Books and	stationery stores	Р	Р	Ν	
Breweries a	and Taprooms	С	Р	Р	
Building su	uilding supply stores		Р	N	
Professiona	Professional or business offices		Р	N	
Camera an	d photographic supply stores	Р	Р	N	
Car Washes	Car Washes		С	N	
Catering se	tering services		Р	N	
Clothing se	Clothing services		Р	N	
Clothing st	ores	Р	Р	N	
Coin and pl	nilatelic stores	Р	Р	N	
Commercia	l recreation facilities	Р	Р	N	
Computer a	x electronic equipment sales & service	Р	Р	N	
Contractor	s offices and shops	С	C	N	
Cosmetic s	hops	Р	Р	N	
Currency ex	kchanges	Р	Р	N	
Delicatesse	ns	Р	Р	Р	
Departmer	ts stores	N	Р	N	
Dog obedie	nce training within an enclosed structure	С	С	N	

TABLE 2.4.1: Land-use Regulation Table

All uses are subject to an established minimum of restrictions of the River Point District PDD including but not limited to baseline design guidelines. Table 2.7.1: Land-use Regulation indicates the Permitted, Prohibited, and Conditional building uses within the River Point District character zones (Refer to figure 2.1.5). Any use not listed in this table is assumed to be prohibited. Definitions of terms are the same as the definitions already established in the City of La Crosse zoning ordinances. Additional limitations may be established through agreements between the city, property owners, and businesses proposed within the River Point District. Underlying zoning limitations (per city zoning ordinance) may also be applicable if zoning is changed under the River Point District PDD.

	Кеу	REFER TO PAG	E 30 & 31 FOR LAND US	E LOCATIONS
Р	Permitted uses subject to City regulations		Perimeter	Entertainment
N	Prohibited	Residential &	Commercial & Mixed-	Public Amenity &
<u> </u>	C Conditional uses subject to City regulations		Use Zone	Civic Zone
Commerci	al retail and office uses occupying 20 000 gsf or	loss		
	and pharmacies	D	D	N
Drug stores	and pharmacies with drive-through facilities	F	P P	N
Educationa	facilities and exhibitions	P	P	N
Fauinment	rental with only inside storage facilities	N	N N	N
Elorists		P	P	N
Food store		P	P	N
Funeral hor	nes	N	N	Ν
Garden cen	ters	С	С	Ν
Gift stores		Р	Р	Ν
Group day o	are centers	С	Р	Ν
Hardware s	tores	Р	Р	Ν
Health club	s and physical fitness centers	Р	Р	Ν
Hobby and	craft shops	Р	Р	Ν
Home furni	shings	Р	Р	Ν
Interior driv	re-throughs on parcels	С	С	N
Janitorial su	Ipplies and services	Р	Р	N
Jewelry sto	res	Р	Р	N
Laundries a	nd dry cleaners	Р	Р	N
Licensed m	assage therapy, body work, certified by State	Р	Р	N
Licensed ta	ttoo and/or body piercing establishments	Р	Р	N
Liquor store	25	C	Ľ	N
Mail order s	ervice stores	Р Р	P	N
Medical, dei	ital, & health services, certified by State	Р 	Р Р	N
Messenger		P	P	N
Mini waren	buse / storage facilities	N	N	N
MUSIC SLOPE	S and magazing stores	P	P D	N
Newspaper	fite	P	Р D	N
	its	P D	D F	N
Ontical stor		P D	P D	N
Outdoor dis	nlay of retail merchandise	C C	C C	N
Paint dass	and wallnaner stores	P	P	N
Pet stores and net grooming		P	P	N
Printing services		P	P	N
Broadcast o	r recording studios. excluding towers	С	С	Ν
Transmittir	ig and receiving stations	С	С	Ν
Restaurant	Restaurants with no drive-in or drive-through facilities		Р	Р
Restaurant	s with drive-in or drive-through facilities	С	С	N
Self-service	elf-service laundry and dry-cleaning establishments		Р	Ν
Shoe stores	hoe stores and leather goods stores		Р	Ν
confectionaries and ice cream stores		Р	Р	N
Solar energy collectors as accessory structure		С	С	Ν
Sporting good stores		Р	Р	Ν
Tailor or dressmaking shops		Р	Р	Ν
Taverns and	l cocktail lounges	Р	Р	Р
Testing lab	oratories	Р	Р	N
Theaters ar	nd other amusement places	Р	Р	N
Upholsterin	g	Р	Р	N
Used merch	andise and resale shops	Р	Р	N
Variety sto	es	С	С	N
Video produ	ictions, music rehearsal studios, sales, and rentals	P	P	N
Wireless tel	ecommunications sales and service	P	P	N
roga studio	5	P	P	IN

TABLE 2.4.2: Land-use Regulation Table contd.

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The guidelines for River Point District's infrastructure are critical in the creation of an identifiable neighborhood atmosphere and a comprehensive, sustainable framework for development.

Coordinated landscaping, signage, and streetscapes establish the identity of a unified neighborhood. The pedestrian experience is prioritized through walkable and bicycle friendly streets connecting the development. Thoughtful integrated vehicle parking solutions shall be implemented to promote an urban connected experience

A sustainable approach to site and stormwater design has been developed to minimize flooding risks by elevating the building sites above the 100 year flood plain & constructing stormwater management systems designed to accommodate full build-out of the River Point District.

3.1 Active Streets & Walkability

Active streets and a walkable community is a critical priority for the River Point District to create a vibrant, integrated neighborhood. The built environment should be developed to:

- Place buildings to enclose and create a pedestrian oriented development.
- Place mixed land use in close, walkable proximity to one another.
- Maximize pedestrian use of streets for customers, residents, and visitors.
- Reinforce traffic calming • to create a safe pedestrian environment.
- CONE & STEINE







- Accommodate safe bicycle connections.
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RIVER POINT DISTRICT

Infrastructure Design

3.0

3.1.1 Street Design

Vehicular circulation must be safe, designed efficiently to maintain/ operate, and be supportive of the major economic, environmental, and community goals of the River Point District. An internal vehicle and shared bicycle circulation pattern is facilitated by a hierarchy of public/private roads within the development. This internal system is intended to allow vehicles and bicyclists to navigate within the development site, connect to the existing city grid and thereby lessening the traffic burden on Copeland Avenue.

The provisions of Chapter 44-Traffic and Vehicles of the Municipal Code pertaining to vehicular roadway

regulations shall remain in effect unless otherwise modified by the Plan Commission as a part of the approval of detailed site and building plans with recommendations by the City Engineering Staff.

The project's street sections are designed to include typical urban elements including sidewalks or paved trails, a green or paved terrace, parallel parking, required ROW infrastructure, and automobile/bicycle travel lanes. These elements support travel by foot, bicycle, and motor vehicle.

At street intersections, corner radii will be sized to support traffic calming measures. Secondary street

intersections are to be designed with a corner radius of 15'-0", and primary intersections are to be designed with a corner radius of 23'-0".

Where internal streets meet the new boulevard, curb extensions should be introduced and intersections shall be raised to reduce crossing distances and create parallel parking zones. Alleyways and parking courts will be used to minimize driveway curb cuts along streetscapes and enhance walkability with an emphasis on pedestrian safety.

The road types planned for the River Point District are illustrated in Figure 3.1.1.1 and 3.1.1.2.

Type A - Two-way, Green Boulevard (Urban scale)

Urban Scale

The urban scale street section concept incorporates street parking, paved terraces with trees, separated bicycle and vehicle travel lanes, and planted boulevards. Bike lanes are sized to keep bicyclists safe. Larger urban scale sidewalks with buildings capturing the edge along these streets promotes walkability. The sidewalks also provide for an inviting retail and/or office presence, comfortable pedestrian experience, and restaurant seating opportunities.



Type B - Two-way, Neigborhood Street (Residential scale)

Residential Scale

The residential street section concept incorporates street parking, planted terraces with trees, and sidewalks. Residential units are encouraged to maintain an urban scale with minimal front yard lawn areas. Front patios and landscaping elements to the sidewalk edge are encouraged. All of these elements lend themselves to a walkable, inviting neighborhood experience.





FIGURE 3.1.1.2: Street Sections



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Infrastructure Design

3.1.2 Build-to-Zones and Mixed Building/Landscape Zones

Build-to-Zones (BTZ)

Active pedestrian streets are promoted through enclosure provided by buildings with ground floor activities linked to the street. Build-to-Zones (BTZ) help ensure that buildings are located near the front and corners of the building lot. A BTZ is defined as the space extending between the defining the edge of a public right-ofway and a predetermined maximum setback line. For the BTZ:

- Architectural elements such as porches, decks, stoops, bay windows, balconies, awnings, roof projections, covered walkways, ornamental features, and lighting should fall within the BTZ range
- BTZs shall not extend into a utility easement, beyond a property line or interfere with required vision triangles
- Temporary uses such as tables, planters, or similar elements • should be allowed to extend within the public right-of-way. All encroachments must be permitted and approved by the City of La Crosse
- At least 60% of the linear edge shall be building facade

Mixed Building/Landscape Zone (MLZ)

Applies to conditions in which it is difficult to prescribe the precise locations of building on the lot. In such cases a new building might occupy the edge of the lot along one side or be located in the middle of the lot. In such circumstances the zone along the outer perimeter of the lot, abutting the public right of way should be a layered approach to creating a harmonious combination of landscaping and building facade.

Landscaped areas should include multiple layers of continuous elements such as hedges, decorative fences, and closely spaced trees. The goal is to create a strong, rhythmic system of elements that clearly designates the public walkways/ easements and acts as an attractive, pedestrian friendly feature. Other features might be used to create a surrogate building face with free-standing pergolas, arbors, loggias, arcades, and garden walls.



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FIGURE 3.1.2.2: Build-to-Zones (BTZ) & Mixed Building and Landscape Zones (MLZ)



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3.1.3 Residential Street Edges

Residential street edges are required to meet the following guidelines to encourage walkability and community within the development:

- Reinforcement of the urban street edge in the form of landscaping or decorative boundary elements shall be implemented to enhance the pedestrian experience and emphasize a community territory.
- Moderately shallow front setbacks or building recesses are strongly recommended to break up building facades and provide additional landscape elements.
- Ground floor residential uses, such as walk-up dwelling units shall be raised above the street level to increase sense of privacy but still provide the perception of an active street facade.
- Variations in architectural design & materials at the street edge are required to create visual diversity within the urban fabric.
- Pedestrian courtyards and small gardens shall be utilized to enhance the aesthetic appeal along the street and minimize large gaps in the street edge.
- Avoid ground floor continuous • solid facades or exposed parking wherever possible.

- Entrances shall be easily identifiable through the use of architectural treatments in the form of awnings, canopies or other architectural features.
- All ground level residential uses are strongly encouraged to have a street-level entrance. Stoops, porches, bays, canopies, overhangs and balconies are encouraged.
- The implementation of small front patio gardens and/or landscaping is encouraged to help enliven the street edge conditions.
- Use of berms or tall physical barriers are prohibited.















3.1.4 Commercial & Mixed-Use **Street Edges**

Commercial and Mixed-use building street edges should consider the following guidelines to further encourage walkability within the development:

- At least one pedestrian
- wherever possible



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entrance shall be provided along the street facade of each separate business or entrance of a building abutting the public right-of-way. On corner buildings, corner entrances are encouraged, however if not achievable the entrance shall be placed on the primary street.

All commercial uses, regardless of size should be oriented towards the primary street.

Avoid ground floor continuous solid facades or exposed parking

- Street facing uses that are not open to the public are permitted as long as there is visual interaction with the interior of the space.
- Landscaped areas or other well-defined seating locations are encouraged. Smaller more intimate spaces for small groups to gather are favored over large open space.
- To activate the public edge, outdoor seating spaces for restaurants, cafes, or other retail uses are highly encouraged where economically feasible.
- Building uses that activate the street such as shops, restaurants, entrance lobbies or other activities that move people in and out of buildings shall be located on the ground floor. Glazed facades are encouraged for these areas. Refer to glazing requirements in the Building Design Guidelines in Section 4.0.

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3.1.5 Pedestrian & Bicycle **Network Links**

The overall master plan for the River Point District is designed to maximize and encourage pedestrian travel through the development, reducing the need for automobile use. Strong pedestrian connections and circulation patterns are critical to the success of the development.

Infrastructure must be planned with the pedestrian level experience as the priority. Pedestrian routes should be direct, simple, safe, and numerous. Streets shall have sidewalks on both sides with integrated landscaped terraces.

Multi-purpose, public trails will be constructed along the western side of the development from the Northern limits of the site to the Southern limits and potentially beyond. Connecting into existing public trails, new trails will connect and lead from the public amenity spaces to the river. As shown in Figure 3.1.5.2, it is planned to have numerous pedestrian access points into the River Point District site.

The primary pedestrian network should include:

- Prioritization of the pedestrian experience by implementing pedestrian friendly design elements
- Connection of key pedestrian destinations such as plazas, parks, and entertainment/ commercial amenities
- Vehicular traffic calming at intersections to give pedestrians a safe experience
- Avoidance of long pedestrian gaps in excess of 75' that provide no positive pedestrian experiences or activities
- Parking areas shall be designed to have minimal impact on pedestrian movements and views
- All proposed plans should include pedestrian access points and walkways

Pedestrian & Parking Frontages

Pedestrian frontage along parking lots should be designed with landscaping, decorative fences, garden walls, lighting, and/or buildings to reinforce the street edges and provide visual screening. Parking areas should incorporate clear pedestrian pathways that connect to the rest of the site. As future parking requirements evolve over time, these parking areas should be designed to adapt into more pedestrian friendly, walkable streets.

Trees and landscaping should be located along the edges of walkways, most importantly at any large open areas. Walkways should be buffered from driving lanes and parking with landscaping. Walkways are encouraged to have decorative pavement and should have pedestrian scale lighting.

Proposed development sites with different peak user times should use a shared parking model to reduce the amount of parking required for each separate use.



FIGURE 3.1.5: Pedestrian & Bicycle Network Links

Bicycle & Active Transit Lanes

The master plan encourages the use of bicycles and other forms of active transit across the site by providing infrastructure designed to support safety and comfort of use. Green boulevard roadways throughout the site include travel lanes for vehicles and bicycles. Neighborhood streets are compact due to lower traffic frequency. See Figure 3.1.5 and Street Section Type A in Figure 3.1.1.2.

Signage and streetscape character should encourage bicycles and other forms of active transit to operate within designated lanes rather than on

pedestrian sidewalks. Bicycle and active transit parking should be thoughtfully integrated throughout the site. Organized parking schemes decrease visual clutter and create pleasant pedestrian experiences. Areas of high commercial or retail activity, public parks, and amenities should provide bike racks or demarcated parking areas to encourage parking in specified areas.

Residential zones are encouraged to provide public bike racks/parking zones near major building entry points. Bike rack and parking zones should be designed to avoid impedance of pedestrian travel.

Table 3.1.5 - PEDESTRIAN LEVEL OF SERVICE

Walkability

Prioritize the pedestrian, create many pedestrian connections, ease of crossing all roadways Two-way pedestrian movement Parallel lanes for activity (curb, circulation, building use) Various Landscape microclimate modifiers **Street Definition** Curb Extensions w/ strong corners Continuity of building frontage (no gaps exceeding 75') Layered building edges - relief in building facades between ground floor and upper levels **Visual Diversity with Architectural Harmony** Multiple lots & lot widths Changes in texture, color, light and shade Moderated continuity - height, proportion, architectural style

Visual Depth - Interior/Exterior Linkage

Frequent pedestrian access points and entrances First level, upper levels, inside/outside

Maintenance

Comprehensive, daily, seasonal, private/public coordination and partnership

Quality 46



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3.1.6 Parking Accommodations

Parking availability is critical to the success of a commercial development. Site access ensures visitors are able to drive to a destination and access their desired location conveniently.

To reach a compromise between these conflicting needs, River Point District attempts to provide efficient and adequate parking for visitors while also encouraging walking for those who are able. The intent is to provide sufficient parking availability with the least visual, environmental, and economic impact.

Figure 3.1.6 - Off Street Parking indicates potential location, quantity, and type of parking options available to visitors and residents of the development. As the development progresses, careful analysis should be provided to ensure adequate parking is being provided for a proposed project without detracting from the urban commercial and residential characteristics of the site.

Due to the project's location within a flood plain and adjacency to the Mississippi River, underground parking is not feasible. Parking shall be provided in surface lots or above-ground garages.

Parking in the development is provided through a mix of on-street and offstreet parking. On-street parking is provided in public right-of-way and off-street parking is provided in private lots dedicated to specific sites or potentially shared. Parking lot use is expected to be at its peak during the beginning stages of the development, as there will be fewer residents on site, and more visitors coming from farther away. As more residents begin to occupy the development, attitudes



towards parking are expected to evolve and adapt as users become more accustomed to walking.

Parking Lot Design

Parking lot materials should be highquality and attractive. Reducing or eliminating asphalt and providing light colored paving materials at surface parking lots reduces urban heat island effect. Providing well planned and numerous landscaping elements helps to break up large parking fields and reduces hardscape. All parking lots should be designed to provide safe pedestrian pathways to the buildings they serve and connect to adjacent sidewalks.

Shared parking strategies are encouraged to make use of available parking in the most efficient manner possible. This will ensure parking availability for most, if not all, visitors throughout the course of a typical day at the River Point District.

Parking Lot Visibility

To maintain an urban walkable atmosphere in the development, parking lots should be visibly screened and separated from roads and pedestrian walkways. The street edge should be faced by the built environment. Parking lots may be screened by landscaping elements, adjacent buildings, or other innovative design meathods. The presence of parking lots should become secondary or to the presence of architecture and landscaping. This encourages a comfortable, walkable and human scale environment for pedestrians.

Drive-Throughs

Drive-throughs are not currently proposed as part of the River Point District. Should a future tenant request a drive-through for their property, the owner must have the drive-through approved by the City of La Crosse Plan Commission. Drivethroughs should be far removed from pedestrian thoroughfares, park areas, and residential neighborhoods.



FIGURE 3.1.6: Off-street Parking



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3.1.7 Crosswalks

Crosswalks facilitate safe pedestrian connections across the River Point District. Placement of crosswalks at all street intersection types, alleyways, and curb cuts is key to a walkable urban experience. Components of a safe and effective crosswalk include clear demarcations through paint and/ or pavement colorations and the use of table topping or raised intersections. Table topped intersections are traffic calming elements that allow for a tighter roadway intersection but still maintain the ability for truck access within the development. This treatment minimizes oversized infrastructure and keeps crosswalks short, safe, and walkable.

3.1.8 Street Furniture

Pedestrian friendly streets require a variety of street furnishings to adequately respond to the needs of pedestrians.

Placement of street furniture should reflect the volume of pedestrian traffic and the surrounding businesses. Benches on busy streets or near cafes can improve pedestrian comfort. Covered trash receptacles in busy areas provide litter control. Bicycle racks promote bicycle transit. However street furniture shall not be placed to impede pedestrian movement in any way. Curb extensions and paved terrace areas are often good places for street furniture.

Street furnishings should be durable, complement the architecture and character of the street, and be



FIGURE 3.1.7: Typical intersection design

3.1.9 Public Art

There are locations within the site for opportunities for public art. Public art displays can come in a variety of forms. Public art should promote community, encourage high levels of public amenities, drive economic growth, and complement the rich history of the area.

3.1.10 Service & Loading

Service and loading areas of buildings should be located away from the public view to the greatest degree possible. Refuse areas shall be integrated into building architecture or may be a separate structure screened with similar materials to those on the adjacent building.

Refuse areas should be kept clean and free from excess disposal materials. Trash and recycling areas shall be positioned in a manner which allows clear access for waste collection trucks.

The quantity, size, location, and screening of waste collection areas shall be subject to approval of the Plan Commission as part of required site plan review. Waste and recycling collection are the responsibility of property owners.

Due to the urban nature of this development, loading areas may not be able to be fully separated from parking areas at the rear and sides of buildings. In these cases, every effort should be made to integrate a safe and well-organized loading area that does not encroach on the public's interaction with the building. Shared loading areas are encouraged to reduce the amount of area required.



3.1.11 Maintenance & Operations

The maintenance of common areas shall be the responsibility of property owners. Shared areas require a shared responsibility between all users.

Removal of snow shall be the responsibility of property owners, and may be included in a shared maintenance agreement between users. Snow must be removed from parking areas, private roads, walks, and other publicly accessible areas within each property.

3.1.12 Fire Limits Compliance

This area is located within the City of La Crosse's designated Fire Limits. Any development is subject to the requirements stated in **Section 103-98** of La Crosse's Municipal Code. Any departure from these requirements may need approval from the Board of Building Appeals per **Section 103-36** of the Municipal Code. Contact the Community Risk Management Department to discuss further.





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3.2 Wayfinding & Signage

Creating a sense of place and identity is a key element for the River Point District. Designing high quality spaces for local residents helps to market the development as a destination for visitors and potential commercial tenants.

Some basic guidelines for keeping a well designed and recognizable district signage elements are listed below. The intention is that the signage should help provide a unified identity for the development by complementing the architecture, supporting wayfinding throughout the district, responding to circulation patterns and modalities through scale and location.

- Ground-mounted or monument type signage should be used to identify a single large user or a group of tenants within the development.
- Site signage shall be constructed of high quality, attractive, and durable materials such as masonry, decorative metals, and hardwood. Signs may reflect the design characteristics or materials of the building they serve.
- Signs should be integrated with surrounding landscape and/ or the building design. Signs should serve as an attractive object within the overall landscape
- Signs should enhance the nature and appeal of the commercial experience and not be a simple list of tenants

- Faces of signs should be illuminated from an external lighting source, internally illuminated, or otherwise lit at night
- Development gateway or monument signs are encouraged to be placed at highly visible major site access points

Development Monument Signs

There will be limited number of development monument signs which display the names of retailers within the River Point District. These signs will be located at primary entries to the development along Copeland Avenue.

These development monument signs will be limited to a height of 20' above street level. Development monument signs should be a solid, regular shape (i.e. rectangular with solid base). Solid base must be a minimum of 36" tall. Signs should have two main sides, each facing the main direction of travel. Development monument signs are subject to review and approval by the Plan Commission.

Ground Monument Signs

There will be one ground monument sign allowed per building in the perimeter commercial district, per street frontage. If a building houses more than one retailer / company, it is required that these companies utilize a multiple-tenant sign. Solid base must be a minimum of 24" tall.

Ground monument signs are limited to a height of 8'-0", and may not be more than 10'-0" above street level.

Monument signs must comply with the La Crosse Zoning code for items not addressed above. Refer to the following diagrams for sizing requirements and limitations.

Monument Design Guidelines

For examples of recommended materials, refer to Figure 3.2.1. Materials should express permanence. All signs should be opaque. Lettering may be translucent within an opaque panel, or back-lit channel letters. It is encouraged that signage is sculptural, adding highly-individualized elements to street frontage.

Signs should be perpendicular to passing traffic, to ensure adequate visibility. Monument signs may not be located in traffic view triangles. Signs should be appropriately placed to identify and enhance the appearance of retail outbuildings. Signs should be appropriately spaced, with enough separation to avoid visibility concerns.

Development Entry Signage

Gateway sign(s) are recommended at the River Point District. These signs should be constructed of durable materials which are complementary to the development's design aesthetic. These signs should bear the name of the development and should be located at primary entry points to the development.



FIGURE 3.2.1: Monument Design Guidelines





Stainless Steel



Recommended materials for monument signage base



Steel Channel

Stone

Brick

Recommended form for monument signage





Sculptural



Landscaping is required at all monument signs. See La Crosse Zoning Code for additional information.

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Aluminum





Metal



Letterina

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3.3 Landscaping Guidelines, Maintenance & Operations

All plans and Specifications for site landscaping of each phase of the development shall be subject to the approval by the Plan Commission and should be consistent with the standards established by the La Crosse Zoning Code. The Commission has the discretion to delegate this review to the Director of Community Development who, upon conferral with the City Forester, may approve those plans.

Landscaping shall not interfere with any fire hydrants or fire department connections. All utility easements shall be illustrated on submitted landscape plans.

Lot edges shall be landscaped and tree-lined, considering the following landscape guidelines:



- Tree spacing will be determined by the City of La Crosse Parks, Recreation, and Forestry Department.
- Building facades with no substantial signage or windows should be masked with trees
- Plantings internal to parking lots should not be randomized, but should be laid out to compose separations and divisions within the parking lot, should emphasize building entrances, connections to sidewalks, and other compositional features of the site
- Landscaping should be selected from a recommended list of plants provided, or be proven to thrive within an urban condition and local climate at the project site; subject to the approval of the La Crosse City Forester. See next page for recommended landscaping
- Exterior utility equipment (such as HVAC units, utility boxes, standpipes, and other above grade utility features • should be fully screened from view using either a decorative screen fence, which materially relates to the building architecture, or evergreen plant materials. The screen material should typically be located within 10 feet of the item(s) being screened. Screen material should also be coordinated with electrical code requirements.
- Trees, landscape screening, and screening materials must meet vision corner requirements per Muncipal Code.

Overstory Trees

- River Birch: Betula nigra Single Stem Only
- Kentucky Coffee Tree: Gymnocladus dioicus
- Hackberry: Celtis occidentalis
- Swamp White Oak: Quercus bicolor
- American Elm 'Accolade': Ulmus 'Morton Accolade'
- American Elm 'Princeton': Ulmus americana 'Princeton'

Understory Trees

- Autumn Brilliance Serviceberry: Amelanchier x grandiflora 'Autumn Brilliance' - Single Stem Only
- Japanese Tree Lilac: Syringa reticulata Single Stem Only
 - Snowdrift Crabapple: Malus ssp.
- Spring Snow Crabapple: Malus 'Spring Snow'
- Cockspur Thornless Hawthorne: Crataegus crus-galli var. inermis - Single Stem Only
- Smooth Serviceberry: Amelanchier leavis
- Wild Plum: Prunus Americana
- Black Cherry: Prunus serotina

Shrubs

- Green Velvet Boxwood: Buxus x 'Green Velvet'
- Black Chokeberry: Aronia melanocarpa elata
- Isanti Dogwood: Cornus sericea 'Isanti'
- Dwarf Burning Bush Euonymus: Euonymus alatus 'Compactus'
- Little Devil Ninebark: Physocarpus opulifolius ' Donna May'
- Goldfinger Potentilla: Potentilla fruticosa 'Goldfinger'
- Anthony Waterer Spirea: Spirea x bumalda 'Anthony Waterer'
- Wentworth Viburnum: Viburnum trilobum 'Wentworth'

Perennials

- Walker's Low Catmint: Nepeta x faassenii 'Walker's Low'
- Stella D'oro Daylily: Hemerocallis x 'Stella de Oro'
- Terra Cotta Yarrow: Achillea millefolium 'Terracotta'
- Autumn Joy Sedum: Sedum spectabile 'Autumn Joy'
- Prairie Dropseed: Sporobolus heterolepis
- Feather Reed Grass: Calamagrostis x acutiflora 'Karl Foerster'
- Shenandoah Switch Grass: Panicum virgatum 'Shenandoah'
- Little Bluestem: Schizachyrium scoparium
- Maidenhair Fern: Adiantum spp.
- Beebalm: Monarda spp.
- New England Aster: Symphyotrichum novae-angliae
- Heart-Leaved Aster: Symphyotrichum cordifolium
- Common Milkweed: *Asclepias syriaca*
- Solomon's Seal: Polygonatum spp.
- Culvers Root: Veronicastrum virginicum
- Columbine: Aquilegia spp.
- Stiff Goldenrod: Solidago rigida
- Wild Geranium: Geranium maculatum

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Tree Placement & Tree wells

Tree placement helps define spatial enclosure at the pedestrian level. Tree spacing will be determined by the City of La Crosse Parks, Recreation, and Forestry Department. On average, tree spacing along roadways should be approximately 30'. (Trees may have to be spaced farther to accommodate driveways but the spacing can be closer in areas where there are no driveways, with an average desired spacing of 30'.) In general, street lights should be spaced within medium and large gaps of trees, typically at 40'-60' apart.

> Tree placement should be coordinated with parallel parking stalls and sidewalk access to those stalls. Trees should generally be placed at the front or back of parking stalls so as to not interfere with car door swings.

Tree well design should compliment the surrounding streetscape and neighborhood context as well as to promote the health of the tree.



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3.4 Best Management Practices

The master plan for the River Point District recommends that the development provide a positive and catalytic impact to stormwater runoff through utilizing stormwater management practices that accomplish a number of goals:

- Eliminate unsightly surface stormwater detention facilities that may be acceptable in suburban locations but are inappropriate for urban areas
- Protect the natural systems of the river confluence (into which all district stormwater flows)

A district wide subsurface water detention vault has been constructed beneath the central pedestrian park area and boulevard as shown in Figure **3.4.1.** The vault is sized to attenuate runoff from the 100-year storm event with each block built out to 95% impervious.



TABLE 3.4: Best Management Practices

ĸ	UL	PP	INIK	Best Management Practices	Summary Description
•				1.1 - Greenways	Linear green spaces oriented around a natural corridor
				1.2 - Bicycle Lanes & Shared Use Paths	Portions of a roadway that are designated for preferential or exclusive use by bikers through the use of striping, signing, and/or pavement markings
				1.3 - Planning for Transit	Process by which pedestrian (including wheelchair), bus/light rail/streetcar, and vehicle circulation is incorporated into a site resion
-				1.4 - Sharod Vobicular Lico	Format for drivers to conveniently utilize a fleet of vehicles that they do not
				Municipal	own
					Concepts such as Planned unit developments (PUDs). Overlay zones. Form-
•				2.1 - Regulatory Tools for Sustainability	based codes, and Developers' agreements
	·			2.2 - Big Box Reclamation	initially intended
				Neighborhood	
•				3.1 - Stormwater Management Plan	A thorough and carefully conducted site planning and process that results in designs which capitalize on natural topography and natural features
•				3.2 - Wetland Preservation & Restoration	Restoration: manipulation of the chemical or biological characteristics of a site with the goal of returniong natural or historic functions to former or degraded wetlands
			•	3.3 - Infiltration Trenches & Basins	A long and narrow excavation located in porous soils and filled with gravel
				3.4 - Green Streets, Parking Lots, & Alleys	Those that employ any of a number of different stormwater treatment practices with the intention of treating stormwater near the source while also offering the potential to improve neighborhood aesthetics, calm traffic, and provide a community education tool
	•			3.5 - Swales	Vegetated open channels that are designed to attenuate and treat stormwater runoff for a defined water volume
	•	•		3.6 - Effective Recycling	Incorporates both a defined process and equipment selection that together ensure a site contains a) a user-friendly system, b) an aesthetically-pleasing recycling system, and c) a mangement process that maximizes the percentage of total material recycled
•			ſ	3.7 - Constructed & Floating Wetlands	Engineered and built wetlands designed to mimic the water treatment functions of naturally occuring wetlands
•				3.8 - Supportive Monitoring & Maintenance	Process, following the creation of a maintenance plan, by which owners, operators, and site users participate in a using specific tools and materials to sustainably manage on-site infrastructure and by-products
•		•		3.9 - Interaction with Natural Environment	Engagement that links various mental physical health benefits to
				3.10 - Compact Community Development	Also known as traditional neighborhood development, human scaled
			•	3.11 - Urban Forestry & Micro Harvesting	development, and New Urbanism The integration and preservation of trees and woodlands within urban areas the selective and small scale of harvesting of resources from the urban forest
	•	•		3.12 - Signage for Economic Sustainability	Consists of a set of cohesive gateway, monument, wall, and projecting signs that sustain and/or increase visitor count and patronage to a site
	•			3.13 - Sustainable Urban Patterns	The arrangement of streets, blocks, lots, buildings, and open spaces to maximize their long-term efficacy, allowing those sites to stave off obsolescence
•		•		3.14 - Smart Lights	A lighting control system designed to help reduce energy usage and cost by eliminating over-illumination and unnecessary waste
	•	•		3.15 - Shared Alternative Energy	Energy shared among multiple property owners and building users, ranging from geothermal to micro-grid technology
				Neighborhood Building	
			•	4.1 - Permeable Pavements	Paving materials (asphalt, concrete, or pavers) which contain voids for water infiltration
				4.2 - Reducing Impervious Surfaces	The employment of various strategies to reduce the amount of impervious
				4.3 - Native Landscaning	use of plants that are historically native to a given area prior to European
		<u> </u>			settlement
			•	4.4 - Bioretention Cells	An intritration device that consists of a depression with a vegetated layer, a mulch layer, several layers of sand, soil, an organic media filter bed, an overflow, and an optional underdrain
	•			4.5 - Stormwater Tree Pits	Small-scale stormwater treatment systems that collect and filter stormwater from streets or parking areas
				4.6 - Stormwater Trees	Trees that hold rainwater on their leaves and branches, infiltrate it into the ground, absorb it through root systems and evapotranspire it into the atmosphere
				4.7 - Sand & Organic Filters	Systems with a sedimentation or settling chamber where floatables and heavy sediments are removed, and a second chamber where additional pollutants are removed through a layer of sand
	•	•	ſ	4.8 - Catch Basic Inserts	Inlets to the storm drain system with a sump that captures sediment, debris, and other pollutants
			•	4.9 - Soil Amendments	The addition of materials to improve infiltration capacity and pollution removal function by changing the soil's physical, chemical, or biological
				Building	characteristics
			•	5.1 - Rain Gardens	A shallow landscaped depressipon to briefly hold stormwater runoff until it
				5.2 - Green Roofs	Any roofing system that includes vegetation planted in a growing medium separated from the structure below by a waterproof membrane
		•		5.3 - Rainwater Harvesting	Systems that capture rainwater and store it for reuse
		•		5.4 - Greywater Reclamation	The collection of wastewater from a bathtub, shower, sink, washing machine, or dishwasher for irrigation
		•		5.5 - Energy & Water Efficient Buildings	Buildings that significatly reduce the quatity of energy and water utilized
	I		R -	recommended PP - private property UC - under	ror daily purposes er consideration NR - not recommended



FIGURE 3.4.1: Overall development stormwater strategy



FIGURE 3.4.2: Rendered view of subsurface water detention vaults

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FIGURE 3.4.3: Section view of subsurface water detention vaults



4.1 General Guidelines for Building Design & Construction

Design guidelines, including dimensional constraints for different building typologies are shown in Table 4.7.1.The following guidelines offer a general explanation of building types indicative to promoting a walkable and sustainable urban development.

• Buildings should identify with a cohesive and complimentary architectural character. A timeless design language that elevates the pedestrian, resident, and visitor experience is essential.

4.2 Building Facade

Implementation of cohesive architectural composition for individual buildings within the River Point District development ensures that buildings harmonize with each other, create a uniform neighborhood design language, and provide understandable architecture without limiting individual building expression and style.

Visually interesting building facades appeal to the general public and can enhance the experience in adjacent open community spaces with the likely potential to increase nearby property values throughout the development. A timeless design aesthetic should be demonstrated for all building typologies.



FIGURE 4.2.1: Example of successful building material composition.

Building Facade Composition

Building Base

The base of a building facade anchors it to the ground and is the closest interface between the pedestrian and the building. The base elements of proposed buildings should be highly articulated, scaled to relate to the pedestrian experience, utilize high quality materials, and be transparent through the use of glazing wherever possible.

Rhythm

Rhythm refers to a repetitive pattern or recurrence of building elements along the facade. These patterns are often linked to structural bays or reflect programmatic elements with end conditions given special treatment. Rhythmic elements can

provide the backbone for architectural expression or identity: the repetition providing a unifying feature for the facade. These elements also helps visually break down the scale of the facade into smaller, constituent parts.

Scale

Buildings are experienced from a variety of distances and thus the compositional building elements (entries, windows, structural bays, roof elements, etc) should use sizes and shapes that are distinguishable from both near and far. Overall building height and massing should fit with the scale and character of the development as a whole.

In keeping with its goal of facilitating a walkable, urban development, a pedestrian scale experience is of particular importance to the River



FIGURE 4.2.2: Example of facade setbacks and articulation.

Point District. Special care should be taken to the scale, massing and height of street level building elements to emphasize pedestrian comfort.

Height

The height of buildings within the River Point District should follow the guidelines set forth in the Building Type Regulations (Table 4.7.1).

This development is intended to have a dense, urban character and thus building towards the maximum height allowed per building type is encouraged. Though more height and density may result in higher parking requirements, taller buildings may not build large, open parking fields that result in disconnected, suburban building patterns. Buildings should abide by building height minimums.

Massing

Building massing should provide visual richness and a pleasant, human scale. Large buildings should consider a hierarchy of masses and forms that break down the building scale rather than a single mass. Techniques for accomplishing these goals include the use of distinct building components, variation of roof form, or intentional placement of projections or recesses. Massing should consider the principles of rhythm and scale to avoid excessive changes in form or disharmonious street facades.

Proportion

Proportional harmonies in building massing and building elements should be considered in order to produce visual harmony throughout the building facade. It should be noted that streetfront building elements have typically used vertical, as opposed to horizontal, proportions as it has traditionally seemed to offer a more pedestrian-friendly experience.

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Example of expressing columns and using setbacks to add layering to a facade

Example of changing scale & massing at the entry condition



Example of a successful streetscape

Layering

Building facades with layering and depth are important for creating the visual scales and pedestrian experiences intended at the River Point District. Techniques for avoiding "flat" facades include the following: the setting back of windows behind the plane of the main facade; the use of window sills, awnings, canopies; the extension of roof eaves; the expression of columns through arcades or changes in plane.

Freestanding Commerical, Office, and other unique buildings

Buildings shall be designed as foursided architecture with recommended high quality and finish-grade materials used consistently on all facades. Other materials such as precast concrete, decorative concrete block or decorative facade panels may be appropriate if properly detailed and integrated with the architecture. Metal and finished wood may be used as accents, but should not be the primary material for any facade.

4.3 Materials

Varied materiality should be incorporated within the architectural styles at the River Point District. Materials (and their colors) should possess a timeless aesthetic. They should be complementary to downtown La Crosse and the city as a whole. Materials should be considered for their high quality and sustainable attributes.

Material Basics

Quality

It is required to select high quality materials of enduring quality as much as possible. The following guidelines describe levels of quality and locations of appropriate building materials.

The use of environmentally friendly sustainable building materials are strongly encouraged.

Examples of High Quality Materials

- -Brick
- -Stone
- -Wood
- -Fiber cement
- -Fine plaster stucco
- -High Quality Commercial Grade Metal
- Panel systems
- -Rainscreen systems
- -Innovative recycled materials and
- technologies
- -Terracotta
- -Photovoltaic integrated systems

Examples of Low Quality Materials

-EIFS (Exterior Insulation and Finish Systems)

- -Utility grade materials
- -Low quality corrugated metals
- -Low quality lumber
- -Low quality glazing
- -Vinyl or aluminum lap siding



Example of successful street level glazing

Location

Materials are encouraged to be creatively integrated into building facades. The PDD does not place outright restrictions of particular materials, but does provide guidelines for targetted use locations of higher and lower quality materials. Proposed buildings will be critically reviewed for material uses and composition.

High quality materials should take precedence along main roadways, public access routes, and any other frontages that will be in direct contact with the public realm.

Low Quality materials should not be used on the building at street level. Certain decorative materials may be integrated along the base of the building as accents but they are not recommended as the dominant facade material on the entire building. Utilitygrade materials should only be used on facades of the building not visible from publicly-accessible areas.

In order to assure architectural diversity in materials and visual interest, only higher quality architectural metal may be used as an accent comprising no more than 25% of any facade surface. Where proposed, developer shall provide the City of La Crosse with a specification sheet on material quality and longevity assurances.

Stucco may comprise no more than 25% of any facade surface. Where proposed, developer shall provide the City of La Crosse with specification sheet on material quality and longevity assurances.



Example of successful exterior material integration

Glazing Guidelines

Usage

Glazing is an important component of a building's design. Buildings along Copeland Ave. and other primary roadways within the River Point District are recommended to meet the following glazing standards. Adequate glazing along pedestrian corridors promotes retail engagement and activates the street edge. It also provides safety, allowing unobstructed views into and out of buildings.

Glazing amounts

While visual interaction by means of clear, non-tinted windows (glazing) with all stories of the building is encouraged, visual ineraction is required along the street frontages of a building. The area where clear, nontinted glazing should be maximized is 2 to 8 feet above grade. Lower glazing (such as glazing extending to the floor) and/or higher-level glazing (such as transoms and clerestories) are encouraged. Fritted glazing is allowed.

are prohibited except as accents or house areas.

The clear glazing zone is measured along the street frontage of the building and does not include service entries. The percentage of the glazing zone that shall include clear glazing at first floor building uses (these standards are flexible depending on site, overall design, and use).

- Commercial atleast 40%
- Large-Format retail at least 15%
- Civic/Institutional at least 40%
- Residential at least 25%

Where possible, glazing should be maximized along facades adjacent to publicly accessible areas that are away from street frontages, such as private drives, rear or side parking areas.

When used, ribbon windows may be used as an accent and not as a primary facade window treatment. Ribbon windows shall only be used in instances where natural light may not

RIVER POINT DISTRICT

Tinted glazing and opaque glass panes when used to screen parking or back of

be gained from alternative window design due to building design and adjacencies.

Alternatives to Street Level Glazing

Several alternate facade and/or building features can be substituted to fulfill up to half of the glazing requirements along the street frontages of a building. These features may include the following items: awnings, canopies, lighting fixtures, banners, projecting signs, hanging planters, landscaped planter beds, free-standing moveable planters, benches, and landscaped seating.

Special Conditions

Any facade along a main entry point, key intersection, or riverfront location at the River Point District is a special condition. Special condition facades must be treated as a primary facade, regardless of whether the facade has any entry points.

Building Design Guidelines

4.3 Materials

All structures within the River Point District should be designed as four-sided architecture with finish grade materials used consistently on all facades. See Building Design Guidelines, sections 4.1 and 4.2, of this document for more information on acceptable design standards for the development.

Recommended Primary Materials *Materials that make up the majority of the composition of a building's facades.*

Brick (natural colors preferred, painted brick is not allowed)

















Rectangular, varied

Wood (variety of styles and species acceptable)





Tongue and Groove paneling

Cementboard (natural colors preferred)



Terra Cotta (earth tones)

Exterior Wood Screen





Tan







Yellow / gold

Light Gray

Red

Gray

Stone (natural colors preferred)







Beige











White

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Recommended Secondary Materials Materials that have less prominence on a building's facades but are compositionally significant to the architecture.



Textured





Wood paneling in storefront





Building Design Guidelines

4.3 Materials

Recommended Accent Materials

Examples of accent material locations: low base below glazing or decorative banding. Translucent glazing may not replace clear glazing. These materials should be used in accent applications ONLY.

Concrete (variety of colors and textures acceptable)





Stucco (variety of colors and styles acceptable)



Fritted glazing (variety of patterns acceptable)









Decorative accent

Translucent materials (variety of styles acceptable)











Due to their residential aesthetic and/or low durability, the materials below are not permitted.



Shingle Siding

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Exterior insulation and finishing system (EIFS)



Vinyl Siding



Aluminum Siding

Screening Guidelines

Certain building components must be screened from public view. The following guidelines should be followed for screening trash areas and mechanical units:

All mechanical units must be screened from view. Pad-mounted HVAC units may be screened with decorative vegetation or built fencing. Roof-mounted HVAC units must have a built enclosure if the unit is visible from street-level pedestrian areas. Any built fencing around mechanical units must match the building to which it is attached. No chain-link fence may be used for any portion of screening element.

All trash areas must be fully enclosed and completely screened from view with a built enclosure. Built enclosure must match aesthetic of surrounding buildings. Enclosure must close and latch securely. No chain link fence may be used for trash enclosures at any location.

Recommended HVAC enclosure (foliage, built screen)





Unacceptable HVAC enclosure (chain link, not fully enclosed)





Recommended trash enclosures (made from quality materials, no Dumpster visible, fully closed and latched)





Unacceptable trash enclosure (not fully enclosed, chain link fence used, Dumpster/trash visible)





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Building Design Guidelines

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4.4 Outdoor Lighting

Artificial lighting will be a component of the River Point District that promotes pedestrian and driver safety in the neighborhood, increases the quality of life by extending the hours one can be active outside, and creates an urban ambiance. All public spaces and public right of way illumination shall follow The City of La Crosse lighting standards. All Private parcels shall follow The City of La Crosse lighting design standards as noted in Muncipal Code **Section 115-518** for Multifamily Housing Design Standards and **Section 115-556** for Commercial Development Design Standards. The following sections describe good lighting design practices that shall be incorporated into the design of public and private environments.

Building Lighting

Building facades should be designed with integrated lighting locations in mind. Accent lighting is encouraged to highlight architectural features which add character. Lighting diagrams demonstrating lighting methods should be incorporated in the design review process to ensure that public/private adjacencies for lighting intensity are respected.

Landscape & Hardscape Lighting

Landscape accent lighting is encouraged for public safety and neighborhood identity. This includes tree uplighting, illuminated bollard lighting, under bench lighting, small lamp post lighting and festoon lighting. Lighting that supports outdoor activity is encouraged.

Outdoor lighting standards shall follow these general guidelines:

- Height limitations: refer to municipal code requirements
- Illumination color and quality : refer to municipal code requirements.
- Fixtures shall be a full-cut-off (FCO) design to minimize glare and spillover.
- Outdoor seating areas should include pedestrian level lighting at comfortable illumination levels. Pole-mounted or bollard lighting should be used as an effective way to illuminate walkways and define pedestrian zones
- Outdoor site and parking areas should provide a safe and inviting environment for users.
- Site lighting must be controlled to prevent excessive glare onto adjacent properties or the public right-of-way
- Exterior lighting should aim to further enhance building architecture and important landscape features, reinforce access points, and illuminate pedestrian routes. Site lighting should be subdued and pedestrian in scale









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4.5 Signage Guidelines

There are several retailer opportunities within the River Point District. In addition to signage regulations by the City of La Crosse, the River Point District encourages its tenants to incorporate signage into the overall building design. The following guidelines are to enhance the development's urban qualities by creating a user-friendly, multi-scaled experience through signage. All primary and secondary signage must be approved by the Plan Commission as part of the site and building plan approval process.

To achieve a consistency at the River Point District, building signage is recommended at multiple scales, and in a variety of types. A framework of recommended guidelines provides regularity and rhythm to ensure a cohesive language at all streets within the masterplan. In order to effectively integrate signage into the overall project design, recommendations have been set forth based on the following categories:

- Types and Variation
- Quantity and Scale
- Placement and Orientation
- Large Format Retail: Special Conditions
- Material
- Color and Pattern







Multi-scale Signage

Effective signage is designed for multiple scales. Each scale creates a good user experience and should not overwhelm the character of the development. Below are examples of multiscaled signage elements for a single tenant.







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Primary Signage





Building Design Guidelines

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Primary Signage

Multiple types of signage are preferred to add visual interest, depth, and rhythm to the facades and streetscapes of the River Point District. To encourage a high standard of signage, while understanding the need for flexibility, multiple options are identified. Primary signage is meant to identify a tenant from a distance.

Recommended Types

Architectural Primary Sign: Best

Options: Channel or Extruded

Lighting: Internal Neon, Reverse, or Internal

Location: Entry Facade

Extruded

Primary Sign: Better

Options: Floating or Wall-Mounted

Lighting: Reverse or External

Location: Entry or Non-Entry Facades

Cut-out Primary Sign: Good

Options: Offset or Wall-Mounted

Lighting: Internal or External

Location: Entry Facade





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Secondary & Eye-Level Signage

While Primary Signage identifies the retailer from a distance, the human scale is addressed by Eye-level Signage. The intermediate between the two scales addressed by Secondary Signage. Together, this layering of signage provides visual interest and promotes attraction to pedestrians walking by.

Recommended Types

Flag Secondary Sign: Best

Options: Horizontal or Vertical, Fabric or Rigid

Lighting: Internal or External

Location: Entry or Non-Entry Facades & Special Conditions



Awning Primary Sign: Good

Options: Linear or Dome, Wall Mounted

Lighting: External (From Above)

Location: Entry or Non-Entry Facades & Special Conditions

Vinyl (On-Glazing) Primary Sign: Good

Options: Offset or Wall-Mounted

Lighting: Internal or External

Location: Entry Facade



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Unacceptable Signage Types

Due to their unattractive, illegible, or easily damaged character, the following sign types are not permitted at the **River Point District.**

LED / Electronic

These signs can be very difficult to read and detract from the desired architecture aesthetic of the development.

These signs are generally flat, are not pedestrian friendly, and do not contribute to the architectural design of the building.

Temporary

Box Signs

Temporary signs are of poor quality and durability and do not contribute to the architectural aesthetic of the building.

Painted

These signs are very flat and do not contribute to the architectural aesthetic of the building.

Conditional Approval Signage Types

Neon

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Neon signage will be reviewed for approval on a case by case basis. High quality market signs can be use effectively as a statement element as shown in the left image. However, lower quality neon signage can be visually overwhelming and difficult to read, per the image on the right.

Acceptable



Recommended Types

Included below are precedents that are indicative of the signage standard and recommendations for retailers at the **River Point District.**

Precedent 1

This signage demonstrates depth as well as featuring a clean and durable letter on natural building material.



Precedent 2

The extruded letters on a canopy give dimension to the streetscape. It also provides multiple levels of signage on the facade.

Precedent 3 Well-made flag signs add visual interest for pedestrians and make stores easily identifiable.



Allowable Temporary Signs

Temporary signs are allowed for certain durations. Temporary banner signs are allowed for a limited time after grand openings, and for seasonal events. Temporary signs must meet all requirements as details by the City of La Crosse.

Easel / A-frame signs are allowable on a daily basis, and must be taken in nightly by retailers. A-frame signs must be constructed of heavy-duty, quality materials to ensure stability. These signs may not exceed 4' in height and 2'-6" in width (no more than 10 square feet per side).



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Exception:

Exception:

LED and electronic signs will be allowed

at Development Monument Signs.

to building facades at any location.

Electronic signs may not be attached

Deli+Cold Beer & Wine

HIGH

Temporary and banner signs may be



RIVER POINT DISTRICT

Building Design Guidelines

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Quantity & Scale

The quantity and scale of signage is important to understand when setting standards at the River Point District so that retailers can be readily identified without becoming a billboard. The following guidelines address signage on all retail buildings within the master plan with the exception of select largeformat retail special conditions.



Example of Primary Signage



Example of Secondary & Eye-level Signage



Quantity

- 1 primary sign per facade frontage per tenant*
- 1-2 flag signs per entry facade (fabric or solid)
- 1 eye-level sign/graphic per 12 linear feet of entry facade



*Exception:

Primary signs are also allowed on special condition facades. Perimeter buildings along Copeland Avenue may also have additional primary signs on the facade facing Copeland if that facade is not an entry facade.



Recommended Signage:

Signage at multiple scales including extruded letters at cantilever; horizontal and vertical flags; eye-level signage.

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Scale











General Guidelines

- Minimum sign height: 16"

- Maximum sign height: 15% of retail floor height

Flags

- Wall mounted fabric flag may not be >10' in height and must maintain a vertical proportion; may not extend >4' off facade or <8' from ground

- Wall mounted solid flag may not be >36" in width or 36" in height; may not be <8' from ground plane; may not project >4' from the outermost facade

Suspended

- Suspended signs which are perpendicular to the facade and project over pedestrian paths may not be <8' from ground nor project >4' from outermost building facade

Awning

- Minimum lettering height = 8"
- Maximum sign height = 5% of retail floor height
- Text on awning preferred on face perpendicular to ground plane
 Awning may not extend more than 4' from outermost facade

Vinyl sign on glass

text/graphic/pattern may not cause >10% of glazing to become opaque
Maximum text height = 5% of retail storefront.

Recommended Signage:

Primary, secondary, and tertiary signs are present. Signage has a consistent design. Temporary sign is for announcing opening date only and is subject to City of La Crosse requirements for temporary signs. 4.0 Building Design Guidelines



Placement & Orientation

It is recommended that facades feature a balance of parallel and perpendicular signage to enhance visual access and branding capabilities. Signage should be located over entries, at sides of in-line bays, or at locations considerate of materials and their arrangement. Signage should be relevant within the overall architectural design.



Example of Successful Signage



Example of Eye Level Signage Multiple orientations of signage attract views from different directions and are visually appealing



Example of Flag and Awning Signage Awnings should be located at windows and doors to emphasize architectural design. Awnings should not be continuous features which wrap the entire building or storefront.



Unacceptable Signage Placement Signage does not brand business and is placed between to structural bays. No other signage is provided.



Recommended Signage Placement Signage is centered on the retail unit and between facade elements. Signage works with building design to define storefront size.

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Building Design Guidelines



Material

To achieve a consistency at the River Point District, building signage is preferred to have a consistent language. The signage materials and textiles selected should be durable, contrast and complement the building's facade, be properly illuminated, and be well integrated into the overall building storefront design.



Example of Complimentary Retail Signage



Examples of Complimentary Retail Signage

Recommended Materials for Retail Signage



Stainless Steel





Translucent Durable Plastic



Vinyl Lettering/Graphics



Steel Channel



Aluminum

Color & Pattern

Recommended

Signage colors and materials complement building materials.

Color of signage shall complement building materials. Colors are recommended to be solid. Limit use of distracting patterns.





Awning Guidelines

Recommended

Dome awnings complement upper arched windows. Colors are neutral and consistent. Awnings are made of durable canvas.

Unacceptable

Domed awnings do not complement rectangular facade elements. Vinyl awnings are unacceptable. Awnings may not extend full length of building.



80 Wood

RIVER POINT DISTRICT

Example of Signage Material and Color



Building Design Guidelines

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4.6 Regulations for Building Types - Descriptions

Regulations, including dimensional constraints for different building types are shown in the next page. The following building type descriptions offer a general understanding of different building types listed in this document. All building types are to comply with International Building Code requirements. Developers are encouraged to develop building sites with enhanced sustainable features and/or meet existing recognized sustainability certifications such as LEED. Incentives may be available for sustainable site and building design above and beyond code minimums.

Residential Townhomes

Townhomes are attached single-family units with an urban rowhouse format. The units share a common "party-wall" which is typically required to be a fire barrier and insulated for sound attenuation. Each residence is required to have a private entry on the public street/easement, usually with a small front yard, porch, or landscape planter. Typically these buildings are three to four stories and could contain a second dwelling unit, depending on the design and configuration. Parking is accommodated in attached garages at the rear of the buildings, sometimes with an auto court shared by the buildings within the block. Overflow parking may be accommodated by street parking or small surface lots located out of the general public circulation pathways. Residential units are separated with property lines centered on the common party walls (or equivalent agreement in a private property association). In many cases these are for sale residential properties.



Small/Medium Format Commercial

For the purposes of this PDD small/medium format commercial uses shall have first-floor footprints of less than 20,000 square feet (which may accommodate more than one business). Four sided architectural design must be of the highest quality, attractive and inviting. These buildings must be suitable for an urban commercial setting. A front entrance must link the to the pedestrian circulation routes and be integrated into the architecture of the building as a whole. Landscape and outdoor spaces should harmonize with the streetscape and pedestrian system of the overall development.

Commercial: Freestanding Automobile-Oriented

Freestanding commercial outlot buildings are less than 15,000 square feet and are typically one or two story buildings. Multiple uses are permitted for these building types. Usually these buildings have a surface parking lot. Architecture must be of high quality materials and suitable for an urban commercial setting. Pedestrian connections, landscaping and signage should harmonize with the overall development infrastructure.

Residential Apartments (rental/condominium)

Multi-family residential apartments are multi-story buildings that generally contain a variety of unit types. Typically they have street entrances that serve multiple units from a central lobby and internal corridor. Most units are 1-story, but in some cases 2-story units with loft type spaces can be incorporated. Units located at street level should have an additional front yard or patio entrance similar to a residential townhome configuration. Parking shall be located within the 1st floor behind the building, either flanked on the street frontages by ground level units or thoughtfully designed to be screened from view with landscape elements or decorative architectural features. Lot sizes vary depending on the building size.



Mixed-Use Buildings

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Mixed-use buildings are multi-story buildings that typically contain a combination of commercial and residential uses. These buildings usually have commercial uses on the ground floor (retail or commercial office) with residential uses above. The residential uses can be blended with a hospitality type function, such as a hotel, which could allow residents access to the enhanced hotel amenities. Creative mixed-use configurations are strongly encouraged. Parking for these buildings should be provided behind the buildings and hidden from public view. With use such as retail on the first floor, the first floor height is higher (16 to 20 feet in height) which can allow for two levels of parking deck behind. Lot sizes vary depending on the building size.



Large Format Retail

Large format retail uses are 20,000 square feet or larger and are typically one story with potential for mezzanine structures inside. Typically there is one large retailer occupant but multiple uses are permitted. The architecture of these buildings must be of high quality materials and suitable for an urban commercial setting. Loading from trucks and refuse collection is done in the rear of the building and should be concealed from view. Pedestrian connections and scale must be considered and clearly recognizable for walkability from parking areas to entrances and other connections to the overall development. Pedestrian connections, landscaping and signage should harmonize with the overall development infrastructure.

Public Amenity, Civic & Institutional

Civic and institutional buildings can be between 1 to 4-story buildings, publicly owned and contain a use that serves the public for civic or cultural purposes. Public Amenity spaces include public parks, plazas, nature preserves, and recreation areas. Parking is accommodated in a surface parking lot located at the back or to the side of the building. The architecture of these buildings must be of high quality materials and suitable for an urban commercial setting.

RIVER POINT DISTRICT









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4.7 Regulations for Building Types

	Type I	Type II	Type III	Type IV				
Building Type Standards	Residential Townhomes	Residential Apartments	Mixed-Use Buildings	Small/Medium Format Commercial				
Lot Standards (Minimum Unless Noted)								
Lot Area	varies	varies	varies	varies				
Lot Width	20'-30'	varies	varies	varies				
Lot Depth	varies	varies	varies	varies				
Build-to-Zone Guidelines								
Main Building Front Build-to-Zone	0'-10'	0'-10'	0'-5'	0'-5'				
Main Building Side Build-to-Zone	0'-10'	0'-10'	0'-10'	0'-10'				
Main Building Corner Lot Build-to-Zone	0'-10'	0'-10'	0'-5'	0'-5'				
Main Building Rear Build-to-Zone	20'-30'	20'-30'	20'-30'	20'-30'				
Accessory Building Side	5'-10'	5'-10'	10'-20'/0'-7.5'	10'-20'/0'-7.5'				
Building Separation (Minimum)	0'	20'	20'	20'				
Building Separation (Maximum)	0'	80'	80'	80'				
Landscape Zone Guidelines								
Along streets/easements, where there is less than 80' gap between buildings	5' minimum width, 4' ornamental fence, hedge, or equivalent	5' minimum width, 4' ornamental fence, hedge, or equivalent	5' minimum width, 4' ornamental fence, hedge, or equivalent	5' minimum width, 4' ornamental fence, hedge, or equivalent				
Along streets/easements, where there is an 80' gap or more between buildings	5' minimum width, 4' ornamental fence, hedge, tree line 35' or less o.c., or equivalent5' minimum width, 4' ornamental fence, hedge, tree line 35' or less o.c., or equivalent5' minimum width, 4' ornamental fence, hedge, tree line 35' or less o.c., or equivalent		15' minimum width, 4' ornamental fence, hedge, tree line 35' or less o.c., or equivalent					
Height Maximum Unless Noted								
Main Building Height	See Section 2.0	See Section 2.0	See Section 2.0	See Section 2.0				
Accessory Building Height	20'	20'	20'	20'				
Height of Front Wall/Fence	3'	3'	4'	4'				
Height of Side/Rear Wall/Fence	4'	4'	6'	6'				
Height Minimum								
Main Building Height	See Section 2.0	See Section 2.0	See Section 2.0	See Section 2.0				
Parking								
Shared off-street	allowed	required	required	required				
Ramp or structure	allowed	allowed	allowed	allowed				
Underground	allowed	allowed	allowed	allowed				
Estimate of demand and supply	required	required	required	required				

Commercial: Freestanding Building Type Standards Automobile-Oriented Lot Standards (Minimum Unless Noted) Lot Area varies Lot Width varies Lot Depth varies Build-to-Zone Guidelines Main Building Front Build-to-Zone 0'-5' Main Building Side Build-to-Zone 0'-30' Main Building Corner Lot Build-to-Zone 0'-5' Main Building Rear Build-to-Zone 20'-30' Accessory Building Side 10'-20'/0'-7.5' 20' Building Separation (Minimum) Building Separation (Maximum) none Landscape Zone Guidelines 5' minimum width Along streets/easements, where there is 4' ornamental less than 80' gap between buildings fence, hedge, or equivalent 15' minimum width, 4' Along streets/easements, where there is ornamental fence an 80' gap or more between buildings hedge, tree line 35 or less o.c., or equivalent Height Maximum Unless Noted Main Building Height See Section 2.0 20' Accessory Building Height Height of Front Wall/Fence 4' Height of Side/Rear Wall/Fence 6' Height Minimum Main Building Height See Section 2.0 Parking Shared off-street allowed Ramp or structure allowed Underground allowed Estimate of demand and supply required

Type V

TABLE 4.7.1: Land-use regulation table

RIVER POINT DISTRICT

	Tupe VI				
	туре и	туре ин	rype viii		
	Large Format Retail	Public Amenity, Civic & Institutional	Hospitality		
	varies	varies	varies		
	varies	varies	varies		
	varies	varies	varies		
	0'-5'	0'-5'	0'-5'		
	0'-10'	0'-10'	0'-10'		
	0'-5'	0'-5'	0'-5'		
	20'-30'	20'-30'	20'-30'		
	10'-20'/0'-7.5'	10'-20'/0'-7.5'	10'-20'/0'-7.5'		
	20'	20'	20'		
	none	none	none		
١,	5' minimum width, 4' ornamental fence, hedge, or equivalent	5' minimum width, tree line 35' or less o.c.	5' minimum width, tree line 35' or less o.c.		
:, 5'	15' minimum width, 4' ornamental fence, hedge, tree line 35' or less o.c., or equivalent	5' minimum width, tree line 35' or less o.c.	5' minimum width, tree line 35' or less o.c.		
	See Section 2.0	See Section 2.0	See Section 2.0		
	20'	20'	20'		
	4'	4'	4'		
	6'	6'	6'		
	See Section 2.0 See Section 2.0		See Section 2.0		
	required	allowed	allowed		
	allowed	allowed	allowed		
	allowed	bewoilis	allowed		
	required	required	required		

Building Design Guidelines

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5.0 APPENDIX

5.1 Image Information

Photo credits are provided where possible. If image is missing credit or is incorrectly credited please contact the City of La Crosse to have image credited or removed. All updates will be issued as an amendment.

IMAGE CREDITS

PAGES (P)

- Cover image A Simpler Time Statue and Riverside Park (La Crosse) levee. Author: Laura M. Godden. P1: Source: https://upload.wikimedia.org
- Image La Crosse Wisconsin 1939. Source: https://pixels.com P2-3:
- P4-5: Downtown La Crosse. Source: https://i.pinimg.com
- P6-7: La Crosse Riverfront, circa 1939. Photographer: Leonard Olson. Source: UW- La Crosse Historic Steamboat Photograph Collection. https://i.pinimg.com
- Top: 1867 Bird's Eye View of the City of La Crosse. Source: https://www.loc.gov P11: Bottom: War Eagle prior to fire. Source: http://www.wisconsinshipwrecks.org
- P13: Bird's Eye View, City of La Crosse, 1867. Source: https://www.loc.gov
- Downtown La Crosse. Source: https://lantern.uwlax.edu P14:
- P15: Top: La Crosse Riverfront. Source: https://livability.com Bottom: Downtown La Crosse Streetscape: https://www.theodysseyonline.com
- Downtown La Crosse Photo. Source: https://www.glassdoor.com P16:
- Charrette Worksession Photo. Source: Riverside North La Crosse Charrette Master Plan Report, October P17: 2014, SEH
- P18-19: Downtown La Crosse Photo. Source: http://www.stoneycreekhotels.com
- Top: Oak Creek Lake Vista. Source: RINKA+ P20: Middle: Oak Creek Lake Vista, Source: RINKA+ Bottom: R1ver Mixed Use Development. Source: RINKA+
- Top: Emerald Row Apartments. Source: RINKA+ P21: Middle Upper Left: Cafe Hollander. Source: RINKA+ Middle Upper Right: Pabst Professional Center. Source: RINKA+ Middle Lower Left: Milwaukee Bucks Entertainment Block. Source: RINKA+ Middle Lower Right: Oak Creek Lake Vista. Source: RINKA+ Bottom: Drexel Town Square. Source: RINKA+
- P36-37: Mississippi River Bridge, La Crosse. Source: http://www.city-data.com
- Top: 19th & Mercer Mixed Use Building. Source: https://weinsteinau.com P38: Bottom: Seattle Multifamily Housing example. Source: http://www.seattle.gov
- Top: Milwaukee Bucks Entertainment Block. Source: RINKA+ P39: Middle Left: 16th Street Mall, Denver, CO. Source: https://www.downtowndenver.com Middle Right: Rockville, MD Town Square. Source: http://rockvilletownsquare.com Bottom Left: 16th Street Mall, Denver, CO. Source: https://www.thrillist.com Bottom Right: Offices of Assembly Row. Source: http://www.assemblyrowoffices.com

- P42: Top: Johnson Street Townhomes, Portland, OR. Source: https://www.pdxurbanproperties.com Upper Middle: Old Irving Townhomes, Chicago, IL. Source: https://www.redfin.com Lower Middle: Mixed Use Building Example. Source: https://darkarkitekter.no Bottom: Johnson Street Townhomes, Portland, OR. Source: http://pearldistrictproperties.com
- The Countour Apartments, Milwaukee, WI. Source: RINKA+ P43: P44: Top: Remington Court Townhouses, Seattle, WA. Source: http://www.hybridarc.com Upper Middle: Emerald Row Apartments. Source: RINKA+ Lower Middle: Oakville Townhomes. Source: https://www.thestar.com Bottom: Drexel Town Square. Source: RINKA+
- P45: Top: Parklet Image. Source: https://nacto.org Upper Middle: Forge & Flare Apartments. Source: RINKA+ Lower Middle: St. Paul & Jefferson Apartments. Source: RINKA+ Bottom Left: Emerald Row Apartments. Source: RINKA+ Bottom Right: Pabst Professional Center. Source: RINKA+
- P46: Walkable Streetscape Example. Source: https://www.1kfriends.org
- Top: Bike lane example. Source unknown. P47: Bottom: Bike lane example. Source: https://www.toronto.ca
- P48: Landscape Example. Source unknown.
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- P50: Top: Intersection Example. Drexel Town Square. Source RINKA+ Bottom: London Parklet. Source: https://www.dezeen.com
- Top Left: Pearl Farmer's Market San Antonio. Source: https://therivardreport.com P51: Top Right: Bethlahem Parklet. Source: https://www.mcall.com Middle: 16th Street Mall, Denver, CO. Source: https://revitalization.org Bottom Left: West Capitol Avenue Streetscape. Source: https://www.migcom.com Bottom Right: Ellis Square, Savannah, GA. Source: https://sosyalforum.org
- P53: Signage examples. Source unknown
- P54: Bellevue, WA Library. Source: http://buildabetterburb.org
- P55: Pedestrian Boulevard, Lonsdale Street, Dandenong. Source: https://architectureau.com
- Green Street Example. Source: https://www.epa.gov P56:
- P58-59: La Crosse Bird's Eye View. Source: https://matadornetwork.com
- P61: 19th & Mercer Mixed Use Building. Source: https://weinsteinau.com
- The Standard Apartments. Source: http://thestandardmke.com P62:
- P63: Emerald Row Apartments. Source: RINKA+
- P64: Material examples. Source unknown
- P65: Material examples. Source unknown
- P66: Material examples. Source unknown
- P67: Screening examples. Source unknown
- P68: Top: Oak Creek Lake Vista. Source: RINKA+ Middle: Pabst Professional Center. Source: RINKA+ Bottom: The Couture Rendering. Source: RINKA+
- Top: Milwaukee Bucks Entertainment Block. Source: RINKA+ P69: Middle Left: City Lights Bier Garden Rendering. Source: RINKA+ Middle Right: Cafe Hollander. Source: RINKA+ Bottom Left: Fuel Cafe. Source: RINKA+ Bottom Right: Brady & Water Condos Rendering. Source: RINKA+

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- P70: Top: Cafe Hollander. Source: RINKA+ Middle Bottom: 84 South Retail Development. Source: RINKA+ Bottom: The 42. Source: RINKA+ Signage examples. Source unknown P71: Signage examples. Source unknown P72: P73: Signage examples. Source unknown P74: Signage examples. Source unknown P75: Signage examples. Source unknown Signage examples. Source unknown P76: P77: Signage examples. Source unknown P78: Signage examples. Source unknown P79: Signage examples. Source unknown P80: Signage examples. Source unknown Signage examples. Source unknown P81: P82: Top: Blanc Modern Townhomes. Source: The Airey Group http://www.kitscondos.ca Middle: Downer Hotel Rendering. Source: RINKA+ Bottom: Newport Shores Mixed Use Development. Source: RINKA+ Top: Milwaukee Bucks Entertainment Block. Source: RINKA+ P83: Middle Top: Cafe Hollander - Mequon. Source: RINKA+ Middle Bottom: 84 South Retail Development. Source: RINKA+ Bottom: Lakefront Gateway Rendering. Source: RINKA+ P94: Top: Bohemian Hall and Beer Garden. Source: https://www.purewow.com Upper Middle: Riverwalk Kayak Launch, Rock Hill, SC https://www.visityorkcounty.com Middle: Drexel Town Square. Source: RINKA+ Lower Middle: Stapleton, Colorado bird's eye view. Source: https://www.stapletondenver.com Bottom: Allegheny Riverfront Park. Source: https://trustarts.org/blog Bloc [83] Project, Raleigh, NC. Source: https://www.trinity-partners.com P98: P100: Top: Santa Monica Place. Source: https://www.timeout.com Bottom: Hillsdale Shopping Center, San Mateo, CA. Source: https://www.facebook.com/ HillsdaleShoppingCenter/ P102: Top: San Pedro Public Market. Source: https://www.dailybreeze.com Middle: Waterfront at Downtown Burlington. Source: https://www.burlington.ca Bottom: Vancouver, British Columbia. Source: https://www.coastalliving.com P104: Top: Forge & Flare Apartments. Source: RINKA+ Upper Middle: Gunbarrel Center, Boulder, CO. Source: https://www.probuilder.com Lower Middle: Emerald Row Apartments. Source: RINKA+ Bottom: Culver City Bristol Parkway Housing Project. Source: https://la.curbed.com P106: Top: Assembly Row mixed use development, Somerville, MA. Source: http://copley-wolff.com
- Middle: Nya Eriksberg Competition Rendering. Source: http://kjellandersjoberg.se Bottom: Garden State Plaza. Source: https://www.northjersey.com

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- FOR REFERENCE -THE FOLLOWING PAGES DEPICT ILLUSTRATIONS OF THE INITIAL MASTERPLAN CONCEPT

RIVER POINT DISTRICT

6.0 INITIAL MASTERPLAN CONCEPT

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT 6.0

6.1 Organizing Principles

General Development Plan



- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT 6.0





- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT 6.0

6.2 Character Zones

These guidelines apply to all areas of the River Point District master plan and connected elements within the boundaries of the city of La Crosse. Within the River Point District site area. five character zones have been defined based on context, scale, and character of the area. In many cases, the guidelines vary based on the context of these five character zones per below and adjacent site plan. Additionally, transportation demand management will be encouraged throughout the River Point District.

- Perimeter Commercial & Large-Format Retail Zone
- Commercial/Mixed-use Zone
- Entertainment, Public Amenity & Civic Zone
- Multi-Family Zone
- Lower Mixed Density Zone



FIGURE 6.2.0: Character Zones

RIVER POINT DISTRICT

FOR REFERENCE - INITIAL MASTERPLAN CONCEPT 6.0

6.2.1 Perimeter Commercial & Large-Format Retail Zone

This area is the location of larger commercial anchor buildings that front Copeland avenue and act as economic anchors for the River Point District. Pedestrian connections are a priority in this area to access the various potential retail and commercial uses and allow for pedestrians to easily walk to other sites in the development.

Building sites along the eastern edge of the development on Copeland Avenue are intended to have flexibility for development of large format retail of single or multiple tenants as well as higher density developments such as residential, commercial retail/office, or government services/institutional uses.

Design of large-format retail & outlot developments should include consideration for reclamation of the sub-area if and when the initial anchor retail uses should diminish in economic activity and value. Such reclamation plans should be achievable with minimal cost to the City of La Crosse.

Eco-centric and environmentally sustainable project proposals here are encouraged which could possibly have economic incentives provided.

Building Height Limitations Maximum building height: 6 Stories

Minimum building height: 1 Story





FOR REFERENCE - INITIAL MASTERPLAN CONCEPT 6.0

6.2.2 Commercial/Mixed-Use Zone

This area is conceived as an urban zone with a variety of residential and commercial mixed-use buildings. The vision for the area is to create a more vertically and horizontally integrated mixed-use concept where the interaction of housing types and commercial uses provide the opportunity for an engaging and active urban experience.

Larger mixed-use office buildings may fit within the northern portion of this area. The south portion has the opportunity to accommodate higher density vertical residential mixed-use buildings utilizing a shared parking model. These buildings are intended to be signature architectural development sites as their frontage is along the river and edge of the entertainment zone.

Proposed developments within this zone must be consistent with the goals of active and walkable streets described in this document.

Building Height Limitations Maximum building height: Unlimited

Minimum building height: 3 Stories







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RIVER POINT DISTRICT

6.2.3 Entertainment, Public Amenity & Civic Zone

This area consists of a series of natural areas which include public park areas for picnics, trails , wetlands, wildlife habitat, forested areas, and related natural features.

Portions of the private land for entertainment & hospitality development also include natural features which blend and extend the visual impact of the public park promenade. A few key sites have been identified for retailers, restaurants, breweries, open-air pavilions, and public buildings for exhibits and events.

Building Height Limitations Maximum building height: 3 Stories

Minimum building height: 1 Story









FIGURE 6.2.3: Entertainment, Public Amenity & Civic Zone

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6.2.4 Multi-Family Zone

This area forms the residential core of the development with a mix of townhomes, multi-family apartments buildings and possibly condominium developments. Small-format commercial spaces may be placed at the ground floor of buildings at key locations facing public open space with street frontage. Many structures will have a view of the central park or the river and wetland areas.

Building Height Limitations Maximum building height: 10 Stories

Minimum building height: 3 Stories











- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT 6.0

6.2.5 Lower Mixed Density Zone

This area is envisioned to act as a more urban "central park" with connected boulevards and large open pedestrian green corridor radiating from the center of the development.

Sites within this area have been identified for residential uses that supplement the housing core of the development while maintaining an urban feel. The housing proposed consists of a mix of lower-density urban typologies including singlefamily townhomes and multi-tenant flats with some larger multi-family buildings to the east.

Building Height Limitations Maximum building height: 4 Stories

Minimum building height: 2 Stories









FIGURE 6.2.5: Lower Mixed Density Zone

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FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

6.3 Development Summary

The development summary below outlines the approximate lot sizes, possible parking estimates, and potential building uses based on the conceptual masterplan illustrated in this PDD document. The below table in no way limits the use or size of individual buildings within the masterplan. Refer to Figure 3.1.6 - Off street parking for all designated structured and surface parking areas.

TABLE 6.3.1: Development Summary

	Square Footage	Use	Approx. Units	Levels	Suggested Minimum Parking*	Parking shown (includes associated street parking)	Notes		
ZONE A - (4.8 acres +	+/-)***								
A1	17,000	Retail	-	1	68		Single or multi-tenant midbox retail		
A2	3,600	Retail	-	1	14		Single tenant retail		
A3	44,000	Hotel	100 Keys	4	100		Dedicated additional parking within A4		
A4	-	Parking Structure	-	3	-	506	Dedicated and overflow parking for Zone A		
A5	50,000	Office	-	2	200		Can increase in scale w/additional parking structure levels		
A6	10,000	Retail	-	1	40		Multi-tenant inline retail, shared parking as needed		
A7	6,000	Retail	-	1	24		Multi-tenant inline retail, shared parking as needed		
ZONE B - (3.7 acres +	-/-)***					•			
B1	55,100	Multi-Family	55	3	-		Walk up multi-story residences w/ at grade parking		
B2	58,200	Multi-Family	58	3	-	282	Walk up multi-story residences w/ at grade parking		
B3	60,000	Multi-Family	60	3	-		Multi-level townhouse / residences		
ZONE C - (1.8 acres +	·/-)***								
C1	50,000	Multi-Family	50	3	-	84	Walk up multi-story residences w/ at grade parking		
C2	29,440	Townhomes	16	3	-	INCL.	Multi-story, parking self contained		
ZONE D - (1.8 acres +	+/-)***								
D1	92,500	Senior Housing	93	3	-	119	Multi-Story above Parking & Amenity		
ZONE E - (1.3 acres +	·/-)***								
E1	23,920	Townhomes	13	2	-	INCL.	Multi-story, parking self contained		
E2	23,920	Townhomes	13	2	-	INCL.	Multi-story, parking self contained		
ZONE F - (2.6 acres +	·/-)***								
F1	42,500	Multi-Family	43	3	-		Multi-story Residences above parking structure		
F2	44,450	Residential Tower	44	4	-		Multi-story Residences above Retail/Parking structure. Suggested 3 level		
F3	55,000	Residential Tower	55	6	-	465	internal parking structure		
F4	132,000	Residential Tower	132	11	-		Less than 120' to top of floor plate, 11 stories on top of plinth		
ZONE G - (2.6 acres +	+/-)***								
G1	60,000	Multi-Family	60	3	-		Multi-story Residences above Parking		
G2	48,000	Office	-	3	192	460	Three story Office above Retail/Parking structure. Suggested 3 level		
G2	48,000	Office	-	3	192		internal parking structure		
ZONE H - (2 acres +/	-)***			-					
н1	65,000	Mixed-Use	65	3	-	182	Walk up multi-story residences w/ at grade parking, w/ retail opportunity at West corner		
H2	65,000	Multi-Family	65	3	-		Walk up multi-story residences w/ at grade parking		
ZONE J - (2 acres +/-)***					•			
J					Light Indus	trial / Commercial			
ZONE K - (9.9 acres +/-)***									
K1	13,000	Commercial	-	1	52		-		
K2**	7,000	Commercial	-	1	28	170	-		
K3**	7,000	Commercial	-	1	28	1/9	-		
K4**	12,000	P3- Civic	-	1	120	1	-		
TOTAL	1.122.630	-	822	1		2277	_		

*Suggested minimum parking for non-residential buildings is based on common industry standards for project types.

**Overflow parking available in Zone G.

***Acreages shown do not include public roadways or public green spaces.

FIGURE 6.3.2: Site plan with labeled zones corresponding to the development summary.



RIVER POINT DISTRICT

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

6.4 Land Use Regulation Table

	Кеу	Character Zones for General Development Plan (see map)						
P	Permitted uses subject to City regulations				Perimeter	Entertainment		
	Public d		Commercial/	Lower Mixed	Commercial &	Entertainment,		
N	Prohibited	мин-Family	Mixed-Use	Density Zone	Large Format			
C Conditional uses subject to City regulations					Retail			
Large for	mat retail							
Large form	at retail stores in excess of 50,000 GSF	N	Ν	Ν	N	N		
Governm	ent Facilities and Services							
Covernmer	at offices convices and facilities		D	N	D	D		
Governmen		C		IN	1	1		
Residenti	Residential							
Clubs, frate	ernities, and sororities	N	С	Ν	N	N		
Hotels		N	Р	Ν	Р	N		
Housing fo	r the elderly	С	С	Ν	N	N		
Licensed co	ommunity and other living arrangements	N	С	N	N	N		
Licensed fa	amily day care homes	С	С	N	N	N		
Licensed for	oster family homes	С	С	N	N	N		
Multi-fami	ly dwellings with four (4) or more units	Р	Р	Р	С	N		
One, two, a	and three family units	N	N	Р	N	N		
Rest home	s and nursing homes	C	С	N	N	N		
Commerc	ial retail and office uses occupying 20,000 gsf or	less						
Animal hos	pitals	N	С	Ν	С	N		
Antique an	d collectors stores	N	Р	Ν	Р	N		
Appliance a	and electronic stores	N	Р	Ν	Р	N		
Art and cra	aft collector studios	N	Р	С	Р	N		
Art supply	stores	N	Р	N	Р	N		
Automotiv	e parts and accessories without installation	N	Р	Ν	Р	N		
Vehicle sale	es and service	N	N	N	N	N		
Retail bake	eries	N	Р	С	Р	N		
Financial ir	nstitutions with drive-through	N	С	Ν	С	N		
Financial in	nstitutions with no drive-through facilities	N	Р	Ν	Р	N		
Barber sho	ps and beauty shops	N	Р	Ν	Р	N		
Books and	stationery stores	N	Р	N	Р	N		
Breweries a	and Taprooms	N	С	N	Р	Р		
Building su	pply stores	N	С	N	Р	N		
Profession	al or business offices	С	Р	С	Р	N		
Camera an	d photographic supply stores	N	Р	N	Р	N		
Car washes		N	N	N	С	N		
Catering se	ervices	N	Р	N	Р	N		
Clothing se	ervices	N	Р	N	Р	N		
Clothing st	ores	N	Р	N	Р	N		
Coin and p	hilatelic stores	N	Р	N	Р	N		
Commercial recreation facilities		N	Р	N	Р	N		
Computer & electronic equipment sales & service		N	Р	N	Р	N		
Contractors offices and shops		N	C	N	C	N		
Cosmetic shops		N	P	N	P	N		
Currency exchanges		N	Р	N	Р	N		
Delicatessens		N	Р	N	Р	Р		
Departmer	nts stores	N	N	N	Р	N		
Dog obedie	nce training within an enclosed structure	N	С	N	С	N		
Drug stores and pharmacies		N	Р	N	Р	N		
Drug store	s and pharmacies with drive-through facilities	N	C	N	Р	N		
Educational facilities and exhibitions		N	Р	N	Р	N		

TABLE 6.4.1: Land-use Regulation Table

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All uses are subject to an established minimum of restrictions of the River Point District PDD including but not limited to baseline design guidelines. Table 6.4.1: Land-use Regulation indicates the Permitted, Prohibited, and Conditional building uses within the River Point District character zones (Refer to Figure 6.4.1). Any use not listed in this table is assumed to be prohibited. Definitions of terms are the same as the definitions already established in the City of La Crosse zoning ordinances. Additional limitations may be established through agreements between the city, property owners, and businesses proposed within the River Point District. Underlying zoning limitations (per city zoning ordinance) may also be applicable if zoning is changed under the River Point District PDD.

	Кеу	Character Zones for General Development Plan (see map)					
Р	Permitted uses subject to City regulations				Perimeter	Entortainment	
N	Drohibitad	Multi Familu	Commercial/	Lower Mixed	Commercial &	Entertainment,	
N	Prohibited	Multi-Family	Mixed-Use	Density Zone	Large Format		
C Conditional uses subject to City regulations					Retail		
Commerc	ial retail and office uses occupying 20,000 gsf or	less					
Equipment	rental with only inside storage facilities	Ν	Ν	Ν	N	N	
Florists	· · · · ·	Ν	Р	Ν	Р	N	
Food store		N	Р	N	Р	N	
Funeral ho	mes	Ν	N	Ν	N	N	
Garden cen	iters	Ν	С	Ν	С	N	
Gift stores		Ν	Р	С	Р	N	
Group day	care centers	Ν	С	N	Р	N	
Hardware s	stores	Ν	Р	Ν	Р	N	
Health club	os and physical fitness centers	Ν	Р	Ν	Р	N	
Hobby and	craft shops	Ν	Р	Ν	Р	N	
Home furn	ishings	Ν	Р	Ν	Р	N	
Interior driv	ve-throughs on parcels	Ν	С	Ν	С	N	
Janitorial s	upplies and services	Ν	Р	Ν	Р	N	
Jewelry sto	bres	Ν	Р	Ν	Р	N	
Laundries a	and dry cleaners	Ν	Р	Ν	Р	N	
Licensed m	assage therapy, body work, certified by State	Ν	Р	Ν	Р	N	
Licensed ta	attoo and/or body piercing establishments	Ν	Р	Ν	Р	N	
Liquor stor	es	Ν	С	Ν	С	N	
Mail order s	service stores	Ν	Р	Ν	Р	N	
Medical, de	ntal, & health services, certified by State	Ν	Р	Ν	Р	N	
Messenger	services	Ν	Р	Ν	Р	N	
Mini wareh	ouse / storage facilities	Ν	N	Ν	N	N	
Music store	25	Ν	Р	Ν	Р	N	
Newspaper	and magazine stores	Ν	Р	Ν	Р	N	
Not for pro	fits	Ν	Р	С	Р	N	
Office supp	lies and business machine stores	Ν	Р	N	Р	N	
Optical sto	res	Ν	Р	Ν	Р	N	
Outdoor dis	splay of retail merchandise	Ν	С	С	С	N	
Paint, glass	s, and wallpaper stores	Ν	Р	N	Р	N	
Pet stores	and pet grooming	N	Р	N	Р	N	
Printing se	rvices	Ν	Р	Ν	Р	N	
Broadcast (or recording studios, excluding towers	Ν	С	N	С	N	
Transmitti	ng and receiving stations	Ν	С	N	С	N	
Restaurant	ts with no drive-in or drive-through facilities	Ν	Р	Ν	Р	Р	
Restaurant	ts with drive-in or drive-through facilities	Ν	С	N	С	N	
Self-service	e laundry and dry-cleaning establishments	Ν	Р	Ν	Р	N	
Shoe stores and leather goods stores		Ν	Р	Ν	Р	N	
Confectionaries and ice cream stores		Ν	Р	С	Р	N	
Solar energy collectors as accessory structure		Ν	С	Ν	С	N	
Sporting good stores		Ν	Р	Ν	Р	N	
Tailor or dressmaking shops		Ν	Р	Ν	Р	N	
Taverns and cocktail lounges		С	Р	С	Р	Р	
Testing laboratories		Ν	Р	Ν	Р	N	
Theaters and other amusement places		Ν	Р	Ν	Р	N	
Upholstering		Ν	Р	Ν	Р	N	
Used merchandise and resale shops		Ν	Р	Ν	Р	N	
Variety stores		N	С	N	С	N	
Video productions, music rehearsal studios, sales, and rentals		N	Р	С	Р	N	
Wireless te	lecommunications sales and service	Ν	Р	Ν	Р	N	
Yoga studios		C	Р	С	Р	N	

TABLE 6.4.1: Land-use Regulation Table contd.

RIVER POINT DISTRICT





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Aerial facing North East capturing the River Point District's overall scale and relationship to the existing natural landscape.

RIVER POINT DISTRICT

6.5 Aerial image





Aerial facing South West capturing the River Point District's juxtaposition to the surrounding City of La Crosse.

RIVER POINT DISTRICT

6.6 Aerial image





RIVER POINT DISTRICT

6.7 PARK & PEDESTRIAN PROMENADE

This concept image captures intended integration of landscape elements into the development.

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT





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6.8 Riverside North Gateway Concept

Located on the Southernmost entrance along Copeland Avenue, the development will have gateway entrances with a unique identity.





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6.9 Riverside Park & Activated Waterfront Access

Northwest view of large open greenspace with flanking hospitality uses. Greenspace provides opportunity for many types of public and private events





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This space is a flexible and inviting platform for a variety of La Crosse's activities and events. As a gathering node, it allows the public to easily access an extensive nature trail system and riverfront amenities.

RIVER POINT DISTRICT

6.10 Civic Building & Market Plaza

RIVER POINT DISTRICT CREATING AN ELEVATED LIVING EXPERIENC

Planned Development District INITIAL ISSUANCE : JANUARY 17, 2020

APPROVAL DATE OF GDP : OCTOBER 10, 2019

APPROVAL DATE SPECIFIC - DP : JUNE 8, 2023





"Each and every one of our neighborhoods has the potential to be a wonderful place to live, work, and enjoy recreation. Together we can make La Crosse the place we want it to be"

STORE

TO SUPPLIES/

- Mayor Tim Kabat

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Purpose Existing Site Conditions and Background 1.2.1 Site General Opportunities & Constraints Natural Resources 1.2.2 Environmental Provisions 1.2.3 1.2.4 Cultural Resources 1.2.5 Existing Infrastructure Goals & Objectives of the Design Guidelines Applicability Review Process

Previous Plans and Community Engagement Summary

SPECIFIC DEVELOPMENT PLAN

Organizing Principles Land Use Diagram Development Summary Land Use Regulation Table

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Active Streets and Walkability

- 3.1.1 Street Design
- 3.1.2 Build-to-zones & related street edge conditions
- 3.1.3 Residential Street Edges
- Commercial & Mixed-use Street Edges Pedestrian & Bicycle Network Links 3.1.4
- 3.1.5
- 3.1.6 Parking Design
- 3.1.7 Crosswalks
- 3.1.8 Street Furniture
- 3.1.9 Public Art
- 3.1.10 Service Areas
- 3.1.11 Maintenance & Operations
- Wayfinding & Signage

Landscaping Guidelines, Maintenance, & Operations

Best Management Practices

BUILDING DESIGN GUIDELINES

- General Guidelines for Building Design & Construction
- Building Facade
- Materials
- Outdoor Lighting Signage Guidelines
- Regulations for Building Types Descriptions
- Regulations for Building Types Table

Figure and Image credits

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

Initial Masterplan concept section (Diagrams, Development summary, & concept imagery)



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FIGURE 1.1: Aerial Rendering of Proposed River Point District

1.1 Purpose

The purpose of the River Point District Planned Development District document is to outline goals, plan, and requirements for re-imagining the former 65-acre industrial property as a vibrant, new, mixed-use waterfront neighborhood in City of La Crosse.

The River Point District is a forward thinking vision for a contemporary neighborhood where the natural surroundings create the opportunities for unique community amenities and attractive development.

Development of this site reclaims an underutilized property located along Copeland Avenue/US Route 53 and at the confluence of the Mississippi, Black, and La Crosse Rivers. Its location along the water's edge and to the north of Downtown creates an opportunity to stitch together La Crosse's riverfront, system of parks and trails, and expand its urban grid, integrated as a unique, holistically considered neighborhood.

Development of this neighborhood will complement the City of La Crosse's efforts to revitalize Downtown, building off its rich architecture and celebrated history. While respecting La Crosse's historical legacy, the development strives to support its identity as a progressive, integrated community of regional and international influence.

The guidelines developed for River Point District are the culmination of a master planning process started by a collaborative community design charrette hosted by the Redevelopment Authority (RDA) of La Crosse. The general development plan and supporting conceptual imagery offers an innovative vision for a neighborhood reflective of the values and priorities of the community stakeholders, and responds to the broader environmental, social, and economic relationships of La Crosse.

This document provides an informational road map for developers and the community to create a one of a kind successful urban neighborhood.

PLEASE NOTE - The following guidelines have been updated to coincide with developer interest and relates to the current site engineering.



1.2 Existing Site Conditions and Background

1.2.1 Site General Opportunities & Constraints

The River Point District capitalizes on a unique development opportunity, featuring connections to an vibrant, walkable downtown business district, and integrating access and views to the Mississippi River, a major international migratory flyway and recognized natural wonder of the world.

A former rail bridge connects the project site across the La Crosse River via new multi-use trails to historic Riverside Park, hotels, restaurants, seasonal festival grounds, and other downtown riverfront amenities. This plan stitches together the development areas to the existing amenities to the south and urban grid to the north, creating a synergistic, connected community.

The river's edge, adjacent large wetland complex (former La Crosse River oxbow), and forested areas provide opportunities for recreation, connection to nature, and views.

With these opportunities come design considerations and constraints that must be addressed in order to successfully realize the potential of the plan.

The unique location has been a historically utilized hub for river related commerce and industry since the city's early days. These activities have left a historical and environmental footprint on the site.

The natural setting is an asset to

RIVER POINT DISTRICT

the development, but also brings wetland, habitat, and flood pattern considerations that need to be considered in development of the district.

The work to mitigate barriers to development is already underway. The Redevelopment Authority has spent over 15 years acquiring and remediating the three primary former industrial properties in the project area and raising the site above the 100-year flood plain elevation.

The master plan has been developed to avoid development impact to significant identified wetland, habitat, and historical areas. The guidelines and requirements within this document have been developed in coordination with the remediation criteria identified. The goal is to provide readily developable parcels, sustainably integrated into the site. Introduction

1.2.2 Natural Resources

The site's southwest shore abuts the confluence of the Mississippi, Black, and La Crosse Rivers. A flood levee runs through the site, generally following a northwest to southeast alignment. Below this levee, drainage is generally to the south and west toward the site's wetlands and adjacent rivers.

The proposed development is prioritized to the north end of the site, on previously disturbed areas, allowing for preservation and enhancement of the natural features as open space amenities.

Floodplain Considerations

A portion of the site has historically experienced annual flooding due to the confluence of rivers and relatively low elevations. The southwest half of the site lies within the floodway (where flood waters experience significant flow), and most of the site's remainder (as well as surrounding areas) lies within the 100-year floodplain (Figure 1.2.2).

The northern portion of the site has been updated with significant amounts fill so that future development will occur two feet above of the 100-year floodplain. This is the area identified for building development in the master plan. Additional elevation and stormwater provisions related to the floodplain are further described in Appendix 6.5 and following sections of this document.

Wetland Considerations

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The site's hydrology and wetland features are described in more detail in Appendix 6.3.



FIGURE 1.2.2: Site Hydrology

The master plan identifies building sites in locations avoiding impact to the known wetland areas, allowing the opportunity for these undeveloped natural features to be conserved and enhanced as part of the open space amenities.

Landscape and Vegetation

The characteristics of the existing landscape and vegetation are described in detail in Appendix 6.3..

The building development areas identified within the master plan avoid the majority of the highly vegetated natural areas. The standards within

this document include landscape requirements that are intended to be compatible with the existing native landscape. Care should be taken to avoid impact to native landscape.

Wildlife

The wetlands, vegetation, and proximity to the river provide habitat for wildlife, described in more detail in Appendix 6.3.

The designated development areas are principally located in disturbed areas and avoid areas of natural habitat, in an effort to provide an environment where the natural surrounding can thrive and be featured as a valued

amenity of the community.

1.2.3 Environmental Provisions

The River Point District is planned on a property that includes areas previously used for industrial purposes. Remediation actions have been completed, and each known site has received regulatory closure.

While remediation actions have been completed, residual contamination remains and may be addressed by future development as outlined in Appendix 6.4.

1.2.4 Cultural Resources

The site's historical use provides an opportunity for preservation, interpretation, and placemaking. Development within the site should be designed and constructed responsive to the archaeological context as described below, and in the Archaeological Literature Review attached as Appendix 6.2.

Within Proposed Building **Development Area**

There are no reported archaeological sites or historic properties located within the proposed building development area.

There is a possibility that intact historic resources could be found within the project area. Should materials suspected of being historic resources be discovered through the course of work, the proper authorities should be notified.

Note that most of the designated building development sites are located on previously disturbed, reclaimed industrial property.

Adjacent to Proposed Building **Development Area**

There are two identified archaeological sites located adjacent to the project area, as described in the paragraphs below.

The project site is most notable for the unfortunate 1870 fire and sinking of the War Eagle, a side-wheel riverboat used during the Civil War to transport troops and supplies. Remnants of the ship have been mapped and the area is a cataloged burial site and state registered historic site.



1867 Bird's Eye View



War Eagle prior to the fire

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A second area of archaeological significance is located to the south of the War Eagle site, called the Peavey Site, at which a small number of pre and early settlement artifacts were discovered. Buried artifacts notwithstanding, no historic standing structures are present on site.

For construction of the paths, landscape elements, and riverside amenities, total avoidance of the two identified archaeological sites is recommended.

Refer to Archaeological literature Review, attached as an Appendix 6.2.



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1.2.5 Existing Infrastructure

The majority of the site was postindustrial lands which has recently undergone significatant site filling. The site also has multiple small commercial parcels along the west side of Copeland Avenue, wetlands, grasslands, and forested open space

The site is currently zoned as Plan Development District-General per the PDD-General Document. Portions of the site along the Black, Mississippi, and La Crosse Rivers are within the Floodway Overlay District. Surrounding areas are zoned Heavy Industrial.

The buildable areas of the site are being rezoned to Planned Development District-Specific as part of the rezoning process. Permitted uses, the plan review process, design standards and related parameters are included within this PDD document.

Roadways and Vehicle Access

The Site is bound on the east by Copeland Avenue, also known as US 53. US 53 is the primary north-south route in northwestern Wisconsin, serving as a vital link between I-94 at Eau Claire, Wisconsin and the City of Duluth, Minnesota.

US 53 (Copeland Avenue) begins with a junction at US 14, US 61, and WIS 16 in downtown La Crosse. The road extends northward, past the project site, acting as the main arterial and primary source of vehicle traffic to and from the site.

River Bend Road now serves as the main artery on the western edge of the site providing a framework for



Pedestrians

future internal streets. Milwaukee

geometry of River Bend Road and

network shaping lots for development.

further enhance this connected

There is no vehicle parking along

Copeland Avenue and there is no

along Causeway Boulevard, Kraft

Street, and Milwaukee Street on the

north side of the Site. There are also

several large parking lots associated

with businesses near the site.

existing parking within the project

site. There is on-street vehicle parking

Parking

Street and Kraft Street follow

Sidewalks are present on both sides of Copeland Avenue. Causeway Boulevard with also have sidewalks on both sides after the 2024 construction season. River Bend Road and all future internal streets will have sidewalks and marked crosswalks to enhance the pedestrian safety and experience.

Existing marked cross walks are located at the Causeway Boulevard/ Copeland Avenue intersection and River Bend Road/Copeland Avenue intersection (near Festival Foods). These crosswalks will connect into a network of sidewalks and paths within the River Point District.



City of La Crosse circa 1867

Bicycles

There are no existing bike lanes or shared bike lane markings on Copeland Avenue or any of the side streets on the north side of the Site. There are no existing bicycle racks/parking on Copeland Avenue or adjacent local streets.

This PDD proposes introduction of bicycle-friendly provisions throughout the development. Causeway Boulevard will have bike facilities after the 2024 construction season. Refer to the Infrastructure section of this document.

Trails

The Three Rivers Trail is located to the south of the site. It is a paved multiuse trail that runs along the south side of the La Crosse River.

A trail also runs along the south side of the Festival Foods development. Its southern terminus is Copeland Avenue. The northern terminus is Monitor Street.

Transit/Bus

Bus route 6 runs along Copeland Avenue and terminates at the Downtown La Crosse Transit Center, south of the site. To the north, it travels up to I-90, passing through the Clinton/ Caledonia Transfer Point.

There are four bus stops near the Site on Copeland Avenue. Two stops (one in each direction) are located at the River Bend Road/ Copeland Avenue intersection (near Festival Foods) and two stops are located near the Causeway Boulevard/Copeland Avenue intersection.

Surface Conditions

The site has been raised above the 100- year flood elevation. Other site areas remain within the 100-year flood plain and will need to be raised from its current elevation to approximately two feet above the 100-year floodplain elevation to an elevation of 646.

This PDD document includes requirements governing the required vertical elevation of development.

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Utilities

Copeland Boulevard, Causeway Boulevard and Kraft Street currently contain public water main, sanitary and storm sewer facilities and serve adjacent buildings. A sanitary sewer force main runs along the western river side of the site with a lift station at the western end of Causeway Boulevard. Causeway Boulevard will be reconstructed in 2024 with a properly sized watermain.

Overhead electrical transmission and service lines run along the western and southern (riverside) boundaries of the site. The City intends to coordinate the transition of this power service to run underground, in order to facilitate improvements to the river's edge and eliminate barriers between new development and the river.

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1.3 Goals & Objectives of the Design Guidelines

The River Point District Design Guidelines outline the expectations for development along the Mississippi River confluence.

Thoughtfully developed, the revitalized area will provide a multi-nodal mixed use community within close adjacency to downtown La Crosse. The River Point District Development is intended to complement Downtown La Crosse, to provide additional open space and recreational opportunities, increase property values, promote economic vitality, enhance the city's long range tax base, increase environmental awareness, and enhance La Crosse's attractiveness as a place to live, work and play.

These design guidelines address development expectations include but are not restricted to high quality architectural treatments, building design, lighting, landscape treatments, materials, publicly accessible amenities, and riverbank treatment. The guidelines encourage all new developments to embrace the river & surrounding natural resources while approaching the development of parcels with an attention to New Urbanist design principles.

Riverbank treatment is of particular importance to this site. There are few sites along the Mississippi River with this impressive setting: where three rivers meet. As such, there are opportunities to think boldly about continuous wharf or riverwalk designs as well as complimentary river-based services and amenities. Riverbank

treatment should be world-class in scale and scope and serve the City of La Crosse and the region for many years to come. Careful consideration should be taken to address transient boating facilities, placement and development of public amenities, and how the riverbank fits into long-term community goals such as linking Riverside Park with Copeland park.

1.4 Applicability

Due to the scale, potential phasing, and the uncertainties inherent in predicting future markets, the River Point District PDD provides flexibility to allow for adaptation to changing market conditions. Phasing scenarios will vary over time in response to the unique conditions and opportunities of the project.





RIVER POINT DISTRICT

Introduction

1.0

1.5 Review Process

City Plan Commission Review

The La Crosse City Plan Commission will review development applications and evaluate compliance with the River Point District PDD. Building permits will not be issued without City Plan Commission approval. The review process is as follows:

I. Pre- Application meeting

a. Developer meets with Planning Staff/RDA Executive Director & Project Manager to discuss initial project proposal.

II. Submittal of plans/project proposal to RDA for approval.

- a. May require more than one meeting depending on level of plans and proposal.
- b. Prepare plans for the City's Design Review Committee

III. Submittal of plans to the City's **Design Review Committee**

- a. Preliminary plan review
- b. Final design review

IV. Common Council review & approval

- a. This only occurs if a waiver/ variance from the design standards are required.
- V. Administrative Permitting.

First Generation Proposals

First generation proposals represent higher financial risks because they are part of the initial investment which carries greater uncertainty and unforeseen difficulties with implementation. Given these circumstances, the review of first generation development may be granted more flexibility in the approval process. These non-binding first generation design concepts are illustrated in the General Development



Plan shown in Figure 2.1.6.

Plan Changes and Future Development Options

To allow for reasonable flexibility in site and building design, staff should make an official determination if a proposal demonstrates "substantial compliance" with the General Development Plan or first generation proposal. Specific exceptions and the rationale for exceptions should be stated by staff as part of the materials submitted to the Plan Commission for review.

Reasonable interpretations should be used to evaluate development proposals, recognizing current and future market conditions may suggest alternate development solutions not anticipated by these guidelines. If necessary, they can be modified in the future with appropriate City approvals. Significant changes to the plan shall be considered a new and separate proposal, and comply with the review and approval requirements of PDD zoning districts as outlined in the La Crosse Municipal Code.

Detailed site, building, landscaping, and lighting plans shall be approved by the Plan Commission for each phase of the development. Any supplemental design elements or improvements outside of the approved master plan must be specifically identified as part of the record of the Plan Commission's approval.

For each phase of the development, site grading and drainage, any public streets and easement modifications, stormwater management and erosion control plans shall be submitted to the City of La Crosse for approval, if required. Strict adherence of the approved grading plan will be required of the owners during and after construction.

If there are any future land divisions, a plat or certified survey map shall be prepared, submitted for approval and recorded. Lots within the boundaries of this PDD are not required to have public street frontage as long as the appropriate access easements are established and are included on any future certified survey map or plat.

The Development Review Process is diagrammed in Figure 1.5. Refer to the La Crosse Municipal Code of Ordinances for more information on review procedures. (www.citvoflacrosse.org)

Management & Maintenance

Long-term economic viability and sustainability of the River Point **District Development District** depends on effective management and maintenance of community places. A property owners association will be tasked with management and maintenance responsibilities in addition to those which are conducted exclusively by the City of La Crosse or by private property owners.

Such responsibilities will be outlined and described in agreements between the City of La Crosse and property owners that establish the assignment of various responsibilities, shared responsibilities, costs, and monitoring/ compliance measures.

Neighborhood Improvement District (NID)

A Neighborhood Improvement District will be encouraged through the developer negotiation process.











RIVER POINT DISTRICT

1.6 Previous Plans & **Community Engagement** Summarv

Several plans and studies have been completed within the last ten years that provide recommendations relevant to the River Point District and its surrounding areas. Referenced and relevant plans include:

- Riverside North La Crosse **Charrette Master Plan** Report (October 2014)
- City of La Crosse Bicycle and Pedestrian Master Plan (2012)
- City of La Crosse & La Crosse County Strategic Plan for Sustainability (May 2009)
- US Highway 53 Corridor Study & Implementation Plan (March 2018)
- City of La Crosse Floodplain Taskforce **Comprehensive Plan for** Addressing Floodplain Related Issues (July 2008)
- FEMA Flood Insurance Study for La Crosse County, Wisconsin and **Incorporated Areas** (January 2012)
- Port of La Crosse Harbor and Waterfront Plan (November 2011)
- Transportation Demand Management Plan
- City of La Crosse Parks, **Recreation, and Forestry** Strategic Plan

Introduction





2.0 SPECIFIC DEVELOPMENT PLAN

Mission Statement

The River Point District is intended to establish a dynamic neighborhood, connecting the community to the river, downtown, and urban fabric through a network of public places that provide compelling opportunities for successful development.

Design Goals

1. Community and Neighborhood Creation

• Create an inclusive neighborhood accessible to both existing and new residents. Develop a diverse and holistic community that encourages social interaction.

2. Walkability

3. Connection

• Develop a densely planned community that promotes active lifestyles and minimizes the need for vehicular use within the immediate area.

• Build a development that serves to link the

North and the South sides of the La Crosse River to downtown and surrounding areas. Create a connection for local community residents to access the existing natural amenities.



4. River & Environment

• Create a community that aims to enhance this unique setting within La Crosse for recreation, public amenities, environmental education, and wildlife preservation.

5. Ecological Responsibility/ Environmental Excellence

• Define sustainable and environmental goals that will identify La Crosse to be a progressive and sustainably minded model community.





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General Development Plan

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2.0 SPECIFIC DEVELOPMENT PLAN

2.1 Organizing Principles



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Site Location - Regional Map

General Development Plan 2.0
2.1 Organizing Principles

Site Location - Existing Condition - Local Map



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General Development Plan

2.1 Organizing Principles



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Existing Views & Vistas

2.0 General Development Plan



2.1 Organizing Principles

Connection to Existing City Grid



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General Development Plan

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2.3 Development Summary

The development summary below outlines the approximate lot sizes, possible parking estimates, and potential building uses based on the conceptual masterplan illustrated in this PDD document. The below table in no way limits the use or size of individual buildings within the masterplan. Refer to Figure 3.1.6 - Off street parking for all designated structured and surface parking areas.

ment Summary

TABLE 2.3.1: Development Summary

LOT OR OUTLOT	Square Footage	Acreage	Description					
ZONE A - Perime	ZONE A - Perimeter commercial & large format retail							
OUTLOT 1	109252	2.51	Zone A allows for commercial and large format retail opportunities.					
LOT 7	82414	1.89	Mixed use buildings with ground floor commercial/retail activation with					
LOT 8	45954	1.05	minimum of 2 stories.					
ZONE B - Reside	ential & Mixed Us	se in the second se						
OUTLOT 1 LOT 7			• Refer to Zone A					
ZONE C -Reside	ntial & Mixed Us	e						
LOT 1	82405	1.89	Zone C allows for Residential & Mixed Use					
ZONE D - Reside	ential & Mixed Us	se .						
LOT 6	82414	1.89	Zone D allows for Residential & Mixed Use					
ZONE E - Residential & Mixed Use								
LOT 3	26220	0.60						
LOT 2	27035	0.62	Zone E allows for Residential & Mixed Use					
OUTLOT 2	28486	0.65	-					
ZONE F - Residential & Mixed Use								
LOT 5	106376	2.44						
OUTLOT 4	8465	0.19						
ZONE G - Residential & Mixed Use								
LOT 4	105133	2.41	Zana Calleur fan Daridantiel 9 Minedulas					
OUTLOT 3	8465	0.19						
ZONE H - Entert	ainment, Public	Amenity, &	Civic					
OUTLOT 5	1714343	39.36	Entertainment, Public Amenity, & Civic. Mixed Use opportunities. Multi					
OUTLOT 7	14110	0.32	family residential above retail.					
ZONE J - Perimeter commercial & large fornat retail								
OUTLOT 6	75430	1.73	Refer to Zone A					
<u>TOTAL</u>		57.77	-					

FIGURE 2.3.2: Site plan with labeled zones corresponding to the development summary.



*Acreages shown do not include public roadways or public green spaces.

RIVER POINT DISTRICT

General Development Plan

2.0

2.4 Land Use Regulation Table

	Кеу						
Р	Permitted uses subject to City regulations	Commercial &	Deviverenter	Enterte in ment			
N	Prohibited	Mixed-Use Zone	Commercial & Large	Entertainment, Public Amenity &			
C	Conditional uses subject to City regulations	(includes Residential)	Format Retail Zone	Civic Zone			
	nat retail	Residentialy					
Large form	at retail stores in excess of 50 000 GSF	N	N	N			
		Ň	N	. N			
Governm	ent Facilities and Services						
Governmer	t offices, services, and facilities	Р	Р	Р			
Residenti	Residential						
Clubs, frate	ernities, and sororities	С	N	N			
Hotels		Р	Р	С			
Housing for	r the elderly	С	N	N			
Licensed co	ommunity and other living arrangements	С	N	N			
Licensed fa	mily day care homes	С	N	N			
Licensed fo	ster family homes	С	N	N			
Multi-famil	v dwellings with four (4) or more units	Р	С	С			
One. two. a	nd three family units	Р	N	N			
Rest home	s and nursing homes	C	N	N			
Commerc	ial retail and office uses occupying 20,000 gsf or	less					
Animal hos	nitals	ſ	ſ	N			
Antique an	d collectors stores	P	P	N			
Annliance a	and electronic stores	D	D	N			
Art and cra	ind electronic stores	P D	Г D	N			
Art supply		P D	Г D	N			
Automotiv	a parts and accessories without installation	D	D	N			
Vahicla sala	as and service	N	N	N			
Potail hake	rios	D	D	N			
Financial in	estitutions with drive-through	ſ	ſ	N			
Financial in	stitutions with no drive-through facilities	D	D	N			
Rarber sho	ns and beauty shons	D	D	N			
Books and	stationery stores	D	D	N			
Broweries a	and Taprooms	ſ	D	D			
Building su	nnly stores	ں ۲	P	N			
Drofossion:	al or husiness offices	D	D	N			
Camera an	d photographic supply stores	P	P	N			
Catering se		D	D	N			
Clothing so	rvices	P	P	N			
Clothing st		P	P	N			
Coin and n	nilatelic stores	P	P	N			
Commercia	l recreation facilities	D	D	N			
Computer	S electronic equipment sales & service	P	P	N			
Contractor	s offices and shons	ſ	ſ	N			
Cosmetic s	hons	P	P	N			
	vchanges	D	D	N			
Dolicatorse	nc		P	D			
Dencatesse		P	P	P			
Departmen	ILS SLUIES	N	P	N			
Dog obedie	nce training within an enclosed structure	L		N			
Drug stores	s and pharmacles	P	P	N			
Drug stores	s and pharmacles with drive-through facilities	L	P	N			

TABLE 2.4.1: Land-use Regulation Table

All uses are subject to an established minimum of restrictions of the River Point District PDD including but not limited to baseline design guidelines. Table 2.7.1: Land-use Regulation indicates the Permitted, Prohibited, and Conditional building uses within the River Point District character zones (Refer to figure 2.1.5). Any use not listed in this table is assumed to be prohibited. Definitions of terms are the same as the definitions already established in the City of La Crosse zoning ordinances. Additional limitations may be established through agreements between the city, property owners, and businesses proposed within the River Point District. Underlying zoning limitations (per city zoning ordinance) may also be applicable if zoning is changed under the River Point District PDD.

	Кеу							
Р	Permitted uses subject to City regulations	Commercial &	Devimenter	Enterteinment				
N	Prohibited	Mixed-Use Zone	Perimeter	Entertainment, Bublic Amonity S				
IN .		(includes	Format Retail Zone	Civic Zone				
С	Conditional uses subject to City regulations	Residential)	Tormat Netan Zone	CIVIC ZOIIC				
Commerci	Commercial retail and office uses occupying 20,000 gsf or less							
Educational	facilities and exhibitions	Р	Р	Ν				
Equipment	rental with only inside storage facilities	N	N	Ν				
Florists		Р	Р	Ν				
Food store		Р	Р	Ν				
Funeral hor	nes	N	N	Ν				
Garden cen	ters	С	С	Ν				
Gift stores		Р	Р	Ν				
Group day o	are centers	С	Р	Ν				
Hardware s	tores	Р	Р	Ν				
Health club	s and physical fitness centers	Р	Р	Ν				
Hobby and	craft shops	P	P	N				
Home furni	shings	P	P	N				
Interior driv	/e-throughs on parcels	С	С	Ν				
Ianitorial si	innlies and services	P	P	N				
lewelry sto		P	P	N				
Laundries a	nd dry cleaners	P	P	N				
Licensed m	assage therapy body work certified by State	P	P	N				
Licensed ta	ttoo and/or body niercing establishments	P	P	N				
Liquor store		۲ ۲	ſ	N				
Mail order c	arvice stores	P	D	N				
Modical do	ntal & health services certified by State	P	P	N				
Messenner	services	D	D	N				
Mini waroh	puso / storago facilitios	N	N	N				
Mucic store		D	N D	N				
Music Store	and magazing stores	r D	r D	IN N				
Net for pro-		P D	P	IN N				
	IILS	P D	P	IN N				
Ontical stor		P D	P	IN N				
Outdoor die	es	P C	P C	IN N				
			L	N				
Paint, glass	, and waiipaper stores	P	P	N				
Pet stores a	and pet grooming	P	P	N				
Printing ser		P	P	N				
	or recording studios, excluding towers	L C	l	N				
	ig and receiving stations	L	L	N				
Restaurant	s with no drive-in or drive-through facilities	P	P	P				
	s with drive-in or drive-through facilities	L	L	N				
Self-service	laundry and dry-cleaning establishments	P	P	N				
Shoe stores	and leather goods stores	P	P	N				
Confectiona	aries and ice cream stores	P	P	N				
Solar energ	y collectors as accessory structure	L	L	N				
Sporting go	od stores	Р	<u>Р</u>	N				
Tailor or dre	essmaking shops	Р	P	N				
Taverns and	d cocktail lounges	Р	Р	Р				
Testing lab	pratories	Р	Р	N				
Theaters ar	nd other amusement places	Р	Р	N				
Upholsterin	g	Р	Р	N				
Used merch	andise and resale shops	Р	Р	N				
Variety stor	res	С	С	Ν				
Video produ	ictions, music rehearsal studios, sales, and rentals	Р	Р	Ν				
Wireless tel	ecommunications sales and service	Р	Р	Ν				
Yoga studio	S	Р	Р	Ν				

TABLE 2.4.2: Land-use Regulation Table contd.

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General Development Plan



The guidelines for River Point District's infrastructure are critical in the creation of an identifiable neighborhood atmosphere and a comprehensive, sustainable framework for development.

Coordinated landscaping, signage, and streetscapes establish the identity of a unified neighborhood. The pedestrian experience is prioritized through walkable and bicycle friendly streets connecting the development. Thoughtful integrated vehicle parking solutions shall be implemented to promote an urban connected experience

A sustainable approach to site and stormwater design has been developed to minimize flooding risks by elevating the building sites above the 100 year flood plain & constructing stormwater management systems designed to accommodate full build-out of the River Point District.

3.1 Active Streets & Walkability

Active streets and a walkable community is a critical priority for the River Point District to create a vibrant, integrated neighborhood. The built environment should be developed to:

- Place buildings to enclose and create a pedestrian oriented development.
- Place mixed land use in close, walkable proximity to one another.
- Maximize pedestrian use of streets for customers, residents, and visitors.
- Reinforce traffic calming • to create a safe pedestrian environment.
- CONE & STEINE







- Accommodate safe bicycle connections.
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3.0

Infrastructure Design

3.1.1 Street Design

Vehicular circulation must be safe, designed efficiently to maintain/ operate, and be supportive of the major economic, environmental, and community goals of the River Point District. An internal vehicle and shared bicycle circulation pattern is facilitated by a hierarchy of public/private roads within the development. This internal system is intended to allow vehicles and bicyclists to navigate within the development site, connect to the existing city grid and thereby lessening the traffic burden on Copeland Avenue.

The provisions of Chapter 44-Traffic and Vehicles of the Municipal Code pertaining to vehicular roadway

regulations shall remain in effect unless otherwise modified by the Plan Commission as a part of the approval of detailed site and building plans with recommendations by the City Engineering Staff.

The project's street sections are designed to include typical urban elements including sidewalks or paved trails, a green or paved terrace, parallel parking, required ROW infrastructure, and automobile/bicycle travel lanes. These elements support travel by foot, bicycle, and motor vehicle.

At street intersections, corner radii will be sized to support traffic calming measures. Secondary street

intersections are to be designed with a corner radius of 15'-0", and primary intersections are to be designed with a corner radius of 23'-0".

Where internal streets meet the new boulevard, curb extensions should be introduced and intersections shall be raised to reduce crossing distances and create parallel parking zones. Alleyways and parking courts will be used to minimize driveway curb cuts along streetscapes and enhance walkability with an emphasis on pedestrian safety.

The road types planned for the River Point District are illustrated in Figure 3.1.1.1 and 3.1.1.2.

Type A - Two-way, Green Boulevard (Urban scale)

Urban Scale

The urban scale street section concept incorporates street parking, paved terraces with trees, separated bicycle and vehicle travel lanes, and planted boulevards. Bike lanes are sized to keep bicyclists safe. Larger urban scale sidewalks with buildings capturing the edge along these streets promotes walkability. The sidewalks also provide for an inviting retail and/or office presence, comfortable pedestrian experience, and restaurant seating opportunities.



Type B - Two-way, Neigborhood Street (Residential scale)

Residential Scale

The residential street section concept incorporates street parking, planted terraces with trees, and sidewalks. Residential units are encouraged to maintain an urban scale with minimal front yard lawn areas. Front patios and landscaping elements to the sidewalk edge are encouraged. All of these elements lend themselves to a walkable, inviting neighborhood experience.





FIGURE 3.1.1.2: Street Sections



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3.0

Infrastructure Design

3.1.2 Build-to-Zones and Mixed Building/Landscape Zones

Build-to-Zones (BTZ)

Active pedestrian streets are promoted through enclosure provided by buildings with ground floor activities linked to the street. Build-to-Zones (BTZ) help ensure that buildings are located near the front and corners of the building lot. A BTZ is defined as the space extending between the defining the edge of a public right-ofway and a predetermined maximum setback line. For the BTZ:

- Architectural elements such as porches, decks, stoops, bay windows, balconies, awnings, roof projections, covered walkways, ornamental features, and lighting should fall within the BTZ range
- BTZs shall not extend into a utility easement, beyond a property line or interfere with required vision triangles
- Temporary uses such as tables, planters, or similar elements • should be allowed to extend within the public right-of-way. All encroachments must be permitted and approved by the City of La Crosse
- At least 60% of the linear edge shall be building facade

Mixed Building/Landscape Zone (MLZ)

Applies to conditions in which it is difficult to prescribe the precise locations of building on the lot. In such cases a new building might occupy the edge of the lot along one side or be located in the middle of the lot. In such circumstances the zone along the outer perimeter of the lot, abutting the public right of way should be a layered approach to creating a harmonious combination of landscaping and building facade.

Landscaped areas should include multiple layers of continuous elements such as hedges, decorative fences, and closely spaced trees. The goal is to create a strong, rhythmic system of elements that clearly designates the public walkways/ easements and acts as an attractive, pedestrian friendly feature. Other features might be used to create a surrogate building face with free-standing pergolas, arbors, loggias, arcades, and garden walls.



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FIGURE 3.1.2.2: Build-to-Zones (BTZ) & Mixed Building and Landscape Zones (MLZ)



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3.1.3 Residential Street Edges

Residential street edges are required to meet the following guidelines to encourage walkability and community within the development:

- Reinforcement of the urban street edge in the form of landscaping or decorative boundary elements shall be implemented to enhance the pedestrian experience and emphasize a community territory.
- Moderately shallow front setbacks or building recesses are strongly recommended to break up building facades and provide additional landscape elements.
- Ground floor residential uses, such as walk-up dwelling units shall be raised above the street level to increase sense of privacy but still provide the perception of an active street facade.
- Variations in architectural design & materials at the street edge are required to create visual diversity within the urban fabric.
- Pedestrian courtyards and small gardens shall be utilized to enhance the aesthetic appeal along the street and minimize large gaps in the street edge.
- Avoid ground floor continuous • solid facades or exposed parking wherever possible.

- Entrances shall be easily identifiable through the use of architectural treatments in the form of awnings, canopies or other architectural features.
- All ground level residential uses are strongly encouraged to have a street-level entrance. Stoops, porches, bays, canopies, overhangs and balconies are encouraged.
- The implementation of small front patio gardens and/or landscaping is encouraged to help enliven the street edge conditions.
- Use of berms or tall physical barriers are prohibited.















3.1.4 Commercial & Mixed-Use **Street Edges**

Commercial and Mixed-use building street edges should consider the following guidelines to further encourage walkability within the development:

- At least one pedestrian
- wherever possible



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entrance shall be provided along the street facade of each separate business or entrance of a building abutting the public right-of-way. On corner buildings, corner entrances are encouraged, however if not achievable the entrance shall be placed on the primary street.

All commercial uses, regardless of size should be oriented towards the primary street.

Avoid ground floor continuous solid facades or exposed parking

- Street facing uses that are not open to the public are permitted as long as there is visual interaction with the interior of the space.
- Landscaped areas or other well-defined seating locations are encouraged. Smaller more intimate spaces for small groups to gather are favored over large open space.
- To activate the public edge, outdoor seating spaces for restaurants, cafes, or other retail uses are highly encouraged where economically feasible.
- Building uses that activate the street such as shops, restaurants, entrance lobbies or other activities that move people in and out of buildings shall be located on the ground floor. Glazed facades are encouraged for these areas. Refer to glazing requirements in the Building Design Guidelines in Section 4.0.

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3.1.5 Pedestrian & Bicycle **Network Links**

The overall master plan for the River Point District is designed to maximize and encourage pedestrian travel through the development, reducing the need for automobile use. Strong pedestrian connections and circulation patterns are critical to the success of the development.

Infrastructure must be planned with the pedestrian level experience as the priority. Pedestrian routes should be direct, simple, safe, and numerous. Streets shall have sidewalks on both sides with integrated landscaped terraces.

Multi-purpose, public trails will be constructed along the western side of the development from the Northern limits of the site to the Southern limits and potentially beyond. Connecting into existing public trails, new trails will connect and lead from the public amenity spaces to the river. As shown in Figure 3.1.5.2, it is planned to have numerous pedestrian access points into the River Point District site.

The primary pedestrian network should include:

- Prioritization of the pedestrian experience by implementing pedestrian friendly design elements
- Connection of key pedestrian destinations such as plazas, parks, and entertainment/ commercial amenities
- Vehicular traffic calming at intersections to give pedestrians a safe experience
- Avoidance of long pedestrian gaps in excess of 75' that provide no positive pedestrian experiences or activities
- Parking areas shall be designed to have minimal impact on pedestrian movements and views
- All proposed plans should include pedestrian access points and walkways

Pedestrian & Parking Frontages

Pedestrian frontage along parking lots should be designed with landscaping, decorative fences, garden walls, lighting, and/or buildings to reinforce the street edges and provide visual screening. Parking areas should incorporate clear pedestrian pathways that connect to the rest of the site. As future parking requirements evolve over time, these parking areas should be designed to adapt into more pedestrian friendly, walkable streets.

Trees and landscaping should be located along the edges of walkways, most importantly at any large open areas. Walkways should be buffered from driving lanes and parking with landscaping. Walkways are encouraged to have decorative pavement and should have pedestrian scale lighting.

Proposed development sites with different peak user times should use a shared parking model to reduce the amount of parking required for each separate use.



FIGURE 3.1.5: Pedestrian & Bicycle Network Links

Bicycle & Active Transit Lanes

The master plan encourages the use of bicycles and other forms of active transit across the site by providing infrastructure designed to support safety and comfort of use. Green boulevard roadways throughout the site include travel lanes for vehicles and bicycles. Neighborhood streets are compact due to lower traffic frequency. See Figure 3.1.5 and Street Section Type A in Figure 3.1.1.2.

Signage and streetscape character should encourage bicycles and other forms of active transit to operate within designated lanes rather than on

pedestrian sidewalks. Bicycle and active transit parking should be thoughtfully integrated throughout the site. Organized parking schemes decrease visual clutter and create pleasant pedestrian experiences. Areas of high commercial or retail activity, public parks, and amenities should provide bike racks or demarcated parking areas to encourage parking in specified areas.

Residential zones are encouraged to provide public bike racks/parking zones near major building entry points. Bike rack and parking zones should be designed to avoid impedance of pedestrian travel.

Table 3.1.5 - PEDESTRIAN LEVEL OF SERVICE

Walkability

Prioritize the pedestrian, create many pedestrian connections, ease of crossing all roadways Two-way pedestrian movement Parallel lanes for activity (curb, circulation, building use) Various Landscape microclimate modifiers **Street Definition** Curb Extensions w/ strong corners Continuity of building frontage (no gaps exceeding 75') Layered building edges - relief in building facades between ground floor and upper levels **Visual Diversity with Architectural Harmony** Multiple lots & lot widths Changes in texture, color, light and shade Moderated continuity - height, proportion, architectural style

Visual Depth - Interior/Exterior Linkage

Frequent pedestrian access points and entrances First level, upper levels, inside/outside

Maintenance

Comprehensive, daily, seasonal, private/public coordination and partnership

Quality 46



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3.1.6 Parking Accommodations

Parking availability is critical to the success of a commercial development. Site access ensures visitors are able to drive to a destination and access their desired location conveniently.

To reach a compromise between these conflicting needs, River Point District attempts to provide efficient and adequate parking for visitors while also encouraging walking for those who are able. The intent is to provide sufficient parking availability with the least visual, environmental, and economic impact.

Figure 3.1.6 - Off Street Parking indicates potential location, quantity, and type of parking options available to visitors and residents of the development. As the development progresses, careful analysis should be provided to ensure adequate parking is being provided for a proposed project without detracting from the urban commercial and residential characteristics of the site.

Due to the project's location within a flood plain and adjacency to the Mississippi River, underground parking is not feasible. Parking shall be provided in surface lots or above-ground garages.

Parking in the development is provided through a mix of on-street and offstreet parking. On-street parking is provided in public right-of-way and off-street parking is provided in private lots dedicated to specific sites or potentially shared. Parking lot use is expected to be at its peak during the beginning stages of the development, as there will be fewer residents on site, and more visitors coming from farther away. As more residents begin to occupy the development, attitudes



towards parking are expected to evolve and adapt as users become more accustomed to walking.

Parking Lot Design

Parking lot materials should be highquality and attractive. Reducing or eliminating asphalt and providing light colored paving materials at surface parking lots reduces urban heat island effect. Providing well planned and numerous landscaping elements helps to break up large parking fields and reduces hardscape. All parking lots should be designed to provide safe pedestrian pathways to the buildings they serve and connect to adjacent sidewalks.

Shared parking strategies are encouraged to make use of available parking in the most efficient manner possible. This will ensure parking availability for most, if not all, visitors throughout the course of a typical day at the River Point District.

Parking Lot Visibility

To maintain an urban walkable atmosphere in the development, parking lots should be visibly screened and separated from roads and pedestrian walkways. The street edge should be faced by the built environment. Parking lots may be screened by landscaping elements, adjacent buildings, or other innovative design meathods. The presence of parking lots should become secondary or to the presence of architecture and landscaping. This encourages a comfortable, walkable and human scale environment for pedestrians.

Drive-Throughs

Drive-throughs are not currently proposed as part of the River Point District. Should a future tenant request a drive-through for their property, the owner must have the drive-through approved by the City of La Crosse Plan Commission. Drivethroughs should be far removed from pedestrian thoroughfares, park areas, and residential neighborhoods.



FIGURE 3.1.6: Off-street Parking



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3.1.7 Crosswalks

Crosswalks facilitate safe pedestrian connections across the River Point District. Placement of crosswalks at all street intersection types, alleyways, and curb cuts is key to a walkable urban experience. Components of a safe and effective crosswalk include clear demarcations through paint and/ or pavement colorations and the use of table topping or raised intersections. Table topped intersections are traffic calming elements that allow for a tighter roadway intersection but still maintain the ability for truck access within the development. This treatment minimizes oversized infrastructure and keeps crosswalks short, safe, and walkable.

3.1.8 Street Furniture

Pedestrian friendly streets require a variety of street furnishings to adequately respond to the needs of pedestrians.

Placement of street furniture should reflect the volume of pedestrian traffic and the surrounding businesses. Benches on busy streets or near cafes can improve pedestrian comfort. Covered trash receptacles in busy areas provide litter control. Bicycle racks promote bicycle transit. However street furniture shall not be placed to impede pedestrian movement in any way. Curb extensions and paved terrace areas are often good places for street furniture.

Street furnishings should be durable, complement the architecture and character of the street, and be



FIGURE 3.1.7: Typical intersection design

3.1.9 Public Art

There are locations within the site for opportunities for public art. Public art displays can come in a variety of forms. Public art should promote community, encourage high levels of public amenities, drive economic growth, and complement the rich history of the area.

3.1.10 Service & Loading

Service and loading areas of buildings should be located away from the public view to the greatest degree possible. Refuse areas shall be integrated into building architecture or may be a separate structure screened with similar materials to those on the adjacent building.

Refuse areas should be kept clean and free from excess disposal materials. Trash and recycling areas shall be positioned in a manner which allows clear access for waste collection trucks.

The quantity, size, location, and screening of waste collection areas shall be subject to approval of the Plan Commission as part of required site plan review. Waste and recycling collection are the responsibility of property owners.

Due to the urban nature of this development, loading areas may not be able to be fully separated from parking areas at the rear and sides of buildings. In these cases, every effort should be made to integrate a safe and well-organized loading area that does not encroach on the public's interaction with the building. Shared loading areas are encouraged to reduce the amount of area required.



3.1.11 Maintenance & Operations

The maintenance of common areas shall be the responsibility of property owners. Shared areas require a shared responsibility between all users.

Removal of snow shall be the responsibility of property owners, and may be included in a shared maintenance agreement between users. Snow must be removed from parking areas, private roads, walks, and other publicly accessible areas within each property.

3.1.12 Fire Limits Compliance

This area is located within the City of La Crosse's designated Fire Limits. Any development is subject to the requirements stated in **Section 103-98** of La Crosse's Municipal Code. Any departure from these requirements may need approval from the Board of Building Appeals per **Section 103-36** of the Municipal Code. Contact the Community Risk Management Department to discuss further.





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3.0 Infrastructure Design

3.2 Wayfinding & Signage

Creating a sense of place and identity is a key element for the River Point District. Designing high quality spaces for local residents helps to market the development as a destination for visitors and potential commercial tenants.

Some basic guidelines for keeping a well designed and recognizable district signage elements are listed below. The intention is that the signage should help provide a unified identity for the development by complementing the architecture, supporting wayfinding throughout the district, responding to circulation patterns and modalities through scale and location.

- Ground-mounted or monument type signage should be used to identify a single large user or a group of tenants within the development.
- Site signage shall be constructed of high quality, attractive, and durable materials such as masonry, decorative metals, and hardwood. Signs may reflect the design characteristics or materials of the building they serve.
- Signs should be integrated with surrounding landscape and/ or the building design. Signs should serve as an attractive object within the overall landscape
- Signs should enhance the nature and appeal of the commercial experience and not be a simple list of tenants

- Faces of signs should be illuminated from an external lighting source, internally illuminated, or otherwise lit at night
- Development gateway or monument signs are encouraged to be placed at highly visible major site access points

Development Monument Signs

There will be limited number of development monument signs which display the names of retailers within the River Point District. These signs will be located at primary entries to the development along Copeland Avenue.

These development monument signs will be limited to a height of 20' above street level. Development monument signs should be a solid, regular shape (i.e. rectangular with solid base). Solid base must be a minimum of 36" tall. Signs should have two main sides, each facing the main direction of travel. Development monument signs are subject to review and approval by the Plan Commission.

Ground Monument Signs

There will be one ground monument sign allowed per building in the perimeter commercial district, per street frontage. If a building houses more than one retailer / company, it is required that these companies utilize a multiple-tenant sign. Solid base must be a minimum of 24" tall.

Ground monument signs are limited to a height of 8'-0", and may not be more than 10'-0" above street level.

Monument signs must comply with the La Crosse Zoning code for items not addressed above. Refer to the following diagrams for sizing requirements and limitations.

Monument Design Guidelines

For examples of recommended materials, refer to Figure 3.2.1. Materials should express permanence. All signs should be opaque. Lettering may be translucent within an opaque panel, or back-lit channel letters. It is encouraged that signage is sculptural, adding highly-individualized elements to street frontage.

Signs should be perpendicular to passing traffic, to ensure adequate visibility. Monument signs may not be located in traffic view triangles. Signs should be appropriately placed to identify and enhance the appearance of retail outbuildings. Signs should be appropriately spaced, with enough separation to avoid visibility concerns.

Development Entry Signage

Gateway sign(s) are recommended at the River Point District. These signs should be constructed of durable materials which are complementary to the development's design aesthetic. These signs should bear the name of the development and should be located at primary entry points to the development.



FIGURE 3.2.1: Monument Design Guidelines





Stainless Steel



Recommended materials for monument signage base



Steel Channel

Stone

Brick

Recommended form for monument signage





Sculptural



Landscaping is required at all monument signs. See La Crosse Zoning Code for additional information.

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Aluminum





Metal



Letterina

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3.3 Landscaping Guidelines, Maintenance & Operations

All plans and Specifications for site landscaping of each phase of the development shall be subject to the approval by the Plan Commission and should be consistent with the standards established by the La Crosse Zoning Code. The Commission has the discretion to delegate this review to the Director of Community Development who, upon conferral with the City Forester, may approve those plans.

Landscaping shall not interfere with any fire hydrants or fire department connections. All utility easements shall be illustrated on submitted landscape plans.

Lot edges shall be landscaped and tree-lined, considering the following landscape guidelines:



- Tree spacing will be determined by the City of La Crosse Parks, Recreation, and Forestry Department.
- Building facades with no substantial signage or windows should be masked with trees
- Plantings internal to parking lots should not be randomized, but should be laid out to compose separations and divisions within the parking lot, should emphasize building entrances, connections to sidewalks, and other compositional features of the site
- Landscaping should be selected from a recommended list of plants provided, or be proven to thrive within an urban condition and local climate at the project site; subject to the approval of the La Crosse City Forester. See next page for recommended landscaping
- Exterior utility equipment (such as HVAC units, utility boxes, standpipes, and other above grade utility features • should be fully screened from view using either a decorative screen fence, which materially relates to the building architecture, or evergreen plant materials. The screen material should typically be located within 10 feet of the item(s) being screened. Screen material should also be coordinated with electrical code requirements.
- Trees, landscape screening, and screening materials must meet vision corner requirements per Muncipal Code.

Overstory Trees

- River Birch: Betula nigra Single Stem Only
- Kentucky Coffee Tree: Gymnocladus dioicus
- Hackberry: Celtis occidentalis
- Swamp White Oak: Quercus bicolor
- American Elm 'Accolade': Ulmus 'Morton Accolade'
- American Elm 'Princeton': Ulmus americana 'Princeton'

Understory Trees

- Autumn Brilliance Serviceberry: Amelanchier x grandiflora 'Autumn Brilliance' - Single Stem Only
- Japanese Tree Lilac: Syringa reticulata Single Stem Only
 - Snowdrift Crabapple: Malus ssp.
- Spring Snow Crabapple: Malus 'Spring Snow'
- Cockspur Thornless Hawthorne: Crataegus crus-galli var. inermis - Single Stem Only
- Smooth Serviceberry: Amelanchier leavis
- Wild Plum: Prunus Americana
- Black Cherry: Prunus serotina

Shrubs

- Green Velvet Boxwood: Buxus x 'Green Velvet'
- Black Chokeberry: Aronia melanocarpa elata
- Isanti Dogwood: Cornus sericea 'Isanti'
- Dwarf Burning Bush Euonymus: Euonymus alatus 'Compactus'
- Little Devil Ninebark: Physocarpus opulifolius ' Donna May'
- Goldfinger Potentilla: Potentilla fruticosa 'Goldfinger'
- Anthony Waterer Spirea: Spirea x bumalda 'Anthony Waterer'
- Wentworth Viburnum: Viburnum trilobum 'Wentworth'

Perennials

- Walker's Low Catmint: Nepeta x faassenii 'Walker's Low'
- Stella D'oro Daylily: Hemerocallis x 'Stella de Oro'
- Terra Cotta Yarrow: Achillea millefolium 'Terracotta'
- Autumn Joy Sedum: Sedum spectabile 'Autumn Joy'
- Prairie Dropseed: Sporobolus heterolepis
- Feather Reed Grass: Calamagrostis x acutiflora 'Karl Foerster'
- Shenandoah Switch Grass: Panicum virgatum 'Shenandoah'
- Little Bluestem: Schizachyrium scoparium
- Maidenhair Fern: Adiantum spp.
- Beebalm: Monarda spp.
- New England Aster: Symphyotrichum novae-angliae
- Heart-Leaved Aster: Symphyotrichum cordifolium
- Common Milkweed: *Asclepias syriaca*
- Solomon's Seal: Polygonatum spp.
- Culvers Root: Veronicastrum virginicum
- Columbine: Aquilegia spp.
- Stiff Goldenrod: Solidago rigida
- Wild Geranium: Geranium maculatum

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Tree Placement & Tree wells

Tree placement helps define spatial enclosure at the pedestrian level. Tree spacing will be determined by the City of La Crosse Parks, Recreation, and Forestry Department. On average, tree spacing along roadways should be approximately 30'. (Trees may have to be spaced farther to accommodate driveways but the spacing can be closer in areas where there are no driveways, with an average desired spacing of 30'.) In general, street lights should be spaced within medium and large gaps of trees, typically at 40'-60' apart.

> Tree placement should be coordinated with parallel parking stalls and sidewalk access to those stalls. Trees should generally be placed at the front or back of parking stalls so as to not interfere with car door swings.

Tree well design should compliment the surrounding streetscape and neighborhood context as well as to promote the health of the tree.



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3.4 Best Management Practices

The master plan for the River Point District recommends that the development provide a positive and catalytic impact to stormwater runoff through utilizing stormwater management practices that accomplish a number of goals:

- Eliminate unsightly surface stormwater detention facilities that may be acceptable in suburban locations but are inappropriate for urban areas
- Protect the natural systems of the river confluence (into which all district stormwater flows)

A district wide subsurface water detention vault has been constructed beneath the central pedestrian park area and boulevard as shown in Figure **3.4.1.** The vault is sized to attenuate runoff from the 100-year storm event with each block built out to 95% impervious.



TABLE 3.4: Best Management Practices

ĸ	UL	PP	INIK	Best Management Practices	Summary Description
•				1.1 - Greenways	Linear green spaces oriented around a natural corridor
				1.2 - Bicycle Lanes & Shared Use Paths	Portions of a roadway that are designated for preferential or exclusive use by bikers through the use of striping, signing, and/or pavement markings
				1.3 - Planning for Transit	Process by which pedestrian (including wheelchair), bus/light rail/streetcar, and vehicle circulation is incorporated into a site resion
-				1.4 - Sharod Vobicular Lico	Format for drivers to conveniently utilize a fleet of vehicles that they do not
		· ·		Municipal	own
					Concepts such as Planned unit developments (PUDs). Overlay zones. Form-
•				2.1 - Regulatory Tools for Sustainability	based codes, and Developers' agreements
	·			2.2 - Big Box Reclamation	initially intended
				Neighborhood	
•				3.1 - Stormwater Management Plan	A thorough and carefully conducted site planning and process that results in designs which capitalize on natural topography and natural features
•				3.2 - Wetland Preservation & Restoration	Restoration: manipulation of the chemical or biological characteristics of a site with the goal of returniong natural or historic functions to former or degraded wetlands
			•	3.3 - Infiltration Trenches & Basins	A long and narrow excavation located in porous soils and filled with gravel
				3.4 - Green Streets, Parking Lots, & Alleys	Those that employ any of a number of different stormwater treatment practices with the intention of treating stormwater near the source while also offering the potential to improve neighborhood aesthetics, calm traffic, and provide a community education tool
	•			3.5 - Swales	Vegetated open channels that are designed to attenuate and treat stormwater runoff for a defined water volume
	•	•		3.6 - Effective Recycling	Incorporates both a defined process and equipment selection that together ensure a site contains a) a user-friendly system, b) an aesthetically-pleasing recycling system, and c) a mangement process that maximizes the percentage of total material recycled
•			ſ	3.7 - Constructed & Floating Wetlands	Engineered and built wetlands designed to mimic the water treatment functions of naturally occuring wetlands
•				3.8 - Supportive Monitoring & Maintenance	Process, following the creation of a maintenance plan, by which owners, operators, and site users participate in a using specific tools and materials to sustainably manage on-site infrastructure and by-products
•		•		3.9 - Interaction with Natural Environment	Engagement that links various mental physical health benefits to
				3.10 - Compact Community Development	Also known as traditional neighborhood development, human scaled
			•	3.11 - Urban Forestry & Micro Harvesting	development, and New Urbanism The integration and preservation of trees and woodlands within urban areas the selective and small scale of harvesting of resources from the urban forest
	•	•		3.12 - Signage for Economic Sustainability	Consists of a set of cohesive gateway, monument, wall, and projecting signs that sustain and/or increase visitor count and patronage to a site
	•			3.13 - Sustainable Urban Patterns	The arrangement of streets, blocks, lots, buildings, and open spaces to maximize their long-term efficacy, allowing those sites to stave off obsolescence
•		•		3.14 - Smart Lights	A lighting control system designed to help reduce energy usage and cost by eliminating over-illumination and unnecessary waste
	•	•		3.15 - Shared Alternative Energy	Energy shared among multiple property owners and building users, ranging from geothermal to micro-grid technology
				Neighborhood Building	
			•	4.1 - Permeable Pavements	Paving materials (asphalt, concrete, or pavers) which contain voids for water infiltration
		•		4.2 - Reducing Impervious Surfaces	The employment of various strategies to reduce the amount of impervious
				4.3 - Native Landscaning	use of plants that are historically native to a given area prior to European
		<u> </u>			settlement
			•	4.4 - Bioretention Cells	An intritration device that consists of a depression with a vegetated layer, a mulch layer, several layers of sand, soil, an organic media filter bed, an overflow, and an optional underdrain
	•			4.5 - Stormwater Tree Pits	Small-scale stormwater treatment systems that collect and filter stormwater from streets or parking areas
				4.6 - Stormwater Trees	Trees that hold rainwater on their leaves and branches, infiltrate it into the ground, absorb it through root systems and evapotranspire it into the atmosphere
				4.7 - Sand & Organic Filters	Systems with a sedimentation or settling chamber where floatables and heavy sediments are removed, and a second chamber where additional pollutants are removed through a layer of sand
	•	•	ſ	4.8 - Catch Basic Inserts	Inlets to the storm drain system with a sump that captures sediment, debris, and other pollutants
			•	4.9 - Soil Amendments	The addition of materials to improve infiltration capacity and pollution removal function by changing the soil's physical, chemical, or biological
				Building	characteristics
			•	5.1 - Rain Gardens	A shallow landscaped depressipon to briefly hold stormwater runoff until it
				5.2 - Green Roofs	Any roofing system that includes vegetation planted in a growing medium separated from the structure below by a waterproof membrane
		•		5.3 - Rainwater Harvesting	Systems that capture rainwater and store it for reuse
		•		5.4 - Greywater Reclamation	The collection of wastewater from a bathtub, shower, sink, washing machine, or dishwasher for irrigation
		•		5.5 - Energy & Water Efficient Buildings	Buildings that significatly reduce the quatity of energy and water utilized
	I		R -	recommended PP - private property UC - under	ror daily purposes er consideration NR - not recommended



FIGURE 3.4.1: Overall development stormwater strategy



FIGURE 3.4.2: Rendered view of subsurface water detention vaults

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FIGURE 3.4.3: Section view of subsurface water detention vaults



4.1 General Guidelines for Building Design & Construction

Design guidelines, including dimensional constraints for different building typologies are shown in Table 4.7.1.The following guidelines offer a general explanation of building types indicative to promoting a walkable and sustainable urban development.

• Buildings should identify with a cohesive and complimentary architectural character. A timeless design language that elevates the pedestrian, resident, and visitor experience is essential.

4.2 Building Facade

Implementation of cohesive architectural composition for individual buildings within the River Point District development ensures that buildings harmonize with each other, create a uniform neighborhood design language, and provide understandable architecture without limiting individual building expression and style.

Visually interesting building facades appeal to the general public and can enhance the experience in adjacent open community spaces with the likely potential to increase nearby property values throughout the development. A timeless design aesthetic should be demonstrated for all building typologies.



FIGURE 4.2.1: Example of successful building material composition.

Building Facade Composition

Building Base

The base of a building facade anchors it to the ground and is the closest interface between the pedestrian and the building. The base elements of proposed buildings should be highly articulated, scaled to relate to the pedestrian experience, utilize high quality materials, and be transparent through the use of glazing wherever possible.

Rhythm

Rhythm refers to a repetitive pattern or recurrence of building elements along the facade. These patterns are often linked to structural bays or reflect programmatic elements with end conditions given special treatment. Rhythmic elements can

provide the backbone for architectural expression or identity: the repetition providing a unifying feature for the facade. These elements also helps visually break down the scale of the facade into smaller, constituent parts.

Scale

Buildings are experienced from a variety of distances and thus the compositional building elements (entries, windows, structural bays, roof elements, etc) should use sizes and shapes that are distinguishable from both near and far. Overall building height and massing should fit with the scale and character of the development as a whole.

In keeping with its goal of facilitating a walkable, urban development, a pedestrian scale experience is of particular importance to the River



FIGURE 4.2.2: Example of facade setbacks and articulation.

Point District. Special care should be taken to the scale, massing and height of street level building elements to emphasize pedestrian comfort.

Height

The height of buildings within the River Point District should follow the guidelines set forth in the Building Type Regulations (Table 4.7.1).

This development is intended to have a dense, urban character and thus building towards the maximum height allowed per building type is encouraged. Though more height and density may result in higher parking requirements, taller buildings may not build large, open parking fields that result in disconnected, suburban building patterns. Buildings should abide by building height minimums.

Massing

Building massing should provide visual richness and a pleasant, human scale. Large buildings should consider a hierarchy of masses and forms that break down the building scale rather than a single mass. Techniques for accomplishing these goals include the use of distinct building components, variation of roof form, or intentional placement of projections or recesses. Massing should consider the principles of rhythm and scale to avoid excessive changes in form or disharmonious street facades.

Proportion

Proportional harmonies in building massing and building elements should be considered in order to produce visual harmony throughout the building facade. It should be noted that streetfront building elements have typically used vertical, as opposed to horizontal, proportions as it has traditionally seemed to offer a more pedestrian-friendly experience.

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Example of expressing columns and using setbacks to add layering to a facade

Example of changing scale & massing at the entry condition



Example of a successful streetscape

Layering

Building facades with layering and depth are important for creating the visual scales and pedestrian experiences intended at the River Point District. Techniques for avoiding "flat" facades include the following: the setting back of windows behind the plane of the main facade; the use of window sills, awnings, canopies; the extension of roof eaves; the expression of columns through arcades or changes in plane.

Freestanding Commerical, Office, and other unique buildings

Buildings shall be designed as foursided architecture with recommended high quality and finish-grade materials used consistently on all facades. Other materials such as precast concrete, decorative concrete block or decorative facade panels may be appropriate if properly detailed and integrated with the architecture. Metal and finished wood may be used as accents, but should not be the primary material for any facade.

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Building [

4.3 Materials

Varied materiality should be incorporated within the architectural styles at the River Point District. Materials (and their colors) should possess a timeless aesthetic. They should be complementary to downtown La Crosse and the city as a whole. Materials should be considered for their high quality and sustainable attributes.

Material Basics

Quality

It is required to select high quality materials of enduring quality as much as possible. The following guidelines describe levels of quality and locations of appropriate building materials.

The use of environmentally friendly sustainable building materials are strongly encouraged.

Examples of High Quality Materials

- -Brick
- -Stone
- -Wood
- -Fiber cement
- -Fine plaster stucco
- -High Quality Commercial Grade Metal
- Panel systems
- -Rainscreen systems
- -Innovative recycled materials and
- technologies
- -Terracotta
- -Photovoltaic integrated systems

Examples of Low Quality Materials

-EIFS (Exterior Insulation and Finish Systems)

- -Utility grade materials
- -Low quality corrugated metals
- -Low quality lumber
- -Low quality glazing
- -Vinyl or aluminum lap siding



Example of successful street level glazing

Location

Materials are encouraged to be creatively integrated into building facades. The PDD does not place outright restrictions of particular materials, but does provide guidelines for targetted use locations of higher and lower quality materials. Proposed buildings will be critically reviewed for material uses and composition.

High quality materials should take precedence along main roadways, public access routes, and any other frontages that will be in direct contact with the public realm.

Low Quality materials should not be used on the building at street level. Certain decorative materials may be integrated along the base of the building as accents but they are not recommended as the dominant facade material on the entire building. Utilitygrade materials should only be used on facades of the building not visible from publicly-accessible areas.

In order to assure architectural diversity in materials and visual interest, only higher quality architectural metal may be used as an accent comprising no more than 25% of any facade surface. Where proposed, developer shall provide the City of La Crosse with a specification sheet on material quality and longevity assurances.

Stucco may comprise no more than 25% of any facade surface. Where proposed, developer shall provide the City of La Crosse with specification sheet on material quality and longevity assurances.



Example of successful exterior material integration

Glazing Guidelines

Usage

Glazing is an important component of a building's design. Buildings along Copeland Ave. and other primary roadways within the River Point District are recommended to meet the following glazing standards. Adequate glazing along pedestrian corridors promotes retail engagement and activates the street edge. It also provides safety, allowing unobstructed views into and out of buildings.

Glazing amounts

While visual interaction by means of clear, non-tinted windows (glazing) with all stories of the building is encouraged, visual ineraction is required along the street frontages of a building. The area where clear, nontinted glazing should be maximized is 2 to 8 feet above grade. Lower glazing (such as glazing extending to the floor) and/or higher-level glazing (such as transoms and clerestories) are encouraged. Fritted glazing is allowed.

are prohibited except as accents or house areas.

The clear glazing zone is measured along the street frontage of the building and does not include service entries. The percentage of the glazing zone that shall include clear glazing at first floor building uses (these standards are flexible depending on site, overall design, and use).

- Commercial atleast 40%
- Large-Format retail at least 15%
- Civic/Institutional at least 40%
- Residential at least 25%

Where possible, glazing should be maximized along facades adjacent to publicly accessible areas that are away from street frontages, such as private drives, rear or side parking areas.

When used, ribbon windows may be used as an accent and not as a primary facade window treatment. Ribbon windows shall only be used in instances where natural light may not

RIVER POINT DISTRICT

Tinted glazing and opaque glass panes when used to screen parking or back of

be gained from alternative window design due to building design and adjacencies.

Alternatives to Street Level Glazing

Several alternate facade and/or building features can be substituted to fulfill up to half of the glazing requirements along the street frontages of a building. These features may include the following items: awnings, canopies, lighting fixtures, banners, projecting signs, hanging planters, landscaped planter beds, free-standing moveable planters, benches, and landscaped seating.

Special Conditions

Any facade along a main entry point, key intersection, or riverfront location at the River Point District is a special condition. Special condition facades must be treated as a primary facade, regardless of whether the facade has any entry points.

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4.3 Materials

All structures within the River Point District should be designed as four-sided architecture with finish grade materials used consistently on all facades. See Building Design Guidelines, sections 4.1 and 4.2, of this document for more information on acceptable design standards for the development.

Recommended Primary Materials *Materials that make up the majority of the composition of a building's facades.*

Brick (natural colors preferred, painted brick is not allowed)













Recommended Secondary Materials





Rectangular, varied

Wood (variety of styles and species acceptable)





Tongue and Groove paneling

Cementboard (natural colors preferred)



Terra Cotta (earth tones)

Exterior Wood Screen





Tan







Yellow / gold

Light Gray

Red

Gray

Stone (natural colors preferred)







Beige











White

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Materials that have less prominence on a building's facades but are compositionally significant to the architecture.



Textured





Wood paneling in storefront





Building Design Guidelines



4.3 Materials

Recommended Accent Materials

Examples of accent material locations: low base below glazing or decorative banding. Translucent glazing may not replace clear glazing. These materials should be used in accent applications ONLY.

Concrete (variety of colors and textures acceptable)





Stucco (variety of colors and styles acceptable)



Fritted glazing (variety of patterns acceptable)









Decorative accent

Translucent materials (variety of styles acceptable)











Due to their residential aesthetic and/or low durability, the materials below are not permitted.



Shingle Siding

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Exterior insulation and finishing system (EIFS)



Vinyl Siding



Aluminum Siding

Screening Guidelines

Certain building components must be screened from public view. The following guidelines should be followed for screening trash areas and mechanical units:

All mechanical units must be screened from view. Pad-mounted HVAC units may be screened with decorative vegetation or built fencing. Roof-mounted HVAC units must have a built enclosure if the unit is visible from street-level pedestrian areas. Any built fencing around mechanical units must match the building to which it is attached. No chain-link fence may be used for any portion of screening element.

All trash areas must be fully enclosed and completely screened from view with a built enclosure. Built enclosure must match aesthetic of surrounding buildings. Enclosure must close and latch securely. No chain link fence may be used for trash enclosures at any location.

Recommended HVAC enclosure (foliage, built screen)





Unacceptable HVAC enclosure (chain link, not fully enclosed)





Recommended trash enclosures (made from quality materials, no Dumpster visible, fully closed and latched)





Unacceptable trash enclosure (not fully enclosed, chain link fence used, Dumpster/trash visible)





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Building Design Guidelines



4.4 Outdoor Lighting

Artificial lighting will be a component of the River Point District that promotes pedestrian and driver safety in the neighborhood, increases the quality of life by extending the hours one can be active outside, and creates an urban ambiance. All public spaces and public right of way illumination shall follow The City of La Crosse lighting standards. All Private parcels shall follow The City of La Crosse lighting design standards as noted in Muncipal Code **Section 115-518** for Multifamily Housing Design Standards and **Section 115-556** for Commercial Development Design Standards. The following sections describe good lighting design practices that shall be incorporated into the design of public and private environments.

Building Lighting

Building facades should be designed with integrated lighting locations in mind. Accent lighting is encouraged to highlight architectural features which add character. Lighting diagrams demonstrating lighting methods should be incorporated in the design review process to ensure that public/private adjacencies for lighting intensity are respected.

Landscape & Hardscape Lighting

Landscape accent lighting is encouraged for public safety and neighborhood identity. This includes tree uplighting, illuminated bollard lighting, under bench lighting, small lamp post lighting and festoon lighting. Lighting that supports outdoor activity is encouraged.

Outdoor lighting standards shall follow these general guidelines:

- Height limitations: refer to municipal code requirements
- Illumination color and quality : refer to municipal code requirements.
- Fixtures shall be a full-cut-off (FCO) design to minimize glare and spillover.
- Outdoor seating areas should include pedestrian level lighting at comfortable illumination levels. Pole-mounted or bollard lighting should be used as an effective way to illuminate walkways and define pedestrian zones
- Outdoor site and parking areas should provide a safe and inviting environment for users.
- Site lighting must be controlled to prevent excessive glare onto adjacent properties or the public right-of-way
- Exterior lighting should aim to further enhance building architecture and important landscape features, reinforce access points, and illuminate pedestrian routes. Site lighting should be subdued and pedestrian in scale









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4.5 Signage Guidelines

There are several retailer opportunities within the River Point District. In addition to signage regulations by the City of La Crosse, the River Point District encourages its tenants to incorporate signage into the overall building design. The following guidelines are to enhance the development's urban qualities by creating a user-friendly, multi-scaled experience through signage. All primary and secondary signage must be approved by the Plan Commission as part of the site and building plan approval process.

To achieve a consistency at the River Point District, building signage is recommended at multiple scales, and in a variety of types. A framework of recommended guidelines provides regularity and rhythm to ensure a cohesive language at all streets within the masterplan. In order to effectively integrate signage into the overall project design, recommendations have been set forth based on the following categories:

- Types and Variation
- Quantity and Scale
- Placement and Orientation
- Large Format Retail: Special Conditions
- Material
- Color and Pattern







Multi-scale Signage

Effective signage is designed for multiple scales. Each scale creates a good user experience and should not overwhelm the character of the development. Below are examples of multiscaled signage elements for a single tenant.







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Primary Signage





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Primary Signage

Multiple types of signage are preferred to add visual interest, depth, and rhythm to the facades and streetscapes of the River Point District. To encourage a high standard of signage, while understanding the need for flexibility, multiple options are identified. Primary signage is meant to identify a tenant from a distance.

Recommended Types

Architectural Primary Sign: Best

Options: Channel or Extruded

Lighting: Internal Neon, Reverse, or Internal

Location: Entry Facade

Extruded

Primary Sign: Better

Options: Floating or Wall-Mounted

Lighting: Reverse or External

Location: Entry or Non-Entry Facades

Cut-out Primary Sign: Good

Options: Offset or Wall-Mounted

Lighting: Internal or External

Location: Entry Facade





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Secondary & Eye-Level Signage

While Primary Signage identifies the retailer from a distance, the human scale is addressed by Eye-level Signage. The intermediate between the two scales addressed by Secondary Signage. Together, this layering of signage provides visual interest and promotes attraction to pedestrians walking by.

Recommended Types

Flag Secondary Sign: Best

Options: Horizontal or Vertical, Fabric or Rigid

Lighting: Internal or External

Location: Entry or Non-Entry Facades & Special Conditions



Awning Primary Sign: Good

Options: Linear or Dome, Wall Mounted

Lighting: External (From Above)

Location: Entry or Non-Entry Facades & Special Conditions

Vinyl (On-Glazing) Primary Sign: Good

Options: Offset or Wall-Mounted

Lighting: Internal or External

Location: Entry Facade



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Unacceptable Signage Types

Due to their unattractive, illegible, or easily damaged character, the following sign types are not permitted at the **River Point District.**

LED / Electronic

These signs can be very difficult to read and detract from the desired architecture aesthetic of the development.

These signs are generally flat, are not pedestrian friendly, and do not contribute to the architectural design of the building.

Temporary

Box Signs

Temporary signs are of poor quality and durability and do not contribute to the architectural aesthetic of the building.

Painted

These signs are very flat and do not contribute to the architectural aesthetic of the building.

Conditional Approval Signage Types

Neon

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Neon signage will be reviewed for approval on a case by case basis. High quality market signs can be use effectively as a statement element as shown in the left image. However, lower quality neon signage can be visually overwhelming and difficult to read, per the image on the right.

Acceptable



Recommended Types

Included below are precedents that are indicative of the signage standard and recommendations for retailers at the **River Point District.**

Precedent 1

This signage demonstrates depth as well as featuring a clean and durable letter on natural building material.



Precedent 2

The extruded letters on a canopy give dimension to the streetscape. It also provides multiple levels of signage on the facade.

Precedent 3 Well-made flag signs add visual interest for pedestrians and make stores easily identifiable.



Allowable Temporary Signs

Temporary signs are allowed for certain durations. Temporary banner signs are allowed for a limited time after grand openings, and for seasonal events. Temporary signs must meet all requirements as details by the City of La Crosse.

Easel / A-frame signs are allowable on a daily basis, and must be taken in nightly by retailers. A-frame signs must be constructed of heavy-duty, quality materials to ensure stability. These signs may not exceed 4' in height and 2'-6" in width (no more than 10 square feet per side).



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Exception:

Exception:

LED and electronic signs will be allowed

at Development Monument Signs.

to building facades at any location.

Electronic signs may not be attached

Deli+Cold Beer & Wine

HIGH

Temporary and banner signs may be



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Quantity & Scale

The quantity and scale of signage is important to understand when setting standards at the River Point District so that retailers can be readily identified without becoming a billboard. The following guidelines address signage on all retail buildings within the master plan with the exception of select largeformat retail special conditions.



Example of Primary Signage



Example of Secondary & Eye-level Signage



Quantity

- 1 primary sign per facade frontage per tenant*
- 1-2 flag signs per entry facade (fabric or solid)
- 1 eye-level sign/graphic per 12 linear feet of entry facade



*Exception:

Primary signs are also allowed on special condition facades. Perimeter buildings along Copeland Avenue may also have additional primary signs on the facade facing Copeland if that facade is not an entry facade.



Recommended Signage:

Signage at multiple scales including extruded letters at cantilever; horizontal and vertical flags; eye-level signage.

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Scale











General Guidelines

- Minimum sign height: 16"

- Maximum sign height: 15% of retail floor height

Flags

- Wall mounted fabric flag may not be >10' in height and must maintain a vertical proportion; may not extend >4' off facade or <8' from ground

- Wall mounted solid flag may not be >36" in width or 36" in height; may not be <8' from ground plane; may not project >4' from the outermost facade

Suspended

- Suspended signs which are perpendicular to the facade and project over pedestrian paths may not be <8' from ground nor project >4' from outermost building facade

Awning

- Minimum lettering height = 8"
- Maximum sign height = 5% of retail floor height
- Text on awning preferred on face perpendicular to ground plane
 Awning may not extend more than 4' from outermost facade

Vinyl sign on glass

text/graphic/pattern may not cause >10% of glazing to become opaque
Maximum text height = 5% of retail storefront.

Recommended Signage:

Primary, secondary, and tertiary signs are present. Signage has a consistent design. Temporary sign is for announcing opening date only and is subject to City of La Crosse requirements for temporary signs.



Placement & Orientation

It is recommended that facades feature a balance of parallel and perpendicular signage to enhance visual access and branding capabilities. Signage should be located over entries, at sides of in-line bays, or at locations considerate of materials and their arrangement. Signage should be relevant within the overall architectural design.



Example of Successful Signage



Example of Eye Level Signage Multiple orientations of signage attract views from different directions and are visually appealing



Example of Flag and Awning Signage Awnings should be located at windows and doors to emphasize architectural design. Awnings should not be continuous features which wrap the entire building or storefront.



Unacceptable Signage Placement Signage does not brand business and is placed between to structural bays. No other signage is provided.



Recommended Signage Placement Signage is centered on the retail unit and between facade elements. Signage works with building design to define storefront size.

RIVER POINT DISTRICT

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Building Design Guidelines



Material

To achieve a consistency at the River Point District, building signage is preferred to have a consistent language. The signage materials and textiles selected should be durable, contrast and complement the building's facade, be properly illuminated, and be well integrated into the overall building storefront design.



Example of Complimentary Retail Signage



Examples of Complimentary Retail Signage

Recommended Materials for Retail Signage



Stainless Steel





Translucent Durable Plastic



Vinyl Lettering/Graphics



Steel Channel



Aluminum

Color & Pattern

Recommended

Signage colors and materials complement building materials.

Color of signage shall complement building materials. Colors are recommended to be solid. Limit use of distracting patterns.





Awning Guidelines

Recommended

Dome awnings complement upper arched windows. Colors are neutral and consistent. Awnings are made of durable canvas.

Unacceptable

Domed awnings do not complement rectangular facade elements. Vinyl awnings are unacceptable. Awnings may not extend full length of building.



80 Wood

RIVER POINT DISTRICT

Example of Signage Material and Color



Building Design Guidelines

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4.6 Regulations for Building Types - Descriptions

Regulations, including dimensional constraints for different building types are shown in the next page. The following building type descriptions offer a general understanding of different building types listed in this document. All building types are to comply with International Building Code requirements. Developers are encouraged to develop building sites with enhanced sustainable features and/or meet existing recognized sustainability certifications such as LEED. Incentives may be available for sustainable site and building design above and beyond code minimums.

Residential Townhomes

Townhomes are attached single-family units with an urban rowhouse format. The units share a common "party-wall" which is typically required to be a fire barrier and insulated for sound attenuation. Each residence is required to have a private entry on the public street/easement, usually with a small front yard, porch, or landscape planter. Typically these buildings are three to four stories and could contain a second dwelling unit, depending on the design and configuration. Parking is accommodated in attached garages at the rear of the buildings, sometimes with an auto court shared by the buildings within the block. Overflow parking may be accommodated by street parking or small surface lots located out of the general public circulation pathways. Residential units are separated with property lines centered on the common party walls (or equivalent agreement in a private property association). In many cases these are for sale residential properties.



Small/Medium Format Commercial

For the purposes of this PDD small/medium format commercial uses shall have first-floor footprints of less than 20,000 square feet (which may accommodate more than one business). Four sided architectural design must be of the highest quality, attractive and inviting. These buildings must be suitable for an urban commercial setting. A front entrance must link the to the pedestrian circulation routes and be integrated into the architecture of the building as a whole. Landscape and outdoor spaces should harmonize with the streetscape and pedestrian system of the overall development.

Commercial: Freestanding Automobile-Oriented

Freestanding commercial outlot buildings are less than 15,000 square feet and are typically one or two story buildings. Multiple uses are permitted for these building types. Usually these buildings have a surface parking lot. Architecture must be of high quality materials and suitable for an urban commercial setting. Pedestrian connections, landscaping and signage should harmonize with the overall development infrastructure.

Residential Apartments (rental/condominium)

Multi-family residential apartments are multi-story buildings that generally contain a variety of unit types. Typically they have street entrances that serve multiple units from a central lobby and internal corridor. Most units are 1-story, but in some cases 2-story units with loft type spaces can be incorporated. Units located at street level should have an additional front yard or patio entrance similar to a residential townhome configuration. Parking shall be located within the 1st floor behind the building, either flanked on the street frontages by ground level units or thoughtfully designed to be screened from view with landscape elements or decorative architectural features. Lot sizes vary depending on the building size.



Mixed-Use Buildings

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Mixed-use buildings are multi-story buildings that typically contain a combination of commercial and residential uses. These buildings usually have commercial uses on the ground floor (retail or commercial office) with residential uses above. The residential uses can be blended with a hospitality type function, such as a hotel, which could allow residents access to the enhanced hotel amenities. Creative mixed-use configurations are strongly encouraged. Parking for these buildings should be provided behind the buildings and hidden from public view. With use such as retail on the first floor, the first floor height is higher (16 to 20 feet in height) which can allow for two levels of parking deck behind. Lot sizes vary depending on the building size.



Large Format Retail

Large format retail uses are 20,000 square feet or larger and are typically one story with potential for mezzanine structures inside. Typically there is one large retailer occupant but multiple uses are permitted. The architecture of these buildings must be of high quality materials and suitable for an urban commercial setting. Loading from trucks and refuse collection is done in the rear of the building and should be concealed from view. Pedestrian connections and scale must be considered and clearly recognizable for walkability from parking areas to entrances and other connections to the overall development. Pedestrian connections, landscaping and signage should harmonize with the overall development infrastructure.

Public Amenity, Civic & Institutional

Civic and institutional buildings can be between 1 to 4-story buildings, publicly owned and contain a use that serves the public for civic or cultural purposes. Public Amenity spaces include public parks, plazas, nature preserves, and recreation areas. Parking is accommodated in a surface parking lot located at the back or to the side of the building. The architecture of these buildings must be of high quality materials and suitable for an urban commercial setting.

RIVER POINT DISTRICT









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4.7 Regulations for Building Types

	Type I	Type II	Type III	Type IV			
Building Type Standards	Residential Townhomes	Residential Apartments	Mixed-Use Buildings	Small/Medium Format Commercial			
Lot Standards (Minimum Unless Noted)							
Lot Area	varies	varies	varies	varies			
Lot Width	20'-30'	varies	varies	varies			
Lot Depth	varies	varies	varies	varies			
Build-to-Zone Guidelines							
Main Building Front Build-to-Zone	0'-10'	0'-10'	0'-5'	0'-5'			
Main Building Side Build-to-Zone	0'-10'	0'-10'	0'-10'	0'-10'			
Main Building Corner Lot Build-to-Zone	0'-10'	0'-10'	0'-5'	0'-5'			
Main Building Rear Build-to-Zone	20'-30'	20'-30'	20'-30'	20'-30'			
Accessory Building Side	5'-10'	5'-10'	10'-20'/0'-7.5'	10'-20'/0'-7.5'			
Building Separation (Minimum)	0'	20'	20'	20'			
Building Separation (Maximum)	0'	80'	80'	80'			
Landscape Zone Guidelines							
Along streets/easements, where there is less than 80' gap between buildings	5' minimum width, 4' ornamental fence, hedge, or equivalent						
Along streets/easements, where there is an 80' gap or more between buildings	5' minimum width, 4' ornamental fence, hedge, tree line 35' or less o.c., or equivalent	5' minimum width, 4' ornamental fence, hedge, tree line 35' or less o.c., or equivalent	5' minimum width, 4' ornamental fence, hedge, tree line 35' or less o.c., or equivalent	15' minimum width, 4' ornamental fence, hedge, tree line 35' or less o.c., or equivalent			
Height Maximum Unless Noted							
Main Building Height	See Section 2.0	See Section 2.0	See Section 2.0	See Section 2.0			
Accessory Building Height	20'	20'	20'	20'			
Height of Front Wall/Fence	3'	3'	4'	4'			
Height of Side/Rear Wall/Fence	4'	4'	6'	6'			
Height Minimum							
Main Building Height	See Section 2.0	See Section 2.0	See Section 2.0	See Section 2.0			
Parking							
Shared off-street	allowed	required	required	required			
Ramp or structure	allowed	allowed	allowed	allowed			
Underground	allowed	allowed	allowed	allowed			
Estimate of demand and supply	required	required	required	required			

Commercial: Freestanding Building Type Standards Automobile-Oriented Lot Standards (Minimum Unless Noted) Lot Area varies Lot Width varies Lot Depth varies Build-to-Zone Guidelines Main Building Front Build-to-Zone 0'-5' Main Building Side Build-to-Zone 0'-30' Main Building Corner Lot Build-to-Zone 0'-5' Main Building Rear Build-to-Zone 20'-30' Accessory Building Side 10'-20'/0'-7.5' 20' Building Separation (Minimum) Building Separation (Maximum) none Landscape Zone Guidelines 5' minimum width Along streets/easements, where there is 4' ornamental less than 80' gap between buildings fence, hedge, or equivalent 15' minimum width, 4' Along streets/easements, where there is ornamental fence an 80' gap or more between buildings hedge, tree line 35 or less o.c., or equivalent Height Maximum Unless Noted Main Building Height See Section 2.0 20' Accessory Building Height Height of Front Wall/Fence 4' Height of Side/Rear Wall/Fence 6' Height Minimum Main Building Height See Section 2.0 Parking Shared off-street allowed Ramp or structure allowed Underground allowed Estimate of demand and supply required

Type V

TABLE 4.7.1: Land-use regulation table

RIVER POINT DISTRICT

	Tupo VI			
	туре и	туре ин	туре viii	
	Large Format Retail	Public Amenity, Civic & Institutional	Hospitality	
	varies	varies	varies	
	varies	varies	varies	
	varies	varies	varies	
	0'-5'	0'-5'	0'-5'	
	0'-10'	0'-10'	0'-10'	
	0'-5'	0'-5'	0'-5'	
	20'-30'	20'-30'	20'-30'	
	10'-20'/0'-7.5'	10'-20'/0'-7.5'	10'-20'/0'-7.5'	
	20'	20'	20'	
	none	none	none	
١,	5' minimum width, 4' ornamental fence, hedge, or equivalent	5' minimum width, tree line 35' or less o.c.	5' minimum width, tree line 35' or less o.c.	
<u>'</u> , 5'	15' minimum width, 4' ornamental fence, hedge, tree line 35' or less o.c., or equivalent	5' minimum width, tree line 35' or less o.c.	5' minimum width, tree line 35' or less o.c.	
	See Section 2.0	See Section 2.0	See Section 2.0	
	20'	20'	20'	
	4'	4'	4'	
	6'	6'	6'	
	See Section 2.0	See Section 2.0	See Section 2.0	
	required	allowed	allowed	
	allowed	allowed	allowed	
	allowed	allowed	allowed	
	required	required	required	

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5.0 APPENDIX

5.1 Image Information

Photo credits are provided where possible. If image is missing credit or is incorrectly credited please contact the City of La Crosse to have image credited or removed. All updates will be issued as an amendment.

IMAGE CREDITS

PAGES (P)

- Cover image A Simpler Time Statue and Riverside Park (La Crosse) levee. Author: Laura M. Godden. P1: Source: https://upload.wikimedia.org
- Image La Crosse Wisconsin 1939. Source: https://pixels.com P2-3:
- P4-5: Downtown La Crosse. Source: https://i.pinimg.com
- P6-7: La Crosse Riverfront, circa 1939. Photographer: Leonard Olson. Source: UW- La Crosse Historic Steamboat Photograph Collection. https://i.pinimg.com
- Top: 1867 Bird's Eye View of the City of La Crosse. Source: https://www.loc.gov P11: Bottom: War Eagle prior to fire. Source: http://www.wisconsinshipwrecks.org
- P13: Bird's Eye View, City of La Crosse, 1867. Source: https://www.loc.gov
- Downtown La Crosse. Source: https://lantern.uwlax.edu P14:
- P15: Top: La Crosse Riverfront. Source: https://livability.com Bottom: Downtown La Crosse Streetscape: https://www.theodysseyonline.com
- Downtown La Crosse Photo. Source: https://www.glassdoor.com P16:
- Charrette Worksession Photo. Source: Riverside North La Crosse Charrette Master Plan Report, October P17: 2014, SEH
- P18-19: Downtown La Crosse Photo. Source: http://www.stoneycreekhotels.com
- Top: Oak Creek Lake Vista. Source: RINKA+ P20: Middle: Oak Creek Lake Vista, Source: RINKA+ Bottom: R1ver Mixed Use Development. Source: RINKA+
- Top: Emerald Row Apartments. Source: RINKA+ P21: Middle Upper Left: Cafe Hollander. Source: RINKA+ Middle Upper Right: Pabst Professional Center. Source: RINKA+ Middle Lower Left: Milwaukee Bucks Entertainment Block. Source: RINKA+ Middle Lower Right: Oak Creek Lake Vista. Source: RINKA+ Bottom: Drexel Town Square. Source: RINKA+
- P36-37: Mississippi River Bridge, La Crosse. Source: http://www.city-data.com
- Top: 19th & Mercer Mixed Use Building. Source: https://weinsteinau.com P38: Bottom: Seattle Multifamily Housing example. Source: http://www.seattle.gov
- Top: Milwaukee Bucks Entertainment Block. Source: RINKA+ P39: Middle Left: 16th Street Mall, Denver, CO. Source: https://www.downtowndenver.com Middle Right: Rockville, MD Town Square. Source: http://rockvilletownsquare.com Bottom Left: 16th Street Mall, Denver, CO. Source: https://www.thrillist.com Bottom Right: Offices of Assembly Row. Source: http://www.assemblyrowoffices.com

- P42: Top: Johnson Street Townhomes, Portland, OR. Source: https://www.pdxurbanproperties.com Upper Middle: Old Irving Townhomes, Chicago, IL. Source: https://www.redfin.com Lower Middle: Mixed Use Building Example. Source: https://darkarkitekter.no Bottom: Johnson Street Townhomes, Portland, OR. Source: http://pearldistrictproperties.com
- The Countour Apartments, Milwaukee, WI. Source: RINKA+ P43: P44: Top: Remington Court Townhouses, Seattle, WA. Source: http://www.hybridarc.com Upper Middle: Emerald Row Apartments. Source: RINKA+ Lower Middle: Oakville Townhomes. Source: https://www.thestar.com Bottom: Drexel Town Square. Source: RINKA+
- P45: Top: Parklet Image. Source: https://nacto.org Upper Middle: Forge & Flare Apartments. Source: RINKA+ Lower Middle: St. Paul & Jefferson Apartments. Source: RINKA+ Bottom Left: Emerald Row Apartments. Source: RINKA+ Bottom Right: Pabst Professional Center. Source: RINKA+
- P46: Walkable Streetscape Example. Source: https://www.1kfriends.org
- Top: Bike lane example. Source unknown. P47: Bottom: Bike lane example. Source: https://www.toronto.ca
- P48: Landscape Example. Source unknown.
- P49: Left: Cornell Sustainable Landscape Trail. Source: https://cals.cornell.edu Right: Landscape Example. Source unknown.
- P50: Top: Intersection Example. Drexel Town Square. Source RINKA+ Bottom: London Parklet. Source: https://www.dezeen.com
- Top Left: Pearl Farmer's Market San Antonio. Source: https://therivardreport.com P51: Top Right: Bethlahem Parklet. Source: https://www.mcall.com Middle: 16th Street Mall, Denver, CO. Source: https://revitalization.org Bottom Left: West Capitol Avenue Streetscape. Source: https://www.migcom.com Bottom Right: Ellis Square, Savannah, GA. Source: https://sosyalforum.org
- P53: Signage examples. Source unknown
- P54: Bellevue, WA Library. Source: http://buildabetterburb.org
- P55: Pedestrian Boulevard, Lonsdale Street, Dandenong. Source: https://architectureau.com
- Green Street Example. Source: https://www.epa.gov P56:
- P58-59: La Crosse Bird's Eye View. Source: https://matadornetwork.com
- P61: 19th & Mercer Mixed Use Building. Source: https://weinsteinau.com
- The Standard Apartments. Source: http://thestandardmke.com P62:
- P63: Emerald Row Apartments. Source: RINKA+
- P64: Material examples. Source unknown
- P65: Material examples. Source unknown
- P66: Material examples. Source unknown
- P67: Screening examples. Source unknown
- P68: Top: Oak Creek Lake Vista. Source: RINKA+ Middle: Pabst Professional Center. Source: RINKA+ Bottom: The Couture Rendering. Source: RINKA+
- Top: Milwaukee Bucks Entertainment Block. Source: RINKA+ P69: Middle Left: City Lights Bier Garden Rendering. Source: RINKA+ Middle Right: Cafe Hollander. Source: RINKA+ Bottom Left: Fuel Cafe. Source: RINKA+ Bottom Right: Brady & Water Condos Rendering. Source: RINKA+

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- P70: Top: Cafe Hollander. Source: RINKA+ Middle Bottom: 84 South Retail Development. Source: RINKA+ Bottom: The 42. Source: RINKA+ Signage examples. Source unknown P71: Signage examples. Source unknown P72: P73: Signage examples. Source unknown P74: Signage examples. Source unknown P75: Signage examples. Source unknown P76: Signage examples. Source unknown P77: Signage examples. Source unknown P78: Signage examples. Source unknown P79: Signage examples. Source unknown P80: Signage examples. Source unknown Signage examples. Source unknown P81: P82: Top: Blanc Modern Townhomes. Source: The Airey Group http://www.kitscondos.ca Middle: Downer Hotel Rendering. Source: RINKA+ Bottom: Newport Shores Mixed Use Development. Source: RINKA+ Top: Milwaukee Bucks Entertainment Block. Source: RINKA+ P83: Middle Top: Cafe Hollander - Mequon. Source: RINKA+ Middle Bottom: 84 South Retail Development. Source: RINKA+ Bottom: Lakefront Gateway Rendering. Source: RINKA+ P94: Top: Bohemian Hall and Beer Garden. Source: https://www.purewow.com Upper Middle: Riverwalk Kayak Launch, Rock Hill, SC https://www.visityorkcounty.com Middle: Drexel Town Square. Source: RINKA+ Lower Middle: Stapleton, Colorado bird's eye view. Source: https://www.stapletondenver.com Bottom: Allegheny Riverfront Park. Source: https://trustarts.org/blog Bloc [83] Project, Raleigh, NC. Source: https://www.trinity-partners.com P98: P100: Top: Santa Monica Place. Source: https://www.timeout.com Bottom: Hillsdale Shopping Center, San Mateo, CA. Source: https://www.facebook.com/ HillsdaleShoppingCenter/ P102: Top: San Pedro Public Market. Source: https://www.dailybreeze.com Middle: Waterfront at Downtown Burlington. Source: https://www.burlington.ca Bottom: Vancouver, British Columbia. Source: https://www.coastalliving.com P104: Top: Forge & Flare Apartments. Source: RINKA+ Upper Middle: Gunbarrel Center, Boulder, CO. Source: https://www.probuilder.com Lower Middle: Emerald Row Apartments. Source: RINKA+ Bottom: Culver City Bristol Parkway Housing Project. Source: https://la.curbed.com P106: Top: Assembly Row mixed use development, Somerville, MA. Source: http://copley-wolff.com
- Middle: Nya Eriksberg Competition Rendering. Source: http://kjellandersjoberg.se Bottom: Garden State Plaza. Source: https://www.northjersey.com

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- FOR REFERENCE -THE FOLLOWING PAGES DEPICT ILLUSTRATIONS OF THE INITIAL MASTERPLAN CONCEPT

RIVER POINT DISTRICT

6.0 INITIAL MASTERPLAN CONCEPT

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT 6.0

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

6.1 Organizing Principles

General Development Plan



- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT 6.0

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT





- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT 6.0
6.2 Character Zones

These guidelines apply to all areas of the River Point District master plan and connected elements within the boundaries of the city of La Crosse. Within the River Point District site area, five character zones have been defined based on context, scale, and character of the area. In many cases, the guidelines vary based on the context of these five character zones per below and adjacent site plan. Additionally, transportation demand management will be encouraged throughout the River Point District.

- Perimeter Commercial & Large-Format Retail Zone
- Commercial/Mixed-use Zone
- Entertainment, Public Amenity & Civic Zone
- Multi-Family Zone
- Lower Mixed Density Zone



FIGURE 6.2.0: Character Zones

RIVER POINT DISTRICT

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6.2.1 Perimeter Commercial & Large-Format Retail Zone

This area is the location of larger commercial anchor buildings that front Copeland avenue and act as economic anchors for the River Point District. Pedestrian connections are a priority in this area to access the various potential retail and commercial uses and allow for pedestrians to easily walk to other sites in the development.

Building sites along the eastern edge of the development on Copeland Avenue are intended to have flexibility for development of large format retail of single or multiple tenants as well as higher density developments such as residential, commercial retail/office, or government services/institutional uses.

Design of large-format retail & outlot developments should include consideration for reclamation of the sub-area if and when the initial anchor retail uses should diminish in economic activity and value. Such reclamation plans should be achievable with minimal cost to the City of La Crosse.

Eco-centric and environmentally sustainable project proposals here are encouraged which could possibly have economic incentives provided.

Building Height Limitations Maximum building height: 6 Stories

Minimum building height: 1 Story





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6.2.2 Commercial/Mixed-Use Zone

This area is conceived as an urban zone with a variety of residential and commercial mixed-use buildings. The vision for the area is to create a more vertically and horizontally integrated mixed-use concept where the interaction of housing types and commercial uses provide the opportunity for an engaging and active urban experience.

Larger mixed-use office buildings may fit within the northern portion of this area. The south portion has the opportunity to accommodate higher density vertical residential mixed-use buildings utilizing a shared parking model. These buildings are intended to be signature architectural development sites as their frontage is along the river and edge of the entertainment zone.

Proposed developments within this zone must be consistent with the goals of active and walkable streets described in this document.

Building Height Limitations Maximum building height: Unlimited

Minimum building height: 3 Stories







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6.2.3 Entertainment, Public Amenity & Civic Zone

This area consists of a series of natural areas which include public park areas for picnics, trails , wetlands, wildlife habitat, forested areas, and related natural features.

Portions of the private land for entertainment & hospitality development also include natural features which blend and extend the visual impact of the public park promenade. A few key sites have been identified for retailers, restaurants, breweries, open-air pavilions, and public buildings for exhibits and events.

Building Height Limitations Maximum building height: 3 Stories

Minimum building height: 1 Story











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6.2.4 Multi-Family Zone

This area forms the residential core of the development with a mix of townhomes, multi-family apartments buildings and possibly condominium developments. Small-format commercial spaces may be placed at the ground floor of buildings at key locations facing public open space with street frontage. Many structures will have a view of the central park or the river and wetland areas.

Building Height Limitations Maximum building height: 10 Stories

Minimum building height: 3 Stories











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6.2.5 Lower Mixed Density Zone

This area is envisioned to act as a more urban "central park" with connected boulevards and large open pedestrian green corridor radiating from the center of the development.

Sites within this area have been identified for residential uses that supplement the housing core of the development while maintaining an urban feel. The housing proposed consists of a mix of lower-density urban typologies including singlefamily townhomes and multi-tenant flats with some larger multi-family buildings to the east.

Building Height Limitations Maximum building height: 4 Stories

Minimum building height: 2 Stories









FIGURE 6.2.5: Lower Mixed Density Zone

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6.3 Development Summary

The development summary below outlines the approximate lot sizes, possible parking estimates, and potential building uses based on the conceptual masterplan illustrated in this PDD document. The below table in no way limits the use or size of individual buildings within the masterplan. Refer to Figure 3.1.6 - Off street parking for all designated structured and surface parking areas.

TABLE 6.3.1: Development Summary

	Square Footage	Use	Approx. Units	Levels	Suggested Minimum Parking*	Parking shown (includes associated street parking)	Notes
ZONE A - (4.8 acres +	+/-)***						
A1	17,000	Retail	-	1	68		Single or multi-tenant midbox retail
A2	3,600	Retail	-	1	14		Single tenant retail
A3	44,000	Hotel	100 Keys	4	100		Dedicated additional parking within A4
A4	-	Parking Structure	-	3	-	506	Dedicated and overflow parking for Zone A
A5	50,000	Office	-	2	200		Can increase in scale w/additional parking structure levels
A6	10,000	Retail	-	1	40		Multi-tenant inline retail, shared parking as needed
A7	6,000	Retail	-	1	24		Multi-tenant inline retail, shared parking as needed
ZONE B - (3.7 acres +	-/-)***						
B1	55,100	Multi-Family	55	3	-		Walk up multi-story residences w/ at grade parking
B2	58,200	Multi-Family	58	3	-	282	Walk up multi-story residences w/ at grade parking
B3	60,000	Multi-Family	60	3	-		Multi-level townhouse / residences
ZONE C - (1.8 acres +	·/-)***						
C1	50,000	Multi-Family	50	3	-	84	Walk up multi-story residences w/ at grade parking
C2	29,440	Townhomes	16	3	-	INCL.	Multi-story, parking self contained
ZONE D - (1.8 acres +	+/-)***						
D1	92,500	Senior Housing	93	3	-	119	Multi-Story above Parking & Amenity
ZONE E - (1.3 acres +	·/-)***					•	
E1	23,920	Townhomes	13	2	-	INCL.	Multi-story, parking self contained
E2	23,920	Townhomes	13	2	-	INCL.	Multi-story, parking self contained
ZONE F - (2.6 acres +	·/-)***						
F1	42,500	Multi-Family	43	3	-		Multi-story Residences above parking structure
F2	44,450	Residential Tower	44	4	-		Multi-story Residences above Retail/Parking structure. Suggested 3 level
F3	55,000	Residential Tower	55	6	-	465	internal parking structure
F4	132,000	Residential Tower	132	11	-		Less than 120' to top of floor plate, 11 stories on top of plinth
ZONE G - (2.6 acres +	+/-)***						
G1	60,000	Multi-Family	60	3	-		Multi-story Residences above Parking
G2	48,000	Office	-	3	192	460	Three story Office above Retail/Parking structure. Suggested 3 level
G2	48,000	Office	-	3	192		internal parking structure
ZONE H - (2 acres +/	-)***					•	
Н1	65,000	Mixed-Use	65	3	-	182	Walk up multi-story residences w/ at grade parking, w/ retail opportunity at West corner
H2	65.000	Multi-Family	65	3	-		Walk up multi-story residences w/ at grade parking
ZONE J - (2 acres +/-)***	1					
J					Light Indus	trial / Commercial	
ZONE K - (9.9 acres +	-/-)***				-		
K1	13,000	Commercial	-	1	52		-
K2**	7,000	Commercial	-	1	28	1	-
K3**	7,000	Commercial	-	1	28	179	-
K4**	12,000	P3- Civic	-	1	120	1	-
TOTAL	1 122 630	-	822	1		2277	

*Suggested minimum parking for non-residential buildings is based on common industry standards for project types.

**Overflow parking available in Zone G.

***Acreages shown do not include public roadways or public green spaces.

FIGURE 6.3.2: Site plan with labeled zones corresponding to the development summary.



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6.4 Land Use Regulation Table

	Кеу	C	haracter Zones f	or General Develop	ment Plan (see ma	p)
P	Permitted uses subject to City regulations				Perimeter	Entertainment
	Precipited		Commercial/	Lower Mixed	Commercial &	Entertainment,
N	Prohibited	мин-Family	Mixed-Use	Density Zone	Large Format	
C	Conditional uses subject to City regulations				Retail	
Large for	mat retail					
Large form	at retail stores in excess of 50,000 GSF	N	Ν	Ν	Ν	N
Governm	ent Facilities and Services					
Covernmer	at offices convices and facilities		D	N	D	D
Governmen		C		IN	1	1
Residenti	al					
Clubs, frate	ernities, and sororities	N	С	Ν	N	N
Hotels		N	Р	Ν	Р	N
Housing fo	r the elderly	С	С	Ν	N	N
Licensed co	ommunity and other living arrangements	N	С	N	N	N
Licensed fa	amily day care homes	С	С	N	N	N
Licensed fo	oster family homes	С	С	N	N	N
Multi-fami	ly dwellings with four (4) or more units	Р	Р	Р	С	N
One, two, a	and three family units	N	N	Р	N	N
Rest home	s and nursing homes	C	С	N	N	N
Commerc	ial retail and office uses occupying 20,000 gsf or	less				
Animal hos	pitals	N	С	Ν	С	N
Antique an	d collectors stores	N	Р	Ν	Р	N
Appliance a	and electronic stores	N	Р	Ν	Р	N
Art and cra	aft collector studios	N	Р	С	Р	N
Art supply	stores	N	Р	N	Р	N
Automotiv	e parts and accessories without installation	N	Р	Ν	Р	N
Vehicle sale	es and service	N	N	N	N	N
Retail bake	eries	N	Р	С	Р	N
Financial ir	nstitutions with drive-through	N	С	Ν	С	N
Financial in	nstitutions with no drive-through facilities	N	Р	Ν	Р	N
Barber sho	ps and beauty shops	N	Р	Ν	Р	N
Books and	stationery stores	N	Р	N	Р	N
Breweries a	and Taprooms	N	С	N	Р	Р
Building su	pply stores	N	С	N	Р	N
Profession	al or business offices	С	Р	С	Р	N
Camera an	d photographic supply stores	N	Р	N	Р	N
Car washes		N	N	N	С	N
Catering se	ervices	N	Р	N	Р	N
Clothing se	ervices	N	Р	N	Р	N
Clothing st	ores	N	Р	N	Р	N
Coin and p	hilatelic stores	N	Р	N	Р	N
Commercia	al recreation facilities	N	Р	N	Р	N
Computer	& electronic equipment sales & service	N	Р	N	Р	N
Contractor	s offices and shops	N	C	N	C	N
Cosmetic s	hops	N	P	N	P	N
Currency e	xcnanges	N	Р	N	Р	N
Delicatesse	ens	N	Р	N	Р	Р
Departmer	nts stores	N	N	N	Р	N
Dog obedie	nce training within an enclosed structure	N	С	N	С	N
Drug store	s and pharmacies	N	Р	N	Р	N
Drug store	s and pharmacies with drive-through facilities	N	C	N	Р	N
Educationa	al facilities and exhibitions	N	Р	N	Р	N

TABLE 6.4.1: Land-use Regulation Table

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All uses are subject to an established minimum of restrictions of the River Point District PDD including but not limited to baseline design guidelines. Table 6.4.1: Land-use Regulation indicates the Permitted, Prohibited, and Conditional building uses within the River Point District character zones (Refer to Figure 6.4.1). Any use not listed in this table is assumed to be prohibited. Definitions of terms are the same as the definitions already established in the City of La Crosse zoning ordinances. Additional limitations may be established through agreements between the city, property owners, and businesses proposed within the River Point District. Underlying zoning limitations (per city zoning ordinance) may also be applicable if zoning is changed under the River Point District PDD.

	Кеу	Character Zones for General Development Plan (see map)							
P	Permitted uses subject to City regulations				Perimeter	Entertainment			
NI		Multi Family	Commercial/	Lower Mixed	Commercial &	Dublic Amonity			
IN	Promoteu	Multi-Family	Mixed-Use	Density Zone	Large Format				
C	Conditional uses subject to City regulations				Retail				
Commerc	ial retail and office uses occupying 20,000 gsf or	less							
Equipment	rental with only inside storage facilities	Ν	N	N	N	N			
Florists		Ν	Р	N	Р	N			
Food store		Ν	Р	N	Р	N			
Funeral hor	mes	Ν	N	N	N	N			
Garden cen	ters	Ν	С	N	С	N			
Gift stores		Ν	Р	С	Р	N			
Group day o	care centers	Ν	С	N	Р	N			
Hardware s	stores	Ν	Р	N	Р	N			
Health club	os and physical fitness centers	Ν	Р	N	Р	N			
Hobby and	craft shops	Ν	Р	N	Р	N			
Home furni	ishings	Ν	Р	Ν	Р	N			
Interior driv	ve-throughs on parcels	Ν	С	N	С	N			
Janitorial s	upplies and services	Ν	Р	N	Р	N			
Jewelry sto	res	Ν	Р	N	Р	N			
Laundries a	and dry cleaners	N	Р	N	Р	N			
Licensed m	assage therapy, body work, certified by State	N	Р	N	Р	N			
Licensed ta	attoo and/or body piercing establishments	N	Р	N	Р	N			
Liquor stor	es	N	С	N	С	N			
Mail order s	service stores	N	Р	N	Р	N			
Medical, de	ntal, & health services, certified by State	N	Р	N	Р	N			
Messenger	services	N	Р	N	Р	N			
Mini wareh	ouse / storage facilities	N	N	N	N	N			
Music store	25	N	Р	N	Р	N			
Newspaper	and magazine stores	N	Р	N	Р	N			
Not for pro	fits	N	Р	C	Р	N			
Office supp	lies and business machine stores	N	Р	N	Р	N			
Optical stor	res	N	Р	N	Р	N			
Outdoor dis	splay of retail merchandise	N	Ľ	Ľ	C	N			
Paint, glass	s, and wallpaper stores	N	P	N	P	N			
Pet stores a	and pet grooming	N	P	N	P	N			
Printing se	rvices	N	P	N	Ρ	N			
Broadcast (or recording studios, excluding towers	N	L C	N	L C	N			
Transmitti	ng and receiving stations	N		N		N			
Restaurant	s with drive in or drive through facilities	N	P	N	P	P			
Restaurant	S with unive-in or unive-through facilities	N		N		N			
Sell-Sel Vice	s and loathor goods stores	N	Р 	N	Р 	N			
Confection	aries and ice cream stores	N	г р	N C	r	N N			
		N	P C	L N	<u>г</u>	N			
Sporting ac	bod stores	N	D	N	D	N			
Tailor or dr	essmaking shops	N	Г D	N	г D	N			
Taverns an	d cocktail lounges	C C	D	n C	D	P			
Testing lab	oratories	N	P	N N	P	N			
Theators a	nd other amusement places	N	P	N	P	N			
Unholstorin		N	P	N	p	N			
Used merch	handise and resale shops	N	P	N	P	N			
Variety sto	res	N	ſ	N	ſ	N			
Video nrodu	uctions music rehearsal studios sales and rentals	N	P	Г Г	P	N			
Wireless to	lecommunications sales and service	N	P	N	P	N			
Yoga studio		C	P	C	P	N			
. ega staan	-	-							

TABLE 6.4.1: Land-use Regulation Table contd.

RIVER POINT DISTRICT





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Aerial facing North East capturing the River Point District's overall scale and relationship to the existing natural landscape.

RIVER POINT DISTRICT

6.5 Aerial image

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Aerial facing South West capturing the River Point District's juxtaposition to the surrounding City of La Crosse.

RIVER POINT DISTRICT

6.6 Aerial image

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RIVER POINT DISTRICT

6.7 PARK & PEDESTRIAN PROMENADE

This concept image captures intended integration of landscape elements into the development.



- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT





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6.8 Riverside North Gateway Concept

Located on the Southernmost entrance along Copeland Avenue, the development will have gateway entrances with a unique identity.





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RIVER POINT DISTRICT

6.9 Riverside Park & Activated Waterfront Access

Northwest view of large open greenspace with flanking hospitality uses. Greenspace provides opportunity for many types of public and private events







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This space is a flexible and inviting platform for a variety of La Crosse's activities and events. As a gathering node, it allows the public to easily access an extensive nature trail system and riverfront amenities.

RIVER POINT DISTRICT

6.10 Civic Building & Market Plaza

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Design Phase Geotechnical Evaluation:

Proposed Roadway, Utilities, and Stormwater Areas River Point District Copeland Ave. La Crosse, Wisconsin SEH No. WIRRN 148437 45.00d

Prepared for:

Mr. Jason Gilman Director of Planning, Development and Assessment City of La Crosse C/O: Mr. David Schofield, PE Short Elliot Hendrickson, INC

April 9, 2020 16290.20.WIL



I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly registered engineer under the laws of the State of Wisconsin.

Freder Schotes

Frederick E. Schuster, PE Geotechnical Engineer Registration Number 46610 Date: April 9, 2020

Chosen Valley Testing, Inc.

Geotechnical Engineering and Testing • 1019 2nd Ave. SW, Onalaska, WI 54650 • Telephone (608) 782-5505 • Fax (608) 785-2818

April 9, 2020

Mr. Jason Gilman Director of Planning, Development and Assessment City of La Crosse 400 La Crosse Street La Crosse, WI 54601 C/O: Mr. David Schofield, PE Sr. Professional Engineer Short Elliot Hendrickson, INC dschofield@sehinc.com

> Re: Design Phase Geotechnical Evaluation Proposed Roadway, Utilities, and Stormwater Areas River Point District Copeland Ave. La Crosse, Wisconsin SEH No. WIRRN 148437 45.00d

Dear Mr. Gilman:

We have completed the geotechnical evaluation authorized for the proposed River Point District on Copeland Ave. in La Crosse, Wisconsin. The attached report provides a description of our findings, recommendations, and analysis. We appreciate the opportunity to provide our services on this project. If you have any questions or need additional information, please contact us at (608) 782-5505.

Sincerely, Chosen Valley Testing, Inc.

reday Schutz

Frederick Schuster, PE Geotechnical Engineer

Colby T. Verdegan, PE Sr. Geotechnical/Materials Engineer

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River Point District Project #: 16290.20.WIL

Design Phase Geotechnical Evaluation Proposed Roadway, Utilities, and Stormwater Areas River Point District Copeland Ave. La Crosse, Wisconsin SEH No. WIRRN 148437 45.00d

CVT Project Number: 16290.20.WIL Date: April 9, 2020

A. Introduction

The intent of this report is to present our results to the client in the same logical sequence that led us to arrive at the opinions and recommendations expressed. Since our services must often be completed before the design, assumptions are sometimes needed to prepare a proper evaluation and to analyze the data. A complete and thorough review of this entire document, including the assumptions and the appendices, should be undertaken immediately upon receipt.

A.1. Purpose

This report was prepared to assist planning and design of the proposed Streets, utilities, and stormwater infiltration areas for the River Point District on Copeland Ave. in La Crosse, Wisconsin. Our services were authorized Mr. Jason Gilman, Director of Planning, Development and Assessment for the City of La Crosse.

A.2. Scope

To provide data for analysis, a total of fifteen penetration test borings. The borings were drilled to depths of about 20 feet or auger advancement refusal. Our engineering scope was limited to providing this report summarizing the conditions in the borings and providing recommended pavement design parameters for the soils encountered and utility construction recommendations as well as preliminary field verification of suitability for water infiltration information in the form of SBD 10793.

A.3. Exploration Locations and Elevations

The desired boring locations were indicated to Chosen Valley Testing (CVT) on a schematic drawing provided to us by the client and staked by SEH. The boring location sketch in the Appendix shows the approximate locations of the soil borings as drilled. This sketch was created by plotting GPS coordinates for the borings onto an aerial of the site and overlaying the site layout using Google Earth Software.

Ground surface elevations at the borings were provided by SEH.

A.4. Geologic Background

A geotechnical report is based on subsurface data collected for the specific structure or problem. Available geologic data from the region can help interpretation of the data and is briefly summarized in this section.

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Geologic maps suggest that the natural soils in the area are primarily alluvial sands and gravels overlying terrace deposits of sands and gravels. Some organic deposits are known to exist at depth in the area based on previous exploration by CVT. Bedrock is commonly more than 100 feet below the surface. The uppermost bedrock is indicated to be Cambrian Age sandstone.

B. Subsurface Data

Methods: All of the borings were performed using penetration test procedures (Method of Test D1586 of the American Society for Testing and Materials). This procedure allows for the extraction of intact soil specimen from deep in the ground. With this method, a hollow-stem auger is drilled to the desired sampling depth. A 2-inch OD sampling tube is then screwed onto the end of a sampling rod, inserted through the hole in the auger's tip, and then driven into the soil with a 140-pound hammer dropped repeatedly from a height of 30 inches above the sampling rod. The sampler is driven 18-inches into the soil, unless the material is too hard. The samples are generally taken at 2½ to 5-foot intervals. The core of soil obtained is classified and logged by the driller and a representative portion is then sealed in a jar and delivered to the soils engineer for review.

B.1. Stratification

The southeasternmost boring encountered about 5 inches of aggregate base at the surface overlying sandy fill while the northeasternmost boring encountered 2 inches of asphalt and 10 inches of aggregate base overlying natural sands.

The remaining borings encountered fill at the surface. The fill consisted primarily of mixed sands and silty sands and extended to depths of about 2 to 7 feet. Two borings encountered zones of clay fill and clays were mixed in with the sands and silty sands at some other locations. Two of the lower elevation southwestern borings met auger refusal within the fill materials at depths of 3 to 7½ feet beneath the surface. The other borings penetrated deeper into natural deposits.

The natural soils beneath the paving materials and fill were dominated by sands to depths of about 9 to 19 feet. The deeper soils encountered were primarily clays, and most borings terminated in these soils.

The three northern borings met a layer of slightly organic clay above the lean clays. The northeasternmost boring terminated in the organic layer and did not encounter the lean clay layer.

The boring data has been summarized in the following depth and elevation cross-sections. For more detailed information, the reader is referred to the individual Log of Boring sheets in the Appendix.



B.2. Penetration Test Results

The number of blows needed for the hammer to advance the penetration test sampler is an indicator of soil characteristics. The number of blows to advance the sampler 1 foot is called the penetration resistance or "N"-value. The results tend to be more meaningful for natural mineral soils, than for fill soils. In fill soils, compaction tests are more meaningful.

Penetration resistance values (N-values) of 2 to 22 Blows per Foot (BPF) were recorded in the sands, indicating they were very loose to medium dense. The silts and clays returned values ranging from weight of hammer to 7 BPF, indicating they were very soft to medium. The slightly organic to organic clays returned values ranging from 3 to 6 BPF, indicating they were soft to medium.

A key to the descriptors used to qualify the relative density of soil (such as *soft, stiff, loose*, and *dense*,) can be found on the Legend to Soil Description in the Appendix.

B.3. Groundwater Data

During the drilling operation, the drillers may note the presence of moisture on the sampling instrument, in the cuttings, or within the boreholes. These observations are recorded on the boring logs. The water level may vary with weather; time of year and other factors and the presence or absence of water during the drilling is subject to interpretation and is not always conclusive.

Not including the borings which terminated on obstructions, water was observed in all of the borings at depths of 2 to $10\frac{1}{2}$ feet or at elevations of $636\frac{1}{2}$ to 639 feet. We would expect groundwater levels to fluctuate

similarly to the nearby Mississippi river, along with local weather patterns.

B.4. Laboratory Testing

Fine sieve analyses was performed on the stormwater borings to aid in classification. The following table outlines the results of the analyses and the corresponding USDA soil classification. All tests were performed according to ASTM standards.

	Depth	Percent	Percent	Percent	Percent	Percent	
Doring	Below	Passing	Passing	Passing	Passing	Passing	USDA Soil
Боннд	Surface	#10 Sieve	#35 Sieve #60 Sieve #140 Sieve		#270	Classification	
	(Feet)	(%)	(%)	(%)	(%)	Sieve (%)	
B-12	1	37.0	27.6	19.4	12.3	7.2	Sand, S
B-13	9	99.5	66.5	10.0	1.6	0.8	Sand, S
B-14	3	96.1	76.6	35.7	5.3	2.3	Sand, S
B-15	3	99.6	96.5	89.0	72.7	54.8	Loam, L

C. Design Information

Each structure has a different loading configuration and intensity, different grades, and different structural and performance tolerances. Therefore, the geotechnical exploration will be construed differently from one structure to another. If the initial structure should change design, we should be engaged to review these conditions with respect to the prevailing soil conditions. Without the opportunity to review any such changes, the recommendations may no longer be valid or appropriate.

Design information for the development was not provided. We understand that mixed uses are planned. Additional fill earthwork is expected to be required to achieve proper drainage and construction elevations. Utility pipes are assumed to bear on the order of 7 to 12 feet below the final grades.

D. Development Rough Grading

D.1. Stripping

Although no discernable topsoil was noted, any surface vegetation or root zones and all existing pavement materials should be stripped from the pavements. The rootzones are likely less than 1-foot thick at the locations explored within the industrial park. The stripped materials should be removed from the site or placed in green areas.

D.2. Over-Sizing

The stripped surfaces should be over-sized at least 1-foot beyond the edge of pavements for each foot of fill needed below. This over-sizing can be reduced by up to 50% if rather precise staking is present during grading. However, additional over-sizing provides a nominal safety factor against stakes getting moved or

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knocked down during construction. However, additional over-sizing provides a nominal safety factor against stakes getting moved or knocked down during construction.

D.3. Filling and Compaction

All fill should be compacted to at least 95% of the soil's maximum standard Proctor density. Compaction to 90% is usually sufficient in green areas.

The sandy fill materials dominating the upper part of the site profile appear suitable for use as bulk fill below the pavements. As noted earlier, clayey fill was noted at a couple locations and clay was mixed with the sands at some other locations. To provide a more uniform subgrade, we recommend removing any concentrations of clay that may be present in at least the upper 2 feet of the roadway profile and replacing those materials with on-site or imported granular soils.

If imported fill is needed, we would recommend using sand or gravel having less than 20% particles passing a #200 sieve. Crushed sandstone or limestone screenings can also likely be used. Proposed fill materials should be submitted for review before importation and use.

D.4. Building Area

The grading recommendations provided are not intended to address building pads. Site specific corrections can then be made in the future for individual pads when designs, locations and elevations are determined.

E. Utility Recommendations

E.1. Dewatering

Based on the boring data and the assumed utility depths of 7 to 12 feet, water bearing sands are expected to be encountered in deeper utility trenches and would likely change with variations in the level of the Mississippi River. Because dominant soils are highly permeable, aggressive water removal techniques, such as well points, are expected to be required to keep excavations dry.

E.2. General Support

Based on the assumed utility embedment depths, open cut installations are expected to encounter primarily cleaner sands with some clay. These materials appear to be generally suitable for support of utilities, provided the clay is not overly wet. In the event that unstable soils are encountered at invert elevation, a bedding of clean sand or gravel is recommended in the base of the utility trenches to provide a stable surface for the crew laying the pipes. Correction depths on the order of 1 to 2 feet is typically adequate to treat this condition, but should be evaluated during construction by geotechnical personnel.

Two borings terminated on obstructions. To prevent any point loads on pipes, we recommend removing oversize materials to a distance of at least $\frac{1}{2}$ to 1-foot from the pipes and replacing the obstructing material with clean sand or gravel.

E.3. Trench Sidewalls

The contractor will be required to slope or shore the excavations as needed to meet OSHA requirements for safety. The dominant soils will likely classify as Type C soils as defined by OSHA. Trench boxes or other stabilization methods may be necessary when excavating close to property limits or structures.

E.4. Fill Placement and Compaction

Materials placed as backfill below paved areas should be compacted to at least 95% of their maximum standard Proctor density (ASTM D 698). In green areas, 90% compaction is normally adequate. Again, debris or oversize materials should be kept at least ½ to 1-foot away from utilities, to limit potential for point loads on the pipes.

The materials available for use as fill are expected to consist primarily of existing clean fill sands and native sands. To promote uniformity with adjoining portions of the subgrade through any paved areas, we recommend using fill material that is similar to the surrounding subgrade soil type.

D. Pavement Recommendations

Based on the borings and implementation of our grading recommendations, the near surface soils are expected to be dominated by clean sands to silty sand. If not removed, some areas may have clays. We recommend designing pavements using support values with the following estimated characteristics:

Soil Type	AASHTO Classification	Frost Index	Design Group Index	K-Value	Soil Support Factor	Est. California Bearing Ratio
Lean Clay	A-4/A-6	F-3	15	125	3.8	5 or less
Silty Sand	A-2-4/A-4	F-3	10	200	4.5	10 – 20
Poorly-Graded Sand	A-3	F-2	6	250	5.0	10 – 20

E. Pond Infiltration

Infiltration rates were estimated for the various materials encountered in the stormwater borings (Borings B-12, B-13, B-14, and B-15). The borings encountered materials ranging from clay to loams and loamy sands to sands. Infiltration rates for these materials were estimated to range from 3.60 to 0.07 inches per hour, based on USDA soil classification. These infiltration/permeability values are the recommended design values from the Wisconsin DNR. Please see the Soil Evaluation – Storm sheets in the Appendix for more details. Double ring infiltrometer testing could be used to better assess infiltration rates, though a safety factor is normally required to be applied to the rates.

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F. Level of Care

The services provided for this project have been conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in this area, under similar budget and time constraints. This is our professional responsibility. No other warranty, expressed or implied, is made.

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Appendix

Boring Location Sketch Log of Boring 1-15 Gradation Curves Soil Evaluation – Storm Legend to Soil Description





PROJ	ECT: 16	5290.2	20.W	IL	BORING: B-01					
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	Li	a Cros	sse, V	Visconsin	DATE:	3/17/2	020	SCALE: 1" = 3'		
Elev. 647.0	Depth 0.0	USC Syml	CS bol	Description of Materials (ASTM D 2487/2488)		BPF	WL	Tests and Notes		
_	_	SP SM	\bigotimes	POORLY GRADED SAND with SILT polean clay, fine grained, brown, moist, loose t medium dense	ockets of o			Elevations provided by SEH.		
_	_		\bigotimes	(Fill)		ł				
_	_		\bigotimes			7				
_	_		\bigotimes			ļ				
-			\bigotimes			22				
			\bigotimes	Trace pin roots below 6.5'.		Ī				
_	_		\bigotimes			18				
638.0	9.0		\bigotimes			Ĩ				
-		SP		POORLY GRADED SAND trace gravel, f medium grained, brown, wet to water bearin (Alluvium)	ine to g, loose.					
635.5	11.5			Water bearing below 10.5'.		T T	<u> </u>			
_	_	SP SM		POORLY GRADED SAND with SILT tra gravel, trace wood, fine to medium grained.	ice dark					
20	_	5111		gray, water bearing, loose to medium dense. (Alluvium)		4				
.GDT 4/9/	_			No wood below 14'. No gravel below 14'		Į				
GNNN06				Gray below 14'.		11				
						Į				
<u>629.5</u>	17.5	OL		Organic LEAN CLAY trace roots, black, w	vet, soft.	ł				
	_			(Alluvium / Swamp Deposit)						
	_		_			1				
						3		PP = 0.75 tsf, MC = 45.4%		
STANDARD 16290.20.				End of boring. Water encountered during drilling below aro 10.5'. Boring sealed upon completion.	und					
CVT										



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Elev. 646.5	Depth 0.0	USC Syml	CS bol	Description of Materials (ASTM D 2487/2488)		BPF	WL	Tests and Notes
_		SP SM	\bigotimes	POORLY GRADED SAND with SILT fir grained, brown, moist, loose to medium dens	n se.	l		
_	_		\bigotimes	(Fill)		j –		
	_		\bigotimes					
	-		\bigotimes			8		
	_		\bigotimes			I		
-			\bigotimes	Soom of alayou cand around 5'				
-	_		\bigotimes	Seam of clayey sand around 5.				
640.0	6.5	SP	$\left \right\rangle$	POORLY GRADED SAND fine to mediur	n	!		
-				grained, brown, moist to water bearing, loose medium dense.	e to	$\sqrt{8}$		
_	_			(Alluvium)				
	_			Gray below 9'.				
				Trace wood around 10'.		8	Ā	
	_			Water bearing below 10'.		/\ ∎1		
-	_					l		
-						8		
9/20						/∖ ∎		
GDT 4	_					l		
NNN06				Seams of organic lean clay around 15'.		12		
0 G A G	_					Ī		
- G20 0	175					[
		CL		LEAN CLAY dark gray, wet, soft.		I		
	_					<u>I</u>		
12 MI 625 5	21.0					3		PP = 0.5 tsf, MC = 36.2%
0230.20	21.0	<u> </u>		End of boring. Water encountered during drilling below aro	und 10'			
JARD 1	-			Boring sealed upon completion.				
STANE	-							
5								

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PROJE	CT: 16	5290.2	20.W	IL	BORING: B-03				
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	La	a Cros	sse, V	Visconsin	DATE: $3/16/2020$ SCALE: $1'' = 2'$				
					DATE:	5/10/2020 SCALE. 1 -			
Elev. 645.8	Depth 0.0	USC Sym	CS bol	Description of Materials (ASTM D 2487/2488)		BPF	WL	Tests and Notes	
		SP SM	\bigotimes	POORLY GRADED SAND with SILT tra gravel, fine grained, brown, moist, loose.	ice	£			
	_	5111	\bigotimes	(Fill)		ł			
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<i>(</i> 1 1 0			\bigotimes			Δ			
- 641.8	4.0	SP		POORLY GRADED SAND trace gravel, f	ine to	1			
-				medium grained brown, moist to water beari	ng,	\mathbf{V}			
				(Alluvium)		\bigwedge 11			
	_					T			
-	_			No gravel below 6.5'. Water bearing below 7'		I	$\overline{\Sigma}$		
_				water bearing below 7.		8			
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						∦ 4			
634.3	11.5					T			
-	125	SP SM		<u>POORLY GRADED SAND with SILT</u> fir grained, gray, water bearing, loose.	ne	I			
- 033.3	12.3	CL		(Alluvium)		∦ 3			
0 1 ()	140	OL		Slightly Organic LEAN CLAY trace roots very wet, soft.	, black,			DD < 0.25 tof MC = 74.20	
¥ <u>− 631.8</u> E	14.0	SP		(Alluvium / Swamp Deposit)	/	ł		OC = 5.7%	
N06.G				<u>POORLY GRADED SAND</u> fine to mediur grained, brown, water bearing, loose.	n	$\overline{\mathbb{N}}$			
N B CON				(Alluvium)		A^4			
LOG	_					T			
628 3	175					1			
	17.5	CL		LEAN CLAY dark gray, wet, soft.		ł			
LI DIS.				(Alluvium)		ł			
NIOA	_					ſ			
						\mathbb{N}		PP = 1.0 tof MC = 20.10/	
624.8	21.0					1 3		rr = 1.0 (S1, IVIC = $39.1%$	
5.062	_1.0			End of boring. Water encountered during drilling helow are	und 7'				
7D 	_			Boring sealed upon completion.	uliu / .				
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Elev. 641.7	Depth 0.0	US Sym	CS ibol	Description of Materials (ASTM D 2487/2488)		BPF	WL	Tests and Notes		
_		SP	\bigotimes	POORLY GRADED SAND pockets of sil fine to medium grained, brown, moist, medi	ty sand, ium	I				
	_			dense. (Fill)		ł				
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- 637.7	4.0	SP		POORLY GRADED SAND fine to mediu	m	-{{				
-				grained, brown, wet to water bearing, very l loose.	oose to	5				
_	_			(Alluvium) Water bearing below 4.5'.						
	_			Gray below 6.5'.		ł				
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631.2	10.5	CL		Slightly Organic LEAN CLAY black, we	t. rather	5				
	_	OL		soft to medium. (Alluvium / Swamp Deposit)	,	Ī				
	_							DD = 0.75 + f MC = 2(.40)		
_	_					6		PP = 0.75 tsl, MC = 30.4%		
- 627.7	14.0	CL		LEAN CLAY dark gray, wet, soft to rather	· soft.					
_				(Alluvium)		4		PP = 0.5 tsf		
-	_									
	_					ł				
_	_			Trace roots below 17.5'.		ł				
_	_					ł				
-										
- 620.7	21.0					3		PP = 0.5 tsf, MC = 47.6%		
	21.0			End of boring. Water encountered during drilling below are	ound					
	_			4.5'. Boring sealed upon completion.						
	-									
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641.2	2 1.0	SP	╞╤╪	10" AGGREGATE BASE POORLY CRADED SAND fine to medium	n	<u>f</u>				
	_	51		grained, brown, moist to water bearing, loose medium dense.	e to					
	_			(Alluvium)		7				
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	_			Water bearing below 5.5'.			<u> </u>			
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633.2	9.0				1.	ł				
		ML		<u>SANDY SILT</u> seams of peat, gray, wet, med (Alluvium)	lium.	4				
-				× ,) 7		PP = 0.5 tsf		
- 620 7	115					/ \ }				
030.7	11.5	CL		Slightly Organic LEAN CLAY black, wet,		ł				
_		OL		(Alluvium / Swamp Deposit)		6		PP = 0.5 tsf MC = 57.0%		
50	-					Λ		11 0.5 61, 110 57.070		
628.2	2 14.0	CI		I FAN CLAV dark grav, very wet soft to ra	ther	<u>i</u>				
06.GD	_			soft.						
GNNN				(Alluvium)		2		PP = 0.25 tsf, MC = 43.8%		
OG A	-				ľ					
GPJ L	-					ſ				
RICT).				Wet below 17.5'.		ł				
POIN	-					i -				
RIVER								$\mathbf{D}\mathbf{D} = 0.5 + \mathbf{f}$		
Ŭ 621.2	21.0					∬ 3		$\Gamma\Gamma = 0.3$ ISI		
16290.20				End of boring. Water encountered during drilling below aro	und					
				Boring sealed upon completion.						
T STAN	-									
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	Elev. 645.7	Depth 0.0	USC Sym	CS bol	Description of Materials (ASTM D 2487/2488)		BPF	WL	Tests and	Notes
	_		SM		SILTY SAND trace gravel, fine grained, bro	own				
		_		\bigotimes	(Fill)					
┢		_		\bigotimes			I			
							M 10			
		_		\bigotimes			\square			
	641.7	4.0	SM	\bigotimes	SILTV SAND with CDAVEL madium to		╡╣			
╞			SIM	\bigotimes	grained, light brown, moist, medium dense.	coarse				
				\bigotimes	(Fill)		X 14	.		
F	- 620.2	65								
F	039.2	0.3	SM	\bigotimes	SILTY SAND trace gravel, fine grained, bro	own				
				\bigotimes	and gray mixed, wet, medium dense. (Fill)		M_{10}			
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E	636.7	9.0		\bigotimes				$\mathbf{\nabla}$		
			SP		<u>POORLY GRADED SAND</u> fine to medium grained brown water bearing very loose to	n loose				
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/9/20										
SDT 4		_								
N06.C					Seams of lean clay around 15'		M •			
AGN	-				Seams of four only around 15.		M °			
LOG										
.GPJ		_								
T DIS										
POIN		_								
							Μ			
WIL (F	-6217	21.0			Seams of organic lean clay around 20'. Faint petroleum smells around 20'.		2			
90.20.	024./	21.0			End of boring.		\uparrow			
D 162		_			Water encountered during drilling below aro Boring sealed upon completion	und 9'.				
NDARI					Sering seared upon completion.					
T STA										
공 <u>-</u> 16	290.20 V	WIL							R-	06 page 1 c ◀ •



PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin Elev. Depth 0.0 Symbol SILTY SAND trace pin roots, fine grained, br moist, loose. (Fill)					BORING	J:		B-07				
	Design Phase Geotechnical Evaluation Proposed River Point District					LOCATION: See attached sketch						
	Copeland Ave.							See attached sketch				
	La	a Cros	sse, V	Visconsin	DATE: 2/16/2020			SCALE: $1'' = 3'$				
LISCS			~ c	Description of Materials	DAIL.	5/10/2		JUNEL. 1 J				
Elev. 646.0	Depth 0.0	Sym	bol	(ASTM D 2487/2488)		BPF	WL	Tests and Notes				
		SM		SILTY SAND trace pin roots, fine grained, moist, loose.	brown,	j						
<u> </u>	_			(Fill)								
_	_											
	_					5						
642.0	4.0											
042.0	4.0	SP		POORLY GRADED SAND fine to medium	m							
-				grained, brown, moist to water bearing, loos- medium dense.	e to	M 10						
	_			(Alluvium)								
						j						
-	_					M						
_	_			Water bearing below 8'		11	$\overline{\Sigma}$					
	_					Ĩ						
626.0	10.0					I						
030.0	10.0	CL		LEAN CLAY strong petroleum smells, gray	y, very	5						
634.5	115			wet, rather soft. (Alluvium)				PP = 0.5 tsf				
		SP		POORLY GRADED SAND with SILT fin	ne							
		SM		grained, gray, water bearing, loose. (Alluvium)		M_{8}						
50	_			Faint petroleum smells around 12.5'.		ΔŬ						
1 4/9/	_											
106.GC						M _						
GNN				Brown around 15'.		M^{7}						
FOG	_					I						
628.5	17.5					1						
		CL		LEAN CLAY dark gray, wet, soft.		1						
				(A maxim)								
ER PO												
						3		MC = 56.1%				
<u>≷.</u> 625.0	21.0			End of boring.		/ \						
1629(_			Water encountered during drilling below aro	ound 8'.							
IDARD				Boring sealed upon completion.								
	_											
ට 16290.20.V	WIL							B-07 page 1 c				



PROJECT: 16290.20.WIL Design Phase Geotechnical Evaluation Proposed River Point District Copeland Ave. La Crosse, Wisconsin						IG:			B-08			
	Design Phase Geotechnical Evaluation Proposed River Point District						LOCATION: See attached sketch					
	C	opelar	nd Av	ve.								
	L	a Cros	sse, V	Visconsin	DATE: 3/17/2020				SCALE: 1" = 3'			
Elev. 641.8	Depth 0.0	USC Sym	CS bol	Description of Materials (ASTM D 2487/2488)			BPF	WL	Tests and Notes			
		SP	\boxtimes	POORLY GRADED SAND (Fill)		1						
-	_		\bigotimes	(i m)								
639.8	2.0	SD	\bowtie	POOPLY CRADED SAND fine to medium	n							
_		SF		grained, brown, moist to water bearing, very	loose to	X	7					
				(Alluvium)								
	_											
-				Seams of silty sand around 5'		M	10					
_				Water bearing below 5.5'.			10	⊻				
				Gray below 6.5'.								
	_			2		N						
-	_					Ņ	3					
-	_											
_												
						Ň	4					
	_					Í						
	_											
-	_					X	4					
627.8	14.0											
.GDT		CL		LEAN CLAY dark gray, very wet, very soft (Alluvium)	t.							
- NNN06				(i individin)		X	1		PP = 0.25 tsf, MC = 34.3%			
0 V 0	_						<u> </u>					
БЛ ГО	_											
624.3	17.5	SP		POORLY GRADED SAND fine grained. 1	ight	-1						
DISTF	_	~1		gray, water bearing, very loose.	3 -							
	_			(Anuviun)								
RIVER						\mathbb{N}						
	21.0					Ņ	5					
6290.2				End of boring. Water encountered during drilling below aro	und							
ARD 1	_			5.5'. Paring scaled upon completion								
	_			boring searce upon completion.								
	VII											



PROJE	PROJECT: 16290.20.WIL Design Phase Gestachnical Evolution						BORING: B-09					
	Design Phase Geotechnical Evaluation Proposed River Point District					LOCATION: See attached sketch						
	C	opelar	nd Av	ve.	200 0							
	La Crosse, Wisconsin						020	SCALE: 1" = 3'				
Elev. 639.6	Depth 0.0	epth 0.0 USCS Description of Materials (ASTM D 2487/2488)			BPF	WL	Tests and Notes					
_		SP	\bigotimes	POORLY GRADED SAND (Fill)		ł						
	-		\bigotimes			ł						
637.6	2.0	SP		POORLY GRADED SAND fine to medium	n	M	Į⊻					
	_			grained, brown, water bearing, very loose to (Alluvium)	loose.	2						
-	_					I						
\vdash	_					Λ $'$						
-						ł						
	_					Ā 4						
	_					Δ.						
630.6	9.0	SP		POORLY GRADED SAND with SILT tra	ace							
		SM		(Alluvium)	t, loose.	M 7						
628.1	115											
- 020.1		CL		LEAN CLAY dark gray, very wet, very sof	t.							
-				(/ initiality)		1		PP = 0.25 tsf, MC = 41.3%				
4/9/20												
6.GDT						ł						
GNNNO						W						
LOGA	_											
622.1	17.5											
		SP		<u>POORLY GRADED SAND</u> fine grained, 1 gray, water bearing, very loose, water bearing	ight g.							
	_			(Alluvium)								
619.6	20.0	CI		IFANCIAN two wasts doub more the	at use							
618.6	21.0			Soft	ei, very	Д						
16290.2				End of boring.	/							
I I				water encountered during drilling below aro Boring sealed upon completion.	ound 2'.							
T STAN	-											
٥ ل												



PROJECT: 16290.20.WIL			BORING: B-10					
	D	se Geotechnical Evaluation	LOCATION:					
	Pi C	roposed R opeland A	ve	See at	tached	skete	ch	
	L	a Crosse,	Wisconsin					
			1	DATE:	3/17/2	020	SCALE: 1" =	3'
Elev. 643.0	Depth 0.0	USCS Symbol	Description of Materials (ASTM D 2487/2488)		BPF	WL	Tests and Notes	
		SM 💥	SILTY SAND pockets of sand lean clay, b	orown,	I			
-	_		(Fill)					
_	_				ł			
					M 1			
	_				M I			
639.0	4.0		*					
		CL 💥	SANDY LEAN CLAY trace gravel, gray	and	I			
_			(Fill)		8		MC = 21.5%	
_	_				\square			
636.5	6.5		I FAN CLAV with CDAVEL brown we	t hard	- [Hard drilling below 6	5'
635.5	7.5		(Fill)	i, Ilaiu.	*		* $50 = 4''$ (set)	5.
			End of boring.	1751				
			Boring terminated due to auger refusal arou Boring sealed upon completion.	and $/.5'$.				
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1								
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<u> </u>	_							
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F								
_	_							
16290.20.	WIL		I			1	B-10 pa	ا 1 ge 1 c


PROJE	ECT: 16	6290.2	20.W	IL	BORING	r:		B-11
	D	esign	Phas	e Geotechnical Evaluation	LOCATI	ON:	aboto	h
	C	opelai	nd A	ver Point District ve.	See alla	acticu	SKell	41
	L	a Cros	sse, V	Visconsin	DATE: 3	3/17/2	020	SCALE: 1" = 3'
Elev.	Depth	USC Sym	CS bol	Description of Materials (ASTM D 2487/2488)		BPF	WL	Tests and Notes
641.8	0.0	~ ~ ~		<u>5" AGGREGATE BASE</u>		ł		
_	_	SP		POORLY GRADED SAND pockets of silt trace gravel fine to medium grained brown	y sand, moist	[]		
	_			loose.		ł		
_				(F11)		Λ		
_	-					∥ 4		
638.2	4.0	CD				Ī		
		SP		grained, gray, moist to water bearing, very lo	n bose to			
\vdash				loose.		6		
F	_			(Anuviun)				
						ł		
				Fine grained around 7.5'		$\sqrt{2}$	$ \Sigma $	
_	_			Water bearing below 7.5'.		$\langle \rangle$		
	_					Ī		
						1		
-				Seams of lean clay around 10'.		∬ 5		
_	_			Faint petroleum smells around 10'.				
						ł		
-						7.		
_	_					∬ 3		
4/9/20	_					ł		
C C D L					Ā	4		
NNN06						2		
6 A G	_					₽		
31 LO						1		
624.7	17.5	CT		LEAN CLAN man wat war ast		[
01STRI	-			<u>LEAN CLAY</u> gray, wei, very soit. (Alluvium)		ł		
					Ā			
						1		PP = 0.75 tsf, MC = 36.8%
<u>621.2</u>	21.0			End of boring.				
1629				Water encountered during drilling below aro	und			
DARD				1.5. Boring sealed upon completion.				
STAN	-							
16200 20 1	WIT							D 11 nogo 1 c



PROJE	ECT: 16	5290.2	20.W	IL		BORING	G:			B-12
	D	esign	Phas	e Geotechnical Evaluation	Γ	LOCAT	IO	N:	aleate	Ja
	C PI	opose opelar	nd A	ver Point District ve.		See at	lac	neu	skeu	211
	L	a Cros	sse, V	Visconsin	$\left \right $	DATE	21	17/0	000	$\mathbf{C}\mathbf{A}\mathbf{I}\mathbf{E}, 1\mathbf{I}=2\mathbf{I}$
						DATE:	3/	17/20	020	SCALE: $1^{\circ} = 3^{\circ}$
Elev. 639.2	Depth 0.0	USC Sym	CS bol	Description of Materials (ASTM D 2487/2488)	_		F	3PF	WL	Tests and Notes
-		SM		SILTY SAND with GRAVEL fine grained brown, moist, loose to very dense.	d,	light	M			
_	_			(Fill)			Ň	*		* 5 / 6 / 6 / 8
	_			Trace concrete below 2'			\mathbb{A}	*		* 50 = 2" (set)
636.2	3.0		\bigotimes				ł			Auger grinding below 2.5'.
-				End of boring. Boring terminated due to auger refusal arous	na	13'				
-	_			Boring sealed upon completion.						
	_									
-										
-	_									
	_									
	_									
—										
-										
_	_									
	_									
-										
20	_									
1 4/9/	_									
N06.GI										
D CON										
LOG										
L).GPJ	-									
STRIC	_									
INT DI										
L (RIV										
1.20.WI	_									
16290										
DARD										
STAN T	-									
5 16290 20	WIL.									R-12 nage 1 c 4 c



PROJE	CT: 16	5290.2	0.W	IL	BORI	NG	:		B-13
	D	esign	Phas	e Geotechnical Evaluation	LOCA	ATI	ON:	1 /	1
	Pi C	opose	d Ri	ver Point District	See	atta	iched	skete	ten
	L	a Cros	se, V	Visconsin					
					DAT	E: 3	8/17/2	020	SCALE: 1" = 3'
Elev. 645.9	Depth 0.0	USC Syml	CS bol	Description of Materials (ASTM D 2487/2488)			BPF	WL	L Tests and Notes
		SP	\boxtimes	POORLY GRADED SAND with SILT fir	ne		/		
644 4	15	SM	\bigotimes	grained, brown, moist, very loose. (Fill)			*		* W / 1 / 1 / 1
- 643.4	25	CL	\bigotimes	<u>LEAN CLAY</u> trace roots, gray, wet, soft. (Fill)					
-		SP	\bigotimes	<u>POORLY GRADED SAND</u> trace gravel, f grained, brown, moist, medium dense.	ine		*		* 2 / 2 / 2 / 2
_	_		\bigotimes	(Fill)					
_ 640.9	5.0	SM	X	SILTY SAND with GRAVEL medium to a	coarse		*		* 6 / 12 / 18 / 22
620 /		5141	\bigotimes	grained, light brown, moist, dense. (Fill)					
-	- 0.3	SP	XX	POORLY GRADED SAND fine to medium grained, brown, moist to water bearing, very medium damage	n loose te	0	*		* 13 / 9 / 18 / 16
_	_			(Alluvium)					
_	_						*		* 9 / 10 / 11 / 11
-				Water bearing below 10'.				$ \Sigma$	
	_						*		* 4 / 3 / 5 / 5
_	_								
/20	_			Grow below 12.5			*		* 2 / 2 / 3 / 3
.GDT 4/6	_			Seams of lean clay around 14'.					
GNNN06							*		* 1 / 1 / 2 / 2
g 629.4	16.5	CI		LEAN CLAV dark grav wet soft to medium	m]		
CT).GPJ	_	CL		(Alluvium)			*		* 1 / 1 / 1 / 1 PP = 0.5 tsf
	_								
	-						*		*1/3/3/2 PP = 0.75 tsf
<u>동</u> 625.9 문	20.0			End of boring. Water encountered during drilling below are	und 10'	,	_		
5290.20.1	_			Boring sealed upon completion.	unu 10	•			
JARD 1(_								
T STAN	_								
								1	



PROJE	CT: 16	5290.2	0.W	IL	BORIN	G:		B-14
	D	esign	Phas	e Geotechnical Evaluation	LOCAT	TION:	alzati	ah
	C PI	ropose opelar	a Ri nd Av	ver Point District ve.	See a	llacheu	skeu	211
	L	a Cros	se, V	Visconsin	DATE	2/17/	020	SCALE: $1'' = 2!$
					DATE	: 3/1//2	2020	SCALE: $1^{\circ} = 3^{\circ}$
Elev. 646.2	Depth 0.0	USC Syml	CS bol	Description of Materials (ASTM D 2487/2488)		BPF	WL	Tests and Notes
-		SP SM	\bigotimes	<u>POORLY GRADED SAND with SILT</u> tures the second se	ne	М		
<u> </u>	_	2111	\bigotimes	(Fill)		*		* 1 / 1 / 1 / 1
	_		\bigotimes			$\left(\right)$		
			\bigotimes			₩ *		
-			\bigotimes			M		* 2 / 2 / 3 / 3
641.7	4.5		\bigotimes			$\left(\right)$		
		SP		POORLY GRADED SAND fine to medium	n 1 dense	*		* 3 / 3 / 4 / 4
				(Alluvium)	i dense.	\mathbb{N}		דידינינ
-						Μ		
-	_			Seams of lean clay around 7'.		*		* 4 / 5 / 6 / 6
	_					Д		
						M		
-	_			Trace gravel around 9'.		*		* 5 / 5 / 5 / 6
				Water bearing below 10'.		$\left(\right)$	$ \underline{\nabla}$	
	_			5		*		* 2 / 4 / 4 / 2
						Ν		* 3/4/4/3
-	_					Π		
	_					*		* 1 / 1 / 1 / 2
4/9/20	_					Д		
1.GDT						М		
NNNN06				Gray around 15'.		*		* 1 / 1 / 1 / 1
DG A G	_					$\left(\right)$		
						*		
IICT).G						Μ		* 1 / 1 / 1 / 2
627.7	18.5							
	_	CL		<u>LEAN CLAY</u> dark gray, wet, soft. (Alluvium)		*		*1/1/1/2
626.2	20.0			()		Λ		PP = 0.75 tsf
				End of boring. Water encountered during drilling below aro	und 10'.			
290.20	-			Boring sealed upon completion.				
162 162	_							
ANDAF	_							
٥ ١ <u>(200 20)</u>	VII							



$\begin{array}{ c c c c c c c c c c c c c c c c c c c$	PROJE	CT: 16	5290.20.	.W	IL]	BORING	j:			B-15
Proposed River Prom District La Crosse, Wisconsin Set autobaseded sector Flex. 645.8 Depth 000 USCS Symbol Description of Materials (ASTM D 2487/2488) BPF VL Tests and Notes - - SM SILTY SAND trace gravel, fine grained, brown, moist, loose to very dense. (Fill) * * 3 / 6 / 25 / 38 - - CL SILTY CLAY with SAND gray, wet, stiff. (Fill) * * 3 / 5 / 6 / 7 - - CL SILTY CLAY with SAND gray, wet, stiff. (Fill) * * 3 / 3 / 2 / 3 - - SP POOILY CRADED SAND trace gravel, fine to medium grained, brown, moist to water bearing. very loose to loose. (Alluvium) * * 3 / 3 / 2 / 3 - - SP POOILY CRADED SAND trace gravel, fine to medium grained, brown, moist to water bearing. very loose to loose. (Alluvium) * * 3 / 3 / 2 / 3 - - SP POOILY CRADED SAND trace gravel, fine to medium grained, brown, moist to medium. (Alluvium) * * 1 / 1 / 2 / 3 - - - SP POOILY CRADED SAND trace gravel, fine to medium grained, brown, moist to water bearing. very loose to loose. * * 1 / 1 / 2 / 3 - - - - - -		D	esign Pł	nas	e Geotechnical Evaluation]	LOCATI	0	N:	let	h
La Crosse, Wisconsin DATE: 3/17/2020 SCALE: 1* = 3* Flev. Depth USCS Description of Materials (ASTM D 2487/2488) BPF WL Tests and Notes 643.3 2.5 SILTY SAND trace gravel, fine grained, brown, moist, loose to very dense. (Fill) * * 3 / 6 / 25 / 38 643.3 2.5 SILTY CLAY with SAND gray, wet, stiff. (Fill) * * 3 / 5 / 6 / 7 641.3 4.5 SP POORLY CRAPED SAND trace gravel, fine to medium grained, brown, moist to water bearing, very loose to loose. (Alluvium) * * 8 / 10 / 12 / 14 643.3 0.5 POORLY CRAPED SAND trace gravel, fine to medium grained, brown, moist to water bearing, very loose to loose. (Alluvium) * * 8 / 10 / 12 / 14 - - Vater bearing below 8'. * * * 2 / 2 / 3 / 4 - - - - * * 1 / 1 / 1 / 1 * * 1 / 1 / 1 / 1 - - - - - * * 2 / 2 / 3 / 4 * 2 / 2 / 3 / 4 - - - - - * * 1 / 1 / 1 / 1 -		Pi C	opeland	KI Av	ver Point District ve.		See att	aCl	lea	skett	511
Elev. 645.8Depth 000USCS SymbolDescription of Materials (ASIM D 2487/2488)BPF WLWLTests and Notes		L	a Crosse	e, V	Visconsin	┝	D . ==				
Elev. 645.8Depth 0.00USCS SymbolDescription of Materials (ASTM D 24872488)BPF wLTests and Notes641.32.5*********************************							DATE:	3/1	[//20)20	SCALE: $1'' = 3'$
SM SILTY SAND trace gravel, fine grained, brown, moist, loose to very dense. (Fill) $* 3/6/25/38$ $* 3/6/25/38$ $* 3/5/6/7$ $* 3/5/6/7$ $* 3/3/2/3$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/10/12/14$ $* 8/$	Elev. 645.8	Depth 0.0	USCS Symbo	5	Description of Materials (ASTM D 2487/2488)			В	PF	WL	Tests and Notes
643.32.5CLSILTY CLAY with SAND gray, wet, stiff. (Fill)************************************************************************************************************************************************************************************************** <td></td> <td></td> <td>SM 🖉</td> <td>\otimes</td> <td>SILTY SAND trace gravel, fine grained, bro moist, loose to very dense.</td> <td>ov</td> <td>wn,</td> <td>M</td> <td></td> <td></td> <td></td>			SM 🖉	\otimes	SILTY SAND trace gravel, fine grained, bro moist, loose to very dense.	ov	wn,	M			
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641.34.5SPPOORLY CRADED SAND trace gravel, fine to medium grained, brown, moist to water bearing, very loose to loose. (Alluvium)******************************************************************************************************************************************************************************************<			ML 🖉	X	(Fill) Brown below 4.5'			A			* 3 / 5 / 6 / 7
SP PORLY GRADED SAND trace gravel, fine to medium grained, brown, moist to water bearing, very loose to loose. (Alluvium)	641.3	4.5	X	\otimes	Brown below 4.5.			$\left(\right)$			
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Attachment 2:

1002-CPS-23 Division of Industry Services P. O. Box 2658 Madison, Wisconsin 53701

SOIL AND SITE EVALUATION - STORM

Scott Walker, Governor Laura Gutierrez, Secretary

In accordance with SPS 382.365, 385, W	/is. Adm. Code, and WDNR Standard 1002
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, ,		,		Page <u>1</u> of <u>2</u>
Attach a complete site plan on paper not less than 8 $\frac{1}{2}$ x 1	inche	s in size.	County	
(BM), direction and percent of slope, scale or dimensions, r	orth ar	nce point row, and	Parcel	I.D.
BM referenced to nearest road			Review	ed by:
Please print all information Personal information you provide may be used for secondary purposes [Privacy Law,	. s. 15.04(1)(m)]	Date:	
Property Owner	Property	y Location		
City of La Crosse	Govt. L	ot NE ¼ NE	Ξ¼ S 3	1 T 16 N R 7 🗙 (or 💭
Property Owner' Mail Address	Lot #	Block #	Subd. Name	or CSM #
400 La Crosse Street				
City State Zip Code Phone Number	🛛 City	🗌 Village	e 🗌 Town	Nearest Road
La Crosse WI 54601	La Cro	osse		Copeland Ave.
Drainage area 🔲 sq .ft 🛛 acres	Hydrau Methoc	lic Applicatior d	n Test	Soil Moisture Date of soil borings: <u>3/17/2020</u>
Test site suitable for (check all that apply):		Morphol Evaluation	ogical	USDA-NRCS WETS Value: Dry =1;
Bioretention; Subsurface Dispersal System;		Double I Infiltromete	Ring r	□Normal = 2;
Reuse; Irrigation; Other		Dther: (specify)	☐ Wet = 3.
	1			

1	3-12 #OB	S. 🗌 Pit	🗙 Boring Ground	surface elevation. <u>639</u> .	. <u>2</u> ft.	Elevation of lim	iting factor	ft.			
	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
	1	0-36	10YR 7/2		LS	0sg	ml		20-30	15-25	1.63
	Comme	nts: Met au	ger advancement re	efusal at approximately	3 feet bene	ath the surfac	e.	•	•	•	•
	#OP		Paring Cround	ourface elevation 645	0 0	Elevation of lim	iting factor 63	50 #			
	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
	1	1	1	1	1	1	1	1	1	1	

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1	0-18	10YR 4/3		s	0sg	ml	as	<10	<15	3.60
2	18-30	10YR 4/1		С	1 f sbk	mfr	as	<10	>80	0.07
3	30-60	10YR 5/4		s	0sg	ml	as	<10	<10	3.60
4	60-78	10YR 8/2		LS	0sg	ml	as	20-30	15-25	1.63
5	78-162	10YR 6/3	Water bearing below 10'	s	0sg	ml	gw	<10	<10	3.60
6	162-198	10YR 5/1		s	0sg	ml	gw	<10	<10	3.60
7	198-240	10YR 4/1		С	2 f sbk	mfi		<10	>80	0.07
Comme	ents:									
Name (Fredei	(Please Print rick Schus) ter		Si	gnature	/ Set	notos	Cre CS	edential Nu T 13569	umber 30 / PE 46610
Addres 1019 2	s 2nd Ave. S	SW., Onalaska,	WI 54650		Date Eval 3/25/202	uation Cond 20	ducted		Tele 608	phone Number - 782-5505
								CDD	10702 /00	1/17)

SBD-10793 (R01/17)

WDNR September 2017

B-14 #OB	S. 🗌 Pit	E Boring Ground	surface elevation. 646	6.2 ft.	Elevation of lin	niting factor 63	6.2 ft.		Page	<u>2</u> of <u>2</u>
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-54	10YR 5/3		S	Osg	ml	as	<10	<15	3.60
2	54-174	10YR 5/4	Water bearing below 10'	S	0sg	ml	gw	<10	<10	3.60
3	174-198	10YR 5/1		s	0sg	ml	gw	<10	<10	3.60
4	198-222	10YR 4/3		S	0sg	ml	gw	<10	<10	3.60
5	222-240	10YR 3/1		С	1 f sbk	mfi		<10	>80	0.07
Comme	nts:									
B-15 #OB	S. 🗌 Pit	Boring Ground	surface elevation. 645	<u>.8</u> ft.	Elevation of lin	niting factor <u>63</u>	87.8 ft.	-		
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-30	10YR yr 6/3		LS	0sg	ml	as	5-15	15-25	1.63
2	30-54	10YR 4/1		L	1 f sbk	mvfi	as	<10	40-50	0.24
3	54-66	10YR 4/3		L	1 f sbk	mfi	as	<10	40-50	0.24
4	66-126	10YR 5/3	Water bearing below 8'	S	0sg	ml	gw	<10	<10	3.60
5	126-240	10YR 7/1		С	2 f sbk	mfi		<10	>80	0.07
Comme	nts:									
#OB	S. 🗌 Pit	Boring Ground	surface elevation.	ft.	Elevation of lin	niting factor	ft.			
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
Comme	nts:									
#OB	S. 🗌 Pit	Boring Ground	surface elevation.	ft.	Elevation of lin	niting factor	ft.			
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
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Overall Site Comments:

WDNR September 2017

UNIFIED SOIL CLASSIFICATION (ASTM D-2487/2488)													
MATERIAL TYPES	CRITER	ROUP NAMES	GROUP SYMBOL	SOIL GROUP NAMES & L	EGEND								
	GRAVELS	CLEAN GRAVELS	Cu>4 AND 1 <cc<3< td=""><td>GW</td><td>WELL-GRADED GRAVEL</td><td></td></cc<3<>	GW	WELL-GRADED GRAVEL								
Ŋ	>50% OF COARSE	<5% FINES	Cu>4 AND 1>Cc>3	GP	POORLY-GRADED GRAVEL								
0 SOI	FRACTION RETAINED ON NO 4. SIEVE	GRAVELS WITH FINES	FINES CLASSIFY AS ML OR CL	GM	SILTY GRAVEL								
AINEC AINEC SIEV		>12% FINES	FINES CLASSIFY AS CL OR CH	GC	CLAYEY GRAVEL								
E-GR/ RET, 0. 200	SANDS	CLEAN SANDS	Cu>6 AND 1 <cc<3< td=""><td>SW</td><td>WELL-GRADED SAND</td><td></td></cc<3<>	SW	WELL-GRADED SAND								
ARSE >50% NC	>50% OF COARSE	<5% FINES	Cu>6 AND 1>Cc>3	SP	POORLY-GRADED SAND								
0	FRACTION PASSES ON NO 4. SIEVE	SANDS AND FINES	FINES CLASSIFY AS ML OR CL	SM	SILTY SAND								
		>12% FINES	FINES CLASSIFY AS CL OR CH	SC	CLAYEY SAND								
(0	SILTS AND CLAYS		PI>7 AND PLOTS>"A" LINE	CL	LEAN CLAY								
/E SOIL8	LIQUID LIMIT<50	INORGANIC	PI>4 AND PLOTS<"A" LINE	ML	SILT								
NED (ASSE) SIE/		ORGANIC	LL (oven dried)/LL (not dried)<0.75	OL	ORGANIC CLAY OR SILT								
GRAI 0% F 0. 200	SILTS AND CLAYS		PI PLOTS >"A" LINE	СН	FAT CLAY								
-INE- >5 NC	LIQUID LIMIT>50		PI PLOTS <"A" LINE	МН	ELASTIC SILT								
E .		ORGANIC	LL (oven dried)/LL (not dried)<0.75	ОН	ORGANIC CLAY OR SILT								
HIGHLY ORGANIC SOILS PRIMARILY ORGANIC MATTER, DARK IN CC			PT	PEAT									
	Relative Proportions of	Sand and Gravel	SAMPLE TYPES										
TERM PERCENT Trace < 15		Hollow Stem Standard Penetration Test											
							TERM	PERCENT					
						Trace < 5 With 5 - 12 Modifier > 12		MC - MOISTURE CONTENT LL - LIQUID LIMIT					
	Grain Size Ter	minoloav	OC - ORGANIC CONT CN - CONSOLIDATIO	ENT N	PI - PLASTISITY INDEX SW - SWELL TEST	(
	TERM	SIZE	DD - DRY DENSITY	POMETER	UU Unconsolidated Unc	drained triaxial							
	Boulder Cobble	< 12 in. 3 in 12 in.	PP - POCKET PENETROMETER RV - R-VALUE										
	Gravel Sand Silt or Clay	#4 sieve to 3 in. #200 sieve to #4 sieve Passing #200 sieve	SA - SIEVE ANALYSIS										
	Sitt of Clay	Passing #200 sieve	F200 - % FA35ING #200	JOIEVE									
	PLASTICITY (CHART	- WATER LEVEL (WITH TIME OF)										
⁸⁰													
60			(RECORDED AS BLOWS / 0.5 FT)										
(%) Xi 50		СН	SAND & GRAVEL		COMF	PRESSIVE							
			RELATIVE DENSITY BLOWS/FOOT		STENCY BLOWS/FOOT* STREN	IGTH (TSF)							
			LOOSE 0-4	SOFT	2-3 0.2 R SOFT 4-5	- 5.25 5 - 0.50							
	CL , MH		MEDIUM DENSE 10 - 30 DENSE 30 - 50	MEDIUN	M 6-8 0.8 R STIFF 9-12 1.	0 - 2.0							
10			VERY DENSE OVER 50 STIFF 13 - 16 1.0 - 2.0 VERY DENSE OVER 50 VERY STIFF 17 - 30 2.0 - 4.0 HARD OVER 50 OVER 50 OVER 50 0.0 - 4.0										
	10 20 30 40 50 60 LIQUID LIMIT	70 80 90 100 110 120 · · · · · · · · · · · · · · · · · · ·	NUMBER OF BLOWS OF 140 LB HAMMER FALLING 30 INCHES TO DRIVE A 2 INCH O.D. (1-3/8 INCH I.D.) SPLIT-BARREL SAMPLER THE LAST 12 INCHES OF AN 18-INCH DRIVE (ASTM-1586 STANDARD PENETRATION TEST).										
	Chosen Valley	v Testing											
		y i coung											
Job No. CVT			DESCRI										

CVT LEGEND.GPJ 3/8/19

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Erosion Control and Stormwater Management Plan

River Point District

City of La Crosse LACRS 163627 | June 2, 2022



Building a Better World for All of Us[®] Engineers | Architects | Planners | Scientists

Erosion Control and Stormwater Management Plan

River Point District City of La Crosse

Prepared for: City of La Crosse 400 La Crosse Street La Crosse, WI 54601

Prepared by: Short Elliott Hendrickson Inc. 156 High Street, Suite 300 New Richmond, WI 54017-1128 715.246.9906

I, Erik Henningsgard, hereby certify that I am a registered Professional Engineer in the State of Wisconsin in accordance with ch. A-E 4, Wis. Adm. Code and that this report has been prepared in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code.

Reviewed by:

Erik D. Henningsgard, PE

June 2, 2022 Date





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Appendix E	Endangered Resources Review
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Appendix H	Long-Term Maintenance Agreement
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Appendix K	Hydraulic Analysis (XPSWMM)

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SEH is a registered trademark of Short Elliott Hendrickson Inc.

Erosion Control and Stormwater Management Plan

River Point District

Prepared for the City of La Crosse

1 Introduction

The project includes the development of nearly 40 acres near the confluence of the Mississippi, Black and La Crosse Rivers. The current phase of construction includes approximately 2,500 lineal feet of River Bend Road, an extension of an existing City street as well as approximately 300' of reconstruction of the western end of Causeway Boulevard. The current project will also include the installation of water main, sanitary sewer main, storm sewer, and an underground stormwater management facility. The project is the first infrastructure construction phase of the project and part of a larger development referred to as the River Point District. The site was previously filled to raise the future building pads out of the floodplain and the fill was permitted under DNR permit FIN#75056 and the site terminated under FIN#58263. Below is a 1992 aerial from Google Earth, showing the structures on the site that have since been removed.



1992 Google Earth image of the project site.

The current phase of the project disturbs approximately 8.5 acres and includes the construction of an underground stormwater treatment tank to provide total suspended solids (TSS) reduction

for the overall development. The site is a redevelopment, and all structures were previously removed from the site.

The project consists of one acre or more of land disturbing construction activity and therefore requires a WPDES Storm Water Discharge Permit. The Storm Water Permit Application General Information is included in **Appendix A**. Construction plans for the project are included in **Appendix B**.

2

Wetlands and Wetland Impacts

Wetlands have been identified on the project site and the inland wetlands were filled as part of the Phase 1 fill project. The wetlands that were filled were determined to fulfill all artificial wetland exemption standards. An artificial wetland exemption determination is included in **Appendix C**, which includes the delineation of the wetlands.

Project photos, after the completion of the fill from Phase 1 are included in **Appendix D** and an Endangered Resources Review was completed and is included in **Appendix E**.

3 Erosion Control

For specific details on the erosion control plan refer to the plan sheets in **Appendix B**. The plan includes the installation of silt fence perimeter control, erosion control mat, inlet protection, and tracking pads. The plan also includes the installation of a floatation silt curtain for sediment control during installation of the storm outfall.

Soil borings were completed in the location of the underground stormwater treatment tank and indicate poorly graded sand in the fill areas, which the entire project consists of. A sheet showing the location of the borings along with drafts of the boring logs are included in **Appendix F**.

The Soil Loss & Sediment Discharge Calculation Tool was used to show compliance with the allowable discharge of 5 tons/acre/year per NR 151.11(6m)(b)2 and a narrative and calculations are located in **Appendix G**.

4 Post-Construction Stormwater Management

4.1 Standards

The project is subject to the post-construction performance standards of the DNR code NR 151.121 through NR151.125 and the City of La Crosse. The site is a redevelopment and discharging directly to the river and therefore exempt from peak flow and infiltration standards. The specific standards that apply to the site include:

- DNR Standards, NR151.122(1), Table 1
 - $\circ~$ A 40 percent TSS reduction from parking areas and roads.
- City of La Crosse Standards, §105-61(b)(4)(a)
 - A 40 percent TSS reduction from parking areas and roads.

4.2 Design

The project includes the construction of an underground stormwater treatment tank to provide the minimum 40 percent TSS reduction required for future development. Below is a concept General Development Plan as developed by SEH and RINKA+ of the potential future development.



SEH/RINKA+ rendering of a conceptual General Development Plan

The street right-of-way areas were modeled as currently designed utilizing the street, sidewalks, and landscaped source areas. Due to the existing elevations of Highway 53, runoff from the east/west streets was not able to be captured, east of the first north/south street, in the storm sewer system and discharges directly offsite. Not knowing how each individual lot will be developed it is desired to afford the City and future developers the greatest flexibility in their design and development. The DNR regulatory constraints on the project relate to the TSS reduction of 40 percent for parking areas and roads, which is demonstrated through modeling in WinSLAMM. WinSLAMM includes "Standard Land Use" files that depict different land uses, similar to the TR55 CNs. There is a standard land use file for Downtown Commercial that was utilized to determine a designed 95 percent impervious.

Below are the percentages included in the WinSLAMM Standard Land Use file for Downtown Commercial, followed by the source areas included in the modeling.

Areas from SLU Downtown Commercial		
Source Area	Percent	
Flat Roofs	40.73	
Paved Parking	23.01	
Driveways	1.48	
Sidewalks	8.35	
Street Area 1	19.96	
Street Area 2	2.21	
Landscape	3.56	
Other Pervious	0.62	
Other Impervious	0.08	
Total	100	

*Source Area for Interior Blocks		
Source Area	Percent	
Flat Roofs	59	
Paved Parking	36	
Driveways	0	
Landscape	5	
Total	100	

*The "Source Area for Interior Blocks" table should be used for reference at the time of block development to ensure development follows the assumptions included in the design.

The storm sewer infrastructure proposed with construction of the street will collect stormwater runoff and direct it to the underground stormwater treatment tank (tank). The tank is 100 feet by 100 feet with an interior height of 15 feet (Elevation 630'-645'). The tank includes five feet of normal water depth, which is regulated by a twelve-inch orifice discharge at an elevation of 635 feet. The 12-inch outlet is fitted with a duckbill backflow prevention device to prevent backflow into the system up to the 10-year storm event. The outlet is included on an interior weir wall with a top elevation of 640 feet, which is sized to an elevation higher than the 10-year storm elevation. Storm events greater than the 10-year storm will overtop the weir wall and the tank discharges via three 36-inch pipes. A 33'-4"x33'-4" forebay will also be included at the influent pipe for ease of routine sediment removal maintenance.

The Redevelopment Authority of La Crosse will be responsible for long-term maintenance of the facility and an agreement for maintenance is included in **Appendix H** and a Delegation of Signature Authority form is included in **Appendix I**.

4.3 Modeling

The site was modeled in WinSLAMM to determine the TSS reduction achieved in the proposed underground stormwater treatment tank. The WinSLAMM modeling results are included in **Appendix J**.

4.3.1 TSS Removal (WinSLAMM)

The proposed site was modeled in WinSLAMM, following the parameters as outlined in section 4.2 Design. The modeling includes three different land uses including Block Interiors, Right-of-Way (blue), and Offsite Right-of-Way (red) as indicated in the image below. The areas indicated in yellow were not included in the design of the tank and will require stormwater management at the time of development.



WinSLAMM Source Areas

The 40 percent TSS reduction only applies to parking areas and roads and therefore an "Other Device" was applied to source areas for landscaping and sidewalks to exclude the TSS from these areas but account for the runoff volume. The area of the interior of the tank was reduced by the area inside the weir wall of 556 sf (16'-8"x33'-4"), for a total area of 9,444 sf (0.217 acres). The WinSLAMM modeling results in a **TSS reduction of 43.5 percent**.

4.3.2 Hydraulic Analysis (XPSWMM)

The site was modeled with an XPSWMM one-dimensional / two-dimensional (1D-2D) hydrologic and hydraulic model to analyze the proposed storm sewer system. A memorandum with an overview of the results of the modeling is included in **Appendix K**. The following design parameters were incorporated into the design.

- 1. 10-year peak hydraulic grade line (HGL) below the top of storm pipes.
- 2. 25-year event resulting in less than 0.5 feet of water ponded in the streets at low points.
- 3. 100-year event resulting in ponded water that does not reach the elevation of the building pad fill (678.0 feet NAVD).

4.3.3 Results

The proposed stormwater conveyance system and underground stormwater treatment tank have been designed to meet the standards of the DNR and the City of La Crosse.

Appendix A

Storm Water Permit Application General Information

Storm Water Construction General Permit Application

Applications are completed in a series of steps, identified by the tabs below (e.g. Application, Attachments, etc.) Click on a tab, follow the instructions and complete the following steps:

Complete all sections, **Save** your work, **Move** between tabs, **Pay** online by credit card or e-check, (You must use this system to pay all application fees), **Include** your digital signature, **Submit** the Application to the DNR.

NOTE: Missing or incomplete fields are highlighted at the bottom of each page. You may save, close and return to your draft permit as often as necessary to complete your application. If you do not complete the draft in 120 days, your draft is **deleted**.

Basic Permit Infor	mation	
Project Name	River Point District	
	You must enter a project name and select an activity to begin an application.	

- Storm Water Notice of Intent (NOI) New land disturbing construction activity
- Storm Water NOI Renewal Construction

Application Information

The information below is checklist is necessary for a complete application. A complete submittal with detailed drawings will help us make a decision about your permit application. Any applicable statutory review times do not begin until the application is received by the Department and is determined to be complete.

To help us make a decision in the shortest amount of time possible, the following information must be submitted:

New Land Disturbing Construction Activity

- Review related web site and instructions for Storm Water Notice of Intent [Exit Form]
- Review guidance for soil loss or sediment discharge calculations [Exit Form]
- Complete all required forms and upload required attachments
- Pay fee online
- Sign and Submit form

Permittee Contact Information

Notice: Pursuant to chs. 30 and 31, Wis. Stats., ch. 281, Wis. Stats, and s. 283.33, Wis. Stats., this form is used to apply for coverage

under the state construction site storm water runoff general permit, and to apply for a state or federal permit or certification for waterway and wetland projects or dam projects. This form and any required attachments constitute the permit application. Failure to complete and submit this application form may result in a fine and/or imprisonment or forfeiture under the provisions of applicable laws including s. 283.91, Wis. Stats. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Laws (ss. 19.31-19.39, Wis. Stats.). This form is required for U.S. Army Corps of Engineers (ACOE) regulatory purposes pursuant to 33 CF 325.

. . .

. .

- 0	City of La Crosse			
Authorized Rep. Last Name:	Trane			
Authorized Rep. First Name:	Andrea			
Mailing Address:	400 La Crosse Stree	et		
City:	La Crosse			
State:	WI			
Zip Code:	54601			
Email:	tranea@cityoflacro	osse.org		
Phone Number:	608-789-8321	Ext:	(xxx-xxx-xxxx)	
Alternative Phone Number:		(xxx-xxx-xxxx)		

Applicant Information	f same as landowner	
Organization	City of La Crosse	
Contact Last Name:	Trane	
Contact First Name:	Andrea	
Mailing Address:	400 La Crosse Street	
City:	La Crosse	
State:	<u>WI</u>	
Zip Code:	54601	
Email:	tranea@cityoflacrosse.org	
Phone Number:	608-789-8321 Ext: (xxx-xxx-xxxx)	
Alternative Phone Number:	(xxx-xxx-xxxx)	

Primary Project Contact Informat	ion 🗆 Select if sar	ne as landown	er				
Consultant or Plan Preparer Agent Other - spe	Consultant or Plan Preparer O Agent O Other - specify:						
Organization:	anization: Short Elliott Hendrickson						
Contact Last Name:	Henningsgard	Henningsgard					
Contact First Name:	Erik						
Mailing Address:	156 High Street Suite	300					
City:	New Richmond						
State:	<u>WI</u>						
Zip Code:	54017						
Email:	ehenningsgard@sehi	nc.com					
Phone Number:	715-861-4883	Ext:	(xxx-xxx-xxxx)				
Alternative Phone Number:		(xxx-xxx-xxxx)					
On-Site Contact Information	On-Site Contact Information Check if not applicable and skip this section						
○ Construction Inspector ○ General Contractor ○ Site St	Construction Inspector Contractor Site Superintendent Other - specify:						
Organization:							
Contact Last Name:							
Contact First Name							

Contact First Name:		
Mailing Address:		
City:		
State:		
Zip Code:		
Email:		
Phone Number:	(ххх-хх	х-хххх)
Alternative Phone Number:	(xxx-x	xx-xxxx)

Site Information - Complete

Site Map - DRAWN

Choose the best map option for your project. The mapped location of your project is required as part of the application and will be used to screen for potential impacts to sensitive resources, so be sure the map accurately represents the project location(s).

(Single project sites only)

(Delete the map to select new map or map type)

Site Map SG2838-RiverPointDistrict



ImgService

Green: Green 📕 Blue: Blue

0 0.03 0.07 0.13 m 0 0.05 0.1 0.2 km

Copyright Wisconsin Dept of Natural Resources

Site Information			
Total Area of Project Site :	8.70 acres		
Location Address / Description:	Riverbend Rd and Copeland Ave		
County:	La Crosse		
Municipality:	● City ○ Township ○ Village of LA CROSSE;C		
Nearest Water body:	Mississippi River		
	Provid e the name(s) of closest water bodies		
Total Estimated Disturbed Area :	Note: All fields below are calculated from the map. To change the values return to the map feature above. 8.618 acres		
Latitude:	43.822291358		
Longitude:	-91.254544154		

Legal Description

Quarter:	NE
of Quarter:	<u>NE</u>
Section:	31 (Valid Sections: 01 - 36)
Township:	16 N (Valid Townships 01 - 53)
Range:	07 (Valid Ranges 01 - 30)
Direction:	○ East
Describe if not wholly contained in the 1/4 section	NENE3116N07W;

Note: Legal Description information is automatically updated by the site mapping tool (if used)

Project Information

Please note: If the information provided is incorrect or incomplete, the overall permit application may be considered incomplete and may be returned to the applicant.)

Anticipated Project Start Date:	8/1/2022
Projected Project End Date:	11/30/2023
Type of Development:	 Residential Commercial/Industrial Transportation Utility Agricultural
Project Type:	 □ In-fill Redevelopment □ New Development □ Grading Only
Impervious Area Before Construction: (as percent of total land disturbance)	0 %
Impervious Area After Construction: (as percent of total land disturbance)	95 %

Pre-Application Resource Screening

If a wetland is present at a project site and permit approvals are sought through the waterway and wetland program, storm water program, or concentrated animal feeding operations (CAFO) program, the department requires that a wetland delineation that accurately shows the location of a wetland is submitted with an application. A wetland delineation needs to be verified/concurred with before the application can be submitted or be considered a complete application. See the department <u>Wetland screening and delineation</u> procedures for more information.

Is a wetland present in the project area?

 \odot Yes \bigcirc No

If yes, select all sources of information used and attach supporting report or documentation

- a. A copy of your wetland delineation report and a <u>Wetland Confirmation Service</u> concurrence letter (wetland boundary verification service offered for a fee from the department)
- \bigcirc b. An <u>assured delineator's</u> wetland delineation report
- \bigcirc c. A copy of your wetland delineation and an Army Corps of Engineers concurrence letter
- A copy of your correspondence from a <u>WDNR Water Management Specialist</u>, <u>WDNR Office of Energy Water</u> <u>Management Specialist</u> or <u>WDNR Transportation Liaison</u> regarding your wetland review/ concurrence.

Has the presence of endangered or threatened resources been evaluated according to protocols developed by the DNR Bureau of National Heritage Conservation (BNHC) <u>http://dnr.wi.gov/topic/ERReview</u> ● Yes ○ No

If Yes, select how the evaluation was completed and attach supporting report or documentation:

📋 a. Broad Incidental Take Permit / Authorization - specify (e.g. No / Low Impact Activities, Grassland & Savanna Management, etc.):

- b. Endangered Resources Preliminary Assessment from the Natural Heritage Inventory Public Portal
- C. Standard Endangered Resources Review Letter from Endangered Resources Review Program: ERR - 19-389 (example ERR-YY-### with YY = Year and ### the number)
- d.
 Certified Endangered Resources Review Letter specify:

 ERR (example ERR-YY-### with YY = Year and ### the number)

Site Screening Questions (check Yes or No)

Is the proposed disturbed area within 300 feet from a mapped or delineated wetland?	\odot Yes \bigcirc N
Is the proposed disturbed area within 500 feet from a water body?	\odot Yes \bigcirc N
Prior to commencing land disturbing construction activities, is there any area within the project boundaries with a slope length of more than 50 feet at a steepness of greater than 20%?	○ Yes ● N
During land disturbing construction activities, will there be any area within the project boundaries with a slope length of more than 50 feet at a steepness of greater than 20%?	○ Yes ● N
Are there any proposed permanent storm water management facilities within a wellhead source water protection area? (See <u>Surface Water Data Viewer</u> : Show Layers>Permits & Determinations>Source Water Protection Area)	○ Yes ● N
Is the proposed disturbed area within or adjacent to a <u>contaminated property</u> (i.e. brownfield or BRRTs site)?	● Yes ○ N
Is the project exempt from the post-construction performance standards in <u>NR151.121(2) or s. NR</u> 151.241(2), Wis. Adm. Code. ?	○ Yes ● N

Required Attachments and Supplemental Information - Complete

Please recognize that you are responsible for obtaining all necessary local (e.g. city, town, village or county) and U.S. Army Corps of Engineer permits or approvals in addition to any applicable state permits prior to commencing any work at the project site.

The information below is checklist is necessary for a complete application. A complete submittal with detailed drawings will help us make a decision about your permit application. Any applicable statutory review times do not begin until the application is received by the Department and is determined to be complete.

To help us make a decision in the shortest amount of time possible, the following information must be submitted:

New Land Disturbing Construction Activity

- Review related web site and instructions for Storm Water Notice of Intent [Exit Form]
- Review guidance for soil loss or sediment discharge calculations [Exit Form]
- Complete all required forms and upload required attachments
- Pay fee online
- Sign and Submit form

Upload Required Attachments (15 MB per file limit) - Help reduce file size and trouble shoot file uploads

* indicates completion of this item is required

Note: To replace an existing file, use the 'Click here to attach file ' link. To delete a selected item press Ctrl D or the icon.

Erosion Control Plan Narrative and Storm Water Management

LACRS163627StormwaterManagementPlan-Narrative.pdf

Erosion Control Map (Construction Plans)

File Attachment

File Attachment

AppB-PlanSet.pdf

Site Evaluation for Storm Water Infiltration

File Attachment

AppF-SoilsInfo.pdf

Modeling

File Attachment
 AppJ-WinSLAMMModeling.pdf

File Attachment
 AppK-HydraulicAnalysis-XPSWMM.pdf

Long Term Maintena	ance Agreement	
I File Attachment	AppH-Long-TermMaintAgreement.pdf	

Best Management Practices (BMP) Permission Letter

U	File Attachment	
---	-----------------	--

Soil Loss/Sediment D	vischarge Calculations		
U File Attachment	<u>AppG-SoilLossDischargeCalcs.pdf</u>		
Wetland Assessment	Method		
WDNR Communications			
File Attachment	AppC-WetlandCorrespondence.pdf		
Endangered Species	or Threatened Resources		
Certified ER Review letter			
<u>certified_tiv_neview_letter</u>	AppE EPP adf		
III File Attachment			
Site Photos			
I File Attachment	AppD-Photos.pdf 4/8/2022		
Date of Photograph(s):			
Other Items (Select T	ype)		
Other Document			
I File Attachment	LACRS163627StormwaterManagementPlan-reduced.pdf		

(Click insert to add additional Other Items or Site Photos. Use your cursor to hover over the file name field. When the drop down arrow appears, select insert or remove item)

Payment Confirmation			
Wisconsin Department of Natural Resources Invoice Number	: WP-00035837		
Total Due	235		
Important:			
 Closing this page without saving will cause th A 2.5% convenience fee is added for credit ca 	e loss of your payment history. ard payments.		
 Follow all three steps below and sign and sub 	omit your permit.		
STEP 1 Completed Payment			
STEP 2 Enter Confirmation Number	3008552899		
STEP 3			
Please note that payment is considered successful when your financial institution renders payment for this transaction. Failure of US Bank to collect and transfer funds from the permit applicant to the DNR, does not release the applicant of financial responsibility and the DNR reserves the right to collect unpaid			
fees.			
All payments are collected by US Bank which is an external website contracted by	the Wisconsin Department of Natural Resources	for the sole purpose of	
collecting payments over the web.			

Sign and Submit

Steps to Complete the signature process

- 1. Check who is electronically signing the eNOI
- 2. Read and Accept the Terms and Conditions
- 3. Press the Initiate Signature Process button
- 4. Open the confirmation email for a one time confirmation code and instructions to complete the signature process.
- 5. You will receive a final acknowledgement email upon completing these steps

NOTE: For security purposes all email correspondence will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click <u>HERE</u>.

Terms and Conditions

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Signee (must check current role prior to accepting terms and conditions)

- \bigcirc Landowner using WAMS ID
- Delegation of Signature Authority (Form 3500-220) for agent signing on the behalf or the landowner

O Agent seeking to share permit application with Landowner (Land owner must get WAMS id and complete signature)

Delegation of Signature Authority		IIIe Attachment	<u>Click to view attachment</u>	
Submission of this form constit so on behalf of the landowner.	utes notice by Please <u>downl</u>	the landowner that the po oad form 3500-220 and	erson electronically signing the eNOI is a sign and attach it above.	uthorized to do
Name:	Erik Henningsgard			
Title:	Consultant			
Authorized Signature.	Signed by : i:0#.	.f wamsmembership erikh	on 2022-06-03T10:01:51	
✓ I accept the above terms and conditions.	You have alread Wisconsin DNR	ly signed and submitted thi for assistance.	s application to the DNR. Please <u>contact the</u>	

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application

Appendix B

Plan Sheets



CITY OF LA CROSSE, WISCONSIN

CONSTRUCTION PLANS FOR **RIVER POINT DISTRICT PHASE II**

UTILITY PLANS FOR AGENCY REVIEW



NOTE

THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA.

THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.



SHEET NO.

T0.01 C1.11-C1.12 C1.21-C1.27

C2.11

C2.21

C3.01-C3.06 C4.01-C4.11

C6.01

S001-S302

N.T.S.

Know what's below.

Call before you dig.

DESCRIPTION

TITLE SHEET DETAILS TYPICAL SECTIONS EROSION CONTROL GRADING PLAN WATER MAIN AND SANITARY SEWER STORM SEWER STORM OUTFALL PLAN-PROFILE STORM TREATMENT TANK STRUCTURAL

THIS PLAN CONTAINS 37 SHEETS









LA CROSSE, WISCONSIN

FILE NO.

ACRS16362

T0.01

_{of} 214



PHONE; 715,246,9906 156 HIGH STREET, SUITE 300 NEW RICHMOND, WI 54017





DAS

hecked B

LA CROSSE,	WISCONSIN

216




DAS

ecked B

LA CROSSE, WISCONSIN

of 37

		30" DRIVEWAY
		24" 6" 1½" RAD MAX 4% 50 50 50 50 50 50 50 50 50 50
		NOTES: THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE COURSE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED
		TYPE D CURB AND GUTTER
InS1-drawings110-Civilcad/dwg/sheelLACRS163627DT dwg	4" CONCRETE SIDEWALK 4" CONCRETE SIDEWALK 4" CONCRETE SIDEWALK	EXISTING OR NEW 4" CONCRETE SIDEWALK 5" VARIES SEE TYP. SECTION 5" CONCRETE CURB & GUTTER CURB & GUTTER CURB & GUTTER CURB & GUTTER EXPANSION JOINT TYP. 6" CONCRETE CURB & CONCRETE STATUS CONCRETE CURB & CONCRETE CURB & CONCRETE CURB & CONCRETE CURB & CONCRETE CURB & CONCRETE CURB & CONCRETE CURB & CONCRETE CONCRETE CURB & CONCRETE CURB & CONCRETE
AM letelhut Plot. 3/17/2022 11:10 AM X:IKOLLLACRS/163627/5-firel-43gn	6" CONCRETE SIDEWALK/DRIVEWAY NTS	ACCESSIBLE RAMPS
Big Revision Issue Vice Vice Vice Vice <	Date 03.17.2022 Rev.# Rev.ision Issue Description NOT FOR CONSTRUC	TION Date LA CROSSE, WISCONSIN











CONCRETE THRUST BLOCKING



BUTTRESS DIMENSIONS											
PIPE	22 1/2	BEND	45° B	END	90° BEN	ID/TEE					
SIZE	B1	D1	B2	D2	Bз	Dз					
6"	1'-5"	1'-5"	1'-5"	1'-5"	2'-1"	1'-6"					
8"	1'-5"	1'-5"	2'-1"	1'-6"	2'-8"	2'-0"					
12"	1'-10"	1'-10"	3'-4"	2'-0"	4'-9"	2'-6"					
16"	3'-0"	2'-0"	3'-10"	3'-0"	6'-2"	3'-6"					
20"	3'-6"	2'-8"	5'-6'	3'-4"	8'-4"	4'-0"					
24"	4'-4"	3'-0"	6'-10"	3'-10"	9'-8"	5 ' -0"					
30"	_	-	9'-3"	6'-0"	17' - 0'	6'-0"					

NOTES:
 SHAPE OF BACK BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
 DIMENSION C1.C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE 0 EQUAL TO OR LARGER THAN 45°.
 DIMENSION A1,A2,A3, & A4 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
 4. 45° MINIMUM.
 PLACE POLYETHYLENE BETWEEN CONCRETE AND PIPE.



Drawn By

Checked By

signed By

DAS

LA CROSSE, WISCONSIN

DETAILS

C1.27 of 37













TA = 115+81.55		29
- 12" X 10" TEE 36 LF - 10" DIP	<u>STA = 115+85.92</u>	7
1 - 10" PLUG	1 - 12" X 4" TEE 36 LF - 4" DIP 37 A 37 A 57 A 57 A	
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<u>, 5.17' L</u>	CONCRETE MONOLITH	
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STORM SEWER CROSSING PLAN & PROFILE **RIVER BEND ROAD**











LA CROSSE, WISCONSIN

STORM SEWER CROSSING **PLAN & PROFILE River Bend Road**



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LA CROSSE, WISCONSIN

	STRUCTURAL SHEET INDEX	
R COLUMN	S001 GENERAL STRUCTURAL NOTES, ABBREVIATIONS AND SYMBOLS S002 GENERAL STRUCTURAL NOTES S101 FOUNDATION PLAN S111 TOP SLAB PLAN S301 BUILDING SECTIONS S501 FOUNDATION DETAILS S502 FOUNDATION DETAILS	
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0	GENERAL STRUCTURAL NOTES, ABBREVIATIONS	1500

- GENERAL STRUCTURAL NOTES 1. These notes do not replace the specifications but are to be read in conjunction with them. Any discrepancies or conflicts between the two shall be brought to the attention of the Structural Engineer of Record (SER) for resolution. In these Notes and the Specifications, the word "shall" means "has a duty to.
- These drawings are for Lacrosse River Point District (SEH project number (LACRS-163627) and no other use is authorized. Contact SER, Mike Hemstad at SEH 651-470-9287.

WERNING BUILDING CODE: 2018 Wisconsin Commercial Building Code 2015 International Building Code as adopted and amended by the state building code

DESIGN CODES AND STANDARDS ACI Manual of Concrete Practice

ACI 318, 301 Building Code Requirements & Specifications for Structural Concrete ACI 350 Environmental Engineering Concrete Structures

DESIGN LOADS PER ASCE 7-16

Risk category I 1. Live load:

Roof live load 2. Dead load:

- Soil dead load
- 3. Snow loads Ground snow loar 40 PSF (non-concurrent with roof live load)

50 PSF

420 PSF

mnortance facto Rain Load Intensity:

Wind loads Seismic loads: Site class 0.051 g 0.039 g 0.055 q 0.063 g Soil criteria: Allowable soil bearing pressure Design water elevation (Q100) 3.000 PSF 646.00' rost depth 65 inches (unheated structure) Anticipated max differential settlement 1/2 inch Anticipated max total settlement 1 inch

Sand backfill: Wet unit weight

120 PCF Angle of Internal Friction 52 PCF (unsaturated), 90 PCF (saturated) Passive pressure Sliding coefficient Subgrade modulus

DESIGN / CONSTRUCTION CRITERIA

- The contractor shall verify dimensions and conditions before construction and notify the engineer of any
- All material, workmanship, and details shall be in accordance with typical competent construction practices, current manufacturer's recommendations, and all applicable codes and government
- regulations. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on process, architectural, mechanical, electrical or other drawings. All conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect and engineer's attention for direction before proceeding.
- 4. Equipment and structural anchor rod sizes, types, embedment, and patterns shall be verified with the
- Comparison and a constraint and/or allows (yes), third containing and provide a contract of the contract
- The engineer is not responsible for construction means, methods, techniques or practices. Where drawings and details imply this, they are provided to show final construction. If contractor desires to use different means and methods than implied by these drawings, submit similar details for review Standard or typical structural details are intended to illustrate design concepts and to specify material
- and required physical dimensions matching or similar to the referenced locations in the drawing set. Standard details apply whether or not they are cut on the drawings. There is no provision for future vertical or horizontal expansion in the design
- 11. Unless specifically noted otherwise, building sections may not illustrate all dowels, keyways, o
- Unless specificating Noted outlewise, building securities in any not industriate all owners, keyways, ou waterstops required by design. All base slab or footing to wall joints shall have vertical dowels crossing the joint, All elevated slabs (including base slabs above the lowest base slab elevation) to tank or foundation walls shall have horizontal dowels crossing the joint. Refer to typical details in the drawings for design intent.

- FOUNDATIONS CAUTION: Existing underground utilities may exist anywhere on the site. Notify owner and Digger's hotline (800) 242-8511 (Wisconsin) prior to disturbing any grade or excavation 2. Material Definitions and Gradations:
- Non-frost-susceptible fill
- 100% passing 1" siev
- Solv passing if sieve
 <50% passing #40 sieve
 <6% passing #200 sieve
 <2% organic content
 Aggregate Base

- 100% passing 1" siev
- 70-100% passing 3/4" siev
- 45-90% passing 3/8" sieve 35-80% passing #4 sieve
- 20-65% passing #10 siev
- 10-35% passing #40 siev
- 10-33/b passing #40 seve
 3-0/b passing #20 seve

 Age agregate strong #4 have minimum 25% fractured faces or crushed (per gradation)
 Aggregate Filter/Base
- 100% passing 1" sieve 85-100% passing 3/4" sieve
- 45-90% passing 3/8" sieve 20-60% passing #4 siev
- 0-10% passing #10 siev
- 0-6% passing #200 siev < 2% organic o
- Large aggregates through #4 have minimum 75% fractured faces or crushed Granular Structural Backfill
 100% passing 1* sieve
 0-85% passing 1* lo sieve

- 0-65% passing #40 sieve 0-10% passing #200 sieve
- < 2% organic content

LACRS 163627

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3. Structural foundations consist of wall and spread footings established on material capable of safe supporting 3.000 PSF as recommended by TESTING COMPANY in report REPORT# dated DATE. The subjourned of the specifications, test borings, or geotechnical report. A licensed geotechnical engine shall be present during construction to test, inspect and verify all assumed soil conditions as requir

Revision Issue

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Released For Permitting

FOUNDATIONS (CONT)

- Basement and subgrade tank walls shall be backfilled with Granular Structural Backfill or Non-Frost Susceptible Fill (as defined above) within 2 feet of the wall. Tank walls are designed for an exterior lateral load of 52 PCF equivalent fluid defined above) within 2 het of the wall. Lank walls are desgned to ran extenor lateral load of 52 PCF- equivalent titue pressure, a levest, above groundwater (taken as elevation A52 due to drain titles). Tank walls are designed for an equivalent fluid pressure of 90 PCF below elevation 642.0. Walls are designed for an interior lateral load of 53 pcf. Tank walls are not designed to resist any lateral bad until the wall concrete has achieved its full design strength. 4 way from walls, place fill in 8 inch loose lifts and compact to 98 percent for lis design strength. 5. Away from walls, place fill in 8 inch loose lifts and compact to 98 percent Standard Proctor beneath foundations, 95 percent otherwise, Within 8 feet of valls, hand compact to 95 percent Standard Proctor. 6. When placing compacted fill adjacent to foundation walls and piers, place backfill at equal rates on both sides to percent otherwise.
- prevent overturning or structural damage. Contractor shall provide for dewatering at excavations from either surface water or see
- Contractor shall provide for dewatering at excervations from either sufface water of seepage. Mosture contraint in sols beneath building locations should not be allowed to vary after footing excavations and after grading for slabs on grade are completed to a degree that would de-stabilize the compacted soil. If subgrade materials become desiccated or softened by water or other conditions, remove and replace with engineers off lars recommended the geotechnical engineer. Do not place concrete on frozen ground, nor allow ground beneath foundations to freeze. All foundation work shall be placed on subgrade D not place frozen backfill. Base slab shall be constructed on a subgrade of native material compacted to at least 98 percent of its maximum dry density. (clanded morch) and finches of domarcate Base Advancente Eitler/Base (as defined abova) or WisPOCT
- density (standard proctor), and 6 inches of Aggregate Base or Aggregate Filter/Base (as defined above) or WisDOT base aggregate course (dense) below the slab compacted to 100 percent standard proctor density unless noted
- otherwise in geotechnical report. In wet or potentially wet situations, use Aggregate Filter/Base (as defined above). 11. Grading: where not specifically shown on the plans, it is intended that all excavated and backfilled areas shall be graded to slope away from buildings and other structures

CONCRETE

- <u>CONCRETE</u>
 1. An independent testing agency shall cast 4 six inch test cylinders or an equivalent number of four inch cylinders for each 75 cubic yards of each concrete mix placed or for each day's operation, whichever is the lesser amount. The testing agency shall cast, ure, and test the spacemens in accordance with ASTM CAST and ASTM CASI Air. temperature, and slump shall be tested at minimum for the first truck and every third truck thereafter (1⁴¹, 4th, 7th, etc.) or when a change in properties is noticed, at the final location (test after pum), not at truck).
 2. The contractor shall be responsible for the design of form work to comply with the dimensions indicated on the plans.
- maintaining proper alignment during concrete pouring operations. Special care shall be taken with formwork for self
- consolidating concrete 3. All concrete except as noted in the following paragraphs shall meet the following requirements:
- 3. All concrete except as noted in the following paragraphs shall meet the following requirements: Compressive Strength fr = 6,000 FSI min at 28 days Water / (cament + pozzdan) ratio 0.45 max (0.40 max if exposed to sulfates) Concrete used in walls and columns shall meet the following requirements: Control (cament + pozzdan) ratio 0.45 max Water / (cament + pozzdan) ratio 0.45 max Gorout fill used in hydraulic structures shall meet the following requirements: Concressive Strength from 6 a 20.00 PSI min at 28 days Vater / (cament + pozzdan) ratio 0.45 max Concressive Strength from 6 a 20.00 PSI min at 28 days Concressive Strength from 6 a 20.00 PSI min at 28 days Concressive Strength from 6 a 20.00 PSI min at 28 days Concressive Strength from 6 a 20.00 PSI min at 28 days Concressive Strength from 6 a 20.00 PSI min at 28 days Concressive Strength from 6 a 20.00 PSI min at 28 days Concressive Strength from 6 a 20.00 PSI min 6 a

 - Compressive Strength Compressive Strength f'c = 3,000 PSI min at 28 days Water / (cement + pozzolan) ratio 0.45 max
- Concrete and grout exposed to frost (including foundation walls) shall be air entrained 6% +/- 1%.
- Concrete and grout exposed to trost (including foundation wais) shall be all entraned to * 1%.
 Slump shall be 4 inches +1 inch without waiter reducing admixtures, With water reducing admixtures, concrete mix design shall state design shall state design shall state design shall state shall be 4 inches +1 inch without water reducing admixtures. With water reducing admixtures, concrete mix design shall state design shall be checked against allowable; and concrete rejected, accepted, or adjusted on that basis.
 Water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates may be used for improved workability.
 Do not add water to concrete at the jobsite without written approval of the SER, and in no case in excess of the water in the approval mix design.
- the approved mix design. 0. No chloride containing admixtures are allowed.
- All concrete is normal weight unless specifically noted otherwise
- 12. Cement shall be Portland cement type 1 or Portland Limestone Cement type 1L conforming to ASTM C150. Up to 30% Cement shall be Porlland cement type 1 or Portland Limestone Cement type 11, conforming to ASTM C150. Up to 30% cement may be replaced with fly ash and up to 50% with GGBFS (50% combined max). Aggregate for normal weight concrete shall conform to ASTM C33. Water is to be potable or demonstrated to have no harmful effects on concrete. ash shall be demonstrated by test to contain minimum 18 percent CAO. When fly ash is used in concrete shall be demonstrated to have no harmful effects on entrained, and realisted as required for LOI per recent CAO. When fly ash is used in concrete to be air entrained, air entraining shall be adjusted as required for LOI per recent experience of ready mix suppler. Measured from the time water and cement are batched together, no more than 90 minutes shall elapse until concrete is placed. This time shall be reduced by two minutes for every degree that concrete temperature exceeds 75 degrees Fahrenheil. These ortheir amount entraked the order of selectoriofilm admixtures.
- ahrenheit. These criteria may be relaxed by the use of set-controlling admixtures.
- Protect concrete in accordance with ACI 305 and ACI 306 for hot weather concreting and cold weather concreting respectively. In cold weather, heat is required if outside temperature falls below 30 degrees any time during first three days. Reinforcing shall be 40 degrees or warmer at time of concrete placement. Concrete temperature shall be recorded every morning and shall be kept above 40 degrees in all locations for 7 days. Concrete shall not be exposed
- to combustion products (use electric heat, ducted heater or ground thaw). Keep protection in place minimum 24 hours r cessation of heating to provide gradual cool-down air temperature is above 85 degrees, provide mist, shading, windscreens and other protection as required for 12
- When air temperature is above 85 degrees, provide mist, shading, windscreens and other protection as required for 12 hours after placing.
 Concrete being placed shall be protected from rain. If rain falls on concrete before it has set, or within 3 hours of placement in any event, contractor shall bear cost of testing to prove concrete is unaffected, and shall remove and replace affected concrete to the satisfaction of the engineer.
 Wet cure (poly and bulap or proprietary blankets kept moist daily) for a minimum of 7 days; sides of footings may be here the data and a statement of the satisfaction of the former.
- buried after 24 hours. Add one day of cure for fly ash in excess of 15 percent or GGBFS in excess of 10 percent of buined after 24 hours. Add one day of cure for thy ash in excess of 15 percent or GGBFS in excess of 10 percent of comenditious. Contractor is responsible for staining caused by buing in visible areas. Spray-on curing compounds shall not be used as a substitute for wet curing without written permission of the SER except as follows, Liquid-containing structures must use a wet cure on all surfaces. Spray-on curing compounds may be substituted for wet curing in areas of non-liquid-holding structures that are not visible in the final condition and in liquid holding structures in writter conditions where water curing may be hazardous or difficult. When spray-on curing compounds are used, they should be applied in two layers perpendicular to each other and according to manufacture's instructions. Cementitious grout shall be non-shrink and non-metallic grout. Place according to manufacture's recommendations and trim nealth where wisite
- and trim neatly where visible.
- 19. Leak testing is not required for this structure. However, any honeycomb greater than 1/2" deep shall be patched, and any cracks greater than 1/32 inch shall be treated with crystalline waterproofing (such as Xypex), topically applied per manufacturer's recommendations.
- 20. Coordinate with other trades for sleeves, conduit, electrical grounding wires, inserts, underground utilities, and other
- 20. Coordinate with other trades for sleaves, conduit, electrical grounding wires, inserts, underground utilities, and other items to be embedded into concrete and verify that they are properly installed and supported before cashing concrete. Holes through slab or wall shall leave minimum 1 inch clear to reinforcing; shift rainforcing as required. Plazement of such items shall be coordinated with reinforcing placement where they would otherwise displace each other. For instance, in areas with a single mat of reinforcing, easi-west conduit should be placed with east-west reinforcing and north-south conduit is placed with reinforcing, easi-west conduit should be placed with east-west reinforcing and north-south conduit is placed with reinforcing.
 21. Embedments shall not specificantly impair the strength of the structure and shall not reduce fire protection. In no case shall embedments violate the required concrete cover. Conduit and pipes, with their fittings, embedded and shall not be spaced doser than three diameters on center, conduit the eares in Vise of slabs and of slabs and forms shall not be spaced doser than three diameters on center, construct the eares of slabs, and to Slabs concretes cover.
- and footings shall not be spaced closer than three diameters on center and shall be encased in CLSM or concrete vibrated to flow around conduit. 22. No uncoated aluminum items shall be embedded in any concrete. All aluminum surfaces in direct contact with concrete
- No unceated aluminum items shall be embedded in any concrete. All aluminum surfaces in direct contact with concrested leaves one coat of 4.1 cml dry film thickness bitumasitic.
 Unless shown on drawings, concrete shall be placed without construction joints except where specifically shown on shop drawings approved by the engineer. The contractor shall submit shop drawings showing additional or alternate construction joint locations to the engineer for approval.
 Bevel all exposed corners of concrete 34*X34*.
 Vertification and horizon of all unusinged break purchasing and engineer.
- 25. Verify size and location of all equipment bases, housekeeping pads, and openings

03/17/2022

- 26. All concrete to be trowel finished shall be tested for air content, whether or not it is purposely air entrained. If concrete contains more than 2 percent entrained air, delay start of finishing to preclude weakened air rich plane just below surface
- 27. Unless specifically noted otherwise, building sections may not illustrate all dowels, keyways, or waterstops required by Ones specificar fueld onlief wee, building sections may not inscribe an owners, envirys, or waterstups required to design. All base also rotooning to wall joints shall have vertical dowels crossing the joint. All elevated slass (including base slabs above the lowest base slab elevation) to tank or foundation walls shall have horizontal dowels crossing the joint. Slabs on grade may either be indegendent (with expansion) joint) or doweld in; provide dowels where slabs on grade are shown to bear on walls in sections. Refer to typical details in the drawings for design intent.

NOT FOR CONSTRUCTION

- <u>JOINTS IN CONCRETE STRUCTURES</u> 1. Because of the effects of concrete consolidation, workmanship, detailing, cure, temperature, aggregate size, and other factors: Contractor is responsible for cracking in base slabs and walls of liquid-holding structures, and shall repair any leaking factors: Contractor is responsible for cracking in base slabs and walls of liquit-holding structures, and shall repair any leakit cracks by sealing, injecting, or otherwise filling them. Where sealing is judged necessary by either Contractor or Engineer. Contractor shall submit material and description of sealing to be used for review by Engineer. Note that crystalline waterprofing will heal tight cracks (less than approximately 164) over time in warm temperatures, but wide cracks or leak tests attempted in cold temperatures will require additional measures. Any wall which is or may be subject to external groundwater is considered [guite holding. Contractor is encouraged to use well-graded aggregate larger than ½"; fiber reinforcing, shrinkage reducing admittures; constation waterprofing waterball moting and other mace to reduce behaviora. If used next later waterprofing the advectory for water profiles waterprofing the subject to external constants.
- rystalline waterproofing; extended moist cure; and other means to reduce shrinkage. If used, crystalline waterproofing shal be used at the manufacturer's recommended dosage.
- Concrete walls in liquid-holding structures:

contact butt ioints.

REINFORCING STEEL

BAR SIZE

#3 21"

#6 43"

#7

#8

#4

of ACI 318, current editions.

2" All other concrete

displacement from workers and placement of concrete.

fc' = 3000 psi (note c)

(note a)

29"

62"

71"

100"

ot taken from design reinforcing.

2

SEH

#5 36"

#9 80"

#10 91"

cores of 6" CMU.

VERTICAL HORIZONTAL

(note b)

28"

37"

46"

56"

81"

93"

104"

118"

131"

For epoxy coated bars, multiply these values x 1.20.

pased on the bigger bar divided by 1 30

- Concrete walls in liquid-holding structures shall have waterstopped construction joints at a maximum spacing of 20 feel Concrete walls in liquid-holding structures shall have waterstopped construction joints at a maximum spacing of Z/ blee for concrete propriorined according to these Notes and the specification. Full horizontal indirivations and the shall be and the specification. Full horizontal indirivation and the specification. Full horizontal indirivations and the specification. Full horizontal relations and and the specification. Full horizontal indirivations and the specification. Full horizontal relations and the specification in the inside surface between corners in a straight line or along a curve, but not around corners. For example, an 18 square box is nequired to have and joints, but a 22 square box is required to have one in each wall. For this purpose, a T-intersection coults as a corner at the interaction wall. ntersecting wall but not at the continuing wall.
- Alternatively, a low-shrinkage mix may be proposed, and shrinkage measured for the specific concrete mix to be used in the walls, and the maximum construction joint spacing determined by the equation: Spacing = 2.0 / (sh + 0.03), where "sh" is the shrinkage in percent from the 35 day shrinkage test described below; and the spacing is limited to 50 feet. Concrete placed in the walls shall have the same or lesser water content as that used in the test. If a Shrinkage Concrete placed in the walls shall have the same of lesser water content as that used in the test, if a shninkage Reducing Admixture or Shninkage Compensating Admixture is used, it shall be used at the manufacturer's recommended dosaga, Measurement of shninkage shall be according to ASTM C157, except that the specimens should be cured in a time saturated bath for 7 days rather than 28 days. Shrinkage shall be reported based on measurements at the end of the 7-day most cure, and at 28 days after cassation of curing. If Shrinkage Compensating Admixture is used, initial measurement shall be 12 hours after placing rather than 7 days; full 7-day lime bath cure and 28-day dring shall still be followed. Acrete base slats in liquid-holding structures: Concrete base slats in liquid-holding structures:

Concrete base slabs in liquid-holding structures shall have waterstopped construction joints at a maximum spacing of 40 feet in each direction, with full reinforcing through the joint and developed each side of each joint. At least 36 hours

Alternatively, shrinkage may be measured as specified above for the specific concrete mix to be used in the base slab,

rationarroy, ammage may be incident as specifical over the specified notice time to be added and the and the maximum spacing determined by the equation: Spacing = 4.0 / (sh + 0.03), where "sh" is the shrinkage in percent from the 35-day shrinkage test described above and the spacing is limited to 100 feet. Concrete placed in the base slab shall have the same or lesser water content as that used in the test. If a Shrinkage Reducing Admixture is used, it shall be used at the manufacturer's recommended dosage.

Waterstops in new construction shall be 6-inch PVC, center bulb, ribbed, unless specifically noted otherwise

At splices, miter all intersecting connections at 45 degrees and use a manufacturer approved heating iron to make full

For construction joints at hardened (existing) concrete, hydrophilic waterstops may be proposed by the contractor in lieu of

Indicate the second sec

All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise show

All reinforcing steel shall conform to the requirements of ASTM A615 grade 60 steel. Reinforcing steel shall not be welded

All heimorong steel shall contom to the requirements of AS IM As 5 grade to steel, kelmoroing steel shall not be welload without authorization of the SER and if welded shall be A706 grade bot steel, Reinforcing to be wellded shall only be welload to structural steel, not other reinforcing, unless specifically noted on the drawings. Welded plain wire fabric shall be supplied in sheets, not rolls, and conform to the requirements of ASTIM A185. Clear minimum cover of concrete over reinforcing steel shall be as follows unless specifically noted otherwise: 3° Concrete placed against earth 3° Top mat of base slabs to receive waterstops at wall joint 2° All other concrete.

All reinforcing shall be tied to crossing reinforcing on at least every other bar (every bar at perimeter), and sufficiently to resist

and install dowels of same size and spacing as vertical reinforcement in all columns and walls. Position all anchor bolts with

All footing dowels shall be accurately positioned and wired in place before casting footing concrete. Where not noted, provid

templates. Bar lap lengths in concrete and 90 degree and hooks shall be in accordance with the table below unless noted otherwise. This table lists class 'B' laps. For epcxy coated reinforcing steel, increase lap length by 50% with c-c bar spacing < 6db and cover to center of bar <3db, otherwise increase by 20%. For masony reinforcing, use fc' = 3000 psi values.

CLASS B REINFORCING BAR LAP SPLICE TABLE

(note d, e, & f)

f.' = 4000 nsi

(note a)

19"

25"

31"

37"

54"

62"

70*

87*

78"

VERTICAL HORIZONTAL

(note b)

24"

32"

40"

48"

70"

80"

90*

102"

113"

Vertical bars; and horizontal or diagonal bars with less than 12° of concrete placed below them. Horizontal or diagonal bars with 12° or more of concrete placed below them. (eg. wall horizontals) Use f_c = 2000 psi values for masonry rebar laps. Do not lap splice bars bigger than #8 in masonry. Break off fins in

For laps between different bar sizes, use the greater of these values based on the smaller bar, or these values

Bars marked continuous, corner bars, and all vertical steel shall be lapped in accordance with table above at splices and

Bar support accessories shall be as specified in latest edition of the ACI detailing handbook and the concrete reinforcing

embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted

ber subjort tadestonen ander subject ander subject and subject and

iably during concrete placement. Support rebar used at contractor's option shall be extra bars supplied by con

LICENSE NO

f. Hoop bar laps shall be staggered such that splices do not overlap with bars above, below, or on opposite faces.

f.' = 6000 nsi

(note a)

15"

20"

25"

30"

44"

50*

57*

64"

71"

VERTICAL HORIZONTAL STD 90

(note b)

20"

26"

39"

57"

66"

92"

74"

83" 22"

33" 10"

HOOK

6"

12"

14"

16"

19"

24"

with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements

shall pass between adjacent slab pours in liquid-holding structures.

Unless noted otherwise, anchors and reinforcing dowels installed in concrete or concrete masonry shall be as noted below. Anchors not shown or noted on the drawings, those required by the contractor solely for his mean and methods, or those required by mechanical/electrical and carrying less than 100 pounds of non-safety-related

POST INSTALLED ANCHOR RODS AND DOWELS

anchors shall not be re-used on permanent work

manufacturer unless specifically noted otherwise in the drawings.

Expansion/screw: 1/2 inch 3 1/2 inches

5/8 inch

3/4 inch

All primary member bolted connections shall be two bolt minimum.

spected by NDT methods such as ultrasonic, mag particle, or dye per

12. All cut or raw surfaces of FRP shall be coated with compatible epoxy.

inrequired material or submissions without GC approval stamp

RIVER POINT DISTRICT

UNDERGROUND RESERVOIR

LA CROSSE, WISCONSIN

Review and approve each submission.

Stamp each submission as approved.

Expansion and screw anchors:

b. Adhesive anchor rods and dowels:

engineer's attention for resolution

STRUCTURAL METALS / FRP All structural steel shall be as follows:

Unless noted otherwise, anchors shall be installed to the following embedmen

4 inches 5 inches 4 1/2 inches

5 inches

6 inches

and methods, or those required by mechanical/electrical and carrying less than 100 pounds of non-safety-related terms, do not require special inspection. Approved manufacturers are: HILTI, ITW / Redhead, Simpson, and Powers / Rawl. Submit product data and current ICC ES proof or IAPMO report showing product is compliant with project code requirements for contractor shall arrange for manufacturer's rep to train all installers on the complete installation process. A letter training data and a list of the personnel trained on anchor installation shall be submitted to the engineer. Permanent anchors exposed to earth, weather; or corrosive environments, including all enclors in wet areas, and anchors engaging stanialess steel or FEP/aluminum members, shall be stanless steel type 304 or 316; Otherwise, anchors engling tain on the dimensioner and the material contract terms and anchors in the dimensioner.

anchors shall be zinc plated, minimum ASTM A36 material unless ASTM A193 grade B7 is noted in the drawings anchors shall be zinc plated, minimum ASI M A36 material unless ASI M A193 grade B/ is noted in the drawing and shall be according to ASTIM F154. Reinforcing dowels shall be of the same size (U.N.O.), material and coating (if any) as the continuing reinforcing. Where expansion anchors are called for, contractor may substitute screw type anchors with sell-tapping threads or adnesive anchors of the same size and embedment, subject to review of capacity by the engineer for the product substituted. Where adhesive anchors are called for, other types shall not be substituted. Screw type

Adhesive shall have a current ICC ES report. Use high viscosity adhesive and placement devices in consultation with the manufacturer for overhead work. Overhead installation shall be subject to continuous special inspection during installation and shall only be performed by certified adhesive anchor installers. Use low temperature formulations for cold weather work. Do not apply significant load to anchors until their capacity has been assured Anchors installed in concrete masonry and precast hollow core concrete shall be installed in cores grouted solid.

Notice and the set of the set of

ueani. Holes shall be drilled, deened, and maintained until installation in accordance with manufacture's recommendations using standard rotary-impact bits and oitre compressed air, diamond core bits shall not be used unless specifically approved by the manufacturer. Locate and avoid reinforcing bers and PT tendors. Maintain spacing (minimum 8 inches) and edge/corner distances (minimum 4 inches) as recommended by

7 inches (6" in 8" CMU) 9. Except as noted, all anchors shall have intermittent special structural inspection by one of the following. Load tests shall be to 150 percent of service capacity or 75 percent of ultimate strength, with no appreciable slip. permanent deformation, or concrete damage. Anchors which fail this test shall be replaced at no cost to the

Grouted CMU 4 1/2 inches

6 inches 5 1/2 inches

6 inches

project. Two failures in a given installation shall result in mandatory load testing at double the rate noted below.

Witness installation with torque wrench according to manufacturer's recommendations and requirements of ICC report:

Test all anchors with torque wrench after installation (including load test of 5 percent of installed anchors); or Load test of 10 percent of installed anchors by supplier or third party inspector

Witness installation according to manufacturer's recommendations and requirements of ICC report; or Load test of 10 percent of installed anchors by supplier or third party inspector

Wide flange beams and columns shall be ASTM A992, grade 50 steel. All miscellaneous steel (angles, channels, plate) shall be ASTM A992, A529, or A36 steel (min. Fy = 36

Redangular steel tubes (HSS) shall be ASTM A500, grade C steel (fy = 50 KSI). Pipe shall be ASTM A53 (fy = 35 KSI) unless A500 grade C (46 KSI) is noted. Other shapes shall be ASTM A36 (36 KSI). Splicing or modification of members in the field is prohibited without prior written approval of the SER.

Fabrication and erection shall be in accordance with the latest edition of the AISC Manual of Steel Construction

Fabrication and erection shall be in accordance with the latest earties of the ASC Manual of Steel Construction, Code of Standard Practice for Steel Euklangs and Bröges, except as follows:
To paragraph 3.1, add "The project architectural drawings are a part of the structural steel design drawings by reference and must be used concurrently with the structural steel design drawing for any information not shown on the structural steel design drawing: "Architectural steel design drawings are a supplement to the structural steel design drawings to define detail configurations and construction, information:

Paragraph 3.3 modify the last sentence to read, "in case of discrepancies between the structural steel plans and plans of other disciplines or existing conditions, such discrepancies shall be called to the architect /

5 All aluminum shapes shall be ASTM B209, B308, alloy 6061-T6: except bandrail may be 6063-T5 or -T6. All welding shall be performed by a certified welder using compatible electrodes in accordance with the requirements of AWS D1.2 and visually inspected. Where designed by the fabricator, aluminum alloy and tempe

requirements of AWS D12 and visually inspected. Where designed by the fabricator, aluminum alloy and tempe shall be stated on shop drawings.
All exposed steel shall be galvanized. Damaged galvanizing shall be repaired by application of cold galvanizing compound such as ZRC (minimum 3 coats). Paint finish per architectural.
All steel welding shall be genomed by a certified welder using E70 electrodes in accordance with the requirements of AWS D1.1 "Structural Welding Code" and visually inspected. Full-pen welds shall also be imported by ADT embedding when the requirements of AWS D1.1 "Structural Welding Code" and visually inspected. Full-pen welds shall also be imported by ADT embedding.

8. All field welded connections shall be chipped, ground where required, wire brush cleaned and painted to match

9. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. Any non-twist off bolts shall have 10 percent checked with a torque wrench by the special

nspector. O. All copes shall be made with a 1 inch minimum radius. 11. All anchor rods shall be minimum 34⁴ diameter ASTM A276 Stainless Steel type 304 unless noted otherwise. Where headed rods are noted or specified, benchrods shall not be furnished; rods may be headed or nutted, with the nut tack welded at the bottom end of the anchor or double nutted.

SHOP DRAWING REVIEW

 Shon Elliott Hendrickson Inc. (SEH) will review the general contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by SEH. In general, submittals will not be reviewed for correct quantities or construction considerations. SEH shall review shop drawings and related materials with comments provided that each submission has met the requirements herein, SEH shall return without comment

 Any items requiring submittal of calculation packages shall have calculations submitted prior to or as part of the shop. Any terms requiring submitta or calculation packages shall nave calculations submitted prior to or as part of the stop drawing submittal brey accompany. Shop drawings submitted prior to bubmittal of equipted calculations shull be rejected, All calculations shall be sealed and signed by an engineer locensed in the state of the project. The supplier's engineer must provide calculations for all systems and connections that differ from the drawings. Design shall comply with the requirements in these notes, the drawings and the specificators. Prior to submittal of a shop drawing or any related material to SEH, the GC shall: Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the ΩC².

 SEH shall assume that no submission comprises a variation from the contract documents unless the GC advises SEH with written documentation. Should SEH require more than ten (10) working days to perform the review. SEH

SEH with written documentation. Should SEH require more than ten (10) working days to perform the review, SEH shall so notify the GC, Submittals shall include drawings and related material (if any) as indicated below.
Concrete mix designs and material certificates including admixtures, compounds applied to the concrete after placement, and associated product data. See specifications.
Agregate tests and concrete lest history for each mix design, with the submission of concrete mix designs.
Reinforcing steel shop drawings including erection drawings and bending details. Bar list will not be reviewed for correct quantities. Include elevations of all reinforced concrete maximus and all concrete walls with footing steps or other elevation of all reinforced concrete maximus and all concrete.
Structural steel and metal fabrication shop drawings including erection drawings and bending details. Bar list will not be reviewed for correct elevations of all reinforced concrete maximum and all concrete walls with footing steps or other elevation of all reinforced concrete maximum and and all concrete.

REQUIRED INSPECTION
1. Required inspection and testing is required according to the table below. Refer to specification section 01 45 10 for responsibilities. Contractor shall coordinate with SER, testing agency and geotechnical engineer throughout the project. • Required Inspections shall be performed in accordance with IBC Chapter 17.

Required Inspection of reinforcing steel and anchor rod placement shall be performed prior to concrete placement or

required inspection or emitoding steel and ancion rob pacement shall be performed prior to concrete pacement or during anchor rod installation for adhesive anchors. Conducto concrete slump tests in accordance with ASTM C143. Obtain set of a four (4) concrete test cylinders each time concrete is placed. Make test cylinders in accordance with ASTM C39.

See these Notes for testing of Post-Installed anchors and rebar where installation is not witness

Reports of Required Inspections shall be provided, at the frequency noted above, to the Owner, Contractor, and Engineer of Record by the firm contracted to perform Required Inspections. Special Inspection criteria presented above and in specification shall apply to all footings and foundation walls, but

does not apply to non-structural slab on grade and site work concre

REQUIRED INSPECTIONS & TESTS SCHEDULE					TESTING	
DESCRIPTION OF WORK - PER IBC CH. 17		C*	P*	YES	NO	APPLIC
MET 1. 2. 3. 4.	AL CONSTRUCTION WELDING DETAILS: BRACING, LOCATIONS, ETC. BOLTING OPENWEB STEEL JOISTS & JOIST GIRDERS: A. INSTAILATION OF OPENWER JOISTS & JOIST GIRDERS END		2 2 2		2	
	CONNECTIONS WELD OR BOLT B. INSTALLATION OF STANDARD BRIDGING & BRIDGING THAT DIFFERS					V
5. 6. 7.	FROM SJI SPECS STELL DECK INCLUDING WELDING OR MECHANICAL FASTENING COMPOSITE CONSTRUCTION INCLUDING HEADED STUD ANCHORS COLD FORMED TRUSSES SPANNING 60FT OR GREATER					N N
COI 1. 2. 3. 4. 5. 6.	NCRETE CONSTRUCTION INSPECT REINFORCEMENT REINFORCIDEN BAR WELD INSPECT ANCHORS CAST IN CONCRETE INSPECT ANCHORS POST-INSTALLED IN CONCRETE VERIFY USE OF REQUIRED DESIGN MIX PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STREMGTH TESTS, PEPEROMENT, MARINA DE CONTENT TESTS, AND		2 3 3 3			
7.	DETERMINE THE TEMPERATURE OF THE CONCRETE INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER					
8. 0	APPLICATION TECHNIQUES VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		Z		Z	
10. 11.	INSPECT ERECTION OF PRECAST CONCERTS MEMBERS VERIFY INSTITU CONCRETE STRENGTH PRIOR TO POST-TENSIONING CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM					2
12.	BEAMS AND STRUCTURAL SLABS INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		V		Z	
MASONRY CONSTRUCTION - LEVEL A 1. VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS						Z
MA3 1. 2. 3.	SONRY CONSTRUCTION - LEVEL B REINFORCEMENT: SIZE AND SPACING PRISMS DETAILS: GROUTING, LINTELS, ETC					 2 2 2
WO 1. 2.	OD AND LIGHT GAUGE METAL HIGH LOAD DIAPHRAGMS METAL-PLATE-CONNECTED WOOD TRUSSES SPANNING 60FT OR GREATER					A A
SOILS 1. / 2. / 3. F	S VERIFY MATERIALS BELOW SHALLOW FOUNDATION ARE ADEQUATE= TO AOHEVE THE DESIGN BEARING CAPACITY VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		2		2	
4.	VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL		V		V	
5.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		V		V	
CAS 1. 2.	3T-IN-PLACE DEEP FOUNDATIONS OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, LENGTHS, EMEEDMENTS INTO BEOROCK AND BELL					V
	DIAMETERS (IF APPLICABLE), AND ADECUATE END BEARING STRATA CAPACITY, RECORD CONCRETE OR GROUT VOLUMES					¥
DRI 1.	VEN DEEP FOUNDATIONS ELEMENTS VERIFY ELEMENT MATERIALS SIZE AND LENGTHS COMPLY WITH THE REQUIREMENTS					V
2.	DETERMINE CAPACITIES OF TEST ELEMENTS AND CONDUCT ADDITIONAL LOAD TESTS, AS REQUIRED INSPECT DRIVING OPERATIONS AND MAINTAIN COMPLETE AND					V
4.	AND EXPLOSION TO DEPARTICING AND MINITARY COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT VERIFY PLACEMENT LOCATIONS AND PLUMBINESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION. DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUT ELEVATIONS AND DOCUMENT ANY DAMAGE TO FOUNDATION ELEMENT					R

GENERAL STRUCTURAL NOTES



Drawn By

FOUNDATION PLAN KEYNOTES:

- 1 12" CONCRETE WALL WITH #6 @ 12" OC DOWELS AND HORIZONTAL BARS, #5 @ 12" OC VERTICAL, EACH FACE, SINGLE #6 DOWELS @ 12" OC, CENTERED INTO COLUMNS.
- 2) 12" CONCRETE WALL WITH #5 @ 12" OC, EW, EF. SINGLE #6 DOWELS @ 12" OC, CENTERED INTO COLUMNS
- (3) DAYLIGHT DRAIN TILES W/ RODENT SCREEN AND CONCRETE SPLASH PAD, EACH END.

FOUNDATION PLAN

S101



TOP PLAN GENERAL NOTES:

(TYPICAL UNLESS NOTED OTHERWISE)

1. DO NOT BACKFILL UNTIL CONCRETE LID IS IN PLACE WITH MINIMUM 0.75 Fe' BY TEST.







FOUNDATION DETAILS





1 SLAB REENTRANT CORNER DETAIL S502 NOT TO SCALE



Drawn By Designed By

Checked By

MLH

03/17/2022







FOUNDATION DETAILS

Appendix C

Wetland Determination

Tony Evers, Governor Preston D. Cole, Secretary Telephone 608-266-2621 Toll Free 1-888-936-7463 TTY Access via relay - 711



March 9, 2020

EXE-WC-2020-32-00320

City of La Crosse Jason Gilman 3rd floor, 400 La Crosse St La Crosse, WI 54601

RE: Artificial Wetland Exemption Determination for an area described as Wetland 2, Wetland 5, Wetland 6, and Wetland 7, located in the NW1/4 of the NW1/4 of Section 32, Township 16 North, Range 07 West, City of La Crosse, La Crosse County

Dear Mr. Gilman:

This letter is in response to your request for an artificial wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation:

- 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area
- 2) a wetland created as a result of a wetland mitigation requirement.

In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Historic Maps, including the Original Land Survey Plat, Bordner Survey, the 1973 USGS topographic Quad map, and soil mapping.
- Aerial photographs, including the 1937/8 era photograph, pre-construction photographs, and post-construction photographs.
- Wetland Delineation Information
- Site photographs that show different angles and views of the wetland

Below is a summary of our findings:


Request Narrative

According to the request narrative and delineation report Wetlands 2, 5, 6, and 7 are believed to be artificial due to previous earthwork has resulted in runoff being trapped in these depressional wetlands, which infiltrates slowly due to soil fill material composition and compaction, thus developing wetland characteristics. Wetlands 2, 5, 6, and 7 are 1.34 acres, 0.05 acres, 0.07 acres, and 0.36 acres, respectively. The total artificial wetland impact would be 1.82 acres or 79,279 square feet.

Historic Map Review

- Original Land Survey Plat. The original land survey depicts two waterways to the west and south.
- Bordner Survey. The Bordner survey indicates the project site is located within the City of La Crosse, Wisconsin.
- 1973 USGS Topographic Quad map: The USGS Quad map depicts waterways area located to the west and south of wetlands 2, 5, 6, and 7. Additionally wetlands appear to be located west of the project site.
- Soil Maps: The soil maps indicate that wetlands 2, 5, 6 and 7 are located within Urban land, valley trains soil; a predominantly non-hydric soils that does not contain hydric minor components.

Aerial Photograph Review

- 1937/38 era aerial photograph. The 1937/38 aerial photograph shows no definitive evidence of wetlands signatures within the areas of wetlands 2, 5, 6, and 7.
- Pre-construction aerial photograph: The 1952-1989 aerial photograph obtained by Amanda Dehmlow show no definitive wetland signatures within wetland areas 5, 6, and 7. Within the 1952 and 1962 aerial photographs there appears to be standing water within wetland 2. However, the 1973-1989 aerial photographs appear to indicate that wetland 2 was disturbed and potentially used as a borrow source or excavated.
- Post-construction aerial photograph: The 2008-2017 aerial photograph shows the site was altered as the oil storage facility and associated roadways was removed. The site appears to have been continuously changing by what appears to be grading and the addition of an access road.

Wetland Delineation Information

The wetland delineation notes that buried stones and concrete prevented digging the soil sample site beyond 8 inches within wetland 2. Furthermore, stones and concrete prevented digging the soil sample site beyond 14 inches within wetland 7.

Site Photographs

The site photographs show wetland 2 contains an excavated pond and the presence of stone and concreted within the wetland areas surrounding the pond. Wetland 5 appears to be located within a depression along the entrance drive way. Wetland 6 appears to be located within a constructed ditch along the northern site limits. Wetland 7 appears within a concave portion of the project site with a steep embankment of fill material borders the northern wetland limits.

Conclusion:

• Based upon the information provided above, the wetland identified as Wetlands 2, 5, 6, and 7 lacked a wetland history prior to August 1, 1991, and fulfills all artificial wetland exemption standards. Therefore, wetlands 2, 5, 6, and 7 are exempt from state wetland regulations.

This letter describes DNR's decision regarding the jurisdictional status of Wetlands 2, 5, 6, and 7, and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of Wetlands 2, 5, 6, and 7, you will need to contact the U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers contact is <u>USACE_Requests_WI@usace.army.mil</u>.

If you have any questions about this determination, please contact me at (715) 225-1391 or email <u>Amanda.Dehmlow@wisconsin.gov</u>.

Sincerely,

in \sim

Amanda Dehmlow Water Management Specialist

cc: U.S. Army Corps of Engineers Joseph Nied, Short Elliott Hendrickson, Inc., Consultant Jason Gilman, City of La Crosse Director of Planning, Development and Assessment Ed Mccann, La Crosse County Conservation Warden Jill Schoen, NR Basin Supervisor Dan Baumann, Secretary's Director

1 atr Legend Site Limits Perennial Waterway Wetland Causeway Blvd Sample Points sp13w - SEC ARTIN sp11u sp12u Wetland 4 sp9w Wetland/5 Wetland 6 sp8u sp10u sp7w Wetland 2 Copeland Avenue sp3w sp4u sp14w °sp15u Wetland₇ sp6u Wetland 3 Wetland 1 Wetland 1 sp5w sp2u sp1w inthe se La Crosse Rive

Figure 1. Wetland Delineation Map



DEPARTMENT OF THE ARMY ST. PAUL DISTRICT, CORPS OF ENGINEERS 180 FIFTH STREET EAST, SUITE 700 ST. PAUL, MN 55101-1678

December 7, 2020

Regulatory File No. MVP-2020-02373-KDZ

Short Elliot Hendrickson Inc. c/o Renee Wilde 10 North Bridge Street Chippewa Falls, Wisconsin 54729

Dear Ms. Wilde:

This letter regards an approved jurisdictional determination for four wetlands (Wetland 2, Wetland 5, Wetland 6, and Wetland 7) associated with the Riverfront North Development parcel. The project site is located in the NE ¼ of Section 31, Township 16 North, Range 07 East, La Crosse County, Wisconsin. The review area for our jurisdictional determination is identified on the enclosed figure labeled: MVP-2020-02373-KDZ, Figure 1.

We have determined that Wetland 2, Wetland 5, Wetland 6, and Wetland 7 are not waters of the United States subject to Corps of Engineers (Corps) jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within these areas. The rationale for this determination is provided in the enclosed Approved Jurisdictional Determination form. This determination is only valid for the review area described. You are also cautioned that the area of waters described on the enclosed Jurisdictional Determination form is approximate and is not based on a precise delineation of aquatic resources

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP. It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter

This approved jurisdictional determination may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the boundary in response to changing site conditions, information that was not considered during our initial review, or offsite activities that could indirectly alter the extent of wetlands and other resources on-site. This determination may be renewed at the end of the five year period provided you submit a written request and our staff are able to verify that the limits established during the original determination are still accurate. If you have any questions, please contact me in our Stevens Point office at (651) 290-5877 or kyle.d.zibung@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

Kyle Zibung Lead Project Manager

Enclosures

MVP-2020-02372-KDZ: Figure 1



This map is neither a legaly recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographi information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map a backweights that SEH shall not be lable for any damages which arise out of the user's access or use of data provided.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

	REQUESTIONALLEAL		
Applicant: Renee Wilde	File No.: MVP-2020-02373-KDZ	Date: 07 I	December 2020
Attached is:			See Section below
INITIAL PROFFERED PERMIT (Standa	rd Permit or Letter of permission)		А
PROFFERED PERMIT (Standard Permit or Letter of permission)			В
PERMIT DENIAL			С
X APPROVED JURISDICTIONAL DETER	RMINATION		D
PRELIMINARY JURISDICTIONAL DE	TERMINATION		Е

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <u>http://usace.army.mil/inet/functions/cw/cecwo/reg</u> or Corps regulations at 33 CFR Part 331. A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections, and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or a ppeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

 $D: \ APPROVED JURISDICTIONAL DETERMINATION: \ You \ may \ accept \ or \ a ppeal \ the \ approved \ JD \ or \ provide \ new \ information.$

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REOUEST FOR	APPEAL or OBJECTIONS TO	AN INITIAL PROFFERED PERMIT
SECTION INEQUESTION		

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for a ppealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the
record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to
clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However,
you may provide additional information to clarify the location of information that is a lready in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION	:		
If you have questions regarding this decision and/or the appeal	If you only have questions regar	ding the appeal process you may	
process you may contact:	also contact the Division Engine	er through:	
Kyle Zibung U.S. Army Corps of Engineers 2926 Post Road, Suite B Stevens Point, Wisconsin 54481	Administrative Appeals Revi Mississippi Valley Division P.O. Box 80 (1400 Walnut St Vicksburg, MS 39181-0080 601-634-5820 FAX: 601-6	ew Officer treet) 534-5816	
651-290-5877			
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.			
	Date:	Telephone number:	

	Date.	relephone number.
Signature of appellant or a gent.		



U.S. ARMY CORPS OF ENGINEERS REGULATORY PROGRAM APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM) NAVIGABLE WATERS PROTECTION RULE

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 12/7/2020 ORM Number: MVP-2020-02373-KDZ Associated JDs: N/A

Review Area Location¹: State/Territory: Wisconsin City: La Crosse County/Parish/Borough: La Crosse Center Coordinates of Review Area: Latitude 43.822 Longitude -91.255

II. FINDINGS

- **A. Summary:** Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.
 - □ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A
 - □ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
 - □ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
 - There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)²

§10 Name	§ 10 Size)	§ 10 Criteria	Rationale for § 10 Determination			
N/A.	N/A.	N/A	N/A.	N/A.			

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters): ³				
(a)(1) Name	(a)(1) Siz	e	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Tributaries ((a)(2) waters	s):		
(a)(2) Name	(a)(2) Siz	e	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):				
(a)(3) Name	(a)(3) Siz	e	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

Adjacent wetla	ands ((a)(4)) waters):		
(a)(4) Name	(a)(4) Siz	e	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

¹ Map(s)/figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD Form.



U.S. ARMY CORPS OF ENGINEERS REGULATORY PROGRAM APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM) NAVIGABLE WATERS PROTECTION RULE

D. Excluded Waters or Features

Excluded waters $((b)(1) - (b)(12))$: ⁴						
Exclusion Name	Exclusior	n Size	Exclusion ⁵	Rationale for Exclusion Determination		
Wetland 2	1.34	acre(s)	(b)(1) Non-	This determination is limited to Wetland 2,		
			adjacent wetland.	Wetland 5, Wetland 6, and Wetland 7 in the		
				approximately 56-acre study area as shown on		
Wetland 5	0.05	acre(s)	(b)(1) Non-	MVP-2020-02373-KDZ, Figure 1. Based on a		
			adjacent wetland.	review of the Wisconsin Wetland Inventory,		
				USGS Topographic Map, USDA-NRCS Soil		
Wetland 6	0.07	acre(s)	(b)(1) Non-	Survey, and January 2020 SEH Wetland		
			adjacent wetland.	Delineation Report, Wetland 2, Wetland 5,		
				Wetland 6, and Wetland 7 are entirely		
Wetland 7	0.36	acre(s)	(b)(1) Non-	surrounded by uplands, thereby eliminating		
			adjacent wetland.	direct hydrologic connections between all four		
				wetlands and an NWPR tributary during a typical		
				year. Wetland 2 was further evaluated for a		
				hydrologic connection with Wetland 1, however		
				no culvert is present within the trail to provide a		
				connection. Wetland 2, Wetland 5, Wetland 6,		
				and Wetland 7 do not meet the NWPR definition		
				of adjacency.		

III. SUPPORTING INFORMATION

- A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.
 - Information submitted by, or on behalf of, the applicant/consultant: Renee Wilde-SEH January 31,

2020 Approved Jurisdictional Determination Submittal.

This information is sufficient for purposes of this AJD.

- Rationale: N/A
- Data sheets prepared by the Corps: Title(s) and/or date(s).
- Photographs: Aerial and Other: 2003, 2005, 2008, 2010, 2015, 2017, 2018
- \Box Corps site visit(s) conducted on: Date(s).
- Previous Jurisdictional Determinations (AJDs or PJDs): ORM Number(s) and date(s).
- Antecedent Precipitation Tool: provide detailed discussion in Section III.B.
- USDA NRCS Soil Survey: Dane County
- USFWS NWI maps: Title(s) and/or date(s).
- USGS topographic maps: 1:24k:La Crosse

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	NHD Data
USDA Sources	N/A.

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



U.S. ARMY CORPS OF ENGINEERS REGULATORY PROGRAM APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM) NAVIGABLE WATERS PROTECTION RULE

Data Source (select)	Name and/or date and other relevant information
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local/Tribal Sources	WDNR Surface Water Data Viewer
Other Sources	N/A.

- B. Typical year assessment(s): N/A.
- C. Additional comments to support AJD: N/A

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Appendix D

Site Photos



Photo 1 Near Kraft Street, looking east.



Photo 2 Near Kraft Street, looking south.

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Photo 3 Near Kraft Street, looking west.



Photo 4 Southwest corner of the site.

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Photo 5 Near the proposed outfall, looking north.



Photo 6 Near the proposed outfall, looking southeast.

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Appendix E

Endangered Resources Review



State of Wisconsin / DEPARTMENT OF NATURAL RESOURCES

Tony Evers, Governor Preston D. Cole, Secretary Telephone 608-266-2621 Toll Free 1-888-936-7463 TTY Access via relay - 711 101 S. Webster St. Box 7921 Madison, WI 53707-7921

January 7, 2021

J Michael Nied SEH 329 Jay Street, Ste 301 La Crosse, WI 54601

SUBJECT: Endangered Resources Review (ERR Log # 19-389)

Proposed Riverside North Development - Renewed 01/07/21, La Crosse County, WI (T16N R07W S32, T16N R07W S31)

Dear J Michael Nied,

The Bureau of Natural Heritage Conservation has reviewed the proposed project described in the Endangered Resources (ER) Review Request received May 14, 2019. The complete ER Review for this proposed project is attached and follow-up actions are summarized below:

Required Actions: 17 species Recommended Actions: 11 species No Follow-Up Actions: 2 species Additional Recommendations Specified: No

This ER Review may contain Natural Heritage Inventory data (http://dnr.wi.gov/topic/NHI), including specific locations of endangered resources, which are considered sensitive and are not subject toWisconsin's Open Records Law. Information contained in this ER Review may be shared with individuals who need this information in order to carry out specific roles in the planning, permitting, and implementation of the proposed project. Specific locations of endangered resources may not be released or reproduced in any publicly disseminated documents.

The attached ER Review is for informational purposes and only addresses endangered resources issues. This ER Review does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities. Please contact the ER Review Program whenever the project plans change, new details become available, or more than a year has passed to confirm if results of this ER Review are still valid.

Please contact me at 608-264-8968 or via email at anna.rossler@wi.gov if you have any questions about this ER Review.

Sincerely,

Anna Rossler Endangered Resources Review Program

CC:

Section A. Location and brief description of the proposed project

Based on information provided by the ER Review Request form and attached materials, the proposed project consists of the following:

Location	La Crosse County - T16N R07W S32, T16N R07W S31
Project Description	La Crosse Redevelopment Authority has proposed to redevelop formerly industrial parcels within the project boundary. The initial improvements will consist of bringing in fill to raise the site to one foot above the 1% chance (100 year) floodplain and the building pads above the 0.2% chance (500 year) floodplain, installing sanitary sewers, water mains and storm sewers, constructing roadways, constructing public water amenities, constructing public multipurpose trails and restoring disturbed areas. Follow-on improvements will consist of development of individual parcels with commercial ,mixed use and residential buildings, and adjacent sidewalks and parking lots. Approximately 60 acres of ground disturbance is anticipated for the development of this 90 acre property. The property boundaries are Copeland/USH 53 to the east, Causeway Boulevard to north, Mississippi River to west and La Crosse River to south
Project Timing	04/01/2020- 10/01/2024
Current Habitat	35% former industrial/open barren land, 20% active industrial, 25% shallow marsh, 10% floodplain forest, 5% upland forest, 5% riverine shoreline
Impacts to Wetlands or Waterbodies	The proposed construction project is bordered to the south by the La Crosse River and to the west by the Mississippi River. Shallow Marsh and Floodplain Forest are located within the project area but to the south of the proposed development. Extent of wetland impacts are currently unknown.
Property Type	Public, Private
Federal Nexus	No

It is best to request ER Reviews early in the project planning process. However, some important project details may not be known at that time. Details related to project location, design, and timing of disturbance are important for determining both the endangered resources that may be impacted by the project and any necessary follow-up actions. Please contact the ER Review Program whenever the project plans change, new details become available, or more than a year has passed to confirm if results of this ER Review are still valid.

Section B. Endangered resources recorded from within the project area and surrounding area

	Group	State Status	Federal Status
Peregrine Falcon (Falco peregrinus)	Bird	END	
Henslow's Sparrow (Centronyx henslowii)	Bird	THR	SOC
Bell's Vireo (Vireo bellii)	Bird	THR	
Common Nighthawk (Chordeiles minor)	Bird	SC/M	
Black Tern (Chlidonias niger)	Bird~	END	SOC
Bald Eagle (Haliaeetus leucocephalus)	Bird~		
Floodplain Forest (Floodplain forest)	Community~	NA	
Shrub-carr	Community~	NA	
Emergent Marsh (Emergent marsh)	Community~	NA	
Royal River Cruiser (Macromia taeniolata)	Dragonfly~	SC/N	
Mud Darter (Etheostoma asprigene)	Fish~	SC/N	
Skipjack Herring (Alosa chrysochloris)	Fish~	END	
Pallid Shiner (Hybopsis amnis)	Fish~	END	
Black Buffalo (Ictiobus niger)	Fish~	THR	
Goldeye (Hiodon alosoides)	Fish~	END COV	
Blue Sucker (Cycleptus elongatus)	Fish~	THR	
River Redhorse (Moxostoma carinatum)	Fish~	THR	

American Eel (Anguilla rostrata)	Fish~	SC/N	
Paddlefish (Polyodon spathula)	Fish~	THR	
Shoal Chub (Macrhybopsis hyostoma)	Fish~	THR	
Blanchard's Cricket Frog (Acris blanchardi)	Frog~	END	
Little Brown Bat (Myotis lucifugus)	Mammal~	THR	
Buckhorn (Tritogonia verrucosa)	Mussel~	THR	
Monkeyface (Theliderma metanevra)	Mussel~	THR	
Higgins Eye (Lampsilis higginsii)	Mussel~	END	LE
Fawnsfoot (Truncilla donaciformis)	Mussel~	THR	
Sheepnose (Plethobasus cyphyus)	Mussel~	END	LE
Washboard (Megalonaias nervosa)	Mussel~	SC/P	
Snowy Campion (Silene nivea)	Plant~	SC	
Blanding's Turtle (Emydoidea blandingii)	Turtle~	SC/P	SOC
at lo	ALC:		ALCA .

For additional information on the rare species, high-quality natural communities, and other endangered resources listed above, please visit our Biodiversity (http://dnr.wi.gov/topic/EndangeredResources/biodiversity.html) page. For further definitions of state and federal statuses (END=Endangered, THR=Threatened, SC=Special Concern), please refer to the Natural Heritage Inventory (NHI) Working List (http://dnr.wi.gov/topic/nhi/wlist.html).

Section C. Follow-up actions

Actions that need to be taken to comply with state and/or federal endangered species laws:

• Henslow's Sparrow (Centronyx henslowii) - Bird

Impact Type	Impact possible
Required Measures	Time of year restriction
Description of Required Measures	Henslow's Sparrow have been known to occur at the project site. The birds and their nests and eggs are also protected under the federal Migratory Bird Treaty Act (MBTA). To avoid impacts to this listed species, the project shall follow one of the two options below:
	 (i) Assume the birds are present on the site, and avoid all disturbances to the project site from May 5 - August 10. If the project can avoid disturbing areas within or adjacent to suitable habitat during this time period, there will not be any further project restrictions related to this species. If the project cannot completely avoid all areas of suitable habitat or take of the species, please contact me regarding the possibility of applying for an Incidental Take Permit/Authorization. (ii) Not assume the birds are present on the site and have a qualified biologist conduct surveys to determine if they are present (surveys must be conducted at the appropriate time of year and the biologist and survey protocols must be sent to the Review Program for approval prior to the initiation of surveys). If the Henslow's Sparrow are not found on the site as a result of the surveys, you will not have any project restrictions related to these species. If surveys are conducted and the Henslow's Sparrow is recorded, option (i) must be followed above. Survey results should be submitted to the Endangered Resources Review Program. Henslow's Sparrow (Centronyx henslowii), listed as Threatened in Wisconsin, prefers old fields, open grasslands, wet meadows, unmowed highway rights-of-way, undisturbed pastures, Timothy hay fields, and fallow land grown up to tall weeds. The required

• Bell's Vireo (Vireo bellii) - Bird

Impact Type	Impact possible
inipaot iypo	
Required Measures	Time of year restriction, Surveys
Description of Required Measures	Bell's Vireo have been known to occur at the project site. The birds and their nests and eggs are also protected under the federal Migratory Bird Treaty Act (MBTA). To avoid impacts to this listed species, the project shall follow one of the two options below:
	(i) Assume the birds are present on the site, and avoid all disturbances to the project site from May 25 - August 5. If the project can avoid disturbing areas within or adjacent to suitable habitat during this time period, there will not be any further project restrictions related to this species. If the project cannot completely avoid all areas of suitable habitat or take of the species, please contact me

State Status: THR

State Status: THRFederal Status: SOC

regarding the possibility of applying for an Incidental Take Permit/Authorization.

(ii) Not assume the birds are present on the site and have a qualified biologist conduct surveys to determine if they are present (surveys must be conducted at the appropriate time of year and the biologist and survey protocols must be sent to the Review Program for approval prior to the initiation of surveys). If the Bell's Vireo are not found on the site as a result of the surveys, you will not have any project restrictions related to these species. If surveys are conducted and the Bell's Vireo is recorded, option (i) must be followed above. Survey results should be submitted to the Endangered Resources Review Program.

Bell's Vireo (Vireo bellii), listed as Threatened in Wisconsin, prefers dense shrubby areas within an open prairie landscape. The required avoidance period is May 25 - August 5.

• Black Tern (Chlidonias niger) - Bird~

State Status: ENDFederal Status: SOC

Impact Type	Impact possible
Required Measures	Time of year restriction
Description of Required Measures	Suitable habitat for the Black Tern may be present in portions of the project site in and around the marsh area. The birds and their nests and eggs are also protected under the federal Migratory Bird Treaty Act (MBTA). To avoid impacts to this listed species, the project shall follow one of the two options below:
denti	(i) Assume the birds are present on the site, and avoid all disturbances areas within or adjacent to suitable habitat from May 15 to July 31. If the project can avoid disturbing areas within or adjacent to suitable habitat during this time period, there will not be any further project restrictions related to this species. If the project cannot completely avoid all areas of suitable habitat or take of the species, please contact me regarding the possibility of applying for an Incidental Take Permit/Authorization.
	(ii) Not assume the birds are present on the site and have a qualified biologist conduct surveys to determine if they are present (the biologist and survey protocols must be sent to the Review Program for approval prior to the initiation of surveys). If Black Terns are not found on the site as a result of the surveys, you will not have any project restrictions related to these species. If surveys are conducted and the Black Tern is recorded, option (i) must be followed above. Survey results should be submitted to the Endangered Resources Review Program.
	Black Tern (Chlidonias niger), a bird listed as Endangered, prefers large shallow marshes with abundant vegetation adjacent to open water. The required avoidance period is from May 15 to July 31.

Skipjack Herring (Alosa chrysochloris) - Fish~

Impact Type	Impact possible			
Required Measures	Erosion Control			
Description of Required Measures	Because this project has the potent must be implemented during the co	tial to impact the Mississippi River and th purse of the project to avoid take of the S	ne La Crosse River, erosion and runoff prevention measu Skipjack Herring.	es
	Please note that plastic or polyprop mesh netting) without independent cause dehydration, desiccation, an strands that are able to move indep	ylene netting associated with erosion ma movement of strands can easily entrap d eventually mortality. Biodegradable juty pendently) has the least impact on snake	atting (also known as an erosion control blankets or erosi snakes and other wildlife moving through the area, and e/twine netting with the "leno" or "gauze" weave (contains es.	on
	If erosion matting will be used for th "NetFree" products; East Coast Ero ErosionControlBlanket.com biodeg Western Excelsior "All Natural" pro	nis project, use the following matting (or osion biodegradable jute products; Erosio radable leno weave products; North Ame ducts.	something similar): American Excelsior "FibreNet" or on Tech biodegradable jute products; erican Green S75BN, S150BN, SC150BN or C125BN; or	

• Pallid Shiner (Hybopsis amnis) - Fish~

	Western Excelsion An Natara products.			
llid Shiner (Hybopsi	is amnis) - Fish~		State Status: END	
Impact Type	Impact possible			
Required Measures	Erosion Control			
Description of Required Measures	Because this project has the potential to impact the M must be implemented during the course of the project Please note that plastic or polypropylene netting asso mesh netting) without independent movement of strar cause dehydration, desiccation, and eventually mortal strands that are able to move independently) has the If erosion matting will be used for this project, use the	roject has the potential to impact the Mississippi River and the La Crosse River, erosion and runoff prevention measures nented during the course of the project to avoid take of the Pallid Shiner. at plastic or polypropylene netting associated with erosion matting (also known as an erosion control blankets or erosion without independent movement of strands can easily entrap snakes and other wildlife moving through the area, and tion, desiccation, and eventually mortality. Biodegradable jute/twine netting with the "leno" or "gauze" weave (contains e able to move independently) has the least impact on snakes.		
Confident	"NetFree" products; East Coast Erosion biodegradable ErosionControlBlanket.com biodegradable leno weave Western Excelsior "All Natural" products.	e jute products; Erosion Tech biodegradable jute products; e products; North American Green S75BN, S150BN, SC15	50BN or C125BN; or	

• Black Buffalo (Ictiobus niger) - Fish~

State Status: END

Impact Type	Impact possible
Required Measures	Erosion Control
Description of Required Measures	Because this project has the potential to impact the Mississippi River and the La Crosse River, erosion and runoff prevention measures must be implemented during the course of the project to avoid take of the Black Buffalo.
	Please note that plastic or polypropylene netting associated with erosion matting (also known as an erosion control blankets or erosion mesh netting) without independent movement of strands can easily entrap snakes and other wildlife moving through the area, and cause dehydration, desiccation, and eventually mortality. Biodegradable jute/twine netting with the "leno" or "gauze" weave (contains strands that are able to move independently) has the least impact on snakes.
	If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.

• Goldeye (Hiodon alosoides) - Fish~

Impact Type	Impact possible	
Required Measures	Erosion Control	
Description of Required Measures	Because this project has the potential to impact the Mississippi River and the La Crosse River, erosion and runoff prevention measures nust be implemented during the course of the project to avoid take of the Goldeye.	
	Please note that plastic or polypropylene netting associated with erosion matting (also known as an erosion control blankets or erosion mesh netting) without independent movement of strands can easily entrap snakes and other wildlife moving through the area, and cause dehydration, desiccation, and eventually mortality. Biodegradable jute/twine netting with the "leno" or "gauze" weave (contains strands that are able to move independently) has the least impact on snakes.	
	If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.	

• Blue Sucker (Cycleptus elongatus) - Fish~

		State Status: THR	
Impact Type	Impact possible		
Required Measures	Erosion Control		
Description of Required Measures	cription of Because this project has the potential to impact the Mississippi River and the La Crosse River, erosion and runoff prevenue of the project to avoid take of the Blue Sucker.		
	Please note that plastic or polypropylene netting associated with erosion matting (also known as an erosion control blankets or erosion mesh netting) without independent movement of strands can easily entrap snakes and other wildlife moving through the area, and cause dehydration, desiccation, and eventually mortality. Biodegradable jute/twine netting with the "leno" or "gauze" weave (contains strands that are able to move independently) has the least impact on snakes.		
	If erosion matting will be used for this project, use the following matting (or some "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Te ErosionControlBlanket.com biodegradable leno weave products; North American Western Excelsior "All Natural" products.	ething similar): American Excelsior "FibreNet" or ech biodegradable jute products; n Green S75BN, S150BN, SC150BN or C125BN; or	
er Redhorse (<i>Moxo</i>	stoma carinatum) - Fish~	State Status: THR	
Impact Type	Impact possible		

• River Redhorse (Moxostoma carinatum) - Fish~ CO''

Impact Type	Impact possible		
Required Measures	Erosion Control		
Description of Required Measures	Because this project has the potential to impact the Mississippi River and the La Crosse River, erosion and runoff prevention measure must be implemented during the course of the project to avoid take of the River Redhorse.		
	Please note that plastic or polypropylene netting associated with erosion matting (also known as an erosion control blankets or erosion mesh netting) without independent movement of strands can easily entrap snakes and other wildlife moving through the area, and cause dehydration, desiccation, and eventually mortality. Biodegradable jute/twine netting with the "leno" or "gauze" weave (contains strands that are able to move independently) has the least impact on snakes.		
	If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products;		



ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.

• Paddlefish (Polyodon spathula) - Fish~

Impact Type	Impact possible
Required Measures	Erosion Control
Description of Required Measures	Because this project has the potential to impact the Mississippi River and the La Crosse River, erosion and runoff prevention measures must be implemented during the course of the project to avoid take of the Paddlefish. Please note that plastic or polypropylene netting associated with erosion matting (also known as an erosion control blankets or erosion mesh netting) without independent movement of strands can easily entrap snakes and other wildlife moving through the area, and cause dehydration, desiccation, and eventually mortality. Biodegradable jute/twine netting with the "leno" or "gauze" weave (contains strands that are able to move independently) has the least impact on snakes. If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; Erosion NetFree" State Coast Erosion biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or

• Shoal Chub (Macrhybopsis hyostoma) - Fish~

State Status: THR

State Status: END

State Status: THR

Impact Type	Impact possible	
Required Measures	Erosion Control	
Description of Required Measures	Because this project has the potential to impact the Mississippi River and the La Crosse River, erosion and runoff prevention measures must be implemented during the course of the project to avoid take of the Shoal Chub. Please note that plastic or polypropylene netting associated with erosion matting (also known as an erosion control blankets or erosion mesh netting) without independent movement of strands can easily entrap snakes and other wildlife moving through the area, and cause dehydration, desiccation, and eventually mortality. Biodegradable jute/twine netting with the "leno" or "gauze" weave (contains strands that are able to move independently) has the least impact on snakes.	
	If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.	

• Blanchard's Cricket Frog (Acris blanchardi) - Frog~

Impact Type	Impact possible
Required Measures	Time of year restriction,Surveys
Description of Required Measures	Since suitable habitat for the Blanchard's Cricket Frog is present within the project site, one of the following options shall be implemented to avoid take of the species:
	1. Avoid work within 75ft of standing water from March 5 – November 30 and within 50ft of standing water from December 1 – March 4.
	2. Conduct cricket frog breeding call surveys at the site to determine cricket frog presence/absence (surveys must be conducted according to the Blanchard's Cricket Frog Species Guidance document: see above). If cricket frogs are not found on site, there will be no project restrictions related to the cricket frog. However, if surveys are conducted and cricket frogs are recorded on site, all impacts to the species must be avoided. If impacts cannot be avoided, then an incidental take permit/authorization shall be applied for. Survey results should be submitted to the Endangered Resources Review Program.
	Please note, active dates are updated frequently in the spring, starting in early March, and can be checked here: http://dnr.wi.gov/topic/WildlifeHabitat/Herps.asp#regs
	Blanchard's Cricket Frog (Acris blanchardi), listed as Endangered in Wisconsin, prefers ponds, lakes, and a variety of habitats along and adjacent to streams and rivers including, marshes, fens, sedge meadows, low prairies, and exposed mud flats.

• Buckhorn (Tritogonia verrucosa) - Mussel~

State Status: THR

Impact Type	Impact possible	
Deguired Mecource		
Required measures		
Description of Required Measures	Because this project has the potential to impact the Mississippi River and the La Crosse River, erosion and runoff prevention measures must be implemented during the course of the project to avoid take of the Buckhorn.	

Contra	Please note that plastic or polypropylene netting associated with erosion matting (also known as an erosion control blankets or erosion mesh netting) without independent movement of strands can easily entrap snakes and other wildlife moving through the area, and cause dehydration, desiccation, and eventually mortality. Biodegradable jute/twine netting with the "leno" or "gauze" weave (contains strands that are able to move independently) has the least impact on snakes.
	If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.

• Monkeyface (Theliderma metanevra) - Mussel~

Impact Type	Impact possible	
Required Measures	Erosion Control	
Description of Required Measures	cription of uired MeasuresBecause this project has the potential to impact the Mississippi River and the La Crosse River, erosion and runoff prevention measures must be implemented during the course of the project to avoid take of the Monkeyface.Please note that plastic or polypropylene netting associated with erosion matting (also known as an erosion control blankets or erosion mesh netting) without independent movement of strands can easily entrap snakes and other wildlife moving through the area, and 	
	If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.	

• Higgins Eye (Lampsilis higginsii) - Mussel~

	Western Excession All Natural products.	
gins Eye (<i>Lampsilis</i>	higginsii) - Mussel~	State Status: ENDFederal Status: LE
Impact Type	Impact possible	
Required Measures	Erosion Control	
Description of Required Measures	Because this project has the potential to impact the Mississippi R must be implemented during the course of the project to avoid tal Please note that plastic or polypropylene netting associated with mesh netting) without independent movement of strands can eas cause dehydration, desiccation, and eventually mortality. Biodegr strands that are able to move independently) has the least impact of erosion matting will be used for this project, use the following m "NetFree" products; East Coast Erosion biodegradable jute products; Western Excelsior "All Natural" products.	tiver and the La Crosse River, erosion and runoff prevention measures ke of the Higgins Eye. erosion matting (also known as an erosion control blankets or erosion ily entrap snakes and other wildlife moving through the area, and radable jute/twine netting with the "leno" or "gauze" weave (contains t on snakes. hatting (or something similar): American Excelsior "FibreNet" or icts; Erosion Tech biodegradable jute products; North American Green S75BN, S150BN, SC150BN or C125BN; or

• Fawnsfoot (Truncilla donaciformis) - Mussel~

State Status: THR

State Status: THR

Impact Type	Impact possible
Required Measures	Erosion Control
Description of Required Measures	Because this project has the potential to impact the Mississippi River and the La Crosse River, erosion and runoff prevention measures must be implemented during the course of the project to avoid take of the Fawnsfoot.
	Please note that plastic or polypropylene netting associated with erosion matting (also known as an erosion control blankets or erosion mesh netting) without independent movement of strands can easily entrap snakes and other wildlife moving through the area, and cause dehydration, desiccation, and eventually mortality. Biodegradable jute/twine netting with the "leno" or "gauze" weave (contains strands that are able to move independently) has the least impact on snakes. If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.

• Sheepnose (Plethobasus cyphyus) - Mussel~

State Status: ENDFederal Status: LE

Impact Type	Impact possible	
Required Measures	Erosion Control	
~*!		

Description of Required Measures	Because this project has the potential to impact the Mississippi River and the La Crosse River, erosion and runoff prevention measures must be implemented during the course of the project to avoid take of the Sheepnose.
Corr	Please note that plastic or polypropylene netting associated with erosion matting (also known as an erosion control blankets or erosion mesh netting) without independent movement of strands can easily entrap snakes and other wildlife moving through the area, and cause dehydration, desiccation, and eventually mortality. Biodegradable jute/twine netting with the "leno" or "gauze" weave (contains strands that are able to move independently) has the least impact on snakes.
	If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.

Actions recommended to help conserve Wisconsin's Endangered Resources:

· Common Nighthawk (Chordeiles minor) - Bird

,nfidentia Impact Type Impact possible Recommended Time of year restriction Measures **Description of** Suitable habitat for the Common Nighthawk may be present at the project site. It is recommended to avoid disturbance to the project site during the nesting period, May 20 - August 5. Recommended Measures Common Nighthawk (Chordeiles minor), a State Special Concern bird, can be found throughout Wisconsin but is most common in dry, sandy prairie and barrens landscapes, along river systems, and in urban areas. They hunt on the wing for aerial insects (e.g., caddisflies, mayflies, wasps, moths, beetles) during late evening and early morning in forest openings, along rivers or streams, or over barrens and wetlands. They nest in a variety of habitats including forest clearings, dry grasslands and barrens, gravel bars, cultivated fields, and on flat gravel roofs. The recommended avoidance period is May 20 - August 5.

Floodplain Forest - Community~

COLL	COLL	State Status: NA
Impact Type	Impact possible	
Recommended Measures	Other	
Description of Recommended Measures	Floodplain Forest may occur within the project site. Natural communities may contain rare or declining species and their protection should be incorporated into the project design as much as possible. We recommend minimizing impacts to and/or incorporating buffers along the edges of the .	

Shrub-carr - Community~

un ouri ooriinun	3		State Status: NA
Impact Type	Impact possible		
Recommended Measures	Other		
Description of Recommended Measures	Shrub-carr may oc incorporated into t edges of the .	cur within the project site. Natural communities ne project design as much as possible. We rec	s may contain rare or declining species and their protection should be commend minimizing impacts to and/or incorporating buffers along the

• Emergent Marsh - Community~

State Status: NA

State Status: SC/M

Impact Type	mpact possible
Recommended Measures	Other
Description of Recommended Measures	Emergent Marsh may occur within the project site. Natural communities may contain rare or declining species and their protection should be incorporated into the project design as much as possible. We recommend minimizing impacts to and/or incorporating buffers along the edges of the .

• Royal River Cruiser (Macromia taeniolata) - Dragonfly~

State Status: SC/N

Impact Type	Impact possible
Recommended Measures	Erosion Control
Description of Recommended	Because this project has the potential to impact the Mississippi River and the La Crosse River, it is recommended that erosion and runoff prevention measures be implemented during the course of the project to avoid take of the Royal River Cruiser.

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Royal River Cruiser (Macromia taeniolata), a State Special Concern species, has been found in rocky open shorelines of large southern rivers. The flight period extends from late June through early August.

• Mud Darter (Etheostoma asprigene) - Fish~

Impact Type	Impact possible
Recommended Measures	Erosion Control
Description of Recommended Measures	Because this project has the potential to impact the Mississippi River and the La Crosse River, it is recommended that erosion and runoff prevention measures be implemented during the course of the project to avoid take of the Mud Darter.

• American Eel (Anguilla rostrata) - Fish~

1 den	, , ,		State Status: SC/N
Impact Type	Impact possible		
Recommended Measures	Erosion Control		
Description of Recommended Measures	Because this project has the p runoff prevention measures b	potential to impact the Mississ e implemented during the cou	sippi River and the La Crosse River, it is recommended that erosion and urse of the project to avoid take of the American Eel.

• Little Brown Bat (Myotis lucifugus) - Mammal~

Impact Type	Impact possible
Recommended Measures	Time of year restriction,Other
Description of Recommended Measures	 While the known roost is not within the project site and will not be disturbed, bats can use trees for roosting. It is recommended to minimize disturbance to any treed areas. Special consideration should be given to protecting snags or dying trees, particularly from June 1 through August 15 while bats may have pups at the roost. The little brown bat (Myotis lucifugus) is a Threatened species in Wisconsin. Its dorsal fur is a glossy dark-brown to olive-brown color with a lighter ventral side. The little brown bat is insectivorous and feeds on aquatic soft-bodied insects. The species is found roosting in warm microclimates provided by tree snags, bat houses and buildings during the summer. It forages primarily over open water and along edge habitat. This bat hibernates in caves and mines from October through April. Mating occurs in the fall, and females store sperm until emergence in the spring. Usually one pup is born in early June and matures after six weeks.

• Washboard (Megalonaias nervosa) - Mussel~

			State Status: SC/P
Impact Type	Impact possible		
Recommended Measures	Erosion Control		
Description of Recommended Measures	Because this project ha runoff prevention meas	is the potential to impact the Mississippi Ri ures be implemented during the course of	ver and the La Crosse River, it is recommended that erosion and the project to avoid take of the Washboard.

• Snowy Campion (Silene nivea) - Plant~

Impact Type	Impact possible					
Recommended Measures	Surveys,Other					
Description of Recommended Measures	Suitable habitat for the Snowy Campion may be present in portions of the project site. Although not required because this is a Special Concern plants, we recommend that you avoid or minimize take of the Snowy Campion. Avoidance and minimization efforts may include site surveys to confirm presence/absence of species and fencing off areas of occupied habitat. Survey results should be submitted to the Endangered Resources Review Program. Snowy Campion (Silene nivea), a Wisconsin Special Concern plant, is found on streambanks and stream-side meadows, often in reed canary grass. It also occurs along deciduous forest margins, near streams and rivers. Blooming occurs late June through late July;					

• Blanding's Turtle (Emydoidea blandingii) - Turtle~

State Status: SC/PFederal Status: SOC

State Status: SC/N

State Status: THR

State Status: SC

Impact Type	Impact possible
Recommended Measures	Time of year restriction, Exclusion Fencing, Other
Description of Recommended Measures	Since suitable nesting habitat, particularly in the disturbed area, and wetland habitat for the Blanding's Turtle is present within the project site, the following measures can voluntarily be implemented to avoid impacts:
	Overwintering areas – Blanding's turtles typically overwinter in wetlands or water bodies with standing water at least three feet deep. Because this species can be found in these wetlands and water bodies throughout the year, impacts to these wetlands and water bodies should be minimized at all times. Wetland disturbance should particularly be avoided during the overwintering period (Nov 16-Mar 4).
	Non-overwintering areas – For wetlands / water bodies shallower than three feet at the deepest point, conduct work outside of the Blanding's turtle's active season (March 5 – November 15). The installation and maintenance of exclusion fencing using the WDNR Amphibian and Reptile Exclusion Fencing Protocol is an avoidance option that can be used during this period as long as the exclusion fencing is installed between November 16 and March 4. Work can then be conducted within the fenced area at any time of year as long as the fencing is maintained.
	Upland nesting habitat – Avoid work in suitable upland nesting habitat (sandy and/or well-drained soils) within 275 m (900 ft) of a wetland or water body during the Blanding's turtle's nesting period (May 20 – October 15). The installation and maintenance of exclusion fencing using the WDNR Amphibian and Reptile Exclusion Fencing Protocol is an avoidance option that can be used during this period as long as the exclusion fencing is installed between October 16 and May 19. Work can then be conducted within the fenced area at any time of year as long as the fencing is maintained.
	Otherwise if a turtle is found, please carefully move it to suitable habitat outside the project area.
	Please note, active dates are updated frequently in the spring, starting in early March, and can be checked here: http://dnr.wi.gov/topic/WildlifeHabitat/Herps.asp#regs
	Blanding's turtles (Emydoidea blandingii) are listed as a Species of Special Concern in Wisconsin. They utilize a wide variety of aquatic habitats including deep and shallow marshes, shallow bays of lakes and impoundments where areas of dense emergent and submergent vegetation exists, sluggish streams, oxbows and other backwaters of rivers, drainage ditches (usually where wetlands have been drained), and sedge meadows and wet meadows adjacent to these habitats. This species is semi-terrestrial and individuals may spend quite a bit of time on land. Nesting occurs from about mid-May through early July depending on spring temperatures. They strongly prefer to nest in sandy soils and may travel up to 300 m (984 ft) from a wetland or waterbody to find suitable nesting sites.

Remember that although these actions are not required by state or federal endangered species laws, they may be required by other laws, permits, granting programs, or policies of this or another agency. Examples include the federal Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, State Natural Areas law, DNR Chapter 30 Wetland and Waterway permits, DNR Stormwater permits, and Forest Certification.

No actions are required or recommended for the following endangered resources:

• Peregrine Falcon (Falco peregrinus) - Bird

- j (State Status: END
Impact Type	No impact or no/low broad ITP/A	
Reason	Lack of Suitable Habitat within Project Boundary	
Justification	No suitable habitat is present at the project site. No impacts are anticipated.	
	Peregrine Falcon (Falco peregrinus), a bird listed as Endangered in Wisconsin, prefers re of steep bluffs and ledges on highrise buildings in urban areas. The required avoidance p	elatively inaccessible rock ledges on the sides period is from March 15 through July 10.

• Bald Eagle (Haliaeetus leucocephalus) - Bird~

Impact Type	No impact or no/low broad ITP/A
Reason	Other - Justification Required
Justification	This project is within 1 mile of a bald eagle nest and suitable habitat for the eagle is present in the project area. However, a recent survey did not find any Bald Eagle nests at or within 660 feet of the project site. No impacts are anticipated. Please note, however, that if Eagles are seem at the project site, project activities should be avoided from January 15 – July 30 within 660ft of the nest. Please note, that the bald eagle is federally protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Visit the USFWS Bald Eagle Management website (https://www.fws.gov/midwest/eagle/permits/baeatake/step1.html) for detailed guidelines and conservation measures for your specific project activity.

State Status: Federal Status:

- 1. Evaluate whether the **'Location and brief description of the proposed project'** is still accurate. All recommendations in this ER Review are based on the information supplied in the ER Review Request. If the proposed project has changed or more than a year has passed and you would like your letter renewed, please contact the ER Review Program to determine if the information in this ER Review is still valid.
- 2. Determine whether the project can incorporate and implement the 'Follow-up actions' identified above:
 - 'Actions that need to be taken to comply with state and/or federal endangered species laws' represent the Department's best available guidance for complying with state and federal endangered species laws based on the project information that you provided and the endangered resources information and data available to us. If the proposed project has not changed from the description that you provided us and you are able to implement all of the 'Actions that need to be taken to comply with state and/or federal endangered species laws', your project should comply with state and federal endangered species laws. Please remember that if a violation occurs, the person responsible for the taking is the liable party. Generally this is the landowner or project proponent. For questions or concerns about individual responsibilities related to Wisconsin's Endangered Species Law, please contact the ER Review Program.
 - If the project is unable to incorporate and implement one or more of the 'Actions that need to be taken to comply with state and/or federal endangered species laws' identified above, the project may potentially violate one or more of these laws. Please contact the ER Review Program immediately to assist in identifying potential options that may allow the project to proceed in compliance with state and federal endangered species laws.
 - o 'Actions recommended to help conserve Wisconsin's Endangered Resources' may be required by another law, a policy of this or another Department, agency or program; or as part of another permitting, approval or granting process. Please make sure to carefully read all permits and approvals for the project to determine whether these or other measures may be required. Even if these actions are not required by another program or entity for the proposed project to proceed, the Department strongly encourages the implementation of these conservation measures on a voluntary basis to help prevent future listings and protect Wisconsin's biodiversity for future generations.
- 3. If federally-protected species or habitats are involved and the project involves federal funds, technical assistance or authorization (e.g., permit) and there are likely to be any impacts (positive or negative) to them, consultation with USFWS will need to occur prior to the project being able to proceed. If no federal funding, assistance or authorization is involved with the project and there are likely to be <u>adverse</u> impacts to the species, contact the USFWS Twin Cities Ecological Services Field Office at 612-725-3548 (x2201) for further information and guidance.

Section E. Standard Information to help you better understand this ER Review

Endangered Resources (ER) Reviews are conducted according to the protocols in the guidance document Conducting Proposed Endangered Resources Reviews: A Step-by-Step Guide for Wisconsin DNR Staff.

How endangered resources searches are conducted for the proposed project area: An endangered resources search is performed as part of all ER Reviews. A search consists of querying the Wisconsin Natural Heritage Inventory (NHI) database for endangered resources records for the proposed project area. The project area evaluated consists of both the specific project site and a buffer area surrounding the site. A 1 mile buffer is considered for terrestrial and wetland species, and a 2 mile buffer for aquatic species. Endangered resources records from the buffer area are considered because most lands and waters in the state, especially private lands, have not been surveyed. Considering records from the entire project area (also sometimes referred to as the search area) provides the best picture of species and communities that may be present on your specific site if suitable habitat for those species or communities is present.

Categories of endangered resources considered in ER Reviews and protections for each: Endangered resources records from the NHI database fall into one of the following categories:

- <u>Federally-protected species</u> include those federally listed as Endangered or Threatened and Designated Critical Habitats. Federally-protected animals are protected on all lands; federally-protected plants are protected only on federal lands and in the course of projects that include federal funding (see Federal Endangered Species Act of 1973 as amended).
- <u>Animals</u> (vertebrate and invertebrate) listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on all lands and waters of the state (s. 29.604, Wis. Stats.).
- <u>Plants</u> listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on public lands and on land that the person does not own or lease, except in the course of forestry, agriculture, utility, or bulk sampling actions (s. 29.604, Wis. Stats.).
- <u>Special Concern</u> species, high-quality examples of natural communities (sometimes called High Conservation Value areas), and natural features (e.g., caves and animal aggregation sites) are also included in the NHI database. These endangered resources are not legally protected by state or federal endangered species laws. However, other laws, policies (e.g., related to Forest Certification), or granting/permitting processes <u>may require or strongly encourage protection</u> of these resources. The main purpose of the Special Concern classification is to focus attention on species about which some problem of abundance or distribution is suspected before they become endangered or threatened.

• <u>State Natural Areas</u> (SNAs) are also included in the NHI database. SNAs protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations, and archeological sites. Endangered species are often found within SNAs. SNAs are protected by law from any use that is inconsistent with or injurious to their natural values (s. 23.28, Wis. Stats.).

Please remember the following:

- 1. This ER Review is provided as information to comply with state and federal endangered species laws. By following the protocols and methodologies described above, the best information currently available about endangered resources that may be present in the proposed project area has been provided. However, the NHI database is not all inclusive; systematic surveys of most public lands have not been conducted, and the majority of private lands have not been surveyed. As a result, NHI data for the project area may be incomplete. Occurrences of endangered resources are only in the NHI database if the site has been previously surveyed for that species or group during the appropriate season, and an observation was reported to and entered into the NHI database. As such, absence of a record in the NHI database for a specific area should not be used to infer that no endangered resources are present in that area. Similarly, the presence of one species does not imply that surveys have been conducted for other species. Evaluations of the possible presence of rare species on the project site should always be based on whether suitable habitat exists on site for that species.
- 2. This ER Review provides an assessment of endangered resources that may be impacted by the project and measures that can be taken to avoid negatively impacting those resources based on the information that has been provided to ER Review Program at this time. Incomplete information, changes in the project, or subsequent survey results may affect our assessment and indicate the need for additional or different measures to avoid impacts to endangered resources.
- 3. This ER Review does not exempt the project from actions that may be required by Department permits or approvals for the project. Information contained in this ER Review may be shared with individuals who need this information in order to carry out specific roles in the planning, permitting, and implementation of the proposed project.

Appendix F

Soils Information





1:2,257 0 0.02 0.04 0.08 mi 0 0.03 0.06 0.12 km

La Crosse Co WI Land Info, Maxar, Microsoft

Darin Hyatt La Crosse Co WI Land Info, Maxar, Microsoft



The Science 1	ou Build On.					S	ee Descriptive	e Terminol	ogy sheet	for explanation of a	abbreviations
Project	Numb	er B220101	1				BORING:			ST-1	
Geotechnical Evaluation						LOCATION: See attached sketch					
River Point District-Storm Water Tanks Riverpoint Development											
La Crosse, Wisconsin					NORTHING	i:		EASTING:			
DRILLER:	S	ubcontractor	LOGGED BY:		B. Wright		START DAT	TE:	02/16/22	END DATE:	02/16/22
SURFACE ELEVATION:		RIG: S	ubcontractor	METHOD:			SURFACIN	G:		WEATHER:	
Elev./ Depth ft	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)					Blows (N-Value) Recovery	q₀ tsf	MC %	Tests or Re	marks	
-		FILL: POORL	Y GRADED SA n. moist to wet	ND (SP), f	ïne-						
- 		g	.,			$\neg \forall$	5-6-6 (12)				
 		X					(12)				
-					5		5-7-8 (15)				
- -							6-7-8 (15)				
 - - -					10		8-12-14 (26)				
		Concrete del	bris at 12 feet				5-7-7 (14)				
-		ORGANIC CL DEPOSIT)	AY (OL), gray,	wet (SWAI	MP 15		1-1-1 (2)		33	OC=3%	
- - - -											
 					20		0-0-2 (2)		49	DD=80 pcf	
23.0						_					
		CLAYEY SAN wet, medium	D (SC), slightly (ALLUVIUM)	v organic, g	jray, 25		0-1-6 (7)				
						-					
 		SANDY ORG (ALLUVIUM)	ANIC CLAY (OI	L), gray, we	et 30		1-2-4 (6)		39	P200=52%	
B2201011		Co	ntinued on ne	ext page	in Intertec Corn	oration		Print Date:0	3/07/2022	ST_1	nage 1 of 2



The Science You Build On. See										e Descriptive Terminology sheet for explanation of abbreviations						
Project	t Nu	mbe	er B220	10	11				BORING:	BORING: ST-1						
Geotec	hni	cal E	Evalua	tio	n	LOCATION	LOCATION: See attached sketch									
River P	Poin oint	t Dis Dev	strict-S /elopm	toı en	rm Water Ta t	nks										
La Cro	sse	, Wis	sconsi	n					NORTHING	:		EASTING:				
DRILLER: Subcontractor LOGGED BY: B. Wright								START DAT	START DATE: 02/16/22 END DATE: 02/16							
SURFACE ELEVATION:		-	RIC) :	Subcontractor	METHOD	:		SURFACIN	G:		WEATHER:				
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)						Blows (N-Value) Recovery	q₀ tsf	MC %	Tests or F	Remarks				
- - - - - - - -			SANDY (ALLUV	OR UM	GANIC CLAY (O)	L), gray, v	wet 35		2-2-3 (5)							
- <u>38.0</u> - - - - - <u>41.0</u>	_		POORLY GRADED SAND (SP), fine to medium-grained, gray, wet, medium dense (ALLUVIUM) 40-						4-4-7 (11)			Water observe	d at 14.0 feet			
<u>-</u>					END OF BOP	RING		4				while drilling.				
					Boring then gr	outed	45					Cave in depth immediately af withdrawal of a	of 22.5 feet ter auger.			
							55 60									
									r		2/07/0000		1			

Braun Intertec Corporation



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Project	Nι	mber B2201011	BORING:	BORING: ST-2					
Geotec	hni	cal Evaluation	LOCATION: See attached sketch						
River P	oin oint	t District-Storm Water Development							
La Cros	sse	Wisconsin			NORTHING	:		EASTING:	
DRILLER:		Subcontractor LOGGED	BY: B. Wright	START DAT	E:	02/16/22	END DATE: 02/16/22		
SURFACE ELEVATION:		RIG: Subcontractor	METHOD:	SURFACIN	G:		WEATHER:		
Elev./ Depth ft	Water Level	Description o Soil-ASTM D2488 or 24) 1110-1-2	f Materials 87; Rock-USACE EM 2908)	Blows (N-Value) Recovery	q₀ tsf	MC %	Tests or Ren	marks	
		FILL: POORLY GRADE	SAND (SP), fine-						
E			wei	ΔI	2-3-5				
-					(8)				
-									
<u> </u>			Ę	5-1	6-12-14 (26)				
-				\square	()				
-					7-8-16				
<u> </u>				$-\Delta$	(24)				
 					7-15-20				
 -			10	o-	(35)				
 -									
 -		Concrete debris at 12 fe	eet	$\overline{\nabla}$	6-8-9 (17)				
-				Ą	、				
E			15		2-2-3				
-				Ă	(5)				
-									
18.0	4		hthe energie and						
-		wet, soft (ALLUVIUM)	gnuy organic, gray,						
-			20	Ω−c	2-0-4 (4)		30	P200=16%	
_				$-\square$					
F				-					
- 23.0	\mathbf{K}	ORGANIC CLAY (OL), w	ith shells, dark gray,						
-		wet (SWAMP DEPOSIT)			1-0-2				
-			25	5-	(2)		38	OC=3%	
-									
F				\neg					
E									
E		Ť	20		1-0-3		36	DD=88 pcf	
F			50	<u>Д</u>	(3)		- 50		
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Project	Numb	er B220101	11	BORING: ST-2							
Geotech	nnical	Evaluation	l	LOCATION: See attached sketch							
River Po Riverpo	oint Di int De	strict-Storı velopment	m Water Ta								
La Cros	se, Wi	sconsin					NORTHING) :		EASTING:	
DRILLER:	Sı	ubcontractor	LOGGED BY:		START DAT	re:	02/16/22	END DATE:	02/16/22		
SURFACE ELEVATION:	RIG: Subcontractor METHOD:						SURFACIN	SURFACING: WEATHER:			
Elev./ Depth ft	water Level	Description of Materials(Soil-ASTM D2488 or 2487; Rock-USACE EM1110-1-2908)						q₀ tsf	MC %	Tests or	Remarks
-		ORGANIC C	LAY (OL), with s	shells, dark	c gray,						
- - -			DEPOSIT		35		1-2-3 (5)				
							K				
-		POORLY GR medium-grair (ALLUVIUM)	ADED SAND (S ned, gray, wet, r	SP), fine to nedium de	ense 40		6-8-10 (18)				
- - - -											
- - - - - -					45	X	8-12-16 (28)		17	P200=4%	
 			(CL) fibrous sli	aptily organ	50 ·		4-7-7 (14)				
 54.0		black, wet (S	WAMP DEPOS	IT)	· · · · · ·	-			51	OC=4%	
		POORLY GR medium-grair (ALLUVIUM)	ADED SAND (S ned, gray, wet, r	SP), fine to nedium de	nse 55		7-8-12 (20)				
							7-7-10				
		Trace Grave	el from 60 to 75	feet	60 -		(17)				
		C	ontinued on pr	oxt nade							
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The Science You Build Of	n.	ee Descriptive	e Terminology she	et for explanation of abbreviations				
Project Num	nber B2201011	BORING:		ST-2				
Geotechnica	al Evaluation	LOCATION	LOCATION: See attached sketch					
River Point	District-Storm Water Tanks							
Riverpoint L	Development							
La Crosse, V	wisconsin	NORTHING): 	EASTING:				
DRILLER:	Subcontractor LOGGED BY: B. Wright	START DAT	TE: 02/16/2	END DATE: 02/16/22				
SURFACE ELEVATION:	RIG: Subcontractor METHOD:	SURFACIN	G:	WEATHER:				
Elev./ Lev./ Elev./ Lev./ Elev./ Tev./ Tev./ Tev./ Tev./	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Blows (N-Value) Recovery	q _p MC tsf %	Tests or Remarks				
	POORLY GRADED SAND (SP), fine to medium-grained, gray, wet, medium dense (ALLUVIUM) 70- 70- 75- 80- 80- 85- 85-	6-7-9 (16) 5-6-8 (14) 10-15-17 (32) 12-16-17 (33) 15-15-20 (35)						
	90-7	14-16-19 (35)						
	95- Continued on pext page	15-17-20 (37)						
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Project	Nu	imbe	er B22010	11				BORING:	BORING: ST-2				
Geotec	hni	cal I	Evaluation	1				LOCATION:	LOCATION: See attached sketch				
River P Riverpo	oin oint	t Dis Dev	strict-Stor /elopment	m Water Ta	nks								
La Cros	sse	, Wis	sconsin					NORTHING	NORTHING: EASTING:				
DRILLER:		Su	bcontractor	LOGGED BY:	START DATE: 02/16/22 END DATE: 0								
SURFACE ELEVATION:	CE ION: RIG: Subcontractor METHOD:							SURFACING: WEATHER:					
Elev./ Depth ft	Water Level	2	D (Soil-ASTM I	escription of Ma D2488 or 2487; 1110-1-2908	terials Rock-USACE	EM	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Ren	narks		
			POORLY GF medium-grai (ALLUVIUM)	RADED SAND (S ned, gray, wet, n	SP), fine to nedium dense	100 - \		21-23-27 (50)					
-				END OF BOF	RING	/	4				Water observed a while drilling.	t 14.0 feet	
-				Boring then gr	outed								
						110							
						-							
 -						115 —							
-						_							
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Project	Nu	mbe	er B2201	011					BORING:			ST-3
Geotec	hni	cal E	Evaluatio	on					LOCATION:	See attac	ched sket	ch
River P	oin oint	t Dis Dev	strict-Sto velopme	orm Wate nt	r Tanks	S						
La Cro	sse	, Wis	sconsin						NORTHING	:		EASTING:
DRILLER:		Sul	bcontractor	LOGGEI	D BY:	E	3. Wright		START DAT	E:	02/15/22	END DATE: 02/15/22
SURFACE ELEVATION:			RIG:	Subcontract	or ME	THOD:			SURFACING	G:		WEATHER:
Elev./ Depth ft	Water Level		(Soil-ASTI	Description M D2488 or 2 1110-1	of Materia 2487; Roc -2908)	als k-USAC	EEM	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
_			FILL: POC	RLY GRADE	ED SAND	(SP), fin	e-					
-			granioa, bi	iown, moior			_		6-2-3			
-								X	(5)			
<u> </u>							_					
- 							5—		2-2-3 (5)			
E									3-5-0			
-							_	X	(14)		6	P200=3%
-							_					
- 10.5							10-					
-			FILL: CON	ICRETE			-		8-28-50/1"			
<u> </u>				END OF	BORING	G			(REF)			Water not observed while drilling.
-				Boring th	en groute	ed	_					Refusal on apparent
-							15-					concrete
-							-	r'				
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Project	Numb	er B220101	1				BORING:			ST-4	
Geotec River P Riverpo	hnical oint Di oint Dev	Evaluation strict-Storr velopment	n Water Ta	nks			LOCATION:	See atta	ched sket	ch	
La Cros	sse, Wi	sconsin					NORTHING	:		EASTING:	
DRILLER:	Sı	ubcontractor	LOGGED BY:		B. Wright		START DAT	E:	02/16/22	END DATE:	02/16/22
SURFACE ELEVATION:		RIG: S	ubcontractor	METHOD:			SURFACIN	G:		WEATHER:	
Elev./ Depth ft	Water Level	De (Soil-ASTM E	escription of Ma 02488 or 2487; 1110-1-2908	iterials Rock-USA 3)	CE EM	Sample	Blows (N-Value) Recovery	q₀ tsf	MC %	Tests or I	Remarks
		FILL: POORL grained, brow	Y GRADED SA /n, moist to wet	ND (SP), f	"ine- 5- 10- 10- 10- 10- 10- 10- 10- 10- 10- 10- 10- 10- 10- 10- 10- 10- 10- <		5-5-7 (12) 4-12-19 (31) 10-15-20 (35) 12-16-22 (38) 8-10-19 (29) 4-5-6 (11)				
- <u>22.0</u>		CLAYEY SAN (ALLUVIUM)	ID (SC), slightly	v organic, g	20 - - gray, wet -		(2)				
- - - 27.0		FAT CLAY (C medium (ALL	H), slightly orga UVIUM)	nic, gray, v	25 - - wet, -		TW		30	P200=31% OC=3%	
					 30 		1-2-5 (7)		39	LL=51, PL=27	, PI=24
B2201011		Co	ontinued on ne	ext page	in Intertec Corpor	ation		Print Date:	3/07/2022	<u>ר</u>	4 name 1 of 3
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Project	Nu	mbe	er B220101	1				BORING:			ST-4	
Geotec	hni	cal E	Evaluation		_			LOCATION:	See atta	ched sket	ch	
River P Riverpo	oin oint	t Dis Dev	strict-Storı /elopment	n Water Ta	nks							
La Cros	sse	, Wis	sconsin					NORTHING	:		EASTING:	
DRILLER:		Sul	bcontractor	LOGGED BY:		B. Wright		START DAT	E:	02/16/22	END DATE:	02/16/22
SURFACE ELEVATION:			RIG: S	ubcontractor	METHOD:			SURFACIN	G:		WEATHER:	
Elev./ Depth ft	Water Level		D (Soil-ASTM [escription of Ma 02488 or 2487; 1110-1-2908	iterials Rock-USA 3)	ACE EM	Sample	Blows (N-Value) Recovery	q₀ tsf	MC %	Tests or Rer	marks
ft - 38.0 - 41.0 			FAT CLAY (C medium (ALL POORLY GR gray, wet, me	H), slightly orga UVIUM) ADED SAND (S dium dense (Al END OF BOF Boring then gr	BP), fine-g LUVIUM) RING outed	wet, 35- rained, 40- 45- 50-		2-3-7 (10) 6-8-7 (15)			Water observed a while drilling. Cave in depth of immediately after withdrawal of aug	at 14.0 feet 27 feet jer.
						- 55 - - -	-					
						- 60 - - -						
B2201011					Bra	un Intertec Corpo	ation	F	Print Date:0	3/07/2022	ST-4	page 2 of 2



The Science 1	оц вц	ia On.						Se	ee Descriptive	Ierminolo	ogy sheet	for explanation of abbreviati	ions
Project	Νι	impe	er B2	2010	11				BORING:			ST-5	
Geotec	hn	ical E	Evalu	atior	n				LOCATION:	See attac	ched sket	ch	
River P Riverpo	oir oin	nt Dis t Dev	strict /elop	-Stor ment	rm Water Ta t	nks							
La Cros	sse	, Wis	scon	sin					NORTHING	:		EASTING:	
DRILLER:		Su	bcontra	ctor	LOGGED BY:		B. Wright		START DAT	E:	02/16/22	END DATE: 02/16	/22
SURFACE ELEVATION:			I	RIG:	Subcontractor	METHOD:			SURFACING	G:		WEATHER:	
Elev./ Depth ft	Water	LGVG	(Soil-/	E ASTM	Description of Ma D2488 or 2487; 1110-1-2908	aterials Rock-USA 3)	CE EM	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks	
- - - - - - - - - - - - - - - - - - -	-		FILL: graine FILL:	POOR ed, brov	RETE	ND (SP),	fine-	X	4-5-5 (10) 4-8-10 (18) 8-10-12 (22) 12-24-39 (63)		4	P200=2%	
<u> </u>	-				END OF BOR	RING						Water not observed while	е
 -							-					arining.	
							15					Refusal on apparent aggregate	
E							_						
\vdash							—						
F							25—						
L							_						
							_						
<u> -</u>							—						
F		1					_						
F		1					30 —						
F		1					_						
F		1					_						
B2201011		1	I			Bra	un Intertec Corpora	ation	F	Print Date:0	3/07/2022	I ST-5 page 1	of 1



The Science Y	You Build (Dn.						Ę	See Descriptive	Terminol	ogy sheet	for explanation of abbreviations
Project	Nur	nber	B2201	011					BORING:			ST-6
Geotec	hnic	al Ev	valuatio	on					LOCATION:	See atta	ched sket	ch
River P	oint oint	Dist Deve	rict-Sto lopme	orm \ nt	Water Ta	nks						
La Cros	sse,	Wisc	consin						NORTHING	:		EASTING:
DRILLER:		Subc	ontractor	L	OGGED BY:		B. Wright		START DAT	E:	02/16/22	END DATE: 02/16/22
SURFACE ELEVATION:			RIG:	Subc	contractor	METHOD:			SURFACIN	G:		WEATHER:
Elev./ Depth ft	Water Level	(Soil-ASTI	Desc M D24	ription of Ma 88 or 2487; l 1110-1-2908	terials Rock-US/)	ACE EM	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
_		F	ILL: POC	RLY (rown.	GRADED SA moist	ND (SP),	fine-					
-			,	,					5-6-8			
<u> </u>									(14)			
-									0.40.40			
F							5	$-\nabla$	8-12-16 (28)			
<u> </u>								$-\square$				
 -									7-8-16			
 -								ΗÅ	(24)			
 -									6-10-12			
 -							10	TX	(22)		16	P200=4%
12.0				EN	ND OF BOF	RING						Water not observed while
 -				Ro	ring then gr	outod						
 -				DU	nng then gr	Juleu	4.5					Refusal on apparent concrete
_							15					
_												
-												
<u>-</u>												
-							20	-				
-								-				
E								-				
								-				
\vdash								-				
 -							25	\dashv				
 -												
F								1				
E												
E				,			30					
F							50					
È.												
B2201011						Bra				Print Data:0	3/07/2022	ST 6 page 1 of 1



The Science To	ni Build On.					S	See Descriptive	Terminol	ogy sheet	for explanation of al	bbreviations
Project	Numbe	er B220101	1				BORING:			ST-7	
Geotech	nnical I	Evaluation					LOCATION	See atta	ched sket	ch	
River Po Riverpo	oint Dis oint Dev	strict-Storr velopment	n Water Ta	nks							
La Cros	se, Wi	sconsin					NORTHING	i:		EASTING:	
DRILLER:	Su	bcontractor	LOGGED BY:		B. Wright		START DAT	E:	02/17/22	END DATE:	02/17/22
SURFACE ELEVATION:		RIG: S	ubcontractor	METHOD:			SURFACIN	G:		WEATHER:	
Elev./ Depth ft	Water Level	Do (Soil-ASTM E	escription of Ma 02488 or 2487; 1110-1-2908	iterials Rock-USA 3)	CE EM	Sample	Blows (N-Value) Recovery	q₀ tsf	MC %	Tests or Rer	narks
-		FILL: POORL grained, brow	Y GRADED SA /n, moist	ND (SP),	fine-						
 - 							5-7-7 (14)				
- 				7-8-14							
-					5-		(22)				
- 						X	8-10-12 (22)		5	P200=3%	
-					-		10-12-14				
-					10-		(26)				
- - <u>12.5</u> - 13.0 -		FILL: CONCF	RETE END OF BOP	RING		X	10-50/1" (REF)				
-			Boring then gr	outed	-					Pofusal on appar	ont
-			Doning then gi	outed	13					concrete	ent
-					-						
-					-						
					20 -						
-					-						
F					-	-					
E					-	-					
					-	-					
					25 -	-					
-					-						
 					-	1					
 					-	1					
 					-	1					
F					30 -	1					
F					-	1					
				Dres	un Intertes Carre			Drint Data:	2/07/2022	OT 7	2000 1 cf 1



Project Number B2201011 River Point District-Storm Water Tanks Riverpoint Development La Crosse, Wisconsin DRILLER Subcontrader LOGED BY: B. Wright Subcontrader River Point District-Storm Water Tanks Riverpoint Development La Crosse, Wisconsin DRILLER Subcontrader LOGED BY: B. Wright START DATE: Development LOCATION: See attached statch NORTHING EASTING: EASTING: DRILLER Subcontrader PILL: POORLY GRADED SAND (SP), fine- grained, trown, moist FILL: POORLY GRADED SAND (SP), fine- grained, trown, wet 18.0 POORLY GRADED SAND (SP), fine- grained, trown, wet 18.0 POORLY GRADED SAND (SP), fine- grained, trown, wet 18.0 POORLY GRADED SAND (SP), fine- grained, trown, wet 15 POORLY GRADED SAND (SP), fine- grained, trown, wet 16 POORLY GRADED SAND (SP), fine- BANDY FAT CLAY (CH), slightly organic, gray, Wet, medium (ALLUVIUM) POORLY GRADED SAND (SP), fine- BANDY FAT CLAY (CH), slightly organic, gray, POORLY GRADED SAND (SP), fine- POORLY GRADED SAND (SP),	The Science	e You Bui	ld On.					S	ee Descriptive	Terminol	ogy sheet	for explanation	of abbreviations
Geotechnical Evaluation River Point District-Store Water Tanks River point Development La Crosse, Wisconsin DRILER: Subcontractor LOGGED BY: B. Wright RiG: Subcontractor Materials Description of Materials SURFAGNA: WEATHER: Description of Materials Description of Materials SURFAGNA: WEATHER: Description of Materials Description of Materials SURFAGNA: WEATHER: Description of Materials Description of Materials Descri	Projec	t Nı	Impe	r B220101	1				BORING:			ST-8	
Riverpoint Development La Crosse, Wisconsin LogGED BY: B. Winght START DATE: 021722 DRULER: Subcontractor LOGGED BY: B. Winght START DATE: 021722 Elev./ Bettin Bit (Soil-ASTM D2480 or 2487; RockUSACE EM t Bit Bit MC Tests or Remarks T110-1-2008 Bit Bit MC Tests or Remarks Fill: POORLY GRADED SAND (SP), fine- grained, brown, moist	Bivor	cnn Doir		valuation	n Matar Ta	nke			LOCATION	: See atta	ched sket	ch	
La Crosse, Wisconsin EASTING: EASTING: DRILLER: Subcontractor LOGGED BY: B. Wright START DATE: 02/1722 END DATE: 02/1722 DEW/DE Test blocottractor METHOD: SUBPACING: WEATHER: WEATHER: Deptin B Coult-ASTIN D2488 or 2467; Rock-USACE EM B B/Washington of Materials <	Riverp	oin	t Dev	elopment	n water ta	IIKS							
ORILLER: Subcontractor LOGED BY: B. Wright START DATE: 02/17/22 END DATE: 02/17/22 Elev./ ht B B Subcontractor METHOD: SUBRFACINE: WEATHER: 02/17/22 END DATE: 02/17/22	La Cro	sse	, Wis	consin					NORTHING	i:		EASTING:	
NUME RIG: Subornator METHOD: SUBFACING: WEATHER: Elev., b 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 </th <th>DRILLER:</th> <th></th> <th>Sub</th> <th>contractor</th> <th>LOGGED BY:</th> <th></th> <th>B. Wright</th> <th></th> <th>START DAT</th> <th>TE:</th> <th>02/17/22</th> <th>END DATE:</th> <th>02/17/22</th>	DRILLER:		Sub	contractor	LOGGED BY:		B. Wright		START DAT	TE:	02/17/22	END DATE:	02/17/22
Elev./ Doptint Description of Materials (Sol-ASTM 1248 or 24437, Rock-USACE EM 1110-1-2908) Bit Bit Bit Bit Bit Second (NA310) (Sol-ASTM 1248 or 24437, Rock-USACE EM 110-12-2008) Bit Bit Bit Bit Bit Second (NA310) (Sol-ASTM 12408 or 2447, Rock-USACE EM 110-12-2008) Bit Bit Bit Bit Second (NA310) (Sol-ASTM 12408 or 2447, Rock-USACE EM 110-12-2008) Bit Bit Bit Bit Second (NA310) (Sol-ASTM 12408 or 2447, Rock-USACE EM 10-12-30 Bit Bit Bit Second (NA310) (Sol-ASTM 12408 or 2447, Rock-USACE EM 10-12-308) Bit Bit Bit Bit Second (NA310) (Sol-ASTM 12408 or 2447, Rock-USACE EM 10-12-308) Bit Bit Bit Second (NA3100 (Sol-ASTM 12407) Tests or Remarks FILL: POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet gray, wet, loose (ALLUVIUM) Sol-Sol-Sol-Sol-Sol-Sol-Sol-Sol-Sol-Sol-	SURFACE ELEVATION	l:		RIG: S	ubcontractor	METHOD:			SURFACIN	G:		WEATHER:	
FLL: POORLY GRADED SAND (SP), fine- grained, brown, moist 4-5-5 (10) 5-5-7 (12) 5-5-7 (12) 10-7 5-5-7 (12) 10-7 5-5-7 (12) 10-7 5-5-7 (12) 10-7 5-5-7 (12) 10-7 5-6-6 (12) 10-7 5-6-6 (12) 10-10-5 grained, trace concrete, brown, wet 15-7 18.0 POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet 2-3-4 (7) 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 20-7 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 2-2-3 (5) 46 LL=52, PL=22, PI=30 30-7 TW 17 17	Elev./ Depth ft	Water		De (Soil-ASTM D	escription of Ma 2488 or 2487; 1110-1-2908	aterials Rock-USA 3)	CE EM	Sample	Blows (N-Value) Recovery	q₀ tsf	MC %	Tests or	Remarks
14.0 Second provide a standing model 4-5-5 (10) 10 5-5-5 (10) 5-5-5 10 5-5-5 (10) 5-5-7 10 5-5-7 (12) 5-5-7 10 5-6-6 (12) 10-10-5 18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 20-10 (15) 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 20-10 2-3-4 30 TW 17 17				FILL: POORL	Y GRADED SA	AND (SP), f	fine-						
14.0 Sec. 5 (10) 14.0 FILL: POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet 10-10-5 18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 2-3-4 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 2-2-3 30 TW 17 0 Continued on next page Davids of participation of participation	-			gramed, brow	n, moist				4-5-5				
14.0 S-5-5 S-5-5 10 S-7-7 S-7-7 10 S-6-6 (12) 10 S-6-6 (12) 10 S-6-6 (12) 118.0 POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet 15 10-10-5 18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 20 2-3-4 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 20 2-2-3 30 TW 17 17	-								(10)				
5 5-5-5 10- 5-5-7 10- 5-5-7 10- 5-7-7 10- 5-7-7 110- 5-6-6 (12) 10-10-5 110- 15- 118.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 20- 2-3-4 (7) 2-3-3 (5) 46 L=52, PL=22, PI=30 30- TW 17 Continued on next page	–												
14.0 Sector 14.0 FILL: POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet 10-10-5 (12) 18.0 POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet 15-7 (15) 18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 20-7 (7) 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 20-7 (5) 46 LL=52, PL=22, PI=30 30-7 TW 30-7 TW 17 Continued on next page	- -						5	$-\nabla$	5-5-5 (10)				
14.0 52 FILL: POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet 5-5-7 (12) 18.0 FILL: POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet 18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 25 2-3-4 (5) 46 LL=52, PL=22, PI=30 30 TW 30 TW 17 17	–							\square					
14.0 Image: Continued on next page 11.0 Image: Continued on next page									5-5-7				
14.0 Image: Second state in the second s	E							$-\Delta$	(12)				
14.0 × FILL: POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet 10- 15- 15- 15- 15- 23.0 10-10-5 (15) 18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 2-3-4 (7) 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 20- 25- 30- 30- 7 2-2-3 (5) 46 LL=52, PL=22, PI=30 20- 20- 20- 20- 20- 20- 20- 20- 20- 20-								-2	5-7-7				
14.0 S 14.0 Fill: POORLY GRADED SAND (\$P), fine- grained, trace concrete, brown, wet 15 18.0 POORLY GRADED SAND (\$P), fine-grained, gray, wet, loose (ALLUVIUM) 20 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 20 25 (7) 30 TW 17 17	<u> </u>						10	AXY	(14)				
14.0 S 14.0 FILL: POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet 15 18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 2-3-4 (7) 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 2-2-3 (5) 46 24.0 - - - 30 TW 17 Continued on next page - 10-10-5	 -												
14.0 Set FILL: POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet 10-10-5 (15) 18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 2-3-4 (7) 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 2-2-2-3 (5) 46 LL=52, PL=22, PI=30 30 TW 17 Continued on next page TW 17	 -							$\overline{\nabla}$	5-6-6 (12)				
FILL: POORLY GRADED SAND (SP), fine- grained, trace concrete, brown, wet 15 18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 20 2.3.4 (7) 2.3.4 (7) 2.3.4 (7) 46 LL=52, PL=22, PI=30 TW 17 Continued on next page								$\neg \Delta$	()				
Image: state concrete, blown, wet 15 (15) 18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 20 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 2-2-2-3 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 25 25 2-2-2-3 (5) 46 LL=52, PL=22, PI=30	-			FILL: POORL	Y GRADED SA	AND (SP), f	fine-		10-10-5				
18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 20 2-3.4 (7) 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 25 2-2.3 (5) 46 LL=52, PL=22, PI=30 30 TW 17 Continued on next page TW 17	-			grained, trace	concrete, brow	vn, wet	15		(15)				
18.0 POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 2-3-4 (7) 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 2-2-3 (5) 46 LL=52, PL=22, PI=30 30 TW 17 Continued on next page TW 17													
POORLY GRADED SAND (SP), fine-grained, gray, wet, loose (ALLUVIUM) 20 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 25 (5) 46 LL=52, PL=22, PI=30 TW 17	- 18.0												
23.0 23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 25 30 TW 46 LL=52, PL=22, Pl=30 TW 17 Continued on next page	-			POORLY GR/ arav. wet. loos	ADED SAND (8 se (ALLUVIUM	SP), fine-gr)	ained,						
23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 25 (5) 46 LL=52, PL=22, PI=30 46 LL=52, PL=22, PI=30 TW 17	-			5 , , ,	,		20	$\neg \nabla$	2-3-4 (7)				
23.0 SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 25 30 TW 17 Continued on next page	<u>-</u>							\square	(')				
SANDY FAT CLAY (CH), slightly organic, gray, wet, medium (ALLUVIUM) 25 30 TW 17	-												
wet, medium (ALLUVIUM) 25- 2-2-3 (5) 46 LL=52, PL=22, PI=30 46 LL=52, PL=30 46 LL=52,	23.0	+		SANDY FAT (CLAY (CH) slig	ihtly organi		-					
25 (5) 46 LL=52, PL=22, PI=30 30 TW 17 Continued on next page	E			wet, medium	(ALLUVIUM)	ing organi	o, gray,		222				
TW 17							25	$-\nabla$	(5)		46	LL=52, PL=22	2, PI=30
TW 17	 -							-					
TW 17 Continued on next page	 -							-					
30 TW 17 Continued on next page TW 17	 -												
Continued on next page	 -												
Continued on next page	 -						30		TW		17		
Continued on next page	F												
Decision Interference Design Decision OT A 1 CA				Co	ntinued on ne	ext page	un linte (0.07/0000		0



The Science Y	ou Builo	l On.					e e	See Descriptive	Terminol	ogy sheet	for explanation of abbreviat	tions
Project	Nu	mbe	er B2201	011				BORING:			ST-8	
Geotec	hni	cal E	Evaluati	on				LOCATION:	See atta	ched sket	ch	
River P Riverpo	oin oint	t Dis Dev	strict-Sto velopme	orm Water Ta nt	nks							
La Cros	sse	, Wis	sconsin					NORTHING	:		EASTING:	
DRILLER:		Su	bcontractor	LOGGED BY:		B. Wright		START DAT	E:	02/17/22	END DATE: 02/17	7/22
SURFACE ELEVATION:			RIG:	Subcontractor	METHOD:			SURFACING	G:		WEATHER:	
Elev./ Depth ft	Water Level		(Soil-AST	Description of Ma M D2488 or 2487; 1110-1-290	aterials Rock-US/ 8)	ACE EM	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks	
- 			SANDY F/ wet, medit	AT CLAY (CH), sli um (ALLUVIUM)	jhtly orgar	nic, gray, 35		2-2-3 (5)		37	P200=56%	
 38.0	-		POORLY	GRADED SAND (SP), fine-c	grained,						
 			gray, wet,	loose (ALLUVIUN)	40		4-4-6 (10)			Water observed at 13.5	foot
E_				END OF BO	RING		4				while drilling.	1001
				Boring then g	routed	45					Cave in depth of 21.5 fe immediately after withdrawal of auger.	et
						50						
 - 							_					
							_					
	K					55	_					
						60						
- -												
<u>-</u>												
D0004044										0.07.0000	07.0	~ ~ ~



The Science	You Bui	d On.	See Descriptive Te	rminology sheet	for explanation of abbreviations
Project	Nι	Imber B2201011	BORING:		ST-9
Geotec	hn	cal Evaluation	LOCATION: Se	ee attached sket	ch
River P Riverpo	oir oin	it District-Storm Water Tanks Development			
La Cros	sse	, Wisconsin	NORTHING:		EASTING:
DRILLER:		Subcontractor LOGGED BY: B. Wright	START DATE:	02/10/22	END DATE: 02/10/22
SURFACE ELEVATION:		RIG: Subcontractor METHOD:	SURFACING:		WEATHER:
Elev./ Depth ft	Water	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Blows (N-Value) Recovery	q _₽ MC tsf %	Tests or Remarks
		FILL: POORLY GRADED SAND (SP), fine-			· · · · ·
- 			8-4-2		
 			(6)		
- 		5-	2-2-2 (4)		
- -			3-4-8 (12)		
		10-	7-9-12 (21)		
			4-3-2 (5)		
	- 🖂	POORLY GRADED SAND with CLAY (SP-SC), light gray, wet, very loose to loose (ALLUVIUM) 15	2-2-1 (3)		
		20-	5-3-5 (8)	18	P200=10%
 23.0		ORGANIC CLAY (OL), black, wet (SWAMP			
		DEPOSIT)	3-5-5 (10)	78	OC=8%
		30-	2-3-6 (9)	76	
		Continued on next page			
B2201011		Braun Intertec Corporation	n Prin	t Date:03/07/2022	ST-9 page 1 of 4



The Science	You Build	On.					S	ee Descriptive	Terminol	ogy sheet	for explanation of	fabbreviations
Project	t Nu	mbe	er B220101	1				BORING:			ST-9	
Geoteo	hnic	cal E	Evaluation					LOCATION:	See atta	ched sket	ch	
River F	Point oint	: Dis Dev	strict-Storr velopment	n Water Ta	nks							
La Cro	sse,	Wis	sconsin					NORTHING	:		EASTING:	
DRILLER:		Sul	bcontractor	LOGGED BY:		B. Wright		START DAT	E:	02/10/22	END DATE:	02/10/22
SURFACE ELEVATION:			RIG: S	ubcontractor	METHOD:			SURFACIN	G:		WEATHER:	
Elev./ Depth ft	Water Level		De (Soil-ASTM D	escription of Ma 2488 or 2487; 1110-1-2908	terials Rock-USA)	CE EM	Sample	Blows (N-Value) Recovery	q₀ tsf	MC %	Tests or R	emarks
			ORGANIC CL DEPOSIT) SANDY SILT gray, wet, soft	AY (OL), black Y CLAY (CL-ML t (ALLUVIUM)	, wet (SWA	AMP organic,		1-1-1 (2) 1-0-1 (1)		31 26	P200=52% LL=25, PL=19,	PI=6
- 48.0 			POORLY GR/ medium-grain (ALLUVIUM)	ADED SAND w led, dark gray, v	ith SILT (S vet, loose	5 P-SM) ,		(2) 1-3-6 (9)		35	DD=91 pcf	
<u> 53.0</u> <u> </u>			POORLY GR, medium-grain (ALLUVIUM)	ADED SAND (S hed, gray, wet, r	ith GRAVE	EL (SP),		10-12-14 (26) 8-12-15 (27)				
			Co	ntinued on ne	xt page							
B2201011					Brau	un Intertec Co	rporation	F	Print Date:0	3/07/2022	ST-9	page 2 of 4



The Science	тоц вці	la On.							See Descriptive	Terminol	ogy sheet	for explanation of a	abbreviations
Project	Nι	imbe	er B2	22010	11				BORING:			ST-9	
Geotec	hni	ical I	Eval	uatior	า				LOCATION	See atta	ched sket	ch	
River P	oir oint	it Dis t Dev	stric [:] /elop	t-Stor oment	m Water Ta t	nks							
La Cro	sse	, Wis	scor	isin					NORTHING	i:		EASTING:	
DRILLER:		Su	bcontra	actor	LOGGED BY:		B. Wrigh	nt	START DAT	E:	02/10/22	END DATE:	02/10/22
SURFACE ELEVATION:				RIG: S	Subcontractor	METHOD:	_		SURFACIN	G:		WEATHER:	
Elev./ Depth ft	Water		(Soil	D ASTM-	Description of Ma D2488 or 2487; 1110-1-2908	aterials Rock-USA 3)	ACE EM	Sample	Blows (N-Value) Recovery	q₀ tsf	MC %	Tests or Re	marks
- - - - - - -			POC medi	RLY GF um-grai	RADED SAND w ned, gray, wet, o	vith GRAVE dense (ALL	EL (SP), LUVIUM)	65	23-20-12 (32)				
									12-15-19 (34)				
- <u>73.0</u> 	_		POC grain dens	RLY GF led, trac le (ALLU	RADED SAND (e Gravel, gray, v JVIUM)	SP), mediu wet, dense	im- to very	75-	15-17-20 (37)				
								80-	20-20-24 (44)				
								85-	22-28-38 (66)				
								90 - 00	20-27-35 (62)				
- - - - - - -					ontinued on pa	avt nade		95 — X	21-30-50/1" (REF)				
B2201011	1	1				Brau	un Intertec (Corporation		Print Date:0	3/07/2022	ST-9	page 3 of 4



	See Descriptive Terminology sneet for explanation of appreviations
Project Number B2201011	BORING: ST-9
Geotechnical Evaluation	LOCATION: See attached sketch
River Point District-Storm Water Tanks Riverpoint Development	
La Crosse, Wisconsin	NORTHING: EASTING:
DRILLER: Subcontractor LOGGED BY: B. Wright	START DATE: 02/10/22 END DATE: 02/10/22
SURFACE ELEVATION: RIG: Subcontractor METHOD:	SURFACING: WEATHER:
Elev./ Depth ft Elev./ Depth ft Elev./ Depth ft Elev./ Depth ft Elev./ Elev./ Depth ft Elev./ Elev./ Elev./ Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Blows (N-Value) q _p MC (N-Value) tsf % Tests or Remarks
POORLY GRADED SAND (SP), medium- grained, trace Gravel, gray, wet, dense to very dense (ALLUVIUM)	20-29-36
END OF BORING	Water observed at 14.0 feet
Boring then grouted	while arilling.
105 —	
- 115-	

Appendix G

Soil Loss/Sediment Discharge Calculations



Soil Loss Calculation Narrative River Point District Phase II

City of La Crosse LACRS 163627 | March 30, 2022



Building a Better World for All of Us[®] Engineers | Architects | Planners | Scientists



Contents

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1	Introduction1
2	Schedule1
3	Modeling Results1
4	Prescriptive Compliance2

List of Appendices

Appendix A - Soil Loss & Sediment Discharge Calculation Tool

SEH is a registered trademark of Short Elliott Hendrickson Inc.

Soil Loss Calculation Narrative

River Point District Phase II

Prepared for City of La Crosse

1 | Introduction

The project site for the above-referenced project was analyzed to determine the sediment discharge in tons per acre per year in accordance with NR 151.11(6m)(b)2.

2 Schedule

It is anticipated that the project will start construction in the summer of 2022 but an exact start date is unknown. A start date of May 16th will be utilized as the default start date as recommended in the *Construction Site Soil Loss and Sediment Discharge Calculation Guidance*.

The project will begin with the installation of the sanitary sewer, water main, and storm sewer. The time the project will be subject to runoff from exposed soils will begin at the time of utility installation and continue until the gravel road base has been placed. For the purposes of the calculation it is assumed the road sections will be exposed for a maximum of four months, prior to placement of the gravel. The four months still provides results that are under the 5 tons/acre/year.

3 Modeling Results

The soil borings indicate a poorly graded sand in the fill areas, which includes the entire project site. The proposed street grades and slope lengths were reviewed to determine trials inputted into the *Soil Loss & Sediment Discharge Calculation Tool* – WDNR Official Version 2.0 (Calculation Tool). Soils information is included in **Appendix F** of the *Erosion Control and Stormwater Management Plan*. **Table 1** below lists the critical soils, slopes and lengths.

Trial	Description	Soils	Slope (%)	Length(ft)
1	101+50 to 104+85	Sand	2.0	335
2	Typical Profile Section	Sand	0.5	200
3	Street Cross Section	Sand	2.0	86

T	a	b	le	1
			-	

Trial 1 is the north section of River Rd where it connects to Causeway Blvd, Trial 2 is a typical length of proposed street, and Trial 3 assumes the stormwater is sheeting across a typical street cross section.

The slopes and slope lengths, along with other site parameters were entered into the Calculation Tool. Table 2 below lists the results of the Calculation Tool.

Trial	Sediment Discharge (tons/acre)
1	4.8
2	1.7
3	3.2

Table 2

Table 2 above shows the site results in a total sediment discharge of less than the required 5.0 tons/acre/year. The Calculation Tool also does not take into account the permitter silt fence, which will provide for a further reduction in the sediment discharged.

4 Prescriptive Compliance

Areas with slopes of 4:1 or greater will be stabilized with erosion control mat.

Appendix A

Soil Loss & Sediment Discharge Calculation Tool



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

		WDNR Version 2.0 (06-29-2017)												
19 T ED		YEAR 1												
Developer:		City of La	Crosse											
Project:		River Point District Phase II - Trial 1 03/30/22												
Date:														
County:		La Crosse	-											
Activity (1)		Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil I (tons (1		
Bare Ground	-	05/16/22	09/16/22	72.9%	160	Sand 🚽	0.15	2.0%	335	0.29	1.00	5		
End	•	09/16/22						2.0%	335	0.29				
	-							2.0%	335	0.29				
	-							2.0%	335	0.29				
	•							2.0%	0					
	-							0.0%	0					

TOTAL

5

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1 and Thaw-6/30

8/1-8/21 Turf, introduced grasses and legumes Native Grasses, forbs, and legumes



Version 1.0

oss A /acre) 2)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
.0	0.950	•	4.8
	0.000	-	0.0
	0.000	-	0.0
	0.000	•	0.0
	0.000	-	0.0
	0.000	-	0.0
.0		TOTAL	4.8
		% Reduction Required	NONE

Designed By:	Erik Henningsgard
Date	3/30/2022



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

		WDNR Version 2.0 (06-29-2017)												
19 E		YEAR 1												
Developer:		City of La	Crosse											
Project:		River Point District Phase II - Trial 2 03/30/22												
Date:														
County:		La Crosse	-											
Activity (1)		Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil I (tons (1		
Bare Ground	•	05/16/22	09/16/22	72.9%	160	Sand 🚽	0.15	0.5%	200	0.11	1.00	1		
End	-	09/16/22						0.5%	200	0.11				
								0.5%	200	0.11				
	-							0.5%	200	0.11				
	-							0.5%	0					
	-							0.0%	0					

TOTAL

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

Recommended Permanent Seeding Dates:

4/15-6/1 and Thaw-6/30

8/1-8/21 Turf, introduced grasses and legumes Native Grasses, forbs, and legumes



Version 1.0

oss A /acre) 2)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
.9	0.900	►	1.7
	0.000	-	0.0
	0.000	-	0.0
	0.000	•	0.0
	0.000	+	0.0
	0.000	-	0.0
.9		TOTAL	1.7
		% Reduction Required	NONE

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

ed By:	Erik Henningsgard
	3/30/2022



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

		WDNR Version 2.0 (06-29-2017)													
		YEAR 1													
Developer:		City of La	Crosse												
Project:		River Point District Phase II - Trial 3													
Date:		03/30/22													
County:		La Crosse	-												
Activity (1)		Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil I (tons (1			
Bare Ground	•	05/16/22	09/16/22	72.9%	160	Sand -	0.15	2.0%	86	0.19	1.00	3			
End	-	09/16/22						2.0%	86	0.19					
	Ŧ							2.0%	86	0.19					
	•							2.0%	86	0.19					
	•							2.0%	0						
	-							0.0%	0						

TOTAL

3

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1 and Thaw-6/30

8/1-8/21 Turf, introduced grasses and legumes Native Grasses, forbs, and legumes



Version 1.0

oss A /acre) 2)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
.4	0.950	+	3.2
	0.000	-	0.0
	0.000	-	0.0
	0.000	+	0.0
	0.000	Ŧ	0.0
	0.000	-	0.0
.4		TOTAL	3.2
		% Reduction Required	NONE

Designed By:	Erik Henningsgard				
Date	3/30/2022				

Building a Better World f - Lof Us

Building a Better World for All of Us®

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a companywide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.



Appendix H

Long-Term Maintenance Agreement

River Point District La Crosse, La Crosse County, Wisconsin Long Term Stormwater Management Maintenance Provisions

SITE NAME

River Point District La Crosse, WI 54601

PROPERTY LOCATION

The NE ¼ of the NE ¼ of Section 31, Township 16, and Range 7W. City of La Crosse, La Crosse County, Wisconsin

RESPONSIBLE PARTY

The Redevelopment Authority of La Crosse and contracting agents are responsible for satisfying the provisions of this agreement during construction and shall continue to have responsibility for the long-term maintenance of the stormwater facilities on this site, until such time as it may be conveyed to a future property owner or management entity or association.

PERMANENT COMPONENTS OF THE STORMWATER SYSTEM

The stormwater system consists of the following components:

- Underground Stormwater Treatment Tank
- Backflow Prevention Device
- Underground Stormwater Treatment Tank discharge
- Stormwater Sewer Pipes and Structures

INSPECTION AND MAINTENANCE

All components of the stormwater system shall be inspected semiannually in the spring and in the fall and after rainfalls in excess of 4" in 24 hours. Repairs will be made whenever the performance of the stormwater system is compromised.

Sediment will be removed from the underground stormwater treatment tank when the sediment reaches an average depth of 1.5'. All sediment removed from the tank shall be disposed of in accordance with NR 500.

DUTY TO PROVIDE MAINTENANCE

It is the responsibility of the Redevelopment Authority of La Crosse to maintain inspection and maintenance records, until such time as a successor is established, as mentioned above.

SIGNATURES

The undersigned agree to the provision set forth in this agreement.

For the Redevelopment Authority of La Crosse:

Date

Printed Name

Title

Appendix I

Delegation of Signature Authority

Note: In order to fill and save this form electronically, it must be opened using Adobe Reader or Acrobat software. Save a copy of the file, open Adobe Reader, select File > Open and browse for the file you saved.

State of Wisconsin Department of Natural Resources PO Box 7921, Madison WI 53707-7921 dnr.wi.gov		elegation of Signature Authority for Electror WPDES Storm Water Discharges Ass Disturbing Construction Activiti	ic Notice of Intent ociated With Land es General Permit
	·~~	Form 3500-121 (02/16)	Page 1 of 2

Notice: This Delegation of Signature Authority (DSA) form is authorized by s. NR 205.07(1)(g), Wis. Adm. Code, to delegate electronic signature authority, submittal of an electronic Notice of Intent (eNOI). To delegate electronic signature authority, submittal of a completed DSA form to the Department of Natural Resources (Department) is mandatory for any landowner of a construction site regulated under 40 CFR Part 122, s. 283.33, Wis. Stats., and subch. III of ch. NR 216, Wis. Adm. Code. Failure to complete this form correctly will result in rejection of the eNOI by the Department. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law (ss. 19.31 - 19.39, Wis, Stats.).

Please read all instructions before completing and type or clearly print the information. Submission of this DSA constitutes notice that the landowner identified in Section I has authorized the person identified in Section II to electronically sign the eNOI for the landowner. The completed DSA form shall be submitted electronically as an attachment to the eNOI, mailed copies will not be accepted.

Note: Submission of a DSA form is not required when the landowner electronically signs an eNOI.

Section I: Landowner Information							
Landowner Name (individual, company, organization, or entity) Authorized Representative (first and last name)							
City of La Crosse Andrea Trane							
Mailing Address	City	State	ZIP Code				
400 La Crosse Street	La Crosse	WI	54601				
E-mail Address	Phone Number (include area code) Alternat	te Phon	e Number				
tranea@cityoflacrosse.org	608.789.8321						
Section II: Delegated Signatory Information							
Name (individual, company, organization, or entity)	Signatory Name (first and last name)						
Short Elliott Hendrickson	David Schofield						
Mailing Address	City	State	ZIP Code				
329 Jay Street #301	La Crosse	WI	54601				
E-mail Address	Phone Number (include area code) Alternate Phone Num						
dschofield@sehinc.com	715.577.1474						
Certification							

This is to notify the Department that as the landowner or the landowner's authorized representative, I delegate signature authority to the person identified in Section II for electronic signature of an eNOI for coverage under the WPDES General Permit for Storm Water Discharges Associated With Land Disturbing Construction Activities pursuant to ch. NR 216, Wis. Adm. Code. I authorize the person identified in Section II pursuant to the delegation of signature authority process set forth in s. NR 205.07(1)(g), Wis. Adm. Code.

As required by NR 205.07(1)(g)2, Wis. Adm. Code, this form will be submitted to the Department with the eNOI submittal. I understand that if there are any changes to this authorization, a new complete DSA form shall be submitted to the Department. I understand that the landowner is the permittee under ch. NR 216, Wis. Adm. Code, and as such, I am responsible for compliance with the WPDES General Permit for Storm Water Discharges Associated With Land Disturbing Construction Activities. I understand that I have the opportunity to create a Wisconsin Management System (WAMS) ID to electronically sign the eNOI, but that without a WAMS ID, I do not have access to the eNOI system. I am entrusting the person identified in Section II to electronically sign the eNOI on my behalf and submit all required information and attachments.

For this DSA form, the eNOI and all required information and attachments, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NOTE: The person signing below must be a representative of the landowner as described in the instructions. "Landowner" for purposes of this DSA form is defined in s. NR 216.002 (15), Wis. Adm. Code (See instructions). Failure to properly complete and sign this form will result in its rejection.

Signature of Landowner/Authorized Representative	Date Signed
Printed Name of Landowner/Authorized Representative	Title /
Andrea Trane	Planning Director

Delegation of Signature Authority for Electronic Notice of Intent WPDES Storm Water Discharges Associated With Land Disturbing Construction Activities General Permit Form 3500-121 (02/16) Page 2 of 2

Instructions

Section I: Landowner Information

Provide the legal name of the person, company, organization, or any other entity that is the landowner of the construction site. The mailing address and phone number given should be for the authorized representative. "Landowner" means any person holding fee title, an easement or other interest in property that allows the person to undertake land disturbing construction activity on the property.

Section II: Delegated Signatory Information

Provide the legal name of the person, company, organization, or any other entity and the legal name of the person who is the delegated signatory. The mailing address and phone number given should be for the delegated signatory.

Section III: Certification

The DSA form shall be signed by the landowner as follows:

- 1. In the case of a corporation, by a principal executive officer of at least the level of vice president or by the principal executive officer's authorized representative responsible for the overall operation of the point source for which a permit is sought.
- 2. In the case of a limited liability company, by a member or manager.
- 3. In the case of a partnership, by a general partner.
- 4. In the case of a sole proprietorship, by the proprietor.
- 5. For a unit of government, by a principal executive officer, ranking elected official or other duly authorized representative.

The completed DSA form must be submitted electronically as an attachment with the eNOI. Mailed copies will not be accepted. The eNOI can be accessed at the Department's website at: <u>dnr.wi.gov/permits/water/</u>

Appendix J WinSLAMM Modeling

River Point District WinSLAMM Modeling



Data file name: X:\KO\L\LACRS\163627\3-env-stdy-regs\32-permit\DNR NOI\WinSLAMM Modeling\2022.0330_LACRS163627.mdb

WinSLAMM Version 10.4.0

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std Apply Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GE003.ppdx Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv Cost Data file name: If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from

Pollutant Load % Reduction calculations

Seed for random number generator: -42

Study period starting date: 01/01/81 Study period ending date: 12/31/81

Start of Winter Season: 12/02 End of Winter Season: 03/12

Date: 03-30-2022 Time: 16:54:41

Site information:

LU# 1 - Commercial: Block Interiors Total area (ac): 24.000

River Point District WinSLAMM Modeling

1 - Roofs 1: 14.365 ac. Flat Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#2

13 - Paved Parking 1: 8.460 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

51 - Small Landscaped Areas 1: 1.175 ac. Moderately Compacted Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#3

LU# 2 - Commercial: Right-of-Way Total area (ac): 12.390

31 - Sidewalks 1: 4.040 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#5

37 - Streets 1: 7.760 ac. Smooth Street Length = 4.5 curb-mi Street Width (assuming two curbmi per street mile) = 28.45333 ft

Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

51 - Small Landscaped Areas 1: 0.590 ac. Moderately Compacted Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#4

LU# 3 - Commercial: Offsite Right-of-Way Total area (ac): 1.500

31 - Sidewalks 1: 0.490 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#6

37 - Streets 1: 1.010 ac. Smooth Street Length = 0.4 curb-mi Street Width (assuming two curbmi per street mile) = 41.6625 ft

Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - DS Wet Pond # 1

Particle Size Distribution file name: Not needed - calculated by program

Initial stage elevation (ft): 5

Peak to Average Flow Ratio: 3.8

Maximum flow allowed into pond (cfs): No maximum value entered

Outlet Characteristics:

Outlet type: Orifice 1

- 1. Orifice diameter (ft): 1
- 2. Number of orifices: 1
- 3. Invert elevation above datum (ft): 5

Outlet type: Broad Crested Weir

- 1. Weir crest length (ft): 30
- 2. Weir crest width (ft): 1
- 3. Height from datum to bottom of weir opening: 10

Pond stage and surface area

Entry	Stage	Pond Area	Natural Seepage	Other Outflow
Number	(ft)	(acres)	(in/hr)	(cfs)
0	0.00	0.0000	0.00	0.00
1	1.00	0.2170	0.00	0.00

			River Point District WinSLAMM Modeling				
2	2.00	0.2170	0.00	0.00			
3	3.00	0.2170	0.00	0.00			
4	4.00	0.2170	0.00	0.00			
5	5.00	0.2170	0.00	0.00			
6	6.00	0.2170	0.00	0.00			
7	7.00	0.2170	0.00	0.00			
8	8.00	0.2170	0.00	0.00			
9	9.00	0.2170	0.00	0.00			
10	10.00	0.2170	0.00	0.00			
11	11.00	0.2170	0.00	0.00			
12	12.00	0.2170	0.00	0.00			
13	13.00	0.2170	0.00	0.00			
14	14.00	0.2170	0.00	0.00			
15	15.00	0.2170	0.00	0.00			

Control Practice 2: Other Device CP# 1 (SA) - SA Device, LU# 1 ,SA# 1 Fraction of drainage area served by device (ac) = 1.00 Particulate Concentration reduction fraction = 1.00 Filterable Concentration reduction fraction = 1.00 Runoff volume reduction fraction = 0

Control Practice 3: Other Device CP# 2 (SA) - SA Device, LU# 1, SA# 51 Fraction of drainage area served by device (ac) = 1.00 Particulate Concentration reduction fraction = 1.00 Filterable Concentration reduction fraction = 1.00 Runoff volume reduction fraction = 0

Control Practice 4: Other Device CP# 3 (SA) - SA Device, LU# 2 ,SA# 51 Fraction of drainage area served by device (ac) = 1.00 Particulate Concentration reduction fraction = 1.00 Filterable Concentration reduction fraction = 1.00 Runoff volume reduction fraction = 0

- Control Practice 5: Other Device CP# 4 (SA) SA Device, LU# 2 ,SA# 31 Fraction of drainage area served by device (ac) = 1.00 Particulate Concentration reduction fraction = 1.00 Filterable Concentration reduction fraction = 1.00 Runoff volume reduction fraction = 0
- Control Practice 6: Other Device CP# 5 (SA) SA Device, LU# 3 ,SA# 31 Fraction of drainage area served by device (ac) = 1.00 Particulate Concentration reduction fraction = 1.00 Filterable Concentration reduction fraction = 1.00 Runoff volume reduction fraction = 0

River Point District WinSLAMM Modeling

SLAMM for Windows Version 10.4.0 (c) Copyright Robert Pitt and John Voorhees 2012 All Rights Reserved Data file name: X:\K0\L\LACRS\163627\3-env-stdy-regs\32-permit\DNR NOI\WinSLAMM Modeling\2022.0330_LACRS163627.mdb Data file description: Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI AVG01.pscx Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std Institutional Street Delivery file name: C:\WinSLAMM Files\WI Com Inst Indust Dec06.std Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GE003.ppdx Start of Winter Season:12/02End of Winter Season:Model Run Start Date:01/01/81Model Run End Date:12/31/81 End of Winter Season: 03/12 Date of run: 03-30-2022 Time of run: 16:52:30 Total Area Modeled (acres): 37.890 Years in Model Run: 1.00 Rupoff Por rcent Particulate Particulate De

KUNOTT	Percent	Particulate	Particulate	Percent
Volume	Runoff	Solids	Solids	Particulate
(cu ft)	Volume	Conc.	Yield	Solids
	Reduction	(mg/L)	(lbs)	Reduction
3.032E+06	-	106.7	20200	-
3.040E+06	-0.26%	60.13	11410	43.51%
3.048E+06			11442	
	Volume (cu ft) 3.032E+06 3.040E+06 3.048E+06	Runoff Percent Volume Runoff (cu ft) Volume Reduction 3.032E+06 - 3.040E+06 -0.26% 3.048E+06 -	Kunoff Percent Particulate Volume Runoff Solids (cu ft) Volume Conc. Reduction (mg/L) 3.032E+06 - 106.7 3.040E+06 -0.26% 60.13 3.048E+06 - 106.7	KunoffPercent Particulate ParticulateVolumeRunoffSolids(cu ft)VolumeConc.Reduction(mg/L)(lbs)3.032E+06-106.7202003.040E+06-0.26%60.13114103.048E+0611442

	Land Use	es	ľ	Junctions			ĭ	Control Practices				Outfall			
	Bur	noff Volume		Part. Solids Yield				: Yield (lbs)	d (lbs) Part. Solids Conc. (mg/L)				J		
Data File:	X:\KO\L\LACRS\1636	[IW/inSLAMM	1 Modeling\20	22.0330_LAC	RS163627.md	fb									Γ
Rain File:	WisReg - Madison WI	•													
Date: 03-	30-22 Time: 4:51:49 Pt	•													
Site Desc	ription:														Г
Col. #:	2	4	5	6	7	8	9	10	11	12	13	14	15	16	
Control Practice No.	Control Practice Type	Total Inflow Volume (cf)	Total Outflow Volume (cf)	Percent Volume Reduction	Total Influent Load (Ibs)	Total Effluent Load (lbs)	Percent Load Reduction	Flow Weighted Influent Conc (mg/L)	Flow Weighted Effluent Conc (mg/L)	Percent Conc. Reduction	Influent Median Part. Size (microns)	Effluent Median Part. Size (microns)	Notes	Maximum Flushing Ratio	F
1	Wet Detention Pond	2.907E+06	2.915E+06	-0.275	18977	10187	46.32	104.6	55.98	46.46	5 7.80	4.04	No Pond Overflows	7.4	4
2	Other Device	1.152E+06	1.152E+06	0	2374	0	100.0	33.00	0	100.00	7.80	7.80			
3	Other Device	87128	87128	0	1235	0	100.0	227.0	0	100.00	7.80	7.80			Г
4	Other Device	43749	43749	0	620.0	0	100.0	227.0	0	100.00	7.80	7.80			
5	Other Device	306659	306659	0	1436	0	100.0	75.00	0	100.00	7.80	7.80			
6	Other Device	37194	37194	0	174.1	0	100.0	75.00	0	100.00	7.80	7.80			
•															



Appendix K

Hydraulic Analysis (XPSWMM)



MEMORANDUM

TO: City of La Crosse

FROM: Riley Mondloch, PE (Lic. MN, WI)

DATE: February 22, 2022

RE: River Point Storm Sewer Hydraulic Analysis SEH No. 163627 14.00

PURPOSE AND BACKGROUND

The River Point Development in the City of La Crosse is adjacent to the Mississippi River with the development raised on fill to minimize flood risk. The fill for this development has been placed and a FEMA Letter of Map Revision based on fill obtained to remove the site from the Special Flood Hazard Area, roadway and utility design for the site is ongoing. A preliminary storm sewer layout for the entire development was created using rational calculations as part of preliminary design. An XPSWMM one-dimensional / two dimensional (1D-2D) hydrologic and hydraulic model was created to analyze the proposed storm sewer system and modify as necessary to meet the design intent. This analysis and the results are detailed in this memo. Only Street A is planned for the first phase of construction, with full buildout of the development coming in later stages. However, the entire storm sewer system was modeled at this time to develop a preliminary design with storm sewer layout and trunk line sizes to accommodate the entire site. **Figure 1** shows the storm sewer layout as proposed for the entire development. The storm sewer trunk lines drain to the west where they will pass through a proposed water quality tank and discharge to the Mississippi River. The figures at the end of the report show pipe characteristics in greater detail.

Regulatory Requirements.

The City of La Crosse has recently adopted new regulatory requirements, whereas previously it had defaulted to the County Requirements. The design requirements listed below were provided to SEH in early 2022 by City representatives and are specific to this site. The site is to be considered redevelopment due to the industrial development that previously existed at this location.

-Water Quality Treatment Requirements: 40% TSS reduction required.

-Water Quantity / Rate Control Requirements: Volume and peak rate control are not required due to discharging directly to the Mississippi River

-A check valve is required to prevent backflow into the water quality tank for Mississippi River flood elevations up to the 10-year event.

-The City has stated that the storm sewer and inlets should be designed such that 10-year peak hydraulic grade line (HGL) should be below the top of pipe. Additionally, the 25-year event should result in less than 0.5 feet of water ponded in the streets at low points, and the 100-year event should result in ponded water that does not reach the elevation of the building pad fill (678.0 feet NAVD).

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-3507 651.490.2000 | 800.325.2055 | 888.908.8166 fax | sehinc.com SEH is 100% employee-owned | Affirmative Action-Equal Opportunity Employer Memorandum February 22, 2022 Page 2

HYDROLOGY

The design storms modeled were the 10-year, 25-year and 100-year 24-hour rainfall events. Atlas 14 rainfall depths with the MSE4 rainfall distribution were used with the SCS curve number (CN) methodology. Land use was simplified to impervious and pervious areas only, with a constant CN value assumed for pervious areas as the entire site consists of engineered and compacted fill. A pervious area CN of 71 was used consistent with the County and City modeling guidance for hydrologic soil group C soils in Grassed areas. Based on soil borings, B soils could be appropriate, but C values were assumed due to the expected compaction associated with the added fill.

CADD plans for the roadway and sidewalk were utilized to determine the associated impervious areas. The final buildout of the interior blocks is not known at this time, but a preliminary architectural drawing was used to estimate the future impervious area. Impervious percentage for the interior blocks was assumed to be 95 percent. It will likely be less in final conditions, but the intent is to allow the developer freedom to have any desired land use without needing additional stormwater treatment within the interior blocks. Exterior areas assumed lower percent impervious based on the architectural figure. **Figure 2** shows the impervious percentages assumed for each area.

Watersheds for road and sidewalk areas were delineated separately from interior areas. This is because stormwater runoff from the road and sidewalk was applied to the 2D model surface representing surface runoff towards inlets, allowing inlet capacity to be modeled. See the hydraulics section for more detail on inlet capacity modeling. The interior watershed runoff was applied directly to the storm sewer pipes assuming runoff from the block interiors and buildings would be picked up with pipes inside the block and connected to the existing storm system.

Subwatersheds were delineated for the interior block areas assuming the stormwater runoff from these areas would be evenly distributed to the surrounding inlets/low points. This assumes stormwater would either connect underground or would sheet flow off the interior block and into the road to each adjacent sag point. The watersheds within blocks will likely not be evenly distributed in the final built out conditions, but the water should still have similar travel times to the main trunk lines and water quality structure where they all converge. The time of concentration and impervious percentage within blocks was modeled accordingly to account for this future uncertainty. A time of concentration of 5 minutes was assumed for road/sidewalks draining directly to sag points, a time of 10 minutes was assumed for interior blocks, and a time of 15 minutes was assumed for the exterior blocks south of "A" street due to the higher amount of grassed area. **Figure 3** shows the watersheds delineated for the XPSWMM model.

HYDRAULIC MODELING

The initial storm sewer design used a minimum slope of 0.22% for all pipes. XPSWMM version 2021 was used to adjust pipe sizes and inverts to meet the requirements listed above.

The water quality tank size was determined using WinSLAMM version 10.4 to obtain the required volume and outlet control structure necessary to meet the water quality requirements. Details of water quality tank were represented in the model as it has an impact on tailwater conditions throughout the entire system. The water quality system consists of a 100 x 100 foot tank with a NWL at 635.0 feet NAVD, a 5 foot wet sump, and a 30 foot long overflow weir at 640.0 feet NAVD. Low flow leaves the system via a 12-inch orifice at 635.0 feet. This orifice will feature a check valve that will prevent fish travel into the tank during times when the Mississippi River is flooded above 635.0 feet. The weir overflow elevation was set in part to be above the 10-year Mississippi River flood elevation as this is the max flood elevation where fish passage into the tank is required to be prevented.
Memorandum February 22, 2022 Page 3

To verify the design meets the City's street ponding requirements, inlet capacity for each of the storm water inlets was represented in the XPSWMM model. XPSWMM allows inlet capacity to be represented in a 2D model by changing the multiplier (M) and exponent (E) parameter in the equation Q = M*Depth^E. The City has specified they will use Neenah 3246A inlet castings on each stormwater inlet structure. The dimensions of this grate were used to create a rating curve in HydroCAD, this rating curve was then plotted in Excel and a curve based on the equation above was plotted alongside it. The M and E parameters were adjusted until the curve matched the HydroCAD rating curve as closely as possible. These parameters were then added to the 2D model to represent the inlet capacity of the Neenah 3246A casting inlet. **Figure 4** shows the inlet rating curve created in HydroCAD alongside the 2D model equation fit to it. The Neenah website contains a weir orifice calculator that was checked with the casting published open areas, but this calculator appears to only be for the horizontal part of the grate, so underestimates the capacity when a curb box is included.

Numerous scenarios were run to analyze different storm sewer pipe sizes and slopes to develop the smallest pipe sizes that could keep the HGL for the 10-year design storm below the top of the pipe. The tailwater from the water quality tank controls such that there is a point where increasing pipe size or slope no longer impacts the HGL, the XPSWMM modeling was used to optimize this to avoid making pipes larger than needed.

RESULTS

Pipe sizes, slopes, and inverts were adjusted until the goal of having the 10-year HGL below top of pipe was achieved. The crowns of pipes were matched rather than inverts where possible. However, due to cover and minimum slopes some pipes are more centered within the larger downstream pipe. Table 1, attached, shows the pipe sizes, inverts, and slopes as modeled. These values were used to prepare the plan sheets, however minor adjustments did need to be made to several structure slopes and inverts, so this table may differ slightly from plans and is only provided to summarize the modeling. The minor changed made during plan production were not significant enough to change model results.

Ponding in the 25-year event is less than 0.5 feet at all the low points, and the 100-year peak HGL is 0.5 feet or more below the building pad elevation of 648 feet. Events in excess of those analyzed should be able to flow off the elevated site prior to reaching elevation 648 because the high point in the corner of each intersection is approximately 0.5 feet lower than the building pads; this will allow water to move across the site and off to the north, the east, or through a curb cut planned on the south end prior to impacting buildings. **Figures 5a – 5c** show the inundation results for the three design storms modeled. **Figures 6a, 7a, and 8a** show the peak HGL for the 10-year storm in the pipe profiles. These show the three main trunklines of the proposed storms sewer. **Figures 6b, 7b, and 8b** show the same pipe segments with the 25-year peak HGL. These figures demonstrate that the 10-year HGL is below or at the top of pipe, and the 25-year peak HGL is still well below the surface in most areas. The surface ponding during the 25-year event is primarily due to inlet capacity rather than pipe capacity. See Figure 1 for structures numbers referenced in the results figures.

This modeling focused on refining the inverts, slopes and sizes of the trunklines for the entire site. For the storm sewer line on Street A the small catch basin (CB) connecting pipes were also refined to better match crowns where they tie in and use 0.5% or higher slopes where possible, although some 18 and 15-inch pipes were still limited to 0.22% slopes on the far east side of Street A due to cover issues. It's assumed minor adjustments will be necessary during final design for the storm sewer lines connecting into the trunk line systems as needed, but this should not significantly impact the modeling results. Similarly minor adjustments will also be necessary for the storm sewer lines connecting into the trunk line

Memorandum February 22, 2022 Page 4

along with refinement of the design for the Street B and Street C trunklines when final plans are completed in future phases.

The system will discharge to the Mississippi River via three (3) 36-inch RCP pipes to maintain cover. The model was also used to analyze using two 36-inch pipes versus three, but this reduced capacity such that the 10-year HGL at the upstream end was nearly as high as the weir, so it's recommended to keep the three 36-inch pipes as the outlet configuration.

A full coincident frequency probability was not calculated, however the 25-year event was run with a 100-year tailwater condition on the Mississippi as a conservative check. There are only two locations where the peak HGL shows a ponded elevation on the surface greater than 0.5 feet deep, and those areas only exceed the allowable depth by 0.1 feet. This is a very conservative check, the probability of a 25-year storm occurring over River Point while the Mississippi River is at 100-year flood stage is very low, with an annual chance of occurrence of well under 1 percent.

It is anticipated that the CB connecting pipes can be lowered to match inverts of the trunkline instead of crowns if necessary.

At this time storm sewer lines were set to match crowns if cover allowed. The proposed ground surface elevation of 648.0 in the interior blocks is at least 1.5 feet above the sag point elevations, so if 12-inch pipe is used with three or more feet of cover and 0.5% slopes, the elevation at which the interior drain pipe would connect to the structure beneath a road CB would be 643.0-643.5. Almost all CB connecting pipes have inverts at or below 643.0, so connecting interior drainage to the CB structures should be possible with the current design. If only sheet flow is used to convey water from the blocks to the street and storm system, this paragraph will no longer be relevant.

R.M.

Attachments:

Figure 1 – Proposed Storm Sewer Layout
Figure 2 – Impervious Percentage by Block
Figure 3 – Proposed Watersheds Assumed
Figure 4 – Inlet Rating Curve
Figure 5a – 25-year Surface Inundation Results
Figure 5b – 100-year Surface Inundation Results
Figure 6a – Pipe Profile from Structure WQ Tank to MH 352 with 10-year Peak WSEL
Figure 6b – Pipe Profile from Structure WQ Tank to MH 352 with 25-year Peak WSEL
Figure 7a – Pipe Profile from Structure WQ Tank to MH 338 with 10-year Peak WSEL
Figure 7b – Pipe Profile from Structure WQ Tank to MH 338 with 25-year Peak WSEL
Figure 8a – Pipe Profile from Structure WQ Tank to MH 355 with 10-year Peak WSEL
Figure 8b – Pipe Profile from Structure WQ Tank to MH 355 with 25-year Peak WSEL
Figure 9a – Pipe Profile from Structure WQ Tank to MH 357 with 10-year Peak WSEL
Figure 9b – Pipe Profile from Structure WQ Tank to MH 357 with 25-year Peak WSEL

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Figure 4 – Inlet Rating Curves







Figure 6a – Pipe Profile from Structure WQ Tank to MH 352 with 10-year Peak WSEL

Figure 6b – Pipe Profile from Structure WQ Tank to MH 352 with 25-year Peak WSEL





Figure 7a – Pipe Profile from Structure WQ Tank to MH 338 with 10-year Peak WSEL



Figure 7b – Pipe Profile from Structure WQ Tank to MH 338 with 25-year Peak WSEL



Figure 8a – Pipe Profile from Structure WQ Tank to MH 355 with 10-year Peak WSEL



Figure 8b – Pipe Profile from Structure WQ Tank to MH 355 with 25-year Peak WSEL



Figure 9a – Pipe Profile from Structure WQ Tank to MH 357 with 10-year Peak WSEL





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Federal Emergency Management Agency

Washington, D.C. 20472

January 10, 2022

THE HONORABLE MITCH REYNOLDS MAYOR, CITY OF LA CROSSE 400 LA CROSSE STREET LA CROSSE, WI 54601

CASE NO.: 22-05-0732A COMMUNITY: CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN COMMUNITY NO.: 555562

DEAR MR. REYNOLDS:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

A lut

Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES: LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator Community Map Repository Region Ms. Chloe Gloeckner



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The revisions made effective by a LOMR-F are made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to revise an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

To ensure continued eligibility to participate in the NFIP, the community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, including the revisions made effective by LOMR-Fs. LOMR-Fs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

FEMA does not print and distribute LOMR-Fs to primary map users, such as local insurance agents and mortgage lenders; therefore, the community serves as the repository for LOMR-Fs. FEMA encourages communities to disseminate LOMR-Fs so that interested persons, such as property owners, insurance agents, and mortgage lenders, may benefit from the information. FEMA also encourages communities to prepare articles for publication in the local newspaper that describe the changes made and the assistance community officials will provide in serving as a clearinghouse for LOMR-Fs and interpreting NFIP maps.

When a restudy is undertaken, or when a sufficient number of revisions occur on particular map panels, FEMA initiates the printing and distribution process for the panels and incorporates the changes made effective by LOMR-Fs. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. If the results of particular LOMR-Fs cannot be reflected on the new map panels because of scale limitations, FEMA notifies the community in writing and revalidates the LOMR-Fs in that letter. LOMR-Fs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

Page 1 c	of 3	Follo	ows Conditional No	o.: 21-05-0970C	Date: January 10, 2	2022 Ca	ase No.: 22-05-073	32A	LOMR-F					
		(AND SECTOR	Federal E	Emergency Management Agency Washington, D.C. 20472									
	LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)													
C	OMMUN		AND MAP PANEL	INFORMATION		LEGAL	PROPERTY DESC	RIPTION						
сомм	UNITY		CITY OF LA CF CROSSE CO WISCON	ROSSE, LA DUNTY, ISIN	A portion of Lot 8, Block 7, Bemel's Industrial Addition and a portion of Government Lots, 1 and 2, Section 31, Township 16 North, Range 7 West, as described in the Quit Claim Deed recorded as Document No. 1670592, in the Office of the Register of Deeds, La Crosse County, Wisconsin									
		CON	IMUNITY NO.: 55	5562	The portion of pro	operty is mo	re particularly de	scribed by the	following					
		NUM 5506	BER: 55063C023 3C0253D	4D;	metes and bound	IS:								
		DAT	E: 1/6/2012; 1/6/2	012										
FLOODII RIVER -	NG SOUI LA CROS	RCE: SSE;	LA CROSSE RIVER MISSISSIPPI RIVER	R; BLACK	APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:43.823000, -91.252830 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83									
					DETERMINATIO	DN								
LOT	BLOC SECTI	K/ ON	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)					
				2-10 U.S. 53	Portion of Property	X (shaded)			646.0 feet					
Specia exceed	I I Flood led in an	Haza y giv	ard Area (SFHA) en year (base floo	- The SFHA is an area d).	a that would be inund	ated by the f	lood having a 1-pe	rcent chance of	being equaled or					
ADDIT	TIONAL	COI	NSIDERATIONS	(Please refer to the a	opropriate section on	Attachment 1	for the additional of	considerations lis	sted below.)					
LEGAL PORTIC FILL RE	PROPER DNS REM ECOMME	rty d 1ain i Ndat	ESCRIPTION N THE FLOODWAY 'ION	STATE LOC	AL CONSIDERATIONS									
This do Fill for t determi chance property Howeve This de determi 336-262 Avenue	PORTIONS REMAIN IN THE FLOODWAY FILL RECOMMENDATION This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.													

Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch Federal Insurance and Mitigation Administration

Page 2 of 3	Follows Conditional No.: 21-05-0970C
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Date: January 10, 2022



Federal Emergency Management Agency Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Commencing at the Northeast Corner of said Section 31: Thence S02°13'45"E, along the east line of Section 31 a distance of 1641.68 feet; Thence S87°46'15"W, 50.32 feet to the POINT OF BEGINNING; Thence S2°12'07"E, 56.19 feet; Thence S10°52'30"W, 15.13 feet; Thence S86°16'34"W, 27.59 feet; Thence S88°40'32"W, 28.29 feet; Thence N87°53'49"W, 32.06 feet; Thence S88°34'51"W, 68.87 feet; Thence N89°57'39"W, 132.12 feet; Thence S52°42'48"W, 24.16 feet; Thence S10°51'54"W, 15.79 feet; Thence S3°03'20"W, 167.70 feet; Thence N56°13'31"W, 35.67 feet; Thence N67°04'09"W, 38.53 feet; Thence N59°36'28"W, 142.64 feet; Thence N65°29'03"W. 162.46 feet: Thence N46°08'18"W. 55.10 feet: Thence N51°09'49"W. 84.59 feet: Thence N62°51'57"W, 20.29 feet; Thence N84°40'44"W, 48.24 feet; Thence S88°41'52"W, 43.57 feet; Thence S83°03'54"W, 97.11 feet; Thence S69°29'21"W, 59.53 feet; Thence S75°48'23"W, 34.22 feet; Thence S81°12'39"W. 34.97 feet; Thence N88°08'59"W, 98.81 feet; Thence N85°34'07"W, 78.51 feet; Thence N76°30'52"W, 58.54 feet; Thence N68°36'44"W, 78.19 feet; Thence N53°30'00"W, 73.48 feet; Thence N49°10'51"W, 84.42 feet; Thence N52°29'29"W, 37.78 feet; Thence N44°56'02"W, 38.68 feet; Thence N37°07'15"W, 86.87 feet; Thence N28°58'22"W, 171.50 feet; Thence N33°14'48"W, 32.55 feet; Thence N30°33'50"W, 113.58 feet; Thence N20°48'02"W, 101.62 feet; Thence N19°27'10"W, 72.02 feet; Thence N7°13'21"E. 15.82 feet: Thence N30°27'29"E. 22.36 feet: Thence N61°42'33"E. 26.62 feet: Thence N7°31'50"W. 58.97 feet; Thence N10°24'50"W, 77.31 feet; Thence N17°24'47"W, 71.84 feet; Thence N21°44'17"W, 24.07 feet; Thence N35°48'24"W, 14.82 feet; Thence N74°28'15"W, 32.58 feet; Thence N59°26'11"W. 15.38 feet; Thence N10°00'45"W, 83.73 feet; Thence N8°37'35"W, 32.56 feet; Thence N6°23'59"E, 34.48 feet; Thence N47°03'20"E, 21.98 feet; Thence N79°15'09"E, 21.40 feet; Thence S89°57'36"E, 79.47 feet; Thence S86°07'10"E. 30.90 feet: Thence N84°46'21"E. 39.02 feet: Thence S57°15'52"E. 24.58 feet: Thence S16°28'10"E, 25.63 feet; Thence S3°30'23"E, 88.54 feet; Thence S1°08'49"W, 126.94 feet; Thence S1°44'01"E, 16.50 feet; Thence S6°59'58"E, 48.00 feet; Thence S27°04'37"E, 10.55 feet; Thence S59°32'36"E, 9.58 feet; Thence S88°50'10"E, 35.80 feet; Thence N89°08'59"E, 237.48 feet; Thence N86°03'42"E, 69.71 feet; Thence N78°02'25"E, 31.26 feet; Thence N88°11'59"E, 70.93 feet; Thence N89°50'38"E, 190.02 feet; Thence N89°47'44"E, 174.24 feet; Thence S89°38'50"E, 121.59 feet; Thence N89°35'34"E, 418.62 feet; Thence S89°09'30"E, 98.27 feet; Thence S47°11'45"E, 13.85 feet; Thence S6°48'26"E, 14.57 feet; Thence S1°05'01"E, 61.38 feet; Thence S0°24'44"E, 163.23 feet; Thence S11°20'21"E, 35.40 feet; Thence S68°36'15"E, 23.32 feet; Thence N84°33'20"E, 85.40 feet; Thence S89°10'36"E, 114.39 feet; Thence S0°00'39"W, 65.97 feet; Thence S87°52'33"W, 67.28 feet; Thence S82°13'49"W, 57.46 feet; Thence S33°02'33"E, 32.63 feet; Thence S22°43'54"W, 32.64 feet; Thence S81°40'49"E, 57.80 feet; Thence S87°57'36"E, 63.76 feet; Thence S1°14'53"E, 143.76 feet; Thence S0°12'10"E, 127.36 feet; Thence S22°07'55"W, 18.39 feet; Thence S88°56'41"W. 56.49 feet: Thence S83°42'50"W. 57.59 feet: Thence S10°58'08"E. 43.81 feet: Thence S16°22'47"W, 45.95 feet; Thence S77°33'17"E, 31.26 feet; Thence S85°05'40"E, 57.55 feet; Thence N83°38'40"E, 35.58 feet; Thence S39°17'33"E, 7.98 feet to the POINT OF BEGINNING

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

1 flet

Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch Federal Insurance and Mitigation Administration Date: January 10, 2022



Federal Emergency Management Agency Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/about/regoff.htm.

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at https://www.fema.gov/emergency-managers/risk-management/building-science/national-flood-insurance-tec hnical-bulletins. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch Federal Insurance and Mitigation Administration



			348
80	0	80	160
scale 40			feet

EARTHWORK SUMMARY												
EARTHWORK	VOLUME	UNITS	DESCRIPTION									
COMMON EXCAVATION	4,700	CY	-									
EXCAVATION BELOW SUBGRADE	17,400	CY	UNSUITABLE									
FILL ABOVE EXISTING (COMPACTED IN PLACE)	181,000	CY	NO EXPANSION									
BORROW (COMPACTED IN PLACE)	194,170	CY	NO EXPANSION*									
BORROW (STOCKPILES)	39,900	CY**	-									

COMMON EXCAVATION WAS REDUCED BY A FACTOR OF 0.90 TO ACCOUNT FOR COMPACTION WHEN PLACED. UNCOMPACTED, ASSUMED EXPANSION FACTOR OF 1.30 FOR FUTURE USE.

POINT TABLE											
POINT #	NAME	ELEVATION	NORTHING	EASTING							
1	CP 1	641.640	136291.0880	444032.4710							
2	CP 2	642.783	136287.9490	444264.4100							
3	CP 3	642.539	136279.1320	444432.5680							
4	CP 4	642.727	136288.4050	444783.3520							
5	CP 5	642.347	136341.4470	445187.8240							
6	CP6	640.591	136291.1090	445485.2800							
7	CP 7	641.745	136284.4080	445723.0420							
8	CP 8	642.080	135974.3060	445735.3740							
9	CP 9	642.586	135608.2730	445747.1850							
10	CP 10	641.848	135218.1520	445749.1920							
11	CP 11	642.048	134980.6140	445759.7230							
12	CP 12	647.379	134642.5500	445728.2300							
13	CP 13	644.934	135015.6220	445550.3530							
14	CP 14	644.108	134814.3360	445489.5780							
15	CP 15	644.344	134849.9630	445370.0270							
16	CP 16	642.456	134922.7860	445243.2020							
17	CP 17	642.825	135010.2920	445080.0050							
18	CP 18	642.333	135065.6910	444979.6700							
19	CP 19	642.103	135078.5430	444843.7600							
20	CP 20	641.604	135075.4910	444770.2400							
21	CP 21	642.358	135045.6920	444666.6240							
22	CP 22	640.867	135050.1160	444517.8440							
1289	BM 2	643.272	136337.0590	444429.6810							
1290	BM 1	643.110	136333.3400	444034.6910							
1291	BM 3	644.205	136338.2840	444684.4780							
1909	BM 4	643.446	136341.1300	444982.6920							
2684	BM 5	642.251	136345.9550	445675.5640							
3080	BM 7	642.736	135980.7810	445732.0700							
3081	BM 10	641.705	136284.5240	445723.0270							
3085	BM 8	645.184	135346.8490	445756.6620							
3595	BM 9	644.141	134696.0620	445753.8940							

NOTES: 1. FILL PHASE TOP GRADE LEVEL AT ELEVATION 647.0. 2. BERM AROUND PERIMETER TOP OF SLOPE LEVEL AT 1 FOOT ABOVE FILL TOP ELEVATION. 3. SEE ENLARGED GRADING PLANS FOR ADDITIONAL INFORMATION. 4. SEE DETAIL SHEET FOR EROSION CONTROL DETAILS AND NOTES.

OVERALL GRADING PLAN

FILE NO. LACRS 155715





CB/MW

Checked By

PLANT SCHEDULE

	<u>QTY</u> 12	BOTANICAL / COMMON NAME Betula nigra / River Birch	<u>SIZE</u> 2" CAL	1.	C
	6	Celtis occidentalis / Common Hackberry	2" CAL	2.	A
	10	Gymnocladus dioica `UMNSynergy` TM / True North Kentucky Coffeetree	2" CAL	2	N
	4	Quercus bicolor / Swamp White Oak	2" CAL	3.	L
	6	Quercus x schuettei / Swamp Bur Oak	2" CAL		
	12	Ulmus americana `New Harmony` / New Harmony American Elm	2" CAL	4.	T
	12	Ulmus americana 'Princeton' / Princeton American Elm	2" CAL	_	F
TAL TREES		BOTANICAL / COMMON NAME	SIZE	5.	R
	6	Malus x 'Snowdrift' / Snowdrift Crabapple	2" CAL	6.	Ν
LS	<u>QTY</u> 34	BOTANICAL / COMMON NAME Allium cernuum / Nodding Onion	<u>SIZE</u> Plug	7.	S
	13	Asclepias tuberosa / Butterfly Milkweed	Plug		G
	8	Baptisia alba / White Wild Indigo	Plug	8.	AR
	16	Bouteloua curtipendula / Side Oats Grama	Plug		C C A A A A A A A A A A A A A A A A A A
	18	Carex radiata / Eastern Star Sedge	Plug	9.	
	11	Chasmanthium latifolium / Northern Sea Oats	Plug	10.	Т
	46	Conoclinium coelestinum / Wild Ageratum	Plug		S
	14	Coreopsis lanceolata / Lanceleaf Tickseed	Plug	11.	S
	36	Deschampsia cespitosa / Tufted Hair Grass	Plug		
	16	Echinacea purpurea `Kim`s Knee High` / Kim`s Knee High Coneflower	Plug		
	18	Geranium maculatum / Spotted Geranium	Plug		
	85	Polygonatum biflorum / Solomon's Seal	Plug		
	8	Rudbeckia fulgida / Coneflower	Plug		
	14	Schizachyrium scoparium / Little Bluestem	Plug		
	18	Sporobolus heterolepis / Prairie Dropseed	Plug		
	-		5		

L3.16

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Revision Issue

to (d)



- SPECIFICATION FOR TOPSOIL

_3.17

Date

RIVER POINT DISTRICT Ź SEH



CONTRACTOR TO VERIFY PLANTS REQUIRED AS REFLECTED ON PLAN.

ALL TREE AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" DEEP SHREDDED HARDWOOD

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS PRIOR APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID

CONTRACTOR SHALL VISIT AND INSPECT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK PRIOR TO SUBMITTING BID.

MULCH SHALL BE INCIDENTAL TO PLANT MATERIALS.

SEED AREAS DISTURBED BY CONSTRUCTION UP TO THE EDGE OF EXISTING UNDISTURBED

ALL MASS PLANTING BEDS FOR TREES TO BE EXCAVATED TO A MINIMUM DEPTH OF 36 INCHES, ROTO-TILL SUBSOIL TO A DEPTH OF 4 INCHES AND FILLED WITH PREPARED PLANTING TOPSOIL. SEE

TREES SHALL BE PLANTED IN PITS AS SHOWN IN LANDSCAPE DETAILS AND PLANS WITH ROOT CROWN SET 2" ABOVE FINAL GRADE. BACKFILL WITH TOPSOIL AS SPECIFIED.

TOPSOIL SHALL BE LOAM OR SANDY LOAM IN COMPLIANCE WITH ASTM D5268-13 STANDARD

SEE SHEET L3.22 FOR ORNAMENTAL NATIVE SEED MIX DESIGN.

ENLARGEMENT PLAN KEY







1. WORK ASSOCIATED WITH "CONDUIT SYSTEM (2-INCH CITY FIBER)" SHALL INCLUDE ITEMS SHOWN ON THE JOINT TRENCH PLAN AND SHALL REFERENCE SPECIFICATION SECTION 26 56 19. WHERE CONFLICTING INFORMATION EXISTS BETWEEN JOINT TRENCH PLAN AND SPECIFICATION, JOINT TRENCH PLAN SHALL TAKE PRECEDENCE.

2. JOINT TRENCH PLAN IS A SCHEMATIC REPRESENTATION OF PROPOSED GAS, ELECTRIC, AND COMMUNICATIONS INFRASTRUCTURE. ACTUAL LOCATIONS OF ABOVE AND BELOW GROUND INFRASTRUCTURE MAY BE ADJUSTED IN THE FIELD.

3. CONTRACTOR SHALL NOTIFY XCEL ENERGY GAS WHEN TRENCH BOTTOM IS AT GRADE. SEE SHEET C0.01 FOR UTILITY CONTACT INFORMATION.

4. CONTRACTOR SHALL LEAVE THE TRENCH OPEN FOR A MINIMUM OF THREE BUSINESS DAYS FROM TIME OF NOTIFICATION TO ALLOW XCEL ENERGY GAS TO INSTALL NECESSARY INFRASTRUCTURE.

5. CONTRACTOR SHALL BACKFILL TRENCH 6" OVER GAS MAIN.

6. CONTRACTOR SHALL NOTIFY XCEL ENERGY ELECTRIC , LUMEN, AND CHARTER WHEN TRENCH HAS BEEN BACKFILLED 6" OVER GAS. SEE SHEET C0.01 FOR UTILITY CONTACT INFORMATION.

7. CONTRACTOR SHALL LEAVE THE TRENCH OPEN FOR A MINIMUM OF FIVE BUSINESS DAYS FROM TIME OF NOTIFICATION TO ALLOW REMAINING UTILITIES TO INSTALL NECESSARY INFRASTRUCTURE

8. CONTRACTOR SHALL INSTALL (1) 2-INCH CONDUIT IN CENTER OF TRENCH TO BE UTILIZED FOR FUTURE CITY OF LA CROSSE FIBER OPTIC CABLE.

9. JOINT TRENCH COORDINATION IS INCIDENTAL TO "CONDUIT SYSTEM (2-INCH CITY FIBER)"



SEH Project

Drawn By

Checked By

signed By

LACRS163627

SFA

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STORM SEWER CROSSING PLAN & PROFILE RIVER BEND ROAD

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STORM SEWER CROSSING







STORM SEWER CROSSING **PLAN & PROFILE RIVER BEND ROAD**



PLAN & PROFILE STORM SEWER ALIGNMENT

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SEH Project Drawn By

Designed By

Checked By

MLH/SMJ 3 RELEASED FOR REBID MLH

07.29.2022

SEH

UNDERGROUND RESERVOIR LA CROSSE, WISCONSIN

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- <u>GENERAL STRUCTURAL NOTES</u> 1. These notes do not replace the specifications but are to be read in conjunction with them. Any discrepancies or conflicts between the two shall be brought to the attention of the Structural Engineer of Record (SER) for resolution. In these Notes and the Specifications, the word "shall" eans "has a duty to." These drawings are for Lacrosse River Point District (SEH project number (LACRS-163627) and no
- other use is authorized. Contact SER, Mike Hemstad at SEH 651-470-9287 GOVERNING BUILDING CODE: 2018 Wisconsin Commercial Building Code 2015 International Building Code as adopted and amended by the state building code

DESIGN CODES AND STANDARDS:

ACI Manual of Concrete Practice ACI 318, 301 Building Code Requirements & Specifications for Structural Concrete ACI 350 Environmental Engineering Concrete Structures

> 50 PSE 420 PSF

40 PSF (non-concurrent with roof live load)

52 PCF (unsaturated), 90 PCF (saturated) 300 PCF

DESIGN LOADS PER ASCE 7-10

<u>.GN Lu.,</u> sk category II I. Live load: Roof ive load 2. Dead load: Soil dead load ~~w loads: `~d srr Ground snow load

4.	Rain Load Intensity:	N/A
5.	Wind loads:	N/A
6.	Seismic loads:	N/A
	Seismic design category	A
7.	Soil criteria:	
	Allowable soil bearing pressure	3,000 PSF
	Design water elevation (Q100)	644.00'
	Frost depth	65 inches (unheated structure)
	Anticipated max differential settlement	1/2 inch
	Anticipated max total settlement	1 inch
	Sand backfill:	
	Wet unit weight	120 PCF
	Angle of Internal Eristian	20 degrees

Angle of Internal H At-rest pressure Passive pressure Sliding coefficient Subgrade modulus

/ CONSTRUCTION CRITERIA

SIGN/CONSTRUCTIONS THE CHAIN CATTEND. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding. Note presence of concrete monolith at approximate elevation of 635 feet (avg) and groundwater found in borings at approximate elevation of 635 feet. These elevations vary over

0.35 50 PCI

- All material, workmanship, and details shall be in accordance with typical competent ruction practices, current manufacturer's recommendations, and all applicable codes and
- government regulations. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on process, architectural, mechanical, electrical or other drawings. All conditis, inconsistencies, or other difficulties affecting structural work shall be called to the architect and engineer's attention for direction before proceeding.
- Equipment and structural anchor rod sizes, types, embedment, and patterns shall be verified with the manufacturer or fabricator. All anchor patterns shall be templated to ensure accuracy of placemen
- The contractor shall supply all necessary temporary bracing, shoring, guying, or other means to avoid excessive stresses and to hold structural elements in place during construction. Job site safety (including excavations) is the sole responsibility of the general contractor and
- subcontractors
- The engineer is not responsible for construction means, methods, techniques or practices. Where drawings and details imply this, they are provided to show final construction. If contractor desires to use different means and methods than implied by these drawings, submit similar details for review.
- Standard or typical structural details are intended to illustrate design concepts and to specify
- Standard or typical structural details are intended to illustrate design concepts and to specify material and required physical dimensions matching or similar to the referenced locations in the drawing set. Standard details apply whether or not they are cut on the drawings. There is no provision for future vertical or horizontal expansion in the design. Unless specifically noted otherwise, building sections may not illustrate all dowels, keyways, or waterstops required by design. All base slab or foroing to vali joins shall have vertical dowels crossing the joint. All elevated slabs (including base slabs above the lowest base slab elevation) to thank or function walls shall have setting for binomat dowels. Refer to the form the start of the elevation) to tank or foundation walls shall have horizontal dowels crossing the joint. Refer to typical details in the drawings for design intent.

- EOUNDATIONS
 1. CAUTION: Existing underground utilities may exist anywhere on the site. Notify owner and
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 1. CAUTION: Existing underground utilities may exist anywhere on the site. Notify owner anywhere on the site. Notify owner anywhere on the site. Notify owner and
 1. CAUTION: Existing underground utilities may exist anywhere on the site. Notify owner anywhere on the site. Notify own Digger's hotline (800) 242-8511 (Wisconsin) prior to disturbing any grade or exca terial Definitions and Gradations Non-frost-susceptible fill
- 100% passing 1" sieve < 50% passing #40 sieve
- < 6% passing #200 sieve < 2% organic content
- Aggregate Base
- 100% passing 1" sieve
- 100% passing 1° sieve 70-100% passing 3/4° sieve 45-90% passing 3/8° sieve 35-80% passing #4 sieve 20-65% passing #10 sieve 10-35% passing #40 sieve

- 3-10% passing #200 sieve < 2% organic content
- Large aggregates through #4 have minimum 25% fractured faces or crushed (per
- Aggregate Filter/Base C
- 100% passing 2" sieve 30-70% passing 3/4" sieve
- 10-50% passing 3/8" sieve
- 0-10% passing #10 sieve 0-6% passing #200 sieve
- < 2% organic content Large aggregates through #4 have minimum 75% fractured faces or crushed
- Granular Structural Backfil 100% passing 1" sieve
- 0-65% passing #10 sieve
- 0-65% passing #40 sieve

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0-10% passing #200 sieve

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 c10x passing #200 server
 c2% organic content
 Structural foundations consist of driven piles as recommended by BRAUN INTERTEC in report
 B2201011 dated 52/2022. The structural engineer is not responsible for the accuracy or content of the subsurface soil conditions described in the specifications, test borings, or geotechnical report. A licensed geotechnical engineer shall be present during construction to test, inspect and verify all assumed soil conditions as required

Rev. #

RELEASED FOR PERMITTING

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FOUNDATIONS (CONT) 4. Basement and subgrade tank walls shall be backfilled with Granular Structural Backfill or Non-Frost Susceptible Fill (as defined above) within 2 feet of the wall. Tank walls are designed for an exterior lateral load of 52 PCF equivalent fluid pressure, at-rest, above groundwater (taken as elevation 642.0 due to drain tiles). Tank walls are designed for an equivalent fluid pressure of 90 PCF below levation 646.0. Walls are designed for an interior lateral load of 63 pcf. Tank walls are not designed to resist any lateral load until the wal concrete has achieved its full design strength, 14 days minimum, and the top slab is in place and has achieved 75 percent of its design sureign: Away forn walls, place fill in 8 inch loose lifts and compact to 98 percent Standard Proctor beneath foundations, 95 percent otherwise. Within 8 feet of walls, hand compact to 55 percent Standard Proctor. When placing compacted fill adjacent to foundation walls and piers, place backfill at equal rates on both sides to prevent overturning or

- structural damage
- Contractor shall provide for dewatering at excavations from either surface water or seepage.
- Moisture content in soils beneath building locations should not be allowed to vary after footing excavations and after grading for slabs on grade are completed to a degree that would de-stabilize the compacted soil. If subgrade materials become desiccated or softened by water or other conditions, remove and replace with engineered fill as recommended by the geotechnical engineer. Do not place concrete on frozen ground, nor allow ground beneath foundations to freeze. All foundation work shall be placed on substrate approved and tested by
- frozen ground, nor allow ground beneam toundations to treeze. All foundation work shall be placed on substrate approved and tested by geotechnical engineer of record.
 Do not place backfill on frozen subgrade. Do not place frozen backfill.
 Base slab shall be constructed on a subgrade of native material compacted to at least 98 percent of its maximum dry density (standard proctor), and 6 inches of Aggregate Filter/Base (as defined above) or WisDOT base aggregate course (dense) below the slab compacted to 100 percent standard proctor density unless noted otherwise in geotechnical report. In wet or potentially wet situations, use Aggregate Filter/Base (as defined above).
 Grading: where not specifically shown on the plans, it is intended that all excavated and backfilled areas shall be graded to slope away from building on other backfills.
- from buildings and other structures

DRIVEN PILES

- The foundation system shall be supported by closed end driven steel pipe piling based on the recommendations of the project geotechnical eerina repoi
- Piles are designed for a maximum net capacity of 62.5 tons per pile (working load). Maximum net capacities shall have a minimum factor of safety of 3.0.
- Piles are not designed for uplift loa
- Piles are not designed for lateral load. No pile shall be more than 3 inches from its design location (measured at cutoff), nor more than 2 percent out of plumb or specified batter. Minimum steel pipe properties shall be: 12" diameter x 0.30" wall thickness; ASTM A252, grade 3 (fy=45 KSI) or ASTM A572 (fy = 50 KSI). Pipe piles shall be driven with a closed end consisting of a 1" thick end plate, no larger than the pipe. The pile shall be prepared for full
- penetration welding to the end plate or with commercially fabricated point reinforcement as required by the geotechnical engineer. In

- penetration weaking to the end piate or with commercially atomicate point territorcement as required by the geotechnical engineer. In addition, piles shall have to beatring plates as detailed in the drawings. All connection splices between pile sections shall be full penetration welds, unless noted otherwise on plans. All pipe piles shall be filled with concrete (fr c = 3,000 PSI) after inspecting for damage or leaking. Where reinforcing is detailed in the top of pile, concrete containing reinforcing shall be withrated. Reference the drawings for estimated pile lengths and/or estimated pile tip elevations. As-built drawings with final locations, tip elevations, and blow or capacity information, shall be furthered by the Contractor. Provide test piles as shown in the drawings, directed by the geotechnical engineer. Test piles that comply with the project documents may built of the completed work. Reference the context
- be used in the completed work. Reference drawings for test pile locations. See project specification for required pile driving criteria, pile test program, coordination meetings, notification requirements, seismic
- monitoring and condition surveys of adjacent structures.

- ndent testing agency shall cast 4 six inch test cylinders for 4000 psi concrete, 5 cylinders for 6000 psi conccrete or an equivalent An independent testing agency shall cast 4 six inch test cylinders for 4000 psi concrete, 5 cylinders for 6000 psi concrete or an equivale number of four inch cylinders for each 75 cubic yards of each concrete imix placed or for each day's operation, whichever is the lesser amount. The testing agency shall cast, cure, and test the specimens in accordance with ASTM C31 and ASTM C39. Air, temperature, an slump shall be tested at minimum for the first truck and every third truck thereafter (1st, 4th, 7th, etc.) or when a change in properties is noticed, at the final location (test after pump, not at truck). The contractor shall be responsible for the design of form work to comply with the dimensions indicated on the plans, maintaining proper
- alignment during concrete pouring operations. Special care shall be taken with formwork for self-consolidating concrete
- All concrete except as noted in the following paragraphs shall meet the following requirements: Compressive Strength fc = 6,000 PSI min at 28 days Water (cement + pozzolan) ratio 0.45 max (0.40 max if exposed to sulfates)
- Water / (cement + pozzolar) ratio
 U45 max (U44 max it exposed
 Concrete used in walls and columns shall meet the following requirements:
 Compressive Strength
 Compressive Streng

- Water / (cement + pozzolan) ratio 0.45 max
- Concrete fill for steel pipe piles shall meet the following requirements: Compressive Strength fc = 3,000 psi at 28 days
- Water/(cement + pozzolan) ratio 0.45 max Concrete and grout exposed to frost (including foundation walls) shall be air entrained 6% +/- 1%
- Concrete and grout exposed to trost (including foundation wails) shall be all entrained by 4-1-15. Slump shall be 4 inches +/-1 inch without water reducing admixtures. With water reducing admixtures, concrete mix design shall state design slump and field tests shall be +1-1 inch. Slump is used primarily as a measure of concrete consistency, truck to truck. If slump outside these ranges, water content (water:cementitious ratio) shall be checked against allowable; and concrete rejected, accepted, or
- Water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates may be used for improved
- Do not add water to concrete at the jobsite without written approval of the SER, and in no case in excess of the water in the approved mix
- No chloride containing admixtures are allowed

Revision Issue

Description

- . No choirde containing admixtures are allowed.
 2. All concrete is normal weight utues specifically noted otherwise.
 3. Concrete is normal weight utues specifically noted otherwise.
 6. Cement shall be Portland cement type 1 or Portland Limestone Cement type 1L conforming to ASTM C150. Up to 30% cement may be replaced with fly ash and up to 50% with GGBFS (50% combined max.). Aggregate for normal weight utues that lice the advector of the portland community of the portland commonstrated to have no harmful effects on concrete. Fly ash hall be demonstrated to have no harmful effects on concrete. Fly ash hall be demonstrated to yate sto contain minimum 18 percent CAO. When fly ash is used in concrete to be air entraining shall be adjusted as required for LOI per record concidence. Fly and the subscience of condum virus under the subscience of the subscience of the subscience. Fly and the subscience of the subscienc ecent experience of ready mix supplier
- sured from the time water and cement are batched together, no more than 90 minutes shall elapse until concrete is placed. This time shall be reduced by two minutes for every degree that concrete temperature exceeds 75 degrees Fahrenheit. These criteria may be elaxed by the use of set-controlling admixtures. Protect concrete in accordance with ACI 305 and ACI 306 for hot weather concreting and cold weather concreting respectively. In
- cold weather, heat is required if outside temperature falls below 30 degrees any time during first three days. Reinforcing shall be 40 degrees or warmer at time of concrete placement. Concrete temperature shall be recorded every morning and shall be kent above 40
- degrees or warmer at time of concrete placement. Concrete temperature shall be recorded every morning and shall be kept above 40 degrees in all locations for 7 days. Concrete shall not be exposed to combustion products (use electric heat, ducted heater or ground thaw). Keep protection in place minimum 24 hours after cessation of heating to provide gradual cool-down. When air temperature is above 85 degrees, provide mist, shading, windscreens and other protection as required for 12 hours after placing. Concrete being placed shall be protected from rain. If rain fails on concrete before this set, or within 3 hours of placement in any event, contractor shall bear cost of testing to prove concrete is unaffected, and shall remove and replace affected concrete to the excitations and the anninear.
- satisfaction of the engineer. Wet cure (poly and burlap or proprietary blankets kept moist daily) for a minimum of 7 days; sides of footings may be buried after 24 Wet cure (poly and burds or propretary blankets kept most daily) for a minimum of / days, sides of hootings may be burned after 24 hours. Add one day of cure for life shall have excess of 15 percent or GenetSF is necess of 10 percent of cementitious. Contractor is responsible for staining caused by burds in in visible areas. Spray-on curing compounds shall not be used as a substitute for wet curing without writhen permission of the SER except as follows. Liquid-containing structures sut use a vue cure on all surfaces. Spray-on curin compounds smay be substituted for wet curing in areas of non-liquid-holding structures that are not visible in the final condition and in liqui holding structures in writher conditions where water curing may be hazardous or difficult. When spray-on curing compounds are used, the should be applied in two layers perindicular to each other and according to manufacturer's instructions. Commentitious grout shall be non-shrink and non-metallic grout. Place according to manufacturer's recommendations and trim neatly where visitil.
- where visible.
- Leak testing is not required for this structure. However, any honeycomb greater than ½" deep shall be patched, and any cracks greater than 1/32 inch shall be treated with crystalline waterproofing (such as Xypex), topically applied per manufacturer's recommend
- than 1/32 inch shall be treated with crystalline waterproofing (such as Xypex), topically applied per manufactures' recommendations. 21. Coordinate with other trades for slevex, conduit, leactricit grounding wires, inserts, underground utilities, and other items to be embedded into concrete and verify that they are properly installed and supported before casting concrete. Holdes through slab or wall shall leave minimum 1 inch clear to reinforcing; shift reinforcing as required. Placement of such items shall be coordinated with reinforcing placement where they would otherwise displace each other. For instance, in areas with a single mat of reinforcing, east-west conduit should be placed with east-west reinforcing and north-south conduit is placed with north-south reinforcing. 22. Embedments shall not significantly impair the strength of the structure and shall not reduce fire protection. In no case shall embedments violate the required concrete cover. Conduit and pipes, with their fittings, embedded in concrete shall not be larger in outside dimension than 1/3 the overall thirdness of slab, wall, to beam in which they are embedded and shall not be spaced doser than three diameters on center. Conduit and pipes placed with 2 feet below bottom of slabs and locing shall not be spaced closer than three diameters on center. Conduit and pipes placed with 2 feet below bottom of slabs and locing shall not be spaced closer than three diameters on center. Conduit and pipes placed with 2 feet below bottom of slabs and locing shall not be spaced closer than three diameters on center. Conduit and pipes placed with 2 feet below bottom of slabs and locing shall not be spaced closer than three diameters on center.
- three diameters on center and shall be encased in CLSM or concrete vibrated to flow around conduit. 23 No uncoated aluminum items shall be embedded in any concrete. All aluminum surfaces in direct contact with concrete shall receive one coat of 8-12 mil dry film thickness bitumastic
- Unless shown on drawings, concrete shall be placed without construction joints except where specifically shown on shop drawings approved by the engineer. The contractor shall submit shop drawings showing additional or alternate construction joint locations to the 24

Date

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- CONCRETE (CONT) 24. Bevel all exposed corners of concrete 3/4"x3/4".
- Verify size and location of all equipment bases, housekeeping pads, and opening All concrete to be trowel finished shall be tested for air content, whether or not it is purposely air entrained. If concrete
- contains more than 2 percent entrained air, delay start of finishing to preclude weakened air-rich plane just below surface Unless specifically noted otherwise, building sections may not illustrate all dowels, keyways, or waterstops required by design. All base slab or footing to wall joints shall have vertical dowels crossing the joint. All elevated slabs (including bas
- desguit an usee sou of sound to wan joints suin itser rentati ownets dossing the print and elevated usage (in sistes above the lowest base sale developing) to the developing of the developing is the lower bound dowels crossing the on grade may either be independent (with expansion joint) or doweled in, provide dowels where stats on grade bear on walls in sections. Refer to typical details in the drawing for design intent.

cracks by sealing, injecting, or otherwise filling them. Where sealing is judged necessary by either Contractor or Engineer, Contractor shall submit material and description of sealing to be used for review by Engineer. Note that crystalline

Contractor Sharit Subunit, initiatina and description to seeming to be deep unit review by Engineer: "Note that of seamine waterproofing will heal light cracks (less than approximately 1647) over time in warm temperatures, but where cracks or leak tests attempted in cold temperatures will require additional measures. Any wall which is or may be subject to external groundwater is considered liquid holding.

groutinate is considered induo induo; Contractor is encouraged to use well-graded aggregate larger than ½°; fiber reinforcing; shrinkage reducing admixtures; crystalline waterproofing; extended moist cure; and other means to reduce shrinkage. If used, crystalline waterproofing shal be used at the manufacture's recommended deage. Concrete walls and top slabs in liquid-holding structures:

for concrete proportioned according to these Notes and the specification. Full horizontal reinforcing shall extend

Concrete placed in the walls shall have the same or lesser water content as that used in the test. If a Shrinkage

Reducing Admixture or Shrinkage Compensating Admixture is used, it shall be used at the manufacturer's recommended dosage. Measurement of shrinkage shall be according to ASTM C157, except that the specimens should be cured in a line saturated bath for 7 days rather than 28 days. Shrinkage shall be reported based on

anduid be cated in a line saturate user in days rated that zo days. Similar days and of experiment user of the measurements at the end of the 7-day moist cure, and 42 8 days after cessation of curing. If Shrinkage Compen Admixture is used, initial measurement shall be 12 hours after placing rather than 7 days; full 7-day lime bath cure 28-day drying shall still be followed.

Concrete base slabs in liquid-holding structures: Concrete base slabs in liquid-holding structures:

40 feet in each direction, with full reinforcing through the joint and developed each side of each joint. At least 36 hours

Alternatively, shrinkage may be measured as specified above for the specific concrete mix to be used in the base slab,

and on dimensional and a determined of a proceeding and a set of the set of t

and the maximum spacing determined by the equation: Spacing = 4.0 / (sh + 0.03), where "sh" is the shrinkage in

Waterstops in new construction shall be 6-inch PVC, center bulb, ribbed, unless specifically noted otherwise. At splices, miter all intersecting connections at 45 degrees and use a manufacturer approved heating iron to make full

For construction joints at hardened (existing) concrete, hydrophilic waterstops may be proposed by the contractor in lieu of

adhered split-T PVC waterstop. Such material shall be selected considering water head to be resisted, concrete cover in all

directions, reinforcing present through the joint, and whether waterstop is continually immersed. Contractor's proposal shall include waterstop information and contact information for a technical representative of the waterstop supplier along with the

All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown

with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements

All reinforcing steel shall conform to the requirements of ASTM A615 grade 60 steel. Reinforcing steel shall not be welded

without authorization of the SER and if welded shall be A706 grade 60 steel. Reinforcing to be welded shall only be welder

to structural steel, not other reinforcing, unless specifically noted on the drawings. Welded plain wire fabric shall be supplied

All reinforcing shall be tied to crossing reinforcing on at least every other bar (every bar at perimeter), and sufficiently to resist

All footing dowels shall be accurately positioned and wired in place before casting footing concrete. Where not noted, provide

and install dowels of same size and spacing as vertical reinforcement in all columns and walls. Position all anchor bolts with

templates. Bar lap lengths in concrete and 90 degree end hooks shall be in accordance with the table below unless noted otherwise. This table lists class 'B' laps. For epoxy coated reinforcing steel, increase lap length by 50% with cc bar spacing < 6db and cover to center of bar <3db, otherwise increase by 20%. For masonry reinforcing, use fc' = 3000 psi values.

CLASS B REINFORCING BAR LAP SPLICE TABLE

(note d, e, & f

f_c' = 4000 psi

HORIZONTAL (note b)

24"

32"

40"

48"

70"

80"

90"

102"

113"

Use fc' = 3000 psi values for masonry rebar laps. Do not lap splice bars bigger than #8 in masonry. Break off fins in

For laps between different bar sizes, use the greater of these values based on the smaller bar, or these values

Hoop bar laps shall be staggered such that splices do not overlap with bars above, below, or on opposite faces

Bars marked continuous, corner bars, and all vertical steel shall be lapped in accordance with table above at splices and

embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted

Bar support accessories shall be as specified in latest edition of the ACI detailing handbook and the concrete reinforcing Bar support accessories shall be as specified in latest edition of the ACI detailing handbook and the concrete reinforcing steel institute design handbook. Wainium accessory spacing shall be 4⁻⁰ or on enter, and all accessories on exposed surfaces shall have plastic coated ends. Chairs shall be supported on sand plates as required to keep from sinking into subgrade. WWF shall be supported by continuous bolsters or bars on chairs sufficiently close to prevent sheets from sagging appreciably during concrete placement. Support rebar used at contractor's option shall be extra bars supplied by contractor, not taken from design reinforcing.

/ERTICAL (note a)

19"

25"

31"

37"

54"

62"

70"

78"

87"

Vertical bars; and horizontal or diagonal bars with less than 12" of concrete placed below them. Horizontal or diagonal bars with 12" or more of concrete placed below them. (eg. wall horizontals)

f_c' = 6000 psi

VERTICAL HORIZONTAL (note a) (note b)

20"

26"

33"

39"

57"

66"

74"

83"

92"

15"

20"

25"

30"

44"

50"

57"

64"

71"

Date

SEH

STD 90 HOOK

6"

8"

10"

12"

14"

16"

19"

22"

24"

structural steer, not other reminorang, unless specifically folde on the drawings, webee plain wire tables hetes, not oths, and conform to the requirements of ASTM A185. ar minimum cover of concrete over reinforcing steel shall be as follows unless specifically noted otherwise 3° Concrete placed against earth 3° Top mat of base slabs to receive waterstops at wall joint

esentative's written recommendation of the type of waterstop to be used. Hydrophilic waterstop shall not be used

shall pass between adjacent slab pours in liquid-holding structures.

Concrete walls in liquid-holding structures shall have waterstopped construction joints at a maximum spacing of 20 feet

through these joints and be developed each side of joint. At least 36 hours shall pass between adjacent wall pours in

liquid-holding structures. Joint spacing in walls shall be measured at the inside surface between corrers in a straight line or along a curve, but not arcound corrers. For example, an 18 square box is not required to have wall joints, but a 22 square box is required to have one in each wall. For this purpose, a T-intersection counts as a correr at the intersecting wall but not at the continuing wall. Alternatively, a low-shrinkage mix may be proposed, and shrinkage measured for the specific concrete mix to be used in the walls, and the maximum construction joint spacing determined by the equations. Spacing - 2 of (14 - 0.03), where "shr's the shrinkage in percent from the 35-day shrinkage test described below; and the spacing ja limited to 50 test. Concreto elonget is the vality chart hows the sense relevance to relevance to the turned in the relevance.

iquid-holding structures. Joint spacing in walls shall be measured at the inside surface between corners in a straigh

JOINTS IN CONCRETE STRUCTURES NIS IN CONCRETE STRUCTURES Because of the effects of concrete consolidation, workmanship, detailing, cure, temperature, aggregate size, and other factors; Contractor is responsible for cracking in base slabs and walls of liquid-holding structures, and shall repair any leaking

WATERSTOPS

contact butt joints.

REINFORCING STEEL

of ACI 318 current editions

2" All other con

BAR SIZE

#3

#4

#5

#6

#7

#8 71"

#9

#10

#11

otherwise

Revision Issue

Description

lisplacement from workers and placement of concrete.

f_c' = 3000 psi (note c)

VERTICAL HORIZONTAL (note a) (note b)

28"

37"

46"

56"

81"

93"

104"

For epoxy coated bars, multiply these values x 1.20.

ased on the bigger bar divided by 1 30.

118"

131"

21"

29"

36"

43"

62"

80"

91"

100"

cores of 6" CMU.

POST INSTALLED ANCHOR RODS AND DOWELS 1. Unless noted otherwise, anchors and reinforcing dowels installed in concrete or concrete masonry shall be as noted below. Anchors not shown or noted on the drawings, those required by the contractor solely for his mean and methods, or those required by mechanical/electrical and carrying less than 100 pounds of non-safety-related

tems, do not require special inspection

coating (if any) as the continuing reinforcing.

Unless noted otherwise, anchors shall be installed to the following embedment

5/8 inch 4 inches

3/4 inch 5 inches 1/2 inch 4 1/2 inches 5/8 inch 5 inches

Wide flange beams and columns shall be ASTM A992, grade 50 steel.

Code of Standard Practice for Steel Buildings and Bridges, except as follows:

inspected by NDT methods such as ultrasonic, mag particle, or dye pen.

copes shall be made with a 1 inch minimum radius

Expansion/screw: <u>Diameter</u> <u>1/2 inch</u> <u>CIP Concrete</u> <u>3 1/2 inches</u>

Adhesive

STRUCTURAL METALS / FRE

the naint system

the GC.

Review and approve each submission.

Stamp each submission as approved.

RIVER POINT DISTRICT

UNDERGROUND RESERVOIR

LA CROSSE, WISCONSIN

All structural steel shall be as follows:

Expansion and screw anchors:

equirements of ICC report

Approved manufacturers are: HILTI, ITW / Redhead, Simpson, and Powers / Rawl. Submit product data and Approved manufacturers are: HILTI, ITW Redhead, Simpson, and Powers / Rawl. Submit product data and current ICC ES report or IAPMO report showing product is compliant with project code requirements for review. Contractor shall arrange for manufacturer's rep to train all installers on the complete installation process. A letter of procedure stating method of drilling, the product for use, the complete installation procedure, manufacturer training date and a list of the personnel trained on anchon installation shall be submitted to the engineer. Permanent anchors exposed to earth, weather, or corrosive environments, including all anchors in wet areas, and anchors shall be zinc plated, minimum ASTIM ASS material unless ASTM AIS3 grade B7 is noted in the drawings, and shall be according to ASTM F1554. Reinforcing dowels shall be of the same size (U.N.O.), material and creation (*if any*) as the combining individual and context on the same size (U.N.O.), material and contents.

Where expansion anchors are called for, contractor may substitute screw type anchors with self-tapping threads

There expension and hors of the same size and embed here subsidiate science type and/ors with sem-applying the or adhesive and hors of the same size and embedment, subject to review of capacity by the engineer for the product substituted. Where adhesive anchors are called for, other types shall not be substituted. Screw type anchors shall not be re-used on permanent work.

amonos snali noto e re-useo on permanenti work. Adhesive shall have a current ICC SE report. Use high viscosity adhesive and placement devices in consultation with the manufacturer for overhead work. Overhead installation shall be subject to continuous special inspection during installation and shall only be performed by certified adhesive anchor installers. Use low temperature formulations for cold weather work. Do not apply significant load to anchors until their capacity has been assured Anchors installed in concrete masonry and precast hollow core concrete shall be installed in cores grouted solid. Minimum grout strength f'g = 3,000 PSI. Minimum 12 inches of grout each way along horizontal cores from anchor. Vertical cores shall be grouted full height. Anchors installed in masonry shall not be installed within 1 1/2

nches of any head joint unless block are square end and mortared across full width of head joint, or filled bon Holes shall be drilled, cleaned, and maintained until installation in accordance with manufacturer's

ricles sina be dired, celerate, and mainaine until instaliation in accordance win manufacturer's recommendations using standard reforaly-impact bits and oil-free compressed air, diamond ore bits shall not be used unless specifically approved by the manufacturer. Locate and avoid reinforcing bars and PT tendons. Maintain spacing (minimum 8 inches) and edge/comer distances (minimum 4 inches) as recommended by manufacturer unless specifically noted otherwise in the drawings.

6 inches 7 inches (6" in 8" CMU) nchors shall have intermittent special structural inspection by one of the following. Load

Grouted CMU 4 1/2 inches

5 1/2 inches

5 inches

tests shall be to 150 percent of service capacity or 75 percent of ultimate strength, with no appreciable slip permanent deformation, or concrete damage. Anchors which fail this test shall be replaced at no cost to the project. Two failures in a given installation shall result in mandatory load testing at double the rate noted below

Witness installation with torque wrench according to manufacturer's recommendations and

Test all anchors with torque wrench after installation (including load test of 5 percent of installed

Load test of 10 percent of installed anchors by supplier or third party inspecto

Adhesive anohor roles and dowels:
 Witness installation according to manufacturer's recommendations and requirements of ICC report; or
 Load test of 10 percent of installed anchors by supplier or third party inspector

Word lange beams and columns shall be AS IM A932, grade 50 steel.
 All mixedleneous steel (angles, channels, plate) shall be ASTM A929, A529, or A36 steel (min. fy = 36 KSI).
 Rectangular steel tubes (HSS) shall be ASTM A500, grade C steel (fy = 50 KSI).
 Pipe shall be ASTM A53 (fy = 35 KSI) unless A500 grade C (fy = 46 KSI) is noted.
 Other shapes shall be ASTM A36 (fy = 36 KSI).
 Splicing or modification of members in the field is prohibited without prior written approval of the SER.

All primary member bolted connections shall be two bolt minimum. Fabrication and erection shall be in accordance with the latest edition of the AISC Manual of Steel Construction,

To paragraph 3.1, add "The project architectural drawings are a part of the structural steel design drawings by reference and must be used concurrently with the structural steel design drawings for any information no

by relearing and must be used concurrently with the structural steel oesign drawings for any information no shown on the structural steel design drawings". Delete paragraph 3.2 and insert the following: "architectural, process, electrical and mechanical plans shall be used as a supplement to the structural steel design drawings to define detail configurations and

construction information". Paragraph 3.3 modify the last sentence to read, "in case of discrepancies between the structural steel plans the discrepancies shall be called to the architect / and plans of other disciplines or existing conditions, such discrepancies shall be called to the architect engineer's attention for resolution'.

All aluminum shapes shall be ASTM B209, B308, alloy 6061-T6; except handrail may be 6063-T5 or -T6. All welding shall be performed by a certified welder using compatible electrodes in accordance with the requirements of AWS D1.2 and visually inspected. Where designed by the fabricator, aluminum alloy and temper

requirements of AWS D12 and visually inspected. Where designed by the teoricatio, autimium and and emper-shall be stated on shop drawings. All exposed steel shall be galvanized. Damaged galvanizing shall be repaired by application of cold galvanizing compound such as ZRC (minimum 3 coats). Paint finish per architectural. All steel welding shall be performed by a certified welder using E70 electrodes in accordance with the requirements of AWS D1.1 "Structural Welding Code" and visually inspected. Full-pen welds shall also be inserved to WITD methods even the uitracroim. Team and ride or dwe nen.

All field welded connections shall be chipped, ground where required, wire brush cleaned and painted to match

All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully sioned. Any non-twist off bolts shall have 10 percent checked with a torque wrench by the speci

All copes shall be made with a 1 mcn minimum raduus.
 All anchor costs shall be minimum 3/4 diameter ASTM A276 Stainless Steel type 304 unless noted otherwise. Where headed rods are noted or specified, bent rods shall not be furnished; rods may be headed or nutted, w the nut tack welded at the bottom end of the anchor or double nutted.
 All cut or raw surfaces of FRP shall be coated with compatible epoxy.

SHOP DRAWING REVIEW 1. Short Elliott Hendricksen Inc. (SEH) will review the general contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by SEH. In general, submittals will not be reviewed for SEH shall review short many and related the structural system CSH shall review short familiar and related materials with the structure short material system control of the shall review short familiar and related materials with the structure short material system control of the shall review short familiar and related materials with the structure short material system control of the shall review short familiar short familiar structure short materials with the structure short material system control of the share structure short material system short familiar short materials with the structure short material system short material system short familiar short material system short familiar short materials with the structure short material system short material system short material system short material system short familiar short materials with the structure short material system short material s correct quantities or construction considerations. SEH shall review shop drawings and related materials with comments provided that each submission has met the requirements herein. SEH shall return without commer

unrequired material or submissions without GC approval stamp Any items requiring submittal of calculation packages shall have calculations submitted prior to or as part of the shop Any tiems requiring submittation calculation packages shall nave calculations submitted prior to or as part of the stop drawing submittati brey accompany. Shop drawings submitted prior to submittation for equival calculations will be rejected. All calculations shall be seeled and signed by an engineer licensed in the state of the project. The supplier's engineer must provide calculations for all systems and connections that differ from the drawings. Design shall comply with the requirements in these notes, the drawings and the specifications. Prior to submittati of a shop drawing or any related material to SEH, the GC shall: Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the col

SEH shall assume that no submission comprises a variation from the contract documents unless the GC advises SEH with written documentation. Should SEH require more than ten (10) working days to perform the review. SEH Curr mm. mmetric uccumentation: should set require more train ten (10) Working days to perform the review, SEH
 shalls on only the GC. Submittals shall include drawings and related material (if any) is indicated below.
 Concrete mix designs and material certificates including admixtures, compounds applied to the concrete after
 placement, and associated product data. See specifications
 Aggregate tests and concrete test history for each mix design, with the submission of concrete mix designs.
 Distinction cludio product data. See specifications
 Aggregate tests and concrete test history for each mix design, with the submission of concrete mix designs.
 Distinction cludio product data.

Psgl/galaciests all or clore in rest hadro for the segment in the design, whith the submission of colorate in the designs. Reinforcing steel shop drawings including erection drawings and bending details. But list will not be reviewed for correct quantities. Include elevations of all reinforced concrete masonry walls and all concrete walls with footing steps or other elevation changes, at a scale no smaller than 1/8² = 1/0² showing all required reinforcing. Structural steel and metal fabrication shop drawings including erection drawings and piece details.

REQUIRED INSPECTION 1. Required inspection and testing is required according to the table below. Refer to specification section 01 45 10 for responsibilities. Contractor shall coordinate with SER, leating agency and geotechnical engineer throughout the project. Required Inspections shall be performed in accordance with IBC Chapter 17.

- Required Inspection of reinforcing steel and anchor rod placement shall be performed prior to concrete placement or during anchor rod installation for adhesive anchors
- utani granicati dui rispection duing concele placement is required. Conduct concrete sump tests in accordance with ASTM C143. Dublin set of a four (4) concrete test cylinders each time concrete is placed. Make test cylinders in accordance with
- See these Notes for testing of Post-Installed anchors and rebar where installation is not withe
- Reports of Required Inspections shall be provided, at the frequency noted above, to the Owner, Contractor, and Engineer of Record by the firm contracted to perform Required Inspections. Special Inspection criteria presented above and in specification shall apply to all footings and foundation walls, but does not apply to non-structural slab on grade and site work concrete

REQUIRED INSPECTIONS & TESTS SCHEDULE	INSPE	CTION	TEST	ING	ABLE
DESCRIPTION OF WORK - PER IBC CH. 17	FREQI C*	JENCY P*	YES	NO	APPLIC
METAL CONSTRUCTION 1. WELDING 2. DETAILS BRACING, LOCATIONS, ETC. 3. BOLTING 4. DETAIL WEE STEEL JOINT & JOINT GUIDERS.		2 2 2		2	
 A. INSTALLATION OF OPEN-WEB JOISTS & JOIST GIRDERS. A. INSTALLATION OF OPEN-WEB JOISTS & JOIST GIRDERS END CONNECTIONS WEI D OR BOI T 					V
 B. INSTALLATION OF STANDARD BRIDGING & BRIDGING THAT DIFFERS FROM SJI SPECS 					V
5. STEEL DECK INCLUDING WELDING OR MECHANICAL FASTENING 6. COMPOSITE CONSTRUCTION INCLUDING HEADED STUD ANCHORS 7. COLD FORMED TRUSSES SPANNING 60FT OR GREATER					2
CONCRETE CONSTRUCTION 1. INSPECT ENHFORCEMENT 2. REINFORCING BAR WELD 3. INSPECT ANCHORS CAST IN CONCRETE 4. INSPECT ANCHORS POST-INSTALLED IN CONCRETE 5. VERIFY USE OF REQUIRED DESIGN MIX 6. PRIOR TO CORCRETE FLACEMENT, FABRICATE SPECIMENS FOR 7. REVIEW OF CONCRETE FLACEMENT, FABRICATE SPECIMENS FOR		2 2 2 2 2 2		3 1 3 3	
STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE		¥	¥		
 INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES VEDEX MAINTECHNIQUES 	Ø			¥	
VERIFY MAIN LEMANCE OF SPECIFIED CORING TEMPERATURE AND TECHNIQUES INSPECT PRESTRESSED CONCRETE MEMBERS INSPECT ERECTION OF PRECAST CONCRETE MEMBERS IVERIEN UNLIN CONCRETE STEERICTORY					□ ☑ ☑
11. VENET IN-SITU CONCRETE STRENGTH PRIOR TO POST-TENSIONING CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLARS					V
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		Ø		V	
MASONRY CONSTRUCTION - LEVEL A 1. VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS					_¥
MASONRY CONSTRUCTION - LEVEL B 1. REINFORCEMENT: SIZE AND SPACING 2. PRISMS 3. DETAILS: GROUTING, LINTELS, ETC					N N
WOOD AND LIGHT GAUGE METAL 1. HIGH LOAD DIAPHRAGMS 2. METAL-PLATE-CONNECTED WOOD TRUSSES SPANNING 60FT OR GREATER					N N
SOILS 1. VERIFY MATERIALS BELOW SHALLOW FOUNDATION ARE ADEQUATE= TO ACHIEVE THE DESIGN BEARING CAPACITY		V		Ø	
 VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL 		Ø		Ø	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		V		¥	
 VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL DURING PLACEMENT OF COMPACTED FILL INSPECT SUBCRADE AND 		¥		¥	
VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		V		V	
CAST-IN-PLACE DEEP FOUNDATIONS 1. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT 2. VERIEV PLACEMENT LOCATIONS AND PLIMENESS. CONFIRM FLEMENT					V
DIAMETERS, LENGTHS, EMBEDMENTS INTO BEDROCK AND BELL DIAMETERS (IF APPLICABLE), AND ADEQUATE END BEARING STRATA CAPACITY, RECORD CONCRETE OR GROUT VOLUMES					V
DRIVEN DEEP FOUNDATIONS ELEMENTS 1. VERIFY ELEMENT MATERIALS SIZE AND LENGTHS COMPLY WITH THE REQUIREMENTS	Ø			V	
2. DETERMINE CAPACITIES OF TEST ELEMENTS AND CONDUCT ADDITIONAL LOAD TESTS, AS REQUIRED				V	
INSPECT DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM TYPE AND SIZE OF HAMMER, RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION. DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY, RECORD TIP AND BUTT ELEVATIONS AND DOCUMENT	Ø			V	
ANY DAMAGE TO FOUNDATION ELEMENT					

STORM TANK STRUCTURAL GENERAL







H

FOUNDATION PLAN NOTES:

(TYPICAL UNLESS NOTED OTHERWISE

- 1. SEE TYPICAL DETAILS FOR UTILITY PENETRATIONS THROUGH WALLS. SEE PLAN FOR APPROXIMATE LOCATIONS. VERIFY LOCATIONS AND ELEVATIONS WITH CIVIL AND MECHANICAL DRAWINGS
- 2. FOR SLAB JOINT LAYOUTS, SEE GENERAL STRUCTURAL NOTES FOR CRITERIA. SEE TYPICAL SLAB CONSTRUCTION JOINT DETAILS.
- 3. VERIFY SIZE, LOCATION AND INVERT ELEVATIONS FOR ALL UTILITIES, SITE STRUCTURES, SUMPS AND DRAINS WITH CIVIL, MECHANICAL, AND ELECTRICAL AND DRAWINGS.
- 4. ALL PILE GROUPS AND PILES ARE CENTERED ON WALLS AND COLUMNS TYPICAL, UNLESS NOTED OTHERWISE. SEE PLAN AND TYPICAL DETAILS.

FOUNDATION PLAN KEYNOTES:

- 1 22° CONCRETE WALL WITH #6 @ 12° OC VERTICAL AND HORIZONTAL DOWELS AND HORIZONTAL BARS, #5 @ 12° OC VERTICAL, EACH FACE WITH HOOKED DOWELS INTO SLAB BELOW. SINGLE #6 HORIZONTAL DOWELS @ 12° OC, CENTERED INTO COLUMNS, SEE DETAIL 4/S3.02
- (2) 12° CONCRETE WALL WITH #5 @ 12° OC, EW, EF. SINGLE #6 HORIZONTAL DOWELS @ 12° OC, CENTERED INTO COLUMNS
- (3) DAYLIGHT DRAIN TILES W/ RODENT SCREEN AND CONCRETE SPLASH PAD, EACH END.
- (4) INSTALL PRESS SEAL CAS 802 PER MANUFACTURER'S RECOMMENDATION, WITH 1" FOAM-FILLED GAP AROUND PIPE, FULL THICKNESS OF WALL.

STEEL PIPE PILE PLAN NOTES:

- SEE GENERAL STRUCTURAL NOTES AND SPECIFICATIONS FOR PILE TYPE, CAPACITY, AND TEST PILE REQUIREMENTS.
- 2. PILE NUMBERS ARE INDICATED ON PLAN. 163 PILES THUS AND 5 TEST PILES (INDICATED BY TP-X).
- 3. ESTIMATED PILE LENGTHS FOR PILE GROUPS IN THICKENED SLAB AND PERIMETER PILES, IS 68 FEET. TEST PILES SHALL BE MINIMUM 80 FEET LONG. IF CAPACITY IS NOT REACHED WITH 65 FEET OF TEST PILE IN THE GROUND, STOP AND WAIT FOR PORE WATER TO DISSIPATE, THEN RE-STRIKE. WORKING PILE CAPACITY IS 62.5 TONS (125 KIPS) WITH A FACTOR OF SAFETY OF 3.0. REFERENCE GEOTECHNICAL REPORT.
- PILE DRIVER SHALL RECORD TIP ELEVATION, CAPACITY BASED ON FINAL 10 BLOWS, AND RE-STRIKE, IF ANY, FOR EACH PILE. 4.





TOP SLAB PLAN NOTES:

(TYPICAL UNLESS NOTED OTHERWISE)

- 1. DO NOT BACKFILL UNTIL CONCRETE LID IS IN PLACE WITH MINIMUM 0.75 Fc' BY TEST.
- 2. SEE TYPICAL DETAILS FOR PENETRATIONS THROUGH TOP SLABS FOR OPENINGS AND HATCHES. SEE PLAN FOR APPROXIMATE LOCATIONS.
- 3. FOR WALL JOINT LAYOUTS, SEE GENERAL STRUCTURAL NOTES FOR CRITERIA. SEE TYPICAL WALL CONSTRUCTION JOINT DETAILS.
- 4. FOR SLAB JOINT LAYOUTS, SEE GENERAL STRUCTURAL NOTES FOR CRITERIA. SEE TYPICAL SLAB CONSTRUCTION JOINT DETAILS

STORM TANK STRUCTURAL
TOP SLAB









SEH Project	LACRS 163627	Rev. #
Drawn By	PAM	1
Designed By	MLH/SMJ	3
Checked By	MLH	1

Revision Issue Description

Date 03.17.2022 06.03.2022 07.29.2022

Rev. #

Revision Issue Description







STORM TANK STRUCTURAL DETAILS

Soils Management Plan

River Point District

La Crosse, WI

SEH No. LACRS 155715 4.00

January 7, 2021



Building a Better World for All of Us® Engineers | Architects | Planners | Scientists January 7, 2021

RE: River Point District Soils Management Plan La Crosse, WI SEH No. LACRS 155715

Ms. Deena Kinney WDNR 1300 W Clairemont Avenue Eau Claire, WI 54701

Dear Ms. Kinney:

Thank you for your rapid response and assistance in moving this project forward. Please find the enclosed soils management plan to be used for phase I of the development of the River Point District in La Crosse, WI

Sincerely,

Ryan Sauter Senior Scientist

x:\ko\l\lacrs\155715\3-env-stdy-regs\30-env-doc\soils management\soils management plan.docx

Distribution List

No. of Copies	Sent to
_1	Ms. Andrea Trane 3 rd Floor 400 La Crosse Street Error! Reference source not found.
1_	Ms. Deena Kinney WDNR 1300 West Clairemont Avenue Eau Claire, WI 54701

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Figure 1 – Residual Contamination Distribution

List of Appendices

Appendix A Stockpile Inspection Log Appendix B BRRTS Database Listing

Soils Management Plan River Point District

Prepared for City of La Crosse, WI

1.0 Introduction

The River Point District is a planned development of approximately 65 acres within the City of La Crosse. This development has been decades in the making and represents the culmination of extensive planning efforts. The site has historically been utilized for various industrial purposes that have resulted in legacy contamination in the soil and groundwater from six known closed remediation sites (BRRTS numbers listed in Section 4.0 below).

Development of this site reclaims an underutilized property located along Copeland Avenue/US Route 53 and at the confluence of the Mississippi, Black, and La Crosse Rivers. Its location along the water's edge and to the north of Downtown creates an opportunity to stitch together La Crosse's riverfront, system of parks and trails, and expand its urban grid, integrated as a unique, holistically considered neighborhood. With the cooperation of the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment, the City of La Crosse is poised to revitalized and otherwise blighted property, fulfilling the mission of the WDNR and setting the stage for growth in proximity to downtown La Crosse.

This soils management plan has been assembled to provide guidance for handling potentially contaminated soils for the initial stage of development. This initial stage is intended to prepare the site for development and includes the following scope:

- Clearing and grubbing
- Subgrade testing and removal of unsuitable subgrade
- Importing fill to raise the site out of the 100 year floodplain
- Rough grading and compaction.

This management plan is only intended to be used for the initial stage of development described above. Soils management plans will be prepared for subsequent stages of development as appropriate.

2.0 Location

The Subject Property is located to the north of downtown adjacent to the confluence of the La Crosse and Black Rivers and is located in the NW ¼ of the NE 1/4, Section 31, Township 16N, Range 7W.

The site consists of the following parcels:

Parcel 17-20251-20: REDEVELOPMENT AUTHORITY OF THE CITY OF LACROSSE

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 S0D59M34SE 1532.21FT TO W R/W LN COPELAND BLVD & POB S89D33M 24SW 1284.77FT N15D9M49SW 206.81FT S89D33M27SW 260.85 FT TO E R/W LN VAC RR ALG E R/W LN N13D26M16SW 564.69FT TO S LN BEMELS INDUSTRIAL ADDN ALG S LN N89D33M40SE 1469.24FT N89D28M50SE72.85 FT TO NW COR PRCL IN V863 P819 ALG W LN PRCL S2D16M3SE 99.93FT TO NW COR PRCL IN V806 P827 ALG W LN PRCL S2D 13M18SE 200.06FT TO SW COR ALG S LN N89D33M57SE 159.63 FT TO W R/W LN COPELAND BLVD ALG W LN S2D13M1SE 250.51FT S2D14M36SE 200.07FT TO POB

Parcel 17-20252-20: CITY OF LACROSSE

PRT GL 2 COM INTER W LN COPELAND AVE & 200FT S SD GL W 1285.84FT NW 206.78FT W 263FT S 74.22FT SE CURVE 305.70FT CHD SE 16.56FT E 530.91FT SW 10FT SE .58FT SELY CURVE 498.06FT N 164.87 FT E 305FT N 25.01FT POB LOT SZ: IRR

Parcel 17-20251-100: CITY OF LACROSSE

PRT GOVERNMENT LOT 2 COM N LN GOV LOT 2 & W LN COPELAND AVE S ALG W LN 225.11FT TO POB S 173.08FT W 310.44FT N 173FT E 305FT TO POB LOT SZ: IRR

Parcel 17-20251-90: CITY OF LACROSSE

PRT GOVERNMENT LOT 2 COM AT A PT ON N LN 75FT E OF C/L OF C.M.ST.P.&P. R/R R/W SELY 74.22FT TO POB SELY ALG A CURVE CHD OF WHICH BEARS SE 305.7FT S 16.56FT TO A PT 225FT S OF N LN OF GOV LOT 2 E 530.91FT S 130FT M/L ALG A CURVE 260.04FT CHD OF WHICH BEARS W 255.96FT SWLY ALG A CURVE 520.01FT THE CHD OF WHICH BEARS SWLY 487.84FT TO A PT 75FT PP NE OF C/L OF SD R/R R/W NWLY ALG SD LN 75FT PP FROM SD C/L TO POB LOT SZ: 3.78 AC

Parcel 17-20252-30: CITY OF LACROSSE

PRT GL 2 COM INTER W LN COPELAND AVE & 225FT S OF N LN SD GL W 305FT S 164.87FT POB S1D48MW 225.6FT N57D42MW 435.08FT ALG CURVE CONC TO SW 91.68FT N131.38FT SELY ALG CURVE 498.06FT POB + REAR LOT SZ: IRR 623/894

Parcel 17-20251-110: REDEVELOPMENT AUTHORITY OF THE CITY OF LACROSSE

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 S76D8M9SW 1934.81FT TO POB S2D43M50SE 25.38FT S88D6M54SE 7FT S7D 34M54SE 196.68FT S75D24M6SW 17FT ALG CURV S11D57M53SE 96.57FT S14D35M59SE 438.81FT ALG CURV S20D41M28SE 853.2FT S26D47M4SE 184.16FT S24D43M 28SE 331FT TO MEANDER LN ALG LACROSSE RIVER ALG MEANDER LN N54D29M28SE 102.49FT N24D 43M28SW 385.87FT TO SW COR PRCL IN V1137 P713 ALG W LN PRCL N26D40M59SW 226.43FT ALG CURV N23D9M59SW 170.85FT N19D38M59SW 303.3FT N13D26M 16SW 73.42FT TO NW COR PRCL N13D26M16SW 264.69FT S76D33M 44SW 80.65FT N14D27M11SW 341.47FT ALG CURV N8D31M11SW 207.05FT N4D4M34SW 125.37FT ALG CURV N1D50M13SW 23.08FT S89D23M41SW 41.65FT S2D33M 27SE 41.15FT TO POB

Parcel 17-20251-15: CITY OF LACROSSE

PRT GOVT LOT 1 BEG SW COR LOT 8 BLOCK 7 BEMELS IND ADD E 41.26FT S14D10M30SE 300FT S75D49M30SW 83.77FT ALG CURV N14D10M30SW 344.72 FT CONT ALG CURV N8D14M30SW 209.02FT N2D18M30SW 126.23FT ALG CURV N2D23M50SE 272.41FT S82D38ME 35FT M/L S ALG A CURV P/W W LN LOT 8 BLK 1 BEMELS IND ADD TO A PT 15.87 FT W OF SW COR LOT 8 BLK 1 BEMELS IND ADD S 66FT S ALG CURV S8D26ME 310.48FT N89D 9ME 13.5FT TO SW COR LOT 8 BLK 7 BEMELS IND ADD & POB T/W ESMT IN V1388 P513

Parcel 17-20250-30: CITY OF LACROSSE

BEMEL'S INDUSTRIAL ADDITION LOT 8 BLOCK 7 LOT SZ: IRR

Parcel 17-20251-16: CITY OF LACROSSE

PRT GOVT LOT 1 BEG NW COR LOT 8 BLOCK 1 BEMELS IND ADD S89D9MW 15.87FT TO E R/W RR ALG CURV S5D18M40SW 410.46FT S 66FT ALG CURV S8D 26ME 310.48FT N89D9ME 13.5FT TO SE COR LOT 8 BLK 7 BEMELS IND ADD ALG CURV N7D59M20SW 310.57FT N 66FT ALG CURV N5D18M40SE 410.46FT TO POB

Parcel 17-20251-64: CITY OF LACROSSE

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 104.5FT S10D30MW 200 FT S4D45MW 200FT S1D30ME 54.06FT E 22.31FT S2D18M30SE 25FT TO POB S2D18M30SE 79.23 FT ALG CURV S5D36M30SE 121FT N75D49M30SE 17FT N7D9M30SW 196.68FT N87D41M30SW 7FT TO POB LOT SZ: 2773 SF M/L

Parcel 17-20251-60: CITY OF LA CROSSE

PRT GOVERNMENT LOTS 1 & 2 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 250FT S6D 18M30SE 135FT S19D33ME 50FT S8D35M45SE 157.38FT W 30FT S14D10M30SE 600FT W 50FT TO E LN BLACK RIVER SLY ALG E LN 1153FT M/L TO N LN LA CROSSE RIVER ELY ALG N LN 550FT M/L TO A PT 50FT WLY OF C/L OF RR TRK N24D18MW 331FT TO A PT 25FT WLY OF C/L RR TRK N26D21M30SW 184.16FT NLY ALG CURV N20D 16MW 853.2FT N14D10M30SW 438.81FT NLY ALG CURV N8D 14MW 217.29FT N2D18M30SW 126.23FT NLY ALG CURV N5D7M 16SE 439.72FT TO POB EX COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 54.06FT E 22.31FT N2D18M30SW 22FT NELY ALG CURV N5D50M40SE 430.26FT TO POB

Parcel 17-20251-67: CITY OF LACROSSE

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 104.5FT S10D30MW 200 FT S4D45MW 200FT S1D30ME 54.06FT TO POB S1D30ME 195.94FT S6D18M30SE 135FT S19D33ME 50FT S8D35M45SE 157.38FT W 1.2FT N14D10M30SW 304.14FT N7D3MW 239.72FT E 44.89FT TO POB LOT SZ: 11820 SF

Parcel 17-20251-65: CITY OF LACROSSE

PRT GOVERNMENT LOT 1 BEG AT A PT 104.5FT W OF NW COR LOT 8 BLK 1 BEMEL IND ADDN W 196.36FT TO E LN BLACK RIVER S7D15ME 990.71FT ALG E LN E 78.8FT N14D10M30SW 304.14FT N7D3MW 239.72FT E 44.89FT N1D30MW 54.06FT N4D 45ME 200FT N10D30ME 200FT TO POB LOT SZ: 2.02 AC

Parcel 17-20251-50: CITY OF LACROSSE

PRT GOVERNMENT LOTS 1 & 2 COM INTER W LN COPELAND AVE & RECORD S LN GOV LOT 1 N88D 11M44SW ALG S LN 1794.80FT TO A PT 20FT WLY AT RIGHT ANGLES FROM C/L REMOVED WLY TRACK OF CM&ST P&P RR & POB N12D59M43SW 360FT N88D 11M44SW 20.75FT TO ELY WATER EDGE S11D48M13SE 358.11FT S15D49M12SE 243.47FT S88D11M 44SE 16.03FT N12D59M43SW 240 FT TO POB

Parcel 17-20251-63: CITY OF LACROSSE

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 54.06FT E 22.31FT N2D18M30SW 22FT ALG CURV N5D50M40SE 430.26FT TO POB LOT SZ: 6729 SF M/L

3.0 Contact Information

Owner Name	City of La Crosse
Contact Name	Andrea Trane
Contact Telephone	608.789.7512
	3 rd Floor
	400 La Crosse Street
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	329 Jay Street, Suite 301
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Contact Email	rsauter@sehinc.com

General Contractor Name	TBD
Contact Name	
Contact Telephone	
Contact Address	
Contact Email	

WDNR Project Manager	Deena Kinney
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	1300 W Clairemont Avenue
Contact Address	Eau Claire, WI 54701
Contact Email	Deena.Kinney@wisconsin.gov

Soils Management Plan City of La Crosse, WI

4.0 Impacted Soil

The following is a brief summary of impacted soils that may require management during the course of this project. Note that the remediation activities listed below are complicated sites that include large amounts of data. Figure 1 and the descriptions contained within this section are very brief interpretations of the data that present a generalized overview of the conditions at the site. Any user of this soils management plan must review and understand the publicly available data contained within the Wisconsin Remediation and Redevelopment Database (https://dnr.wisconsin.gov/topic/Brownfields/WRRD.html).

Former Patros Property (BRRTS # 02-32-305139): Residual PAH, arsenic, and lead contaminated soils remain at the site within areas represented on Figure 1. Two feet of clean fill has been placed on top of the impacted soil to prevent contact with residual contamination. This cap must be maintained or replaced with an equally protective covering.

Mobil Property (BRRTS # 02-32-000309): Residual petroleum contamination remains within the soil at the site within the areas represented on Figure 1. However, all soils excavated from this property should be field screened if excavated.

Bob Johnson Oil North (BRRTS # 03-32-215562): Residual petroleum contamination remains within the soil at the site within the areas represented on Figure 1. However, all soils excavated from this property should be field screened if excavated.

Bob Johnson Oil South (BRRTS # 02-32-190385): Correspondence from the WNDR indicates that a release occurred near dispensers on the BJO south property and that impacted soils were removed and the site was granted closure. Residual petroleum contamination may be present within the soil at the site and it is recommended that soils be field screened if excavated.

Western Wisconsin Redimix (BRRTS # 03-32-000096 and 02-32-264485): In 1989 a 4,000 gallon diesel UST and 500 gallon gasoline UST were removed from the site. An assessment of the USTs determined that a petroleum release had occurred. Contaminated soils were reportedly removed from the release area. No further action was taken or required by WDNR. It was also determined that contamination from the Mobil Oil property had migrated onto the Redimix property, that residual contamination is illustrated as impacts from the Former Mobil Property on Figure 1.

The site was also investigated in relation to metals contamination at the site. Elevated lead concentrations were detected in the area identified on the attached Figure 1. A one foot cap was placed over the elevated lead concentrations to provide protection from direct contact. Unsubstantiated reports indicate that the City of La Crosse may have removed the cap and the underlying lead impacted soils, however documentation of this action has not been proven. If the area indicated as "WI Redimix Encapsulated Soil Impacts" on the attached Figure 1 is excavated or disturbed it should be assumed that the soil is potentially impacted with residual lead contamination until or unless it is proven otherwise though concise documentation or laboratory analysis.

A copy of the Bureau of Remediation and Redevelopment Tracking System entry for each of the sites is attached to Appendix B.

5.0 Excavation Activities

Excavation activities for this stage of the development is limited to excavation of soils that do not meet the specifications for the determined use. Several areas of known unsatisfactory soils have been identified via activities conducted prior to this stage of development and it is presumed that these soils will be excavated and removed from the site.

The scope of work for this stage of the development includes a requirement to "proof-roll the subgrade with heavy pneumatic-tired equipment to identify soft pockets and areas of excess yielding". This process may identify additional unsatisfactory soils that will be required to be excavated and may be removed from the site. As such, the total volume of soils that will be handled in accordance with this soils management plan has not yet been determined.

6.0 Soil Storage and Handling

All soils demonstrated to be or presumed to be impacted must be segregated, stored, and transported according to the instructions below.

6.1 Determination of Impacts

Soils excavated from areas indicated to be impacted by residual petroleum contamination must be field screened by an environmental professional at the time of excavation to determine if residual contamination is present. Soils will be screened using either a flame ionization detector (FID) or a photoionization detector (PID). If field screening indicates the soil is impacted by volatile contaminants then samples will be collected from stockpiled soil and submitted to a State Certified Laboratory for characterization.

Field screening of soils excavated from areas indicated to be impacted by residual contamination that is not volatile by nature (example: lead and PAH's) is not effective. As such soils excavated from areas identified as impacted by residual contamination other than petroleum products must be presumed to be impacted and will be segregated in accordance with this management plan. The environmental professional will collect samples from the segregated stockpile and submit the samples to a State Certified Laboratory for characterization prior to disposal.

6.2 Stockpile Storage

The entire work site is currently mapped within the floodplain, as such it does not meet the location standards in Wisconsin Administrative Code NR 718.05(2)(a)(1) restricting placement of contaminated soil stockpiles withing a floodplain. However, there is ample space available that meets the remaining location standards. The remaining location standards require that stockpiled contaminated soils may not be placed in the following locations:

- Within 100 feet of any wetland or critical habitat area.
- Within 300 feet of any navigable river, stream, lake, pond or flowage.
- Within 100 feet of any water supply well for on-site storage or within 300 feet of any water supply well for off-site storage

In order for contaminated soils to be stockpiled anywhere on the site, the site must either be removed from the floodplain or the contractor must contact the WDNR project manager listed in Section 3.0 above to request a written exemption from the location standard requiring that contaminated soils not be stockpiled within a floodplain.

The total volume of impacted soils to be stockpile has not yet been determined, therefore it is important to note that a maximum of 2,500 cubic yards of excavated impacted soil may be stored for a maximum of 6 months in order for the site to remain exempt from solid waste program requirements.

Impacted soils must be placed on base materials impervious to the contaminants of concern and water. Appropriate base materials may include concrete, asphalt, plastic sheeting, or an impervious construction fabric. The stockpile must be covered with an impervious material such as plastic sheeting. The sheeting must be adequately anchored to keep the cover material in place and prevent impacted soil from being exposed. It is very important to prevent surface water from coming into contact with the stockpile; berms or sandbags can be used to direct surface water around and away from the stockpile.

If a stockpile is stored in an area accessible to the general public then a sign must be requested from WDNR. The WDNR will issue a sign with a unique site ID number that should be posted near the edge of the stockpile. The site owner will hand write information on the sign including; the name and contact information of the owner, the nature of the impacted soils, and the date the impacted soils are anticipated to be removed. However, if the stockpile is located behind a fence and is not accessible to the general public, a sign is not necessary.

Impacted soils are only anticipated to be stockpiled for several days; however, if a situation arises that requires a stockpile to be stored for an extended period of time, the stockpile must be inspected every 30 days and documented in a written log. Any damage to the stockpile that results in exposure of impacted soils must be repaired as soon as possible. A copy of the log is included in Appendix A.

If a stockpile is stored for longer than 90 days, the WDNR Project Manager must be notified in writing. The project manager for this project is listed in Section 3.0. The notification shall include the following:

- 1. The name, address and telephone number of responsible parties.
- 2. The volume of soil being stored.
- 3. The hazardous substances or environmental pollution present in the soil.
- The containment measures utilized to attain compliance with NR 718.05(2) pars.
 (c), (d) and (e).
- The address and location by quarter–quarter section, township, range and county, geographic position determined in accordance with the requirements of s. NR 716.15 (5) (d), and the latitude and longitude of the property where the soil is stored.
- 6. A brief proposal for treatment and final placement of the soil.

6.3 Container Storage

Impacted soils may be stored in containers if preferred by the general contractor. Storage of impacted soils in containers is exempt from many of the requirements for stockpile storage. The requirements for containerized storage are as follows:

• Storage is limited to 2,500 cubic yards for up to six months.

- Containers and buildings shall be designed, constructed and maintained to prevent leakage, infiltration of precipitation and volatilization of soil contaminants to the ambient atmosphere.
- If the containers are stored within a fenced in area away from the general public then a sign is not necessary; however, if the container is in an area accessible to the general public then a sign must be requested from the WDNR. The contents of the sign and the actions required by the owner of the property are summarized above in the third paragraph of Section 6.1.
- Storage for longer than 6 months requires written approval from the WDNR.

6.4 Transportation and Disposal

If impacted soils are to be removed from the site they must be collected and transported by a service operating under the license requirements of NR 502.06.

Impacted soils will be transported to the La Crosse County Landfill or other licensed facility that is willing to accept the waste. It is likely the disposal facility will require some additional sampling of the soil in order to determine how the soil can be handled at the landfill.

7.0 Sampling and Analysis

During this stage of the development only soils that are unsuitable for use will be excavated, as such is assumed that any soils excavated during this stage will be removed from the site. However, if it is determined that it is appropriate to reuse excavated soils onsite, such reuse shall be done in accordance with NR 718.12.

8.0 Discovery of Other Contaminated Soils

As stated in Section 4.0 it is impossible to eliminate all uncertainty regarding potential contamination on site. If soils are encountered during excavation that exhibit characteristics indicating the soils have been impacted, temporarily stop work and contact the environmental professional listed in Section 3.0. The environmental professional will travel to the site to field screen soil samples, collect laboratory samples, and oversee excavation of impacted soils if warranted by the results of field screening.

List of Figures

Figure 1 – Residual Contamination Distribution


	WI Redimix Encapsulate	ed Soil Impacts
	Patros Encapsulated Sc	oil Impacts
	Patros GW Impacts	
	WI Redimix Concrete M	onolith
	Former Mobil Property C	GW Impacts
	Former Mobil Property S	Soil Impacts
	Former Bob Johnson No	orth Soil Impacts
	0 0.0375 0.075	0.15 Miles
329 Jay Street, Suite 301 Project: V	WIRRN 148437 tte: 11/12/2018 Residual Contamination Distribution	Figure
La Crosse, WI 54601-4034 608.782.3161 888.908.8166 fax www.sehinc.com	[®] River Point District	1
	La Crosse, Wisconsin	

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compliation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be lable for any damages which arise out of the user's access or use of data provided.

Appendix A

Stockpile Inspection Log

Impacted Soil Stockpile Inspecton Log River Point District La Crosse, WI

			Time of		
	Name of Inspector	Date of Inspection	Inspection	Notes	Corrective Action
1					
2					
3					
4					
-					
5					
6					
0					
7					

8			
9			
10			
11			
12			
13			
14			
15			

Appendix B

BRRTS Database Listing

Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name or FID below to view Location Details page for this Activity. Other Activities, if present, may be accessed from Location Details.

< Basic Search

CONTINUING OBLIGATIONS APPLY

Due to remaining contamination, continuing obligations apply to one or more properties. For information specific to the continuing obligations review the documentation below. Prior to constructing or reconstructing a water supply well, you need to contact DNR for approval of well construction specifications.

03-32-215562 BOB JOHNSON 41 COPELAND

				CLOS	ED LUST			
Location	Name (Clic	k Location Nam	ne or FID to V	iew Location D	etails)	County	WDNR Reg	gion
BOB JOH	NSON			LA CROSSE	WEST CN	TRL		
Address						Municipality		
41 COPEL	AND AVE					LA CROSSE		
PLSS Des	cription			Latitude	Longitude	Google Maps	RR Sites I	Иар
NE 1/4 of	the NE 1/4	of Sec 31, T1	16N, R07W	-91.2498949	CLICK TO VIEW	CLICK TO V	IEW	
Additiona	I Location	Description				Size (Acres)	Facility	D
						UNKNOWN	<u>6321069</u>	<u>70</u>
Juriso	diction	PECFA No.	EPA C	erclis ID	Start Date	End Date	Last Acti	on
DNR RR <u>54603-</u> 3402-41					1999-02-08	2005-08-12	2020-08-	06
		•	•	Chara	cteristics			
PECFA Tracked?	EPA NPL Site?	EPA Superfund?	PECFA Funds Eligible?	Above Ground Tank?	Drycleaner?	Co- Contamination?	WI DOT Site?	COs Apply?
Yes	No	No	Yes	No	No	No	No	Yes
				Ac	ctions			
		T	Place Cu	rsor Over Actio	on Code to View	/ Description		
Da i	ate	Code	Name			Comment		
Records re uploaded. records, a accessible	elated to the Records w s well as la e through ar	e site are doc ithheld by the b data, may r n open record	cuments that departmer not be includ ds request t	It were availant due to con ded. Addition hrough DNR	fidentiality, att al records as or another st	e the scanned torney-client pr sociated with t ate agency (se	paper or electronic fi ivilege, and other set he site may or may n e jurisdiction above).	le was nsitive ot be
1999-	-02-08	2	Responsib	le Party (RP)) letter sent	3 7(, ,	
1999	-02-08	1	Notification	n of Hazardou	us Substance	Discharge		
1999-	-02-08	3	Notice of N	loncompliand	ce (NON) Issu	led		
1999-	-03-09	43	Site Activit	y Status Upd	ate Received			
1999	-04-12	43	Site Activit	y Status Upd	ate Received			
1999-	-05-25	<u>43</u>	Site Activit	y Status Upd	ate Received			
1999-	-07-12	43	Site Activit	y Status Upd	ate Received			
1999-	-08-05	43	Site Activit	y Status Upd	ate Received			
1999-	-09-13	<u>35</u>	Site Invest (non-fee)	igation Work	plan (SIWP) F	Received		
1999-	-10-22	<u>99</u>	Miscellane	ous			LETTER TO BJO RE THEY CONTACT EF	EQUESTING PA
1999	-11-09	<u>43</u>	Site Activit	y Status Upd	ate Received		Monthly progri Report	ESS
		1	1					

WDNR BRRTS on the Web

1999-11-29	<u>76</u>	Activity Tra	ansferred to D	SPS (former	ly Commerce)		
1999-12-01	<u>99</u>	Miscellane	ous			MEMO TO FILE ON STATUS BEFORE C. TRANSFERRED TO	SITE ASE IS COMM
2001-02-08	84	Remaining	Actions Nee	ded		*** Conditional Closu Commerce Data Inte	re from rchange ***
2001-02-08	<u>85</u>	NR 720.19	Performance	e Based Clos	ure		
2001-02-08	<u>86</u>	Activity Clo	sed with site	specific cond	litions.		
2005-05-19	<u>37</u>	Site Invest	igation Repo	rt (SIR) Recei	*** SITE INVESTIGA DETERMINED BY D COMPLETE - FROM DATA INTERCHANG	TION SPS TO BE DSPS E ***	
2005-08-05	<u>710</u>	Database l Obligation(Fee Paid for ((s)	Soil Continuin	ıg		
2005-08-12	<u>50</u>	GIS Regist	try Site			AUTOPOPULATED I 700/710 ACTION ON	DUE TO I 17-AUG-05
2005-08-12	48	Preventativ at Closure	/e Action Lim	iit (PAL) NR14	10 Exemption		
2005-08-12	<u>56</u>	Continuing	Obligation(s) Applied	AUTO-POPULATED REPLACEMENT FO	AS R CODE 50	
For Code 56:	20050812_5	6_CO_Pac	ket.pdf Click to	Download or Ope	en		
2005-08-12	<u>232</u>	Continuing Contamina	Continuing Obligation - Residual Soil			*** AUTO POPULATI FINAL CLOSURE DU ACTION ***	ED AT JE TO 710
2005-08-12	<u>11</u>	Activity Clo	osed			*** NR726 Closure fro Commerce Data Inte	om rchange ***
2013-07-02	<u>89</u>	DSPS (forr DNR	merly Comme	erce) Transfer	rred Back to	PECFA PROGRAM 1 2013-2015 STATE BI	FRANSFER JDGET
	Payme	PECFA	Claims Paid	d or Pending	Payment	Award	
PECFA	A Site Name:	Bob Johns	on Oil Co-Ca	rdlock		Award	
Maximum Reimbursement:	\$1,000,000			Total	Amount Paid:		\$12,752.02
Occ No 🕄)	Claim No	Audit Date	Paid Date	Amt Submitted	Amt Ineligible	Amt Paid
A		1	2001-06-05	2001-10-24	\$15,447.29	\$1,892.53	\$12,752.02
			Sub	stances			
Substance				Туре		Est Amt Released	Units
Gasoline - Unleaded a gal)	and Leaded (Two 6,000		Petroleum			
Gasoline - Unleaded a	and Leaded			Petroleum			
Diesel Fuel (One 8,00	0 gal)			Petroleum			
			1	Who			
Role Responsible Porty				Na 26 N 24TH 01		WI 54601	
Incorportable Party			NOUN UIL Z	20 11 241 1 3	I LA URUSSE	., 101 0400 1	

For Additional Information, Please Contact DEENA KINNEY deena.kinney@wisconsin.gov

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information. Please see the disclaimers page for more information. We welcome your Feedback.

The Official Internet site for the Wisconsin Department of Natural Resources 101 S. Webster Street . PO Box 7921 . Madison, Wisconsin 53707-7921 . 608.266.2621

Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

Click the Location Name or FID below to view Location Details page for this Activity. Other Activities, if present, may be accessed from Location Details.

< Basic Search

		02-3	32-19(0385 B(OB JOH sed erp		OIL	
Location	Name (Click	Location Name	e or FID to V	iew Location D)etails)	County	WDNR Re	aion
BOB JOH	NSON OIL			LA CROSSE	WEST CN	TRL		
Address						Municipality	_	
11 COPEL	AND AVE					LA CROSSE		
PLSS Des	cription			Latitude	Longitude	Google Maps	RR Sites	Иар
SE 1/4 of t	CLICK TO V	IEW						
Additiona	I Location	Description	,			Size (Acres)	Facility	ID
						UNKNOWN	6321034	<u>50</u>
Juriso	diction	PECFA No.	EPA C	erclis ID	Start Date	End Date	Last Act	on
DN	R RR	<u>54603-</u> 3402-11			1998-05-14	1999-07-22	2020-07-	29
				Chara	acteristics			
PECFA Tracked?	EPA NPL Site?	EPA Superfund?	PECFA Funds Eligible?	Above Ground Tank?	Drycleaner?	Co- Contamination?	WI DOT Site?	COs Apply?
Yes	No	No	Yes	Yes	No	No	No	No
			Place Cu	Au Irsor Over Acti	ctions on Code to View	Description	I	
Da	ate	Code	Name			Comment		
Records re uploaded. records, as accessible	elated to the Records wi s well as lat through an	e site are docu thheld by the o data, may no open records	uments that department ot be inclue s request t	at were availant due to con ded. Additior hrough DNR	able at the tim fidentiality, at nal records as or another st	e the scanned torney-client p sociated with t ate agency (se	paper or electronic f rivilege, and other se he site may or may r e jurisdiction above)	ile was nsitive iot be
1998-	-05-14	.1	Notificatio	n of Hazardo	ous Substance	e Discharge		
1998-	-06-02	<u>2</u>	Responsil	ble Party (RF	P) letter sent			
1998-	-09-10	<u>35</u>	Site Inves (non-fee)	tigation Worl	kplan (SIWP)	Received		
1999-	-05-10	<u>99</u>	Miscellan	eous			OFF-SITE LETTER \$500. HAVE NOT YI NAME OF THE OFF PROPERTY.	ISSUED. ET RECV'D ⁻ -SITE
1999-	-05-10	79	Case Clos	sure Review	Request Rec	eived		
1999	-06-16	84	Remainin	g Actions Ne	eded			
1999-	-06-16	<u>86</u>	Activity Cl	osed with sit	e specific cor	nditions.		
1999-	-07-22	<u>11</u>	Activity Cl	osed				
F	or Code 11:	0332190385	Final Clo	sure.pdf Clic	k to Download or C	Open		
			C	ther Docum	nents and Im	ages		
			1	Not Linked t	o Actions Ab	ove		
Pocordo ra	lated to the	sito ara das	umonto the	t wore oveile	blo at the time	open	nonor or cloatronic f	ilo was
uploaded. records, as accessible	Records wi s well as lat through an	thheld by the open records	departments that department ot be inclue s request t	nt due to con ded. Additior hrough DNR	fidentiality, at al records as or another st	torney-client p sociated with t ate agency (se	rivilege, and other se he site may or may r e jurisdiction above)	nsitive not be

1/7/2021

WDNR BRRTS on the Web

Site File		02321903	385_Site_File	<u>.pdf</u>			
		PECFA	Claims Pai	d or Pending	Payment		
	Paymer	nts made fro	m the Petroleu	m Environmenta	al Cleanup Fund	Award	
PECF	A Site Name:	Bob John	son Oil Co B	ulk Plant			
Maximum Reimbursement:	\$1,000,000		Total Amount Paid: \$10,26			\$10,263.20	
Occ No 💈		Claim No	Audit Date	Paid Date	Amt Submitted	Amt Ineligible	Amt Paid
A	1	2001-05-22	2001-09-25	\$25,438.50	\$15,175.30	\$10,263.20	
			Sub	stances			
Substance			Туре		Est Amt Released	Units	
Jet Fuel (Kerosene 12	,000 gal)		Petroleum				
Petroleum - Unknown	Type (Three	19,000)	Petroleum				
Gasoline - Unleaded a 12,000 gal)	nd Leaded (Two		Petroleum			
Diesel Fuel (One 15,00	00 gal)			Petroleum			
Metals (Metals)				Metals			
				Who			
Role				N	ame/Address		
Responsible Party		BOB JOH	NSON OIL 2	226 N 24TH S	T LA CROSSE	E, WI 54601	
		For Add	litional Infor	mation, Pleas	se Contact		

DEENA KINNEY <u>deena.kinney@wisconsin.gov</u>

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information. Please see the <u>disclaimers page</u> for more information. We welcome your <u>Feedback</u>.

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Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

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< Basic Search

CONTINUING OBLIGATIONS APPLY

Due to remaining contamination, continuing obligations apply to one or more properties. For information specific to the continuing obligations review the documentation below. Prior to constructing or reconstructing a water supply well, you need to contact DNR for approval of well construction specifications.

IMPACTED ANOTHER PROPERTY OR RIGHT-OF-WAY

A hazardous substance discharge originating from this property has impacted one or more other properties or right-of-ways (ROWS). For more information, please review the documents below. Certain exemptions regarding the cleanup of impacted properties under Wisconsin Stat. Section 292.13 may apply.

02-32-000309 MOBIL OIL TERMINAL 48020

CLOSED ERP

Location	Name	(Click Location	Name or FID to Vi	iew Location D	etails)	County	WDNR Reg	jion
MOBIL O	IL COR	<u>P</u>		LA CROSSE	WEST CN	ſRL		
Address				Municipality				
35 COPE	LAND A	AVE				LA CROSSE		
PLSS De	scriptio	on		Google Maps	RR Sites N	/lap		
NE 1/4 of	the NE	1/4 of Sec 3	1, T16N, R07W	CLICK TO VIEW	CLICK TO VI	EW		
Additiona	al Loca	tion Descrip	tion	Size (Acres)	Facility I	D		
						26	<u>63202876</u>	<u> 50</u>
Jurisdi	ction	PECFA No.	EPA Cere	clis ID	Start Date	End Date	Last Acti	on
DNR	RR				1980-08-09	2015-05-28	2020-07-2	28
				Chara	cteristics			
PECFA E Tracked?	EPA NPL Site?	EPA Superfund?	PECFA Funds Eligible?	Above Ground Tank?	Drycleaner?	Co-Contamination?	WI DOT Site?	COs Apply?
No	No	No	No	No	No	No	No	Yes
				Ac	tions			
			Place Cu	rsor Over Actio	on Code to View	/ Description		
Dat	е	Code	Name			Comment		
Records r uploaded records, a accessible	elated t . Record as well a e throug	to the site are ds withheld by as lab data, m gh an open re	the departments the department of the department of the department of the include the cords request the the department of the department o	it were availant due to conf ded. Addition hrough DNR	fidentiality, at fidentiality, at al records as or another st	e the scanned pa torney-client privil- sociated with the ate agency (see ju	per or electronic file ege, and other sens site may or may not urisdiction above).	was itive be
1980-0	8-09	1	Notification of H	lazardous Sเ	ubstance Disc	charge		
1990-0	4-01	<u>70</u>	Emergency Response Start				FREE PRODUCT RECOVERY	
1990-04-01 <u>71</u> Emergen				sponse End			FREE PRODUCT RECOVERY	
1990-0	8-09	1	Notification of H	lazardous Sเ	ubstance Disc	charge	NOTIFICATION OF	AN UST.
1990-0	8-14	2	Responsible Pa	arty (RP) lette	er sent			
1990-1	1-23	99	Miscellaneous				REQUESTING RI	REPORT.
1991-0	1-22	37	Site Investigation	on Report (Sl	IR) Received	(non-fee)		
1991-0	3-18	99	Miscellaneous				REQUIRED ADDTI	ONAL MW

			& SAMPLING.
1991-03-18	38	Site Investigation Report (SIR) Approved	
1991-05-28	<u>99</u>	Miscellaneous	VARIANCE GRANTED FOR FLUSH GRADE INSTALLATION ON M
1991-06-01	27	Long Term Monitoring Plan Approved	
1991-08-15	43	Site Activity Status Update Received	
1991-09-16	<u>29</u>	Phase II Environmental Site Assessment (ESA) Rpt Received	REC'D PHASE II SOIL & GW REPORT.
1991-09-23	99	Miscellaneous	REC'D REQUEST TO MODIFY QTRLY SAMPLING PROGRAM.
1991-09-26	99	Miscellaneous	MODIFIED SAMPLING PROGRAM CONDITIONALLY APPROVED.
1991-10-22	39	Remedial Action Options Report (RAOR) Received (non- fee)	RA WORK PLAN REC'D.
1991-10-30	40	Remedial Action Options Report (RAOR) Approved	RA WORK PLAN APPROVED.
1991-11-04	<u>99</u>	Miscellaneous	REC'D REVISED TABLE 2 & PREVIOUSLY OMITTED TABLE.
1991-12-03	<u>99</u>	Miscellaneous	PUMP TEST PERFORMED.
1992-05-05	99	Miscellaneous	SOIL APPLICATION APPROVED.
1992-06-04	43	Site Activity Status Update Received	
1992-07-16	<u>99</u>	Miscellaneous	RA SCHEDULE REC'D.
1992-09-30	43	Site Activity Status Update Received	
1992-10-19	99	Miscellaneous	SOIL APPLICATION APPROVED.
1992-10-22	40	Remedial Action Options Report (RAOR) Approved	RA WORK PLAN APPROVED.
1992-12-04	<u>43</u>	Site Activity Status Update Received	
1994-01-12	99	Miscellaneous	FINAL PERMIT 93-MIN-604 ISSUED.
1994-01-21	43	Site Activity Status Update Received	
1994-03-14	<u>99</u>	Miscellaneous	REC'D GW ANALYTICAL RESULTS.
1994-07-07	<u>41</u>	Remedial Action Report Received	RA REPORT REC'D
1995-03-27	14	Notice of Violation (NOV) Issued	
1996-01-22	43	Site Activity Status Update Received	
1996-01-22	<u>59</u>	Environmental Enforcement Action Completed	
1998-01-14	<u>99</u>	Miscellaneous	REQUEST FOR FURTHER WORK.
1998-03-10	43	Site Activity Status Update Received	
1998-03-12	<u>99</u>	Miscellaneous	REQUEST FOR FURTHER WORK.
1998-04-13	43	Site Activity Status Update Received	
1999-02-15	<u>43</u>	Site Activity Status Update Received	
1999-02-16	99	Miscellaneous	REQUEST FOR FURTHER WORK.
1999-05-11	35	Site Investigation Workplan (SIWP) Received (non-fee)	
1999-08-16	<u>99</u>	Miscellaneous	CLARIFICATIN OF LEGAL RESPONSIBILITIES.
1999-09-10	43	Site Activity Status Update Received	
1999-09-17	<u>99</u>	Miscellaneous	PROPOSED SCHEDULE.
1999-12-14	<u>99</u>	Miscellaneous	LETTER TO EXXON MOBIL.
2000-02-04	99	Miscellaneous	REC'D BEAP SITE REPORT FOR READY MIX THAT IS DOWNGRADIENT OF THE MOBIL SITE.

2000-03-10	<u>99</u>	Miscellaneous	LETTER TO MOBIL FROM DNR.
2000-03-27	<u>99</u>	Miscellaneous	CONCEPTUAL REMEDIAL DESIGN SUBMITTED.
2000-05-05	<u>147</u>	Remedial Action (RA) Design Report Received (non-fee)	REMEDIAL DESIGN REPORT SUBMITTED.
2000-06-05	<u>149</u>	Remedial Action (RA) Design Report Approved	APPROVAL TO START CONSTRUCTION OF AN IN SITU AIR SPARGING SYSTEM.
2000-06-15	<u>43</u>	Site Activity Status Update Received	REC'D ANNUAL GW MONITORING REPORT DATED JANUARY, 21, 2000.
2000-07-05	<u>99</u>	Miscellaneous	APPLICATION FOR WPDES PERMIT FOR PUMP AND TREAT.
2000-08-02	<u>99</u>	Miscellaneous	LETTER TO MOBIL FROM DNR.
2000-08-24	43	Site Activity Status Update Received	PROGRESS REPORT.
2000-08-25	99	Miscellaneous	DNR AIR MANAGEMENT APPROVAL TO STARTUP REMEDIATION SYSTEM.
2000-09-19	<u>99</u>	Miscellaneous	REFER TO CASE FILE 03- 32-000391 FOR POST-1992 INFORMATION ON THIS SITE.
2001-02-08	<u>92</u>	Operation & Maintenance (O&M) Report Received (non- fee)	
2002-03-26	<u>92</u>	Operation & Maintenance (O&M) Report Received (non- fee)	
2002-09-05	<u>151</u>	Remedial Action (RA) Documentation Report Received (non-fee)	
2003-02-11	135	Site Investigation Workplan (SIWP) Received (fee)	
2003-02-18	137	Site Investigation Report (SIR) Received (fee)	
2003-03-30	38	Site Investigation Report (SIR) Approved	
2003-05-20	135	Site Investigation Workplan (SIWP) Received (fee)	
2003-05-20	36	Site Investigation Workplan (SIWP) Approved	
2005-08-16	<u>97</u>	Technical Assistance Request Received (fee)	
2005-08-16	<u>98</u>	Technical Assistance Provided	
2005-08-23	<u>99</u>	Miscellaneous	LETTER SENT SUMMARIZING THE CURRENT STATUS OF THE SITE AND REQUESTING AN EXPANDED SI
2006-02-22	<u>37</u>	Site Investigation Report (SIR) Received (non-fee)	
2006-03-14	<u>97</u>	Technical Assistance Request Received (fee)	
2006-03-14	<u>98</u>	Technical Assistance Provided	
2006-03-31	<u>99</u>	Miscellaneous	LETTER SENT REQUESTING EXPANDED S
2006-06-16	<u>35</u>	Site Investigation Workplan (SIWP) Received (non-fee)	
2006-06-21	<u>30</u>	Site Investigation Workplan (SIWP) Notice to Proceed (NTP)	
2007-05-23	43	Site Activity Status Update Received	
2007-06-06	<u>99</u>	Miscellaneous	XREF WITH ACTIVITY 10-32- 000391. THIS ACTIVITY WAS COMBINED WITH 02-32- 000309.
2008-06-04	43	Site Activity Status Update Received	2007 STATUS REPORT
2010-03-29	43	Site Activity Status Update Received	ANNUAL REPORT
2011-02-01	<u>97</u>	Technical Assistance Request Received (fee)	
2011-02-02	98	Technical Assistance Provided	SITE MTG W/CITY OF LA CROSSE RE; MOBIL SITE.
	_		

1/7/2021

2011-02-14	99	Miscellaneous	REQUEST FOR A RAOR
2011-04-14	<u>39</u>	Remedial Action Options Report (RAOR) Received (non- fee)	RAOR RECEIVED W/O FEE
2011-05-03	43	Site Activity Status Update Received	2010 STATUS REPORT REC'D W/O FEE
2011-05-25	<u>35</u>	Site Investigation Workplan (SIWP) Received (non-fee)	XSIWP RECEIVED W/O FEE
2011-06-10	<u>99</u>	Miscellaneous	DNR APPROVED REMOVAL OF TREATMENT BUILDINGS AND ABANDONMENT OF AS/SVE LINES
2011-06-23	<u>30</u>	Site Investigation Workplan (SIWP) Notice to Proceed (NTP)	SIWP NOTICE TO PROCEED
2011-09-07	<u>130</u>	DNR Regulatory Reminder Sent	Vapor Intrusion (VI) Assessment Notification Ltr Sent
For Code 130:	0232000309	VI Letter.pdf Click to Download or Open	
2012-04-17	148	Remedial Action Design Report Received (fee)	CH # 406131
2012-06-14	43	Site Activity Status Update Received	STATUS REPORT REC'D W/O FEE
2012-06-15	<u>150</u>	Remedial Action (RA) Design Report Not Approved	
2013-04-30	<u>99</u>	Miscellaneous	DISCUSSED POTENTIAL PLACEMENT OF CLEAN FILL FROM DOT PROJECT ACROSS SITE.
2013-04-30	<u>99</u>	Miscellaneous	DISCUSSED SITE STATUS W/RP'S CONS, GES. CLOSURE REQ W/REMEDIAL ACTION DOCUMENTATION BEING PREPARED
2013-07-18	<u>99</u>	Miscellaneous	WELL ABANDONMENT FORMS RECEIVED
2013-10-25	710	Database Fee Paid for Soil Continuing Obligation(s)	
2013-10-25	<u>50</u>	GIS Registry Site	*** AUTO POPULATED BY 700 ACTION ENTRY ***
2013-10-25	779	Case Closure Review Fee Received	CH# 429238
2013-11-01	<u>79</u>	Case Closure Review Request Received	
2013-11-01	<u>198</u>	Request for Additional Information (Fee-Based or Closure)	Administrative Pause
2013-12-26	<u>700</u>	Database Fee Paid for Groundwater Continuing Obligation(s)	CH# 430954
2014-04-15	<u>199</u>	Additional Information Received (Fee-Based or Closure)	AR Restart
2014-05-01	<u>99</u>	Miscellaneous	FINAL CLOSURE CONDITIONED UPON MAKING A SECOND ATTEMPT AT FINDING AND ABANDONING TEN LOST MW'S
2014-05-01	84	Remaining Actions Needed	MW ABANDONMENT-LOST WELLS
2014-07-31	<u>195</u>	Semi-Annual/PECFA Cost Reporting (NR700) Requirement Met	Period: 1/1/2014 - 6/30/2014
		Click 195 Action Name above to view NR700.11 report	
2014-09-16	<u>99</u>	Miscellaneous	GES CONTACT BY EMAIL TO INDICATE THEY WILL BE ON-SITE TO SEARCH FOR LOST MW'S AS OF 09/29/2014
2015-01-05	<u>195</u>	Semi-Annual/PECFA Cost Reporting (NR700) Requirement Met	Period: 7/1/2014 - 12/31/2014
L		Click 195 Action Name above to view NR700.11 report	1
2015-05-15	<u>190</u>	Received	

2015-05-28	<u>46</u>	Impacted Right	t-of-Way (ROW) Notification	AUTO-POPULATED 2018-03- 20	
2015-05-28	<u>66</u>	Continuing Obl Property(ies)	igations (COs) Apply at Off-site	auto-populated on 0 per activity relations site(s)	8/01/2019 hip to off-
2015-05-28	<u>11</u>	Activity Closed			
2015-05-28	236	Continuing Obl	igation - Residual GW Contamination		
2015-05-28	234	Continuing Obl Abandonment	igation - Monitoring Well Needs	MW WAS NOT ABL LOCATED	E TO BE
2015-05-28	56	Continuing Obl	igation(s) Applied		
For Code 56: 20	0150528_6	56_CO_Packet.pd	df Click to Download or Open		
2015-05-28	<u>226</u>	Continuing Obl	igation - Vapor Intrusion Response		
2015-05-28	<u>232</u>	Continuing Obl	igation - Residual Soil Contamination		
		Monitor	ing Well Not Abandoned at Closure		
		Reas	sons when Action Code 234 is Present		
MW WAS NOT AB	LE TO BE	LOCATED			
			Substances		
Substance			Туре	Est Amt Released	Units
Petroleum - Unkno	wn Type		Petroleum		
Gasoline - Unleade	ed and Lea	aded	Petroleum		
Gasoline - Unleade	ed and Lea	aded	Petroleum		
Chlorinated Solven	ts		VOC		
			Vapor Intrusion Options	1	
VI Option				Satisfied	?
(E) Future Redever Construction: Not Potential exists for Vapor control techr agency.	elopment ification of vapor intro nologies an	of Property – Va DNR required b usion into a new re required, unles	apor Control Technology Required for efore building construction of a building. building due to residual contamination. ss a vapor evaluation is accepted by the	No	
			Who		
Role			Name/Address		
Responsible Party		MOBIL OIL 15	15 WOODFIELD DR SCHAUMBURG, IL	60173	
Responsible Party		MOBIL OIL FA	AIRFAX, VA 22037		

For Additional Information, Please Contact
DEENA KINNEY
deena.kinney@wisconsin.gov

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Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

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CONTINUING OBLIGATIONS APPLY

Due to remaining contamination, continuing obligations apply to one or more properties. For information specific to the continuing obligations review the documentation below. Prior to constructing or reconstructing a water supply well, you need to contact DNR for approval of well construction specifications.

02-32-305139 PATROS STEEL SUPPLY CO

CLOSED ERP

Locatio	n Name	(Click Location	Name or FID to Vi	iew Location D	etails)	County	WDNR Re	gion
PATROS	S STEEL	SUPPLY CO	LLC FORMER			LA CROSSE	WEST CN	ITRL
Address	s					Municipality		
104 CAI	USEWAY	BLVD				LA CROSSE		
PLSS D	escriptio	on		Latitude	Longitude	Google Maps	RR Sites	Мар
NW 1/4	of the NE	1/4 of Sec 3	1, T16N, R07W	43.8242866	-91.2563017	CLICK TO VIEW	CLICK TO V	/IEW
Additio	nal Loca	tion Descrip	tion			Size (Acres)	Facility	ID
						14	<u>3320021</u>	1 <u>10</u>
Juriso	diction	PECFA No.	EPA Cer	clis ID	Start Date	End Date	Last Act	ion
DNF	R RR				2002-03-05	2016-04-28	2020-07-	-29
				Chara	cteristics			
PECFA Tracked?	EPA NPL Site?	EPA Superfund?	PECFA Funds Eligible?	Above Ground Tank?	Drycleaner?	Co-Contamination?	WI DOT Site?	COs Apply?
No	No	No	No	No	No	No	No	Yes
				Ac	tions			
			Place Cu	rsor Over Actio	on Code to View	Description		
Da	ate	Code	Name			Comment		
Records	s related t	to the site are	documents tha	t were availa	ble at the time	e the scanned pa	per or electronic file	e was
uploade	d. Record	ds withheld by	y the departmen	it due to conf	identiality, att	orney-client privil	ege, and other sen	sitive
records,	, as well a ble throug	as iap dala, m nh an onen re	ay not be includ	aea. Addition arough DNR	or another sta	socialed with the	site may or may no irisdiction above)	ol be
4000001			Phase II Enviro	onmental Site	Assessment	(ESA) Rot		
2002-	-03-05	<u>29</u>	Received			(,)		
2002-	-03-05	<u>1</u>	Notification of I	Hazardous S	ubstance Dis	charge		
2002-	-04-03	2	Responsible P	arty (RP) lett	er sent			
2002-	-10-09	135	Site Investigati	on Workplan	(SIWP) Rece	eived (fee)		
2002-	-10-29	<u>36</u>	Site Investigati	on Workplan	(SIWP) Appr	oved		
2003-	-12-19	<u>98</u>	Technical Assis	stance Provid	ded			
2003-	-12-19	<u>97</u>	Technical Assis	stance Reque	est Received	(fee)		
2004-	-07-06	<u>35</u>	Site Investigati	on Workplan	(SIWP) Rece	eived (non-fee)		
2004-07-06 <u>35</u> Site Investigat 2004-08-26 <u>99</u> Miscellaneous			Miscellaneous				DISCUSSED IMPLEMENTATIO SIWP RECEIVED & BRAUN INDICA WORK COMPLET	N OF THE ON 7-6-04 TED FIELD FED
2005-	-02-04	14	Notice of Viola	tion (NOV) Is	sued		2005-WCEE-008.	
2005-	-02-28	4	Enforcement C	onference H	eld		2005-WCEE-008.	

2005-03-14	59	Environmental Enforcement Action Completed	
2005-03-14	137	Site Investigation Report (SIR) Received (fee)	
2005-08-25	<u>38</u>	Site Investigation Report (SIR) Approved	
2006-04-10	<u>148</u>	Remedial Action Design Report Received (fee)	REMEDIAL DESIGN REPORT REC'D W/FEE
2006-04-11	<u>149</u>	Remedial Action (RA) Design Report Approved	REMEDIAL DESIGN REPORT APPROVED
2006-06-14	<u>35</u>	Site Investigation Workplan (SIWP) Received (non-fee)	
2006-08-21	<u>37</u>	Site Investigation Report (SIR) Received (non-fee)	
2006-08-21	<u>99</u>	Miscellaneous	EXPANDED SI REPORT VERBALLY APPROVED.
2011-09-07	<u>130</u>	DNR Regulatory Reminder Sent	Vapor Intrusion (VI) Assessment Notification Ltr Sent
For Code 130:	0232305139	VI_Letter.pdf Click to Download or Open	
2012-03-20	<u>99</u>	Miscellaneous	SUBMIT NOTICE #2 DNR NOTIF FOR PCB REMEDIATION SIGNOFF BY EPA UNDER COORD APPVI PROCESS PER OCP MOA
2012-03-20	<u>99</u>	Miscellaneous	DRAFTED PM SUMMARY FOR THE CITY OF LA CROSSE'S PENDING READY FOR REUSE GRAN
2013-01-24	<u>147</u>	Remedial Action (RA) Design Report Received (non-fee)	RAP REC'D W/O FEE
2013-04-15	<u>99</u>	Miscellaneous	SUBMITTED RAP TO EPA FOR CO-REVIEW
2013-04-25	<u>99</u>	Miscellaneous	EPA'S COMMENT TO RAP REC'D
2013-06-04	<u>149</u>	Remedial Action (RA) Design Report Approved	
2013-07-02	<u>147</u>	Remedial Action (RA) Design Report Received (non-fee)	ADDENDUM TO RAP REC'D W/O FEE
2013-07-10	<u>99</u>	Miscellaneous	DISCUSSED ADDENDUM TO RAP W/CB&I
2014-09-05	<u>195</u>	Semi-Annual/PECFA Cost Reporting (NR700) Requirement Met	Period: 1/1/2014 - 6/30/2014
		Click 195 Action Name above to view NR700.11 report	1
2015-07-07	<u>710</u>	Database Fee Paid for Soil Continuing Obligation(s)	
2015-07-07	700	Database Fee Paid for Groundwater Continuing Obligation(s)	CH# 12149724
2015-07-07	<u>50</u>	GIS Registry Site	*** AUTO POPULATED BY 700 ACTION ENTRY ***
2015-07-07	<u>179</u>	Case Closure Review Request Received (non-fee)	CLOSURE REVIEW FEES PAID UNDER VPLE
2015-08-25	<u>198</u>	Request for Additional Information (Fee-Based or Closure)	REQUEST FOR MISSING
2015-09-28	<u>199</u>	Additional Information Received (Fee-Based or Closure)	
2015-10-06	84	Remaining Actions Needed	MW ABANDONMENT
2016-01-05	<u>195</u>	Semi-Annual/PECFA Cost Reporting (NR700) Requirement Met	Period: 7/1/2015 - 12/31/2015
2016-04-28	222	Click 195 Action Name above to view NR700.11 report Continuing Obligation - Maintain Cap Over Contaminated Area	DC AND GW PATHWAY
2016-04-28	<u>190</u>	Remaining Actions Needed Requirements Met or Docs Received	
For Code 190:	20160428_1	90 Remaining_Action_Reqmt_Met.pdf Click to Download or Oper	
2016-04-28	226	Continuing Obligation - Vapor Intrusion Response	
2016-04-28	56	Continuing Obligation(s) Applied	
For Code 56:	20160428_5	6 CO Packet.pdf Click to Download or Open	Т
2016-04-28	<u>236</u>	Continuing Obligation - Residual GW Contamination	
2016-04-28	234	Continuing Obligation - Monitoring Well Needs Abandonment	MW WAS NOT ABLE TO BE LOCATED MW-101 & MW-

				102 LOST				
2016-04-28	<u>232</u>	Continuing Obl	ontinuing Obligation - Residual Soil Contamination					
2016-04-28	<u>11</u>	Activity Closed	ivity Closed					
		Monitori	ng Well Not Abandoned at Closure					
		Reas	ons when Action Code 234 is Present					
MW WAS NOT A	BLE TO BE	LOCATED						
			Substances					
Substance			Туре	Est Amt Released	Units			
Polynuclear Arom	natic Hydroca	arbons	Petroleum					
Trichloroethylene			VOC					
Tetrachloroethene	e (Perchloroe	ethylene)	VOC					
Chlorinated Solve	ents		VOC					
Volatile Organic (Compounds		VOC					
Metals			Metals					
Polychlorinated B	liphenyl		PCB					
			Vapor Intrusion Options					
VI Option				Satisfied?				
(E) Future Redex Construction: No Potential exists for Vapor control tech agency.	velopment of otification of or vapor intru nnologies are	of Property – Va DNR required be sion into a new l e required, unles	por Control Technology Required for efore building construction of a building. building due to residual contamination. as a vapor evaluation is accepted by the	No				
			Who					
Role			Name/Address					
Responsible Part	Responsible Party STEEL SUPPLY CO INC 104 CAUSEWAY BLVD LA CROSSE, WI 54603							

For Additional Info	rmation, Please Contact
DEENA KINNEY de	eena.kinney@wisconsin.gov

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Environmental Cleanup & Brownfields Redevelopment

BRRTS on the Web

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< Basic Search

CONTINUING OBLIGATIONS APPLY

Due to remaining contamination, continuing obligations apply to one or more properties. For information specific to the continuing obligations review the documentation below. Prior to constructing or reconstructing a water supply well, you need to contact DNR for approval of well construction specifications.

03-32-000096 READY MIX COPELAND AVE

				CLOS	SED LUST	l		
Location	Name (Clic	k Location Nar	ne or FID to V	/iew Location D	Details)	County	WDNR Reg	gion
WESTER	N WISCON	ISIN READY	MIX INC			LA CROSSE	WEST CN	TRL
Address						Municipality		
25 COPEI	AND AVE					LA CROSSE		
PLSS Des	scription			Latitude	Longitude	Google Maps	RR Sites I	Мар
SE 1/4 of	the NE 1/4	of Sec 31, T	16N, R07W	43.8218267	-91.2507287	CLICK TO VIEW	CLICK TO V	IEW
Additiona	I Location	Description	1			Size (Acres)	Facility	ID
					•	UNKNOWN	<u>9982590</u>	<u>20</u>
Juris	diction	PECFA No.	EPA C	erclis ID	Start Date	End Date	Last Acti	on
DN	R RR	<u>54603-</u> <u>3402-25</u>			1989-05-03	2003-04-17	2020-08-	18
				Chara	acteristics		•	
PECFA Tracked?	EPA NPL Site?	EPA Superfund?	PECFA Funds Eligible?	Above Ground Tank?	Drycleaner?	Co- Contamination?	WI DOT Site?	COs Apply?
Yes	No	No	Yes	No	No	Yes	No	Yes
	ato	Codo	Place Cu	A ursor Over Action	ctions on Code to Viev	v Description		
Decenden	ale alatad ta th				hin at the time	Comment		
uploaded. records, a accessible	Records w s well as la through a	vithheld by the b data, may in n open record	e departme not be inclu ds request t	nt due to con ded. Additior through DNR	ifidentiality, at nal records as or another st	torney-client p sociated with t ate agency (se	rivilege, and other se the site may or may n ee jurisdiction above).	nsitive not be
1989	-05-03	1	Notification	n of Hazardo	us Substance	Discharge	,	
1989	-05-04	2	Responsib	le Party (RP)) letter sent			
1989	-07-31	<u>33</u>	Tank Syste Received	em Site Asse	ssment (TSS	A) Report		
1990	-01-12	<u>99</u>	Miscellane	Viscellaneous			REC'VD PHASE I EA TCT	A FROM
1990-01-12 <u>28</u> Phase I I Rpt Rece			Phase I Er Rpt Receiv	nvironmental /ed	Site Assessm	nent (ESA)		
1990-	-03-23	<u>29</u>	Phase II E Rpt Receiv	nvironmental /ed	Site Assessr	ment (ESA)		
1990-	-06-08	<u>99</u>	Miscellane	ous			REC'VD HNU, BOR BTEX ANALYSIS.	ING LOGS &
1990	-09-21	99	Miscellane	ous			WATER LEVEL COM MAPS.	NTOUR
1990	-11-23	99	Miscellane	ous			1/15/90 DEADLINE	FOR

						COMPLETION/SUBN RI.	MITTING OF
1990-11-24	<u>99</u>	Miscellane	ous			DEADLINE SUBMIS	SION OF RI 1/15/91
2000-01-01	<u>37</u>	Site Invest	igation Repo	rt (SIR) Recei	ved (non-fee)		
2001-08-31	<u>37</u>	Site Invest	igation Repo	rt (SIR) Recei	ved (non-fee)		
2001-08-31	41	Remedial A	Action Report	Received			
2001-10-18	<u>84</u>	Remaining	Actions Nee	ded			
2001-10-18	48	Preventativ at Closure	e Action Lim	it (PAL) NR14	10 Exemption		
2003-04-17	<u>56</u>	Continuing	Obligation(s) Applied			
For Code 56:	<u>20030417_5</u>	6_CO_Pacl	ket.pdf Click to	Download or Ope	en		
2003-04-17	<u>48</u>	Preventativ at Closure	ve Action Lim	it (PAL) NR14	10 Exemption		
2003-04-17	<u>11</u>	Activity Clo	sed			*VPLE AUTOPOPUL	.ATED*:
2003-04-17	<u>222</u>	Continuing Contamina	Obligation - ted Area	Maintain Cap	Over		
2003-04-17	<u>52</u>	Deed Rest Recorded	riction for Re	sidual Soil Co	ontamination	*VPLE AUTOPOPUL	ATED*:
2008-10-29	<u>50</u>	GIS Regist	GIS Registry Site *** AUTO POPULATED BY ACTION ENTRY ***				ED BY 720
2008-10-29	<u>232</u>	Continuing Obligation - Residual Soil Contamination					
		C N C	other Docum Not Linked to lick File Name 1	ents and Ima o Actions Ab to Download or	ages ove Open		
Records related to the uploaded. Records wi records, as well as lab accessible through an	e site are doo thheld by the data, may r open record	cuments that department not be included ds request t	at were availa nt due to con ded. Addition hrough DNR	ble at the tim fidentiality, att al records as or another sta	e the scanned orney-client pl sociated with t ate agency (se	paper or electronic fil rivilege, and other ser he site may or may no e jurisdiction above).	le was nsitive ot be
Site File		03320000	96_Site_File.	<u>pdf</u>			
		PECFA	Claims Pai	d or Pending	Payment		
	Payme	ents made fro	m the Petroleu	m Environmenta	al Cleanup Fund	Award	
PECFA	A Site Name:	Western W	isc Ready M	ix		1	
Maximum Reimbursement:	\$500,000			Total	Amount Paid:		\$65,683.60
Occ No 🕄)	Claim No	Audit Date	Paid Date	Amt Submitted	Amt Ineligible	Amt Paid
A		1	1987-08-01	1990-08-03	\$70,683.60	\$5,000.00	\$65,683.60
			Sub	stances			
Substance		0		Туре		Est Amt Released	Units
Petroleum - Unknown	Type (FUEL	UIL)		Petroleum			
			1	NNO			
Rosponsible Party			Y 215 MIL W			4603	
I Vespolisible Faily				AUNEE LA C	11033E, WI 3	+003	

For Additional Information, Please Contact DEENA KINNEY <u>deena.kinney@wisconsin.gov</u>

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CONTINUING OBLIGATIONS APPLY

Due to remaining contamination, continuing obligations apply to one or more properties. For information specific to the continuing obligations review the documentation below. Prior to constructing or reconstructing a water supply well, you need to contact DNR for approval of well construction specifications.

02-32-264485 WESTERN WISCONSIN READY MIX INC

CLOSED ERP

					USED EKP			
Locatio	n Name	(Click Location	Name or FID to V	liew Location	Details)	County	WDNR Reg	yion
WESTE	RN WISC	CONSIN REA	DY MIX INC			LA CROSSE	WEST CN	TRL
Address	S					Municipality		
25 COP	ELAND A	AVE				LA CROSSE		
PLSS D	escriptio	on		Google Maps	RR Sites M	Лар		
SE 1/4 c	of the NE	1/4 of Sec 31	, T16N, R07W	43.821863	-91.2507046	CLICK TO VIEW	CLICK TO V	IEW
Additio	nal Loca ⁻	tion Descript	tion			Size (Acres)	Facility I	D
						8.5	<u>99825902</u>	<u>20</u>
Juriso	diction	PECFA No.	EPA Cer	clis ID	Start Date	End Date	Last Acti	on
DNF	R RR				1999-08-05	2003-04-17	2020-07-2	29
				Cha	racteristics			
PECFA Tracked?	EPA NPL Site?	EPA Superfund?	PECFA Funds Eligible?	Above Ground Tank?	Drycleaner?	Co- Contamination?	WI DOT Site?	COs Apply?
No	No	No	No	No	No	No	No	Yes
	-4-	Cada	Place Cu	Irsor Over Ac	tion Code to Vie	w Description		
	ate	Code	Name			Comment		<u></u>
uploade records, accessit	d. Record as well a ble throug	ds withheld by as lab data, m gh an open re- 1	the department ay not be inclu cords request t	nt due to co ded. Additio hrough DN	nfidentiality, a onal records a R or another s	attorney-client ssociated with state agency (s	privilege, and other se the site may or may r see jurisdiction above)	not true not be).
2001	-00-00	620		sessment		Ischarge		
2001	-08-31	37	Site Investigat	ion Report	(SIR) Receive	d (non-fee)		
2001-	-08-31	41	Remedial Activ	on Report F	Received			
2001-	-10-18	84	Remaining Ac	tions Neede	ed			
2001-	-10-18	48	Preventative A Closure	Action Limit	(PAL) NR140	Exemption at		
2003-04-17 222 Continuing Obligation - Maintain Cap C Contaminated Area				aintain Cap C	Ver			
2003-	-04-17	<u>232</u>	Continuing Ob	ligation - R	esidual Soil C	ontamination		
2003-	-04-17	<u>11</u>	Activity Closed	ł			*VPLE AUTOPOPUL	ATED*:
2003-	-04-17	<u>48</u>	Preventative A Closure	Action Limit	(PAL) NR140	Exemption at		
2003-	-04-17	<u>52</u>	Deed Restricti Recorded	on for Resi	dual Soil Cont	tamination		

WDNR BRRTS on the Web

2003-04-17	<u>56</u>	Continuing Ob	Continuing Obligation(s) Applied				
For Code 56:	20030417_5	6_CO_Packet.p	df Click to Download or Open				
2006-08-08	<u>185</u>	Continuing Ob	igation(s) Compliance Audit Complete				
For Code 185:	0232264485	COAudit_2006	pdf Click to Download or Open				
2006-08-16	16 <u>99</u> Miscellaneous			GIS PACKET PREPAIF BASED ON IC AUDIT.	RED		
2007-02-07	<u>805</u>	Licensed Land	fill or Historic Fill Site				
2007-02-07	<u>170</u>	Registry of Wa Completed	Registry of Waste Disposal Site Screening Completed				
	•	•	Substances	·			
Substance			Туре	Est Amt Released	Units		
Metals (Lead)			Metals				
			Who				
Role Name/Address							
Responsible Party CITY OF LA C			ROSSE 400 LA CROSSE ST LA CRO	DSSE, WI 54601			

 For Additional Information, Please Contact

 DEENA KINNEY
 deena.kinney@wisconsin.gov

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1) ALL ROADS WITHIN THE SUBDIVISON ARE DEDICATED TO THE PUBLIC.

2) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION

3) THE SITE FALLS WITHIN ZONE AE, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55063C0234D AND 55063C0253D, EFFECTIVE

4) ALL STRUCTURES SHALL NOT HAVE A FLOOR ELEVATION BELOW 648.00'

6) ANY LAND BELOW THE ORDINARY HIGH WATER MARK (OHWM) OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE

7) VEHICULAR ACCESS RESTRICTION: ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT OF WAY OF HIGHWAY "53" IT IS EXPRESSLY INTENDED THAT THESE RESTRICTIONS BE FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR IT'S ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF

> REVISED THIS 17TH DAY OF FEBRUARY, 2023 REVISED THIS 31ST DAY OF OCTOBER, 2022 DATED THIS 25TH DAY OF OCTOBER, 2022

ns to this plat with respect to	
236.20 and 236.21(1) and (2),	
by s. 236.12, Wis. Stats.	
, 20	

SHEET 1 OF 3



SURVEYOR'S CERTIFICATE:



Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified

Department of Administration

Keith A. Kindred, PLS S-2082

	Curve Table							
(CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
А	C/L	245.00'	90°00'00"	384.84'	346.48'	S45°27'33"E	S00°27'33"E	N89°32'27"E
	C/L NORTH	245.00'	44°17'55"	189.42'	184.74'	S22°36'31"E	S00°27'33"E	S44°45'29"E
	C/L SOUTH	245.00'	45°42'05"	195.42'	190.28'	S67°36'31"E	S44°45'29"E	N89°32'27"E
	R/W	215.00'	90°00'00"	337.72'	304.06'	S45°27'33"E	S00°27'33"E	N89°32'27"E
	LOT 3	215.00'	38°20'18"	143.87'	141.19'	S71°17'25"E	S52°07'16"E	N89°32'27"E
	OUTLOT 2	215.00'	17°07'43"	64.27'	64.04'	S43°33'24"E	S34°59'33"E	S52°07'16"E
	LOT 4	215.00'	34°31'59"	129.58'	127.63'	S17°43'33"E	S00°27'33"E	S34°59'33"E
	LOT 5	275.00'	34°30'50"	165.65'	163.16'	N17°42'58"W	N34°58'23"W	N00°27'33"W
	LOT 6	275.00'	37°29'38"	179.96'	176.76'	N71°42'44"W	S89°32'27"W	N52°57'55"W
В	C/L	625.82'	89°59'59"	983.03'	885.04'	S45°27'34"E	S00°27'35"E	N89°32'26"E
	C/L NORTH	625.82'	44°20'50"	484.39'	472.39'	S22°38'00"E	S00°27'35"E	S44°48'25"E
	C/L SOUTH	625.82'	45°39'09"	498.64'	485.56'	S67°37'59"E	S44°48'25"E	N89°32'26"E
	LOT 5	582.82'	37°59'42"	386.49'	379.45'	S19°27'26"E	S00°27'35"E	S38°27'16"E
	LOT 6	582.82'	39°23'45"	400.74'	392.89'	S70°45'40"E	S51°03'47"E	N89°32'27"E
	R/W	668.82'	89°59'59"	1050.57'	945.85'	S45°27'34"E	S00°27'35"E	N89°32'26"E



2) City of La Crosse

In Presence of:

CORPORATE OWNER'S CERTIFICATE

The Development Authority of the City of La Crosse, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Development Authority of the City of La Crosse., does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

1) Department of Administration

3) Wisconsin Department of Transportation

IN WITNESS WHEREOF, said The Development Authority of the City of La Crosse., has caused these presents to be signed by _____, member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

> _____ _____, member

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, the above named ______ member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

RIVER POINT DISTRICT

VACATED CAUSEWAY BLVD AND PART OF GOVERNMENT LOT 1 AND PART OF GOVERNMENT LOT 2 LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the plat of River Point District, in the City of La Crosse, The Development Authority of the City of La Crosse, owner, is hereby approved by the Common Council.

All conditions have been met as of the ____ day of _____, 2022.

Date: _____ Signed _____ Barb Janssen, Council President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of La Crosse.

 Date:
 Signed

CITY PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the plat of River Point District, in the City of La Crosse, The Development Authority of the City of La Crosse, owner, is hereby approved by the City Plan Commission.

Approved as of the ____ day of _____, 2022.

Date: _____ Signed ____ Mitch Reynolds, Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the City Plan Commission of the City of La Crosse.

Date: _____ Signed _____

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN) _____COUNTY) SS

I, _____, being the duly appointed, qualified and acting City Treasurer of the City of La Crosse, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of ______ on any of the land in the plat of River Point District.

Dated _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN) _____COUNTY) SS

I, Amy L. Twitchell, being duly elected, qualified and acting Treasurer of LaCrosse County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of ______ affecting the lands included in the plat of River Point District.

Date _____

Nikki Elsen, City Clerk

Nikki Elsen, City Clerk

_____ _____, City Treasurer

Amy L. Twtchell, Treasurer

SHEET 3 OF 3

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District and Planned Development District-General to the Planned Development District-Specific allowing for the development of medium to high density residential, office, and commercial uses and dedicated public open spaces within the River Point District.

Property is presently: vacant brownfield site.

Property is proposed to be used as: various residential density types, commercial, office, retail, public open space and trails, parks, event venues.

Rezoning is necessary: so the applicant can attach a document that provides both public and private design standards for all new construction, etc.

Tax Parcel 17-20252-20 (25 Copeland Ave)

PRT GL 2 COM INTER W LN COPELAND ÁVE & 200FT S SD GL W 1285.84FT NW 206.78FT W 263FT S 74.22FT SE CURVE 305.70FT CHD SE 16.56FT E 530.91FT SW 10FT SE .58FT SELY CURVE 498.06FT N 164.87 FT E 305FT N 25.01FT POB LOT SZ: IRR

Tax Parcel 17-20251-20 (37 Copeland Ave)

PRT GOVERNMENT LOTS 1 & 2 COM NÉ COR SEC 31 S0D59M34SE 1532.21FT TO W R/W LN COPELAND BLVD & POB S89D33M 24SW 1284.77FT N15D9M49SW 206.81FT S89D33M27SW 260.85 FT TO E R/W LN VAC RR ALG E R/W LN N13D26M16SW 564.69FT TO S LN BEMELS INDUSTRIAL ADDN ALG S LN N89D33M40SE 1469.24FT N89D28M50SE 72.85 FT TO NW COR PRCL IN V863 P819 ALG W LN PRCL S2D16M3SE 99.93FT TO NW COR PRCL IN V806 P827 ALG W LN PRCL S2D 13M18SE 200.06FT TO SW COR ALG S LN N89D33M57SE 159.63 FT TO W R/W LN COPELAND BLVD ALG W LN S2D13M1SE 250.51FT S2D14M36SE 200.07FT TO POB

Tax Parcel 17-20251-100 (11 Copeland Ave)

PRT GOVERNMENT LOT 2 COM N LN GOV LOT 2 & W LN COPELAND AVE S ALG W LN 225.11FT TO POB S 173.08FT W 310.44FT N 173FT E 305FT TO POB LOT SZ: IRR

Tax Parcel 17-20251-90 (29 Copeland Ave)

PRT GOVERNMENT LOT 2 COM AT A PT ON N LN 75FT E OF C/L OF C.M.ST.P.&P. R/R R/W SELY 74.22FT TO POB SELY ALG A CURVE CHD OF WHICH BEARS SE 305.7FT S 16.56FT TO A PT 225FT S OF N LN OF GOV LOT 2 E 530.91FT S 130FT M/L ALG A CURVE 260.04FT CHD OF WHICH BEARS W 255.96FT SWLY ALG A CURVE 520.01FT THE CHD OF WHICH BEARS SWLY 487.84FT TO A PT 75FT PP NE OF C/L OF SD R/R R/W NWLY ALG SD LN 75FT PP FROM SD C/L TO POB LOT SZ: 3.78 AC

Tax Parcel 17-20252-30 (25 Copeland Ave)

PRT GL 2 COM INTER W LN COPELAND AVE & 225FT S OF N LN SD GL W 305FT S 164.87FT POB S1D48MW 225.6FT N57D42MW 435.08FT ALG CURVE CONC TO SW 91.68FT N131.38FT SELY ALG CURVE 498.06FT POB + REAR LOT SZ: IRR 623/894

Tax Parcel 17-20251-110

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 S76D8M9SW 1934.81FT TO POB S2D43M50SE 25.38FT S88D6M54SE 7FT S7D 34M54SE 196.68FT S75D24M6SW 17FT ALG CURV S11D57M53SE 96.57FT S14D35M59SE 438.81FT ALG CURV S20D41M28SE 853.2FT S26D47M4SE 184.16FT S24D43M 28SE 331FT TO MEANDER LN ALG LACROSSE RIVER ALG MEANDER LN N54D29M28SE 102.49FT N24D 43M28SW 385.87FT TO SW COR PRCL IN V1137 P713 ALG W LN PRCL N26D40M59SW 226.43FT ALG CURV N23D9M59SW 170.85FT N19D38M59SW 303.3FT N13D26M 16SW 73.42FT TO NW COR PRCL N13D26M16SW 264.69FT S76D33M 44SW 80.65FT N14D27M11SW 341.47FT ALG CURV N8D31M11SW 207.05FT N4D4M34SW 125.37FT ALG CURV N1D50M13SW 23.08FT S89D23M41SW 41.65FT S2D33M 27SE 41.15FT TO POB

Tax Parcel 17-20251-15 (100 Causeway Blvd)

PRT GOVT LOT 1 BEG SW COR LOT 8 BLOCK 7 BEMELS IND ADD E 41.26FT S14D10M30SE 300FT S75D49M30SW 83.77FT ALG CURV N14D10M30SW 344.72 FT CONT ALG CURV N8D14M30SW 209.02FT N2D18M30SW 126.23FT ALG CURV N2D23M50SE 272.41FT S82D38ME 35FT M/L S ALG A CURV P/W W LN LOT 8 BLK 1 BEMELS IND ADD TO A PT 15.87 FT W OF SW COR LOT 8 BLK 1 BEMELS IND ADD S 66FT S ALG CURV S8D26ME 310.48FT N89D 9ME 13.5FT TO SW COR LOT 8 BLK 7 BEMELS IND ADD & POB T/W ESMT IN V1388 P513

Tax Parcel 17-20250-30 (104 Causeway Blvd) BEMEL'S INDUSTRIAL ADDITION LOT 8 BLOCK 7 LOT SZ: IRR

Tax Parcel 17-20251-64 (Causeway Blvd)

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 104.5FT S10D30MW 200 FT S4D45MW 200FT S1D30ME 54.06FT E 22.31FT S2D18M30SE 25FT TO POB S2D18M30SE 79.23 FT ALG CURV S5D36M30SE 121FT N75D49M30SE 17FT N7D9M30SW 196.68FT N87D41M30SW 7FT TO POB LOT SZ: 2773 SF M/L

Tax Parcel 17-20251-60 (10 Causeway Blvd)

PRT GOVERNMENT LOTS 1 & 2 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 250FT S6D 18M30SE 135FT S19D33ME 50FT S8D35M45SE 157.38FT W 30FT S14D10M30SE 600FT W 50FT TO E LN BLACK RIVER SLY ALG E LN 1153FT M/L TO N LN LA CROSSE RIVER ELY ALG N LN 550FT M/L TO A PT 50FT WLY OF C/L OF RR TRK N24D18MW 331FT TO A PT 25FT WLY OF C/L RR TRK N26D21M30SW 184.16FT NLY ALG CURV N20D 16MW 853.2FT N14D10M30SW 438.81FT NLY ALG CURV N8D 14MW 217.29FT N2D18M30SW 126.23FT NLY ALG CURV N5D7M 16SE 439.72FT TO POB EX COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 54.06FT E 22.31FT N2D18M30SW 22FT NELY ALG CURV N5D50M40SE 430.26FT TO POB

Tax Parcel 17-20251-67 (Causeway Blvd)

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 104.5FT S10D30MW 200 FT S4D45MW 200FT S1D30ME 54.06FT TO POB S1D30ME 195.94FT S6D18M30SE 135FT S19D33ME 50FT S8D35M45SE 157.38FT W 1.2FT N14D10M30SW 304.14FT N7D3MW 239.72FT E 44.89FT TO POB LOT SZ: 11820 SF

Tax Parcel 17-20251-65 (100 Causeway Blvd)

PRT GOVERNMENT LOT 1 BEG AT À PT 104.5FT W OF NW COR LOT 8 BLK 1 BEMEL IND ADDN W 196.36FT TO E LN BLACK RIVER S7D15ME 990.71FT ALG E LN E 78.8FT N14D10M30SW 304.14FT N7D3MW 239.72FT E 44.89FT N1D30MW 54.06FT N4D 45ME 200FT N10D30ME 200FT TO POB LOT SZ: 2.02 AC

Tax Parcel 17-20251-50 (35 Copeland Ave)

PRT GOVERNMENT LOTS 1 & 2 COM INTER W LN COPELAND AVE & RECORD S LN GOV LOT 1 N88D 11M44SW ALG S LN 1794.80FT TO A PT 20FT WLY AT RIGHT ANGLES FROM C/L REMOVED WLY TRACK OF CM&ST P&P RR & POB N12D59M43SW 360FT N88D 11M44SW 20.75FT TO ELY WATER EDGE S11D48M13SE 358.11FT S15D49M12SE 243.47FT S88D11M 44SE 16.03FT N12D59M43SW 240 FT TO POB

Tax Parcel 17-20251-63 (Causeway Blvd)

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 54.06FT E 22.31FT N2D18M30SW 22FT ALG CURV N5D50M40SE 430.26FT TO POB LOT SZ: 6729 SF M/L

Tax Parcel 17-20251-80 (Copeland Ave)

PRT GOVERNMENT LOT 2 COM NE COR SE-NE W 33FT TO W LN COPELAND AVE S ALG W LN 672.32FT TO POB W 789.05FT N 318.67FT ALG CURV N89D24M 44SW 255.96FT ALG CURV S37D 43M48SW 487.84FT S24D31M20SE 334.82FT N65D28M40SE 122.27 S63D49M20SE 385.33FT S84D16M 20SE 398.25FT N68D15M40SE 142.89FT ALG CURV N25D30M2SE 152.78FT ALG CURV TO A PT 14.8FT W OF W LN COPELAND AVE ALG CURV 22.78FT TO W LN COPELAND AVE N ALG W LN 110.28FT TO POB EX COM NE COR SEC 31 S0D22M44SE 2004.49FT TO W R/W LN COPELAND AVE & SE COR PRCL IN DOC NO. 1392730 & POB ALG W R/W LN COPELAND AVE S1D19M20SE 27.97FT N89D14M43SW 102.05FT N67D43M41SW 113.3FT N64D53M41SW 123.02FT TO W LN PRCL IN V623 P917 ALG W LN N0D25M30SE 20.04FT TO NW COR PRCL ALG N LN PRCL S62D56M14SE 190.07FT TO SE COR PRCL & S LN PRCL IN DOC NO. 1392730 S89D31M20SE 148.24FT TO POB

Tax Parcel 17-20252-35 (25 Copeland Ave)

PRT GOVERNMENT LOT 2 COM N LN & W LN COPELAND AVE AVE S 672.32FT W 319.05FT FT TO POB W 470FT N 305.62FT TO C/L OF A 25FT WIDE RR R/W SELY ALG CURV & C/L R/W ARC OF WHICH IS 91.68 S57D42ME 435.08FT S1D48MW 56.53FT TO POB + REAR LOT SZ: IRR

Tax Parcel 17-20251-16 (Causeway Blvd)

PRT GOVT LOT 1 BEG NW COR LOT 8 BLOCK 1 BEMELS IND ADD S89D9MW 15.87FT TO E R/W RR ALG CURV S5D18M40SW 410.46FT S 66FT ALG CURV S8D 26ME 310.48FT N89D9ME 13.5FT TO SE COR LOT 8 BLK 7 BEMELS IND ADD ALG CURV N7D59M20SW 310.57FT N 66FT ALG CURV N5D18M40SE 410.46FT TO POB

Tax Parcel 17-20252-20 (25 Copeland Ave)

BEMEL'S INDUSTRIAL ADDITION LOTS 5, 6 & 7 BLOCK 7 LOT SZ: 150 X 308.2

Tax Parcel 17-20252-45 (Marsh)

190.07FT N88D12MW 170FT TO POB EX COM NE COR SEC 31 S0D22M44SE 2004.49FT TO W R/W LN COPELAND AVE & SE COR PRCL IN DOC NO. 1392730 & POB ALG W R/W LN COPELAND AVE S1D19M20SE 27.97FT N89D14M43SW 102.05FT N67D43M41SW 113.3FT N64D53M41SW 123.02FT TO W LN PRCL IN V623 P917 ALG W LN N0D25M30SE 20.04FT TO NW COR PRCL ALG N LN PRCL S62D56M14SE 190.07FT TO SE COR PRCL & S LN PRCL IN DOC NO. 1392730 S89D31M20SE 148.24FT TO POB

Tax Parcel 17-20253-80 (1 Copeland Ave)

PRT GOVERNMENT LOT 2 COM NE COR GL LOT 2 N88D12MW 33.02 FT TO W LN COPELAND AVE S 782.6FT ALG W LN TO POB S ALG W LN 190FT M/L TO NWLY BANK OF LAX RIVER SWLY 260FT M/L ALG NWLY BANK ALG CURV N31D26M3SE 298.96FT TO POB SUBJ TO ESMT IN DOC NO. 1437402 & IN DOC NO. 1444994 & IN DOC NO. 1463689

The City Plan Commission will meet to consider such application on **Tuesday**, **May 30**, **2023**, **at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, May 30, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday**, **June 8**, **2023**, **at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at <u>www.cityoflacrosse.org</u> (search for File 23-0533).

Dated this 9th day of May, 2023.

Nikki M. Elsen, City Clerk City of La Crosse

Publish: May 16 and 23, 2023 One (1) Affidavit



Subject parcels outlined with yellow dashed line

Tax Parcel #	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-10035-10	NORTHERN STATES POWER CO	90 COPELAND AVE	PO BOX 8	EAU CLAIRE WI 54702-0008
17-10036-41	WATERFRONT LEGACY LLC	4 BUCHNER PL	427 23RD ST S	LA CROSSE WI 54601
17-10036-42	PB3 STEEL LLC	2 BUCHNER PL	115 BUCHNER PL	LA CROSSE WI 54603
17-10036-700	MARTIN WAREHOUSING LLC	122 BUCHNER PL	PO BOX 276	WILTON WI 54670
17-10036-701	WATERFRONT LEGACY LLC	102 BUCHNER PL	427 23RD ST S	LA CROSSE WI 54601
17-10036-81	WATERFRONT LEGACY LLC	100 BUCHNER PL	427 23RD ST S	LA CROSSE WI 54601
17-20248-10	METRO FIBERNET LLC	143 CAUSEWAY BLVD	8837 BOND ST	OVERLAND PARK KS 66214
17-20248-11	JJA REAL-ESTATE 1 LLC	KRAFT ST	3959 KINNEY COULEE RD N	LA CROSSE WI 54601
17-20248-20	FRAHM INVESTMENTS LLC	111 CAUSEWAY BLVD	901 STATE ST	LA CROSSE WI 54601
17-20248-60	JJA REAL-ESTATE 1 LLC	205 & 207 CAUSEWAY BLVD	3959 KINNEY COULEE RD N	LA CROSSE WI 54601
17-20249-100	GARY J BUCHNER, MARLIN E BUCHNER	224 CAUSEWAY BLVD	224 CAUSEWAY BLVD	LA CROSSE WI 54603
17-20249-110	JJA REAL-ESTATE 1 LLC	200 CAUSEWAY BLVD	3959 KINNEY COULEE RD N	LA CROSSE WI 54601
17-20249-120	JJA REAL-ESTATE 1 LLC	206 CAUSEWAY BLVD	3959 KINNEY COULEE RD N	LA CROSSE WI 54601
17-20249-125	CEDAR HILL MULTI- FAMILY PROPERTIES LLC	67 KRAFT ST	1243 BADGER ST	LA CROSSE WI 54601
17-20249-130	CASTLE BLUFF LLC	63 KRAFT ST	700 STONEBRIDGE AVE	ONALASKA WI 54650
17-20249-140	LKT PROPERTIES LLC	126 CAUSEWAY BLVD	126 CAUSEWAY BLVD	LA CROSSE WI 54603
17-20249-50	PRALMS LLC	59 COPELAND AVE	59 COPELAND AVE	LA CROSSE WI 54603
17-20249-60	PRALMS LLC	65 COPELAND AVE	59 COPELAND AVE	LA CROSSE WI 54603
17-20249-70	CBDC 2018 LLC	400 CAUSEWAY BLVD	750 3RD ST N STE A	LA CROSSE WI 54601
17-20249-80	CBDC 2018 LLC	322 CAUSEWAY BLVD	750 3RD ST N STE A	LA CROSSE WI 54601
17-20249-90	CBDC 2018 LLC	45 MILWAUKEE ST	750 3RD ST N STE A	LA CROSSE WI 54601
17-20251-30	ROGER W MCDOWELL	55 COPELAND AVE	W4524 KINNEY COULEE RD N	ONALASKA WI 54650
17-20251-40	ROGER W MCDOWELL	47, 49, 51 COPELAND AVE	W4524 KINNEY COULEE RD N	ONALASKA WI 54650
17-20252-40	HARRY J DAHL REVOCABLE TRUST	1 COPELAND AVE	3819 CREEKSIDE LN	HOLMEN WI 54636
17-20252-42	7 COPELAND LLC	9 COPELAND AVE	PO BOX 609	LA CROSSE WI 54602-0609
17-20252-90	JJAWC NORTH LLC	500 FRONT ST N	509 2ND ST N STE 201	LA CROSSE WI 54601
17-20253-10	NORTHERN STATES POWER CO	711 3RD ST N	PO BOX 8	EAU CLAIRE WI 54702-0008
17-20253-20	CITY OF LACROSSE	300 FRONT ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-20253-21	CITY OF LACROSSE	410 VETERANS MEMORIAL DR E	400 LA CROSSE ST	LA CROSSE WI 54601
17-20253-30	NORTHERN STATES POWER CO	711 3RD ST N	PO BOX 8	EAU CLAIRE WI 54702-0008
17-20253-90	NORTHERN STATES POWER CO	600 2ND ST N	PO BOX 8	EAU CLAIRE WI 54702-0008
17-20255-101	NORTHSIDE OFFICES LLC	2 COPELAND AVE	PO BOX 609	LA CROSSE WI 54602-0609
17-20255-102	NORTHSIDE BUCHNER LLC	20 COPELAND AVE	PO BOX 609	LA CROSSE WI 54602-0609
17-20255-103	NORTH SIDE DEVELOPMENT OF LACROSSE LLC	28, 30, 40 COPELAND AVE	PO BOX 609	LA CROSSE WI 54602-0609
17-20255-105	CITY OF LACROSSE	RIVER BEND RD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20255-32	NSD HOTEL ASSOCIATES LLC	56 COPELAND AVE	2 QUAIL CREEK CIR	NORTH LIBERTY IA 52317
17-20256-40	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	804 3RD ST N	400 LA CROSSE ST	LA CROSSE WI 54601
17-20256-50	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	754 3RD ST N	400 LA CROSSE ST	LA CROSSE WI 54601
17-20280-40	RIVERPLACE ONE LLC	1 RIVERPLACE DR	432 DIVISION ST	LA CROSSE WI 54601
17-20280-82	THREE RIVERS LLC	201 FRONT ST N	1131 MAIN ST	ONALASKA WI 54650
17-20280-90	WEBER HOLDINGS LLC	FRONT ST	230 FRONT ST N	LA CROSSE WI 54601
17-20325-10	LUISCO LLC	750 3RD ST N	PO BOX 966	LA CROSSE WI 54602-0966

Properties within 200 feet of subject parcels listed below.

17-20250-20	CITY OF LACROSSE	108 & 110 CAUSEWAY BLVD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20250-30	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	104 CAUSEWAY BLVD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-100	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	11 COPELAND AVE	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-110	REDEVELOPMENT AUTHORITY CITY OF LACROSSE		400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-15	CITY OF LACROSSE	100 CAUSEWAY BLVD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-16	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	CAUSEWAY BLVD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-20	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	37 & 41 COPELAND AVE	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-50	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	35 COPELAND AVE	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-60	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	100 CAUSEWAY BLVD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-63	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	CAUSEWAY BLVD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-64	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	CAUSEWAY BLVD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-65	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	100 CAUSEWAY BLVD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-67	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	CAUSEWAY BLVD	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-80	CITY OF LACROSSE	COPELAND AVE	400 LA CROSSE ST	LA CROSSE WI 54601
17-20251-90	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	29 COPELAND AVE	400 LA CROSSE ST	LA CROSSE WI 54601
17-20252-20	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	25 COPELAND AVE	400 LA CROSSE ST	LA CROSSE WI 54601
17-20252-30	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	25 COPELAND AVE	400 LA CROSSE ST	LA CROSSE WI 54601
17-20252-35	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	25 COPELAND AVE	400 LA CROSSE ST	LA CROSSE WI 54601
17-20252-45	REDEVELOPMENT AUTHORITY CITY OF LACROSSE	MARSH	400 LA CROSSE ST	LA CROSSE WI 54601
17-20253-80	CITY OF LACROSSE	1 COPELAND AVE	400 LA CROSSE ST	LA CROSSE WI 54601




City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

Text File File Number: 23-0625

Agenda Date: 5/25/2023

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In Control: Redevelopment Authority

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File Type: General Item



Progress on River Bend Drive in River Point District, May, 2023

River Point District

Project Management Report, May 2023

JBG Planning LLC



Contents

Project Management Update-May, 2023

Section 1.

A. Monthly activity summary divided into categories; public infrastructure, investor/developer activity, partnerships activity, financial highlights, design or PDD reviews

Section 2.

- A. Analysis of challenges and opportunities narrative
- B. Future/existing potential funding solutions and strategies
- C. Partnership solutions and strategies
- D. Ongoing investor/developer contacts/communications
- E. Public/media relations and communications updates
- F. Map panel showing investor activity and Architectural Imagery

Section 3.

A. Map Panel showing future infrastructure phasing

Section 4.

A. Metrics tracking and project impact per phase/project





Monthly Activity Summary

Public infrastructure Design, Planning:

1. Right-of-Way and plat update

- Subdivision plat State review received, awaiting review and approval by WisDOT on 40' setback along Copeland
- •Right of way plat (Marsh Lane; McDowell Property) plat submitted to the City for review
- •Easement for Xcel Energy Switching Equipment will need to be negotiated on Lot 9. RyKey's architect was informed.

Parks Department update:

Working with Planning and have held meetings with Friends of the Marsh, International Gardens, Arts Board, now looking for funding strategies

Phase 3 design a. Schedule – assuming notice to proceed is provided by June 1 for design, anticipate a February 2024 bid opening

- Kick-off mtg anticipated for June
- Start thinking about what to do in outlots 1,3,4
- Coordination with developers; utility stubs and driveway access
- Outlot 3 and 4 were to be maintained as view corridors
- Area in Outlot 6 where Milwaukee Street extends is not developable
- Importance of mapping trail and leaving it in city ownership along Outlot 6 past 360's sites
- Preliminary site plans for sanitary/River Bend Drive coordination-sent to Caleb and Torey the concept site plans for everything along River Bend Drive

Phase 2 – River Bend Road Construction

Construction update :

- Utility Coordination: Cost estimate and design Xcel electric, Updates from Xcel gas; Charter; BrightSpeed
- tank.
 - Hoping to start paving end of July early August and joint trench with Xcel, Charter, Brightspeed, Poellinger

extend storm too for their line off Milwaukee.

• Gas is going on both sides. Xcel on the South Side. Metronet (need coordination) Brightspeed anywhere. Charter unresponsive to SEH. Causeway Blvd. Update

- Street design
- Lift Station
- Schedule Bid September 1, 2023; construction completion date late Fall 2024
- Construction estimate update(s)
- 60% plans done, getting ready for permitting, City under review (Matt and Woody need to get together on it.)
- Consideration for driveway access to lots on Causeway

Next General Infrastructure Update Meeting: June 15th at 2pm.



•Noted MSP schedule: Would like to start their project in July (multiple areas off coordination needed on construction access, timing of utility availability and completion of environmental review

• Moving into laterals, water main from Copeland, making connections at the bend on River Bend, this week and next, storm water tanks-1/3 done, wall and floor work, it will take most of July to finish the

• SEH considering Milwaukee Street being constructed a little farther in Phase 2 to accommodate MSP's development. Water and sanitary are served off River Bend Drive for MSP so may need to



Monthly Activity Summary

Investor/developer activity

Since last RDA Meeting: Outreach with Merge, RyKey, 360 Real Estate, Red Earth, Premier Hotel, MSP and several others who remain confidential. New options to be Considered:

Red Earth: G-2 and 3 RyKey: G-2 and 3 (Pending)

Expecting presentation by Premier Hotels on Lot 2

RyKey's Architectural Team undertaking their emergent work this week/data collection/design considerations on Lot 9

MSP working on their environmental/site work and construction coordination for a possible July start

F Street coordinating TIF review with Ehlers and City Economic Development

Additional developer activity includes the review of several updated financial statements and TIF requests including F Street

Partnership Activity

JBG Planning LLC continues to meet with several stakeholder organizations including WEDC, The Economic Development Fund and a Public Relations Visit to the Landings at Three Rivers Plaza







Project Challenges and Opportunities

Analysis of challenges and opportunities narrative

Challenges:

- 1. Review with City Engineering/Public Works the implications of infrastructure ownership by the Redevelopment Authority short and long term
- 2. Obtain the costs for the private infrastructure installation (Xcel) and plan for these costs-expected in April from Lori Gustafson, Design Eng. at Xcel.
- Unclassified excavation (contaminated soil) is always a potential cost challenge. Soil disposal costs \$100/cy at the La Crosse County Landfill.
- Anticipate the investment in the relocation and costs of the large electrical distribution line along the Black River frontage. 4.
- Inflation costs are still substantial, long lead times on pipe material, bid early and anticipate delays 5.
- Coordinating construction starts in 2023 (MSP) given timing of utility access including Xcel's energized lines. 6.

Opportunities:

- concept will help the City achieve it affordable housing, climate and other goals. (White paper pending)
- 2. Continue to market the development opportunity with prospective investors (New contacts made in May)
- 3.
- WEDC's idle sites and community reinvestment grants
- 6. Inflation Reduction Act Funding

Future/existing potential funding solutions and strategies. See

Smartsheet Funding Resource. Note: As the project is further evaluated, specific funding sources from this resource will be identified and pursued at the discretion of the RDA. Parks and Recreation improvements are a great candidate for third party funding. JBG also asked SEH to keep him abreast of funding challenges which may require gap funding.

Partnership solutions and strategies

Met with WEDC representatives on funding economic development in the new Augmented Age and what it may mean to urban development like River Point District where hybrid work is commonplace.

Ongoing investor/developer contacts/communications

Meetings with both currently engaged investors and prospective investors are underway by JBG Planning LLC. Since some of these meetings involved RDA negotiations, communications on these meetings will need to be handled in closed session.

Public/media relations and communications updates

JBG Planning LLC is working with the City's PIO to address media inquiries and update media, which will include an immediate release section in each RDA report.

1. Reviewing the potential for district energy and other forms of energy efficiency and the implications relative to cost, real estate and investor impact to determine if the

Costs of parks/recreation improvements should be coordinated with grant application opportunities (JBG Planning has a pending meeting with City Parks/Jim Flottmeyer.) Stormwater system could be a substantial public relations story-climate action related-JBG will Set up interview with SEH team-also follow up with transportation story.





Investment Phases Map

Anticipated Private Investment Based on Current Option Agreements





Note: Some option Agreements require extensions and/or updating. JBG Planning LLC will be meeting with the developers listed and making Arrangements for extensions where applicable.



Investment Character Reference-Current Options



MERGE



Infrastructure Phasing Map



This map depicts the planned infrastructure phasing as of February, 2023, however, these phases are subject to alteration depending on the action of the Redevelopment Authority of the City of La Crosse which may be precipitated by investment activity, funding opportunities or constraints, the contracting and construction climate, environmental variables, partnerships and general economic conditions.

Phase 1 (2023 Construction Season) is expected to require the entire 2023 construction season to complete.





Project Metrics

Social, Environmental, Economic and Cultural Outcomes by Project

JBG Planning LLC has developed a tool to assist the RDA in it's decision making process for both public and private investment within the development. This tool provides guidance on quantifying project impacts using social, environmental, economic and cultural metrics. See the Smartsheet tool.

Here are some examples of Metrics outlined by various developers proposing investment in River Point District:

1. How does the project relate to social investment in the City

The Merge River Point District development project meets several social sustainable performance indicators. The project will be a short walking distance of public parks, multiple greenspace areas, opportunities for water recreation, and will provide easy accessibility to the public recreation trail system. Throughout the River Point District bike lanes are included on the master plan which will serve as additional pathways to the above listed destinations. A designated tenant fitness area within the project which is currently a planned amenity. Lastly, the main level commercial space will allow for a multiple to socially beneficial businesses a place to operate.

2. How does the project achieve economic investment in the City

The Merge River Point District development project will increase the number of rentable units available to new and current residents of La Crosse. The project would have a direct positive effect on the jobs to housing ratio. Additionally, the ground floor commercial spaces will add locations for new or relocating businesses. The adding of jobs and housing will only benefit the future economic growth of La Crosse. Lastly, All Merge projects strive to provide high speed internet access to all tenants by partnering with local ISP providers.

3. How the project achieve environmental metrics in the City

All planned construction will meet and exceed minimum energy efficiency standards. Merge partners with 3rd pattern consultants to use Focus On Energy initiatives to ensure the highest level of building efficiencies. These upgrades in building insulation modeling, appliances, and mechanical systems all work cohesively to lower energy consumption and lower tenant utility costs. The development will incorporate mindful planning for stormwater runoff. Additional onsite detention and green spaces help alleviate the burden of added non-permeable surfaces. Adding new housing opportunities closer to residents' employment will allow for a reduction in greenhouse emissions.

4. Are there cultural offerings or metrics associated with the project?

The commercial space would be available to any and all potential businesses. These could include cultural focused companies that could provide additional services to the area.



For Immediate Release

- with RyKey Properties, 360 Real Estate and an extension with Merge Development.
- underground stormwater system. See infrastructure progress summary on page 3.
- WEDC secretary Missy Hughes too visit River Point District in June
- JBG Planning conducted a BiZ News podcast on the project with host Vicki Markussen 5.



1. The Redevelopment Authority of the City of La Crosse is considering several new option agreements with developers and one extension in the month of April. These agreements become public once the agreements are executed and will likely produce more concept imagery so residents and other stakeholders can see what is being planned on the site. New Option Agreements

2. Infrastructure work is well underway on the site with utilities now in place between Causeway Blvd and the new cutting edge

The Parks Department has managed several public meetings with UW La Crosse students to better understand public interest in the future parks investment work. The data will become the basis for future planning and a report will be released this month.





PDD General Land Use Map-Soon to Be Revised

Land Use Diagram



2.0 31





Appendix PDD Master Plan-Reference Parcel Map

FIGURE 2.3.1: Site plan with labeled zones corresponding to the development summary.





Appendix-Plat Lot Size Map







City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

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BALANCE SHEET	Months: 2		2		3			
Type of Statement:	Co. Prep's							
Date of Statement	1/31/2023	%	2/28/2023	%	3/31/2023	%	4/30/2023	%
ASSETS								
Cash - State Bank Checking	\$87,930	0.7%	\$6,500	0.1%	\$10,800	0.1%	\$10,800	0.1%
Cash - State Bank MM (Operating, UR)	\$172,028	1.3%	\$254,455	2.0%	\$245,272	2.0%	\$245,564	2.0%
Cash - SB MM Restricted Planning Option								
Agreement Deposits	\$45,209	0.3%	\$45,227	0.3%	\$45,254	0.4%	\$45,308	0.4%
Cash - SB MM Restricted Bond 2021 R-1	\$861,826	6.6%	\$806,706	6.2%	\$750,475	6.3%	\$808,049	6.7%
Cash - SB MM Restricted Bond 2022 R-1	\$1,540,231	11.8%	\$1,519,784	11.3%	\$569,989	4.8%	\$665,428	5.5%
Cash - Res 17-1484 LA Restriced (Riverside								
North) City Ledger	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Total Current Assets	\$2,707,224	20.7%	\$2,632,671	20.3%	\$1,621,789	13.5%	\$1,775,149	14.6%
Land - Estimated Value	\$10,000,000	76.6%	\$10,000,000	77.0%	\$10,000,000	83.5%	\$10,000,000	82.5%
Note Receivable - PSB (12/06/2023)	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%
Note Receivable - Fenigor (12/06/2023)	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%
Note Receivable - Gorman (02/28/2034)	\$300,000	2.3%	\$300,000	2.3%	\$300,000	2.5%	\$300,000	2.5%
Total Assets	\$13,057,224	100.0%	\$12,982,671	100.0%	\$11,971,789	100.0%	\$12,125,149	1 00.0%
LIABILITIES		0.0%						
Contract Commitment - Project Mgr	\$0	0.0%	\$102,300	0.8%	\$93,000	0.8%	\$93,000	0.8%
Contract Commitment - SEH	\$432,192	3.3%	\$432,192	3.3%	\$432,192	3.6%	\$432,192	3.6%
Contract Commitment - Chippewa	\$10,443,639	80.0%	\$10,443,639	80.4%	\$9,588,264	80.1%	\$9,588,264	79.1%
Total Current Liabilities	\$10,875,831	83.3%	\$10,978,131	84.6%	\$10,113,456	84.5%	\$10,113,456	83.4%
Total Liabilities	\$10,875,831	83.3%	\$10,978,131	84.6%	\$10,113,456	84.5%	\$10,113,456	83.4%
Net investment in capital assets	\$10,000,000	76.6%	\$10,000,000	77.0%	\$10,000,000	83.5%	\$10,000,000	82.5%
Unrestricted Funds	\$172,028	1.3%	\$172,028	1.3%	\$172,028	1.4%	\$172,028	1.4%
Restricted Funds	\$2,447,266	18.7%	\$2,371,716	18.3%	\$1,365,718	11.4%	\$1,518,785	12.5%
Unassigned Funds	(\$10,437,901)	-79.9%	(\$10,539,204)	-81.2%	(\$9,679,412)	-80.9%	(\$9,679,120)	-79.8%
Net Position	\$2,181,393	16.7%	\$2,004,540	15.4%	\$1,858,334	15.5%	\$2,011,693	16.6%
Total Liabilities & Net Position	\$13,057,224	100.0%	\$12,982,671	100.0%	\$11,971,789	100.0%	\$12,125,149	100.0%

City of La Crosse, Wisconsin



City Hall 400 La Crosse Street La Crosse, WI 54601

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