COMMERCIAL DEVELOPMENT DESIGN STANDARDS APPLICATION

Planning Department · Phone 608.789.7512 · Fax 608 789.7318
http://www.cityoflacrossse.org Planning@cityoflacrosse.org

Permit No.:	
Date:	
STATUS:	Parcel No.:

OWNER

Name: The Chalmers Residences
Address: PO Box 620037
City: Middleton, WI 53562
Phone: 608-444-0850 | Cell: Same | Fax: n/a | E-mail: jake@twallenterprises.com

ARCHITECT CONTRACTOR

Name: JLA Architects
Address: 800 W. Broadway, Suite 200
City: Monona, WI 53713
Phone: 608.442.3858 | Cell: n/a | Fax: n/a | E-mail: achitwood@jla-ap.com

PROJECT

Check One: ☒ Building ☐ Addition ☐ Alteration/Remodel

Description of Work:

This project consists of a single 5 story Mixed-Use Multi-Family building with approximately 257 residential units, approximately 4,400 s.f. of retail space, and approximately 153 covered parking spaces. Additional, the building will be connected through an enclosed sky walk with the municipal ramp across Pine Street for additional parking as needed. The project will include tenant amenity spaces such as an elevated private courtyard with swimming pool, grilling stations, a dog run, and gathering areas; a Clubroom; golf simulator; on site leasing and management office; mail and parcel rooms with refrigerated storage; and an area with offices available for residents working remotely.

Pre-application Meeting Date: 07/26/2024

Applying for Exception: ☒ No ☐ Yes (Include $300 Check for Public Notification)

PROPERTY

Project Address: 2nd Street & Pine Street
Zoning District: C3 Community Business | Parcel Number: 17-20009-80 & 17-20009-110
Address: T.B.D. | Address same as property owner's address: ☐
City: La Crosse | State: Wisconsin | Zip Code: 54601

OFFICIAL USE ONLY

Date Received: Review Date:
Exception Check: ☐ Yes ☐ No
Required Information: ☐ Site Plan ☐ Architecture Plan ☐ Landscape Plan ☐ Building Elevations & Materials ☐ Exterior Light Diagram ☐ LEED Checklist ☐ Photos

The applicant agrees that all design aspects and maintenance plans are in accordance with the requirements of Section 15.47 of the Code of Ordinances for the City of La Crosse. Application, the checklist, and seven (7) sets of required information must be submitted to the City Inspection Department prior to review and acceptance.

Andrew Chitwood
(PRINT) Architect/Engineer Name

(Print) Owner Name

Andrew Chitwood 3/28/2025
Signature (Architect/Engineer) Date

Signature (Owner) Date

Back of Application

DESIGN REVIEW CHECKLIST

The checklist must be completed in full by the applicant prior to submission. Completed elements should be checked. Any elements that do not apply to your site or you are requesting an exception on, check the corresponding column and include notes. Items in italics are recommended actions but not required.

		YES	NO	N/A	NOTES
PARKING LOT DESIGN AND PARKING STANDARDS					
C.2	No parking stall may be closer to the street than the building setback line or the building on the same parcel, whichever is farther from the street unless the applicant can demonstrate that there are no practical alternatives related specifically to the site.	X			All parking is enclosed
C.3	All points of ingress and egress will be evaluated by the City Traffic Engineer to determine if ingress and egress should be allowed directly to the street or via an alley.	X			
C.4	Parking areas shall be separated from primary buildings by a landscaped buffer.			X	
C.5	Minimum setback for parking stalls and drives is five (5) feet from all property lines with the exception of the alley (in order to accommodate landscaping or drainage swales). Parking for adjacent properties may be combined into continuous paved lots, eliminating the required setback at the shared property line, provided that 100% of the lost green space is replaced elsewhere on the parcel (e.g. with a 10' setback along the opposite lot line).			X	
C.6	A parking lot for more than 12 vehicles shall incorporate at least 288 square feet of planting islands at least 8 feet in width (face of curb to face of curb). Planting islands may be either parallel to parking spaces or perpendicular to the parking spaces. As parking lot size increase, and additional planting island is required at the ratio of one planting island for every 20 automobile parking spaces. No less that 5 percent of the islands shall be interior to the parking lot.			X	
C.7	Landscaping buffers, green space, and planting islands must total a minimum of 10 percent of the lot.			X	
C.8	Buffers, setbacks, and planting islands are encouraged to be used for stormwater infiltration.			X	
C.9	All approaches, parking and vehicular circulation areas shall be paved and graded for proper stormwater management. The use of pervious pavement for stormwater infiltration is highly encouraged.			X	
C.10	For structures not needing approval by the Wisconsin Department of Commerce, parking spaces shall not be less than 8.5 feet in width and 17 feet in length. The full dimensions of this rectangle must be maintained in angled parking designs. Drive aisle widths vary depending upon the angle of parking space. The following minimum standards apply and shall be consistent with requirements of the City Engineering Department adopted standards: 45 degrees – 12'10" aisle 55 degrees – 13'7" aisle 65 degrees – 15'4" aisle 75 degrees – 17'10" aisle 90 degrees – 22' aisle			X	
C.11	Where maximums on parking ratios exist, parking surfaces and drive aisles shall be permitted to be increased in size by no more than five percent (5%), provided at least twenty-five percent (25%) of the parking lot and pedestrian sidewalks consist of paving blocks (plastic or concrete honeycomb grid) planted with grass.			X	
C.12	Parking lots shall be located on the same lot as the principal structure (unless it can be demonstrated that shared parking will be beneficial to multiple property owners and does not result in a "gap tooth" effect on a block face).			X	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
C.13	Raised curbs, parking blocks or stops, decorative bollards and/or fences, trees and/or shrubs shall be utilized along the edge(s) of parking lots to prevent motor vehicles from parking on green space buffers, outdoor recreation space, bike parking areas, sidewalks and side and front yards. In the event the original protective measures are inadequate to preventing inappropriate parking, additional measures shall be taken.	☐	☐	X	
C.14a	Parking lot snow storage area(s) shall be designated in the parking lot and/or green space buffers.	☐	☐	X	
C.14b	Snow storage areas shall not be located near parking lot entrances and impede driver vision.	☐	☐	X	No on site snow storage
C.14c	If these green space buffer(s) are no longer capable of storing snow, the property owner shall arrange for the excess snow to be removed.	X	☐	☐	
C.14.d	To the greatest extent possible, melting snow or ice should not drain over sidewalks or across neighboring properties.	X	☐	☐	
C.15	Light-colored and/or reflective surface coating should be considered to reduce the "heat island" effect of traditional asphalt parking lots.	☐	☐	X	
C.16	Environmentally-friendly paving materials and methods are encouraged, including but not limited to using recycled asphalt tires and roofing shingles as part of the mix or base.	☐	☐	X	
C.17	Porous paving materials such as paving blocks with decorative gravel, or properly spaced cobbles, brick, and natural stone with grass planted in between in small clusters and methods that reduce stormwater runoff are encouraged.	☐	☐	X	
C.18	The off-street parking provisions for all commercial development shall be in conformance with 15.04(G). Required off-street parking space, including access drives and aisles, shall not cover more than seventy-five percent (75%) of the lot area in which such off-street parking space is permitted.	☐	☐	X	
	PEDESTRIAN CIRCULATION				
D.2	There shall be a paved pedestrian route from the sidewalk or street to the main building entrance, and from the parking area to the nearest building entrance.	X	☐	☐	
D.3	Pedestrian routes shall be paved with concrete. Bituminous material shall not be allowed for pedestrian routes.	X	☐	☐	
D.4	Porous paving materials and methods that reduce stormwater runoff.is encouraged.	X	☐	☐	
	BUILDING MECHANICAL SERVICE ELEMENTS				
E.2	The design and location of the following items shall be indicated on building and/or site plans, illustrated with spec sheets as appropriate, and submitted with the Design Standards Checklist:	X	☐	☐	Space to accommodate utilities has been provided throughout and is labeled as mechanical rooms. Final location of meters and transformers will be determined once the utility companies are engaged.
E.2a	utility meters	X	☐	☐	
E.2b	building mechanicals	X	☐	☐	
E.2c	trash and recycling containers	X	☐	☐	
E.2d	bicycle parking	X	☐	☐	
E.2e	outdoor seating areas	X	☐	☐	
E.2f	solar and wind facilities	☐	☐	X	
E.2g	dish antennas (not permitted to hang off the side of buildings)	☐	☐	X	
E.2h	transformers	☐	☐	X	
E.2i	back-up generators	☐	☐	X	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
E.3	Service areas, utility meters, and building mechanicals shall not be located on the street side of the building, nor on the side wall closer than 10 feet to the street side of the building. The location of emergency back-up generators and transformers shall be coordinated between the City, developer and the utility company. Screening of meters, generators, transformers, and mechanicals is required when visible from the street with an approved screen device. Screening materials shall match building materials. Cable, conduit and phone line shall not be visible on the exterior with the exception of conduit running directly to the meter/utility boxes at the time of initial occupancy. Mailboxes are permitted within 10 feet of the front of the building if not visible from the street.	X			
E.4	Trash and recycling containers, including cans and dumpsters, shall have covers and be screened so as not to be visible from the street or from neighboring properties. Screening shall be one foot higher than the container but no higher than six feet; however, roofed enclosures may exceed this limit.	X			This is an enclosed area within the building.
E.5	If a building owner chooses to provide a trash receptacle and/or a smoking materials receptacle, the receptacle(s) shall be decorative if located at the entrance that faces a public street. These receptacles shall be screened from view and/or designed to fit with the architecture and materials of the building.	X			
E.6a	High energy gas appliances shall have the air intakes and exhaust vents located on the sides or rear of the building where they do not interfere with any sidewalks, are not likely to be blocked or damaged by pedestrian traffic, snow or the removal of snow, and away from any trees or shrubs that would be harmed by the exhaust heat and gases.	X			
E.6b	Window-mounted air conditioners shall not be permitted.	X			
E.6c	PTAC air conditioner/heat pump units must be designed into the architecture of the building.	X			
E.6d	If heat pumps or air conditioners are located on the ground, they shall be on one side or the rear of the building and screened with evergreens or decorative screening that matches or complements the exterior siding of the building, such that proper clearances are maintained for the manufacturer's warranty.			X	
E.6e	If heat pumps or air conditioners are located on the roof, they shall be placed, painted and/or screened so as to minimize the visual impact to the street.	X			
E.7a	Bicycle parking using bike racks specifically designed for bike parking shall be provided at one (1) space per 10 automobile parking spaces or one (1) space per 20 employees, whichever is greater, and should be located near building entries, shall not interfere with pedestrian circulation, and shall be well-lit. Bikes are not permitted to be stored, locked or chained on decks, patios, fences or any other exterior location other than a bike rack specifically designed for bike parking.	X			
E.7b	Bicycle parking (to accommodate four bicycles) shall be nominally at least nine (9) by six (6) feet or fifty-four (54) square feet and increase by the same ratio to accommodate the number of bike spaces.	X			
E.7c	The base for bike racks should be concrete to ensure their stability; however, the remaining bicycle parking area shall be porous paving materials (paving blocks with decorative gravel or wood mulch, or properly spaced cobbles, brick, and natural stone with grass planted in between in small clusters) to reduce stormwater runoff but shall not result in standing water. If an area for bike parking is designed using these standards, then up to 100 percent of the space taken for the bike parking shall count as green space.	X			

DESIGN REVIEW CHECKLIST

LANDSCAPING OPEN SPACE & PLANTINGS		YES	NO	N/A	NOTES
F.2	A landscape design and planting plan shall be prepared and submitted for all buildings. Landscape plans for developments shall be prepared and signed by a Landscape Architect, nurseryman, or professional site planner with educational training or work experience in land analysis and site plan preparation prior to submittal to the City.	X			
F.2a	No building permit shall be issued until the required landscaping plan has been submitted and approved, and no certificate of occupancy shall be issued until the landscaping is completed as certified by an on-site inspection by the Building Inspector, Planning Staff, or other designated official, unless a financial guarantee acceptable to the City has been submitted.	X			
F.2b	Landscape surety. The owner shall provide the City with a cash deposit, bond, or approved letter of credit to guarantee the proper installation and growth of all landscape improvements proposed in the approved landscape plan. Said surety may remain in effect for two full growing seasons. A growing season shall be considered a period from May 1 to September 30. The first year, the amount of the surety will be equal to 100% of the estimated cost of plant material, installation and tree preservation. Once installation has been completed per the approved landscape plan and verified by the City, 75% of the surety will be reimbursed back to the owner. The remaining 25% will be kept by the City for a period of twelve (12) months to cover any maintenance cost that may be needed. Such surety shall be filed with the City Finance Officer.	X			
F.2c	The City may allow an extended period of time for completion of all landscaping if the delay is due to conditions which are reasonably beyond the control of the developer. Extensions may not exceed nine months, and extensions may be granted due to seasonal weather conditions. When an extension is granted, the City may require such additional security and conditions as it deems necessary.	X			
F.3a	The plan shall address all parts of the parcel and shall indicate: Details of all proposed vegetative landscaping materials, including placement, common and botanical names, caliper/height or container size and quantity and maintenance requirements.	X			
F.3b	Details of proposed non-vegetative landscaping and screening materials.			X	
F.3c	Planting and construction schedule for completion of landscaping and screening plans.	X			This will be provided when construction schedule is determined.
F.3d	Estimated cost from a landscaper on a bid or estimate form of the proposed landscaping.		X		This will be provided when bidding for the project is complete
F.4	All portions of the site not covered by buildings, paving material, or other planned and approved surfaces shall be considered "landscaped area" and shall have a minimum of 4 inches of top soil and be planted with living plant materials and/or mulches. Overall site landscaping shall include not less than:	X			
F.4a	One tree placed in the boulevard per 40 linear feet of lot frontage;	X			
F.4b	Not less than two trees and eight shrubs per 600 square feet of landscaped area. These are minimum standards – more plantings are encouraged.	X			
F.5	All plant material used shall meet the minimum standards established by the American Association of Nurserymen as published in the American Standards for Nursery Stock and shall meet the following minimum requirements:	X			
F.5a	Deciduous trees: 2" dbh (diameter at breast height)	X			
F.5b	Ornamental trees: 2" dbh	X			
F.5c	Evergreen trees: 5' height	X			
F.5d	Shrubs: 5 gallon container	X			
F.5e	Vines and Perennials: 1 gallon container	X			

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
F.6	Boulevard trees will be installed by the City Forester at City expense if the developer attends City tree school. If the developer installs boulevard trees they shall conform to City street standards. A complete list of trees and shrubs and other reliable plant material that has been approved by the City Forester is available in the City Planning and Development Department.	X			
F.7	Existing healthy trees should be preserved to the greatest extent practicable and shall be indicated on grading and landscape plans submitted for plan review; however, invasive trees shall be removed. Existing damaged, decayed, or diseased trees should be removed to protect remaining trees. Construction near existing trees should follow Best Management Practices to ensure their survival.			X	
F.8	Landscaping should reinforce pedestrian circulation routes and obstruct undesired routes of convenience. Bushes, trees, rocks, and other landscape features should be used to indicate where pedestrians should and should not travel.			X	
F.9a	Provide a five (5) to six (6) foot high solid screen to separate parking lots from abutting residential uses or other non-compatible uses. A solid landscape screen is defined as an evergreen or nearly evergreen mixture (minimum of 65% evergreen) of shrubs, bushes, or trees that produce a dense, sight-obscuring screen at least five (5) to six (6) feet in height within three years of planting. Berms may be included in this definition as long as the maximum height of the berm is five feet; both sides of the berm are planted with evergreen or nearly evergreen shrubs or bushes so that the total height of landscaping and berm will be at least six feet within three years of planting; and top of the berm plantings form a dense, sight-obscuring screen within the same three-year period.			X	
F.9b	Provide a minimum three (3) foot high visual relief screen when adjacent to a street in the form of a hedge, fence, planter, berm, dividers, shrubbery and trees or any combination. The visual relief screen shall extend the length of the parking lot. Three (3) feet in height shall be measured from surface of the parking lot and may be negotiable depending on the elevation of the parking lot in relation to the sidewalk and/or street. All landscaping to form such a visual relief shall be a minimum height of 2 feet at time of planting. Bark or other loose material shall not be placed on berms in these areas since it may be displaced on the street or sidewalk.			X	
F.10a	The property owner shall be responsible for maintenance and replacement of trees, shrubs, grass, ground covers, loose bark or gravel, and sod which are part of the approved landscape plan. If any such plant materials are not maintained or replaced, the City may utilize the required surety to replace the newly planted or protected landscaping or to deem this to be a Municipal Code Violation and issue an Order to Correct.	X			
F.10b	The owner is responsible for keeping trees in a plumb position. When staking or securing trees is done, it shall occur so as not to create any hazards or unsightly obstacles.	X			
F.10c	Plants must be maintained to be kept in sound, healthy and vigorous growing conditions and free of disease, insect eggs and larvae.	X			
F.10d	A sprinkler or lawn irrigation system shall be required in the front yard and boulevard of all developments if lawn or sod is proposed. This standard does not apply to boulevards if sprinkler or lawn irrigation systems are not needed for the front yard.			X	
WALLS AND FENCES					
G.2	Walls and fences located in the front yard setback shall not exceed six feet in height above the finished grade and shall be at least 50% transparent to retain the visual connection between street and building.			X	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
G.3	The design and materials for walls and fences shall be coordinated with the design and materials of the principal buildings and should have substantially the same detail. This is not intended to require identical materials and design.	☐	☐	X	
G.3a	Pressure treated lumber fences shall not be permitted unless stained or painted.	☐	☐	X	
G.3b	All chain link fences must be plastic coated and shall only be permitted in side yards and backyard, and shall not extend nearer to the street than the front of the building nor used in the side yard on a corner property.	☐	☐	X	
G.3c	Smooth faced concrete (CMV) blocks or non-architectural poured walls used to construct a wall shall be covered with brick or some other decorative block or dimensional material such as a stained block product. Painted or colored smooth-faced concrete bricks or blocks shall not be considered decorative block.	X	☐	☐	
G.4	Walls and fences shall provide variety and articulation at each end and at intervals not exceeding 25 feet through at least one of the following methods: Changes in plane of not less than one (1) foot; Expression of structure, such as post, column, or pilaster; Variation of material; or Landscaping	☐	☐	X	
	STORMWATER INFILTRATION AND CONTROL				
H.2	A stormwater management and erosion control plan shall be required for all new construction, shall be coordinated with the Landscaping and Open Space Plan, and shall be designed by either a Registered Architect, Landscape Architect or a Professional Civil Engineer in accordance with the City of La Crosse's Stormwater Management Ordinance and shall include a maintenance plan and agreement.	X	☐	☐	
H.2a	Until such time as the City adopts a stormwater management ordinance, the City shall use the La Crosse County Stormwater Management Ordinance.	X	☐	☐	
H.2b	For parcels less than ¼ acre in size, the City shall work with the property owner/developer/applicant to develop a practical site-specific stormwater management plan that allows for flexibility in the use of stormwater treatment devices including rain barrels, rain gardens, swales, cisterns, drain tiles, soil amendments, porous pavements, grass pavers for overflow parking areas, etc.	X	☐	☐	
H.3	The use of bio-cells, living roofs and rain gardens is encouraged due to their aesthetic as well as utilitarian benefits.	X	☐	☐	
H.4	Newly concentrated stormwater, such as that from rooftop, impervious surface, or swales, shall not be directed onto or across adjacent properties or across sidewalks. Rooftop stormwater shall not be discharged within 5 feet of a sidewalk unless an intervening landscape element is used to promote infiltration, such as a rain garden.	X	☐	☐	
H.5	Stormwater detention and infiltration facilities shall be designed as visual and open space amenities that enhance the overall appearance of the site.	X	☐	☐	
	EXTERIOR LIGHTING				
I.2	All exterior lights shall be designed for commercial use. A lighting plan showing lighting levels on-site and at the property line as well as spec sheets with pictures must be submitted with the Design Standards Checklist for each exterior light to be used.	X	☐	☐	
I.3	Pedestrian lighting shall clearly indicate the path of travel, shall minimize dark spots along that path, and shall utilize coordinated light fixtures.	X	☐	☐	
I.4	The maximum height of wall-mounted parking lot light fixtures shall be 16 feet above the ground. Pole-mounted fixtures are acceptable but not required and will have a maximum height of 30 feet from the ground to the top of the fixture. Fixtures shall be of full-cut-off (FCO) design to minimize glare and spillover.	X	☐	☐	

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
I.5	Ornamental lighting to light the building façade is permitted provided that the light source is not visible from the property line and is designed to minimize glare and spillover.	X			
I.6	No overhead light source (i.e., the lamp or reflector) shall be visible from the property line. Shields may be employed, if necessary, to meet this requirement. The maximum allowable luminance measured 25 feet beyond the property line shall be .05 horizontal foot-candles (HFC).	X			
I.7	Lighting levels for parking lots and pedestrian routes: (horizontal luminance measured in foot-candles):	X			
I.7a	Average: 2.4 foot-candles	X			
I.7b	Minimum: 1.0 foot-candles	X			
I.7c	Uniformity Ratio (Bright spots to dark spots): 4:1	X			
I.7d	Maximum Average: .5 foot-candles	X			
I.8	Each exterior entry to structures on the property shall have an exterior light.	X			
I.9	For properties adjacent to residential uses, motion sensor flood or spot lights shall have shrouds, be limited to two (2) bulbs pointed at least thirty degrees downward and not directly into windows or doors of neighboring building and the light sources shall not be visible from the street.	X			
	PATIOS, PORCHES, DECKS, AND ROOFTOP GARDENS/DECKS				
J.2	Every residential unit is encouraged to have its own patio or balcony and shall be incorporated into the architectural façade of the building and may encroach into the building setback area but not more than 25%. Commercial structures are also permitted to have exterior balconies. No patio or balcony can hang over a sidewalk.	X			
J.3	For commercial developments, ground level patios or decks for customer seating are permitted in the setback areas and should include some screening for noise.	X			
J.4	Exterior stairs leading to a deck or balcony are permitted provided that they are decorative and are architecturally compatible with the building and constructed of compatible materials. Exterior corridors visible from a street are not permitted.			X	
J.5	Rooftop green roofs or rooftop patios and decks are permitted and if intended for occupied use shall have a railing height or parapet of at least 42 inches. Only outdoor furniture is permitted.	X			
	BUILDING DESIGN: FORM, SCALE AND CONTEXT				
K.2	Photos of at least four (4) street views of nearby blocks shall be submitted with the Design Standards checklist.	X			
K.3	Buildings shall be designed to provide human scale, interest, and variety. The following techniques may be used to meet this objective:	X			
K.3a	Variation in the building form such as recessed or projecting bays, shifts in massing, or distinct roof shapes.	X			
K.3b	Emphasis of building entries through projecting or recessed forms, detail, color, or materials.	X			
K.3c	Variation of material, modules, expressed joints and details, surface relief, color, and texture to break up large building forms and wall surfaces. Such detailing could include sills, headers, belt courses, reveals, pilasters, window bays, and similar features.	X			
K.4	For all non-manufacturing or retail buildings, where the allowable building is more than 50% wider than adjacent buildings, one of the following techniques shall be employed to minimize the apparent width of the primary façade:	X			
K.4a	Articulate the façade with projections or bays.	X			
K.4b	Use architectural elements such as column, canopies, glass, changes in materials, and covered entries to interrupt the façade.	X			

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
K.5	The first floor façade shall include windows to provide visual interest and visual connection to the street. The total area of windows and doors on the street-facing façade, including trim, shall not be less than 20% of the total area of the façade, excluding gables.	X			
K.6	Buildings shall be built to the front yard setback line. In highway commercial areas, the building setback shall not be greater than 25 feet and no parking is permitted in the front yard setback area.			X	
K.7	Commercial buildings within Historic Districts or adjacent to any designated historic building must first receive DRC review and approval prior to submittal to the Heritage Preservation Commission for their review. Approval by the Heritage Preservation Commission is necessary prior to the issuance of any building permit. The developer can appeal to the City Plan commission if denied by the Heritage Preservation Commission.			X	
	BUILDING ENTRANCES, DETAILS, TRIM, DOORS AND WINDOWS				
L.2	The primary entrance to the building shall be covered at least three (3) feet from the door. Entrance features may encroach into the front yard setback a maximum of three (3) feet. Building entrances shall be emphasized through projecting or recessing forms, detail, color or materials. Buildings shall be oriented toward the street with pedestrian access.	X			
L.3	All openings shall be articulated or appropriately trimmed through the use of materials such as flat or arched lintels, projecting sills, or surrounds.	X			
L.4a	All windows shall be in keeping with the architectural character of the building.	X			
L.4b	All windows shall have an interior locking or securing mechanism.	X			
L.4c	For mixed used developments that include residential units, exterior entry doors for individual units shall be residential in style (real or decorative styles, rails or panels) solid or insulated or multiple units may be commercial in style (glass). If the door does not have a translucent window lower than five (5) feet, it shall have a security peephole.	X			
	ROOFS AND ROOF LINES				
M.2	Any roof style such as hip, gambrel, mansard, colonial, flat or another roof style is permitted so long as the roof pitch is appropriate to the architectural style of the building (e.g. prairie school) and the roof element contains additional architectural elements such as dormers, long overhangs, windows or other feature.	X			
M.3	Flat roofs are permitted, and must incorporate a parapet wall on all sides, unless the rear side of the building is sloped for drainage. The parapet should include architectural details appropriate to the building design that create a positive visual termination for the building (a “top”).	X			
M.4	A minimum of 50% of a building’s linear roof drip edge should fall to ground surfaces that do not contain impervious surface. If gutters or other stormwater drains toward neighboring properties, then water shall be directed to an onsite rain garden(s) designed to retain a 0.5 inch-1hr rainfall. For information regarding directing clean roof water to rain gardens, the Wisconsin DNR and UW-Extension have extensive publications on the proper calculation for the size and planting materials for rain gardens in Wisconsin.	X			
	EXTERIOR MATERIALS				
N.2	The use of identical materials on all sides of the building is encouraged; however; higher-quality materials on street-facing façade and complementary materials on other façade is acceptable.	X			
N.3	Use of decorative accessories and trim is highly encouraged.	X			

DESIGN REVIEW CHECKLIST

		YES	NO	N/A	NOTES
N.4	Vinyl, plywood, chipboard, T1-11, asphalt siding, non-architectural metal siding and smooth-faced concrete block are prohibited as exterior finish materials unless the architect can demonstrate that the materials are appropriate to the design of the building. Treated wood shall be painted or stained.	X			
N.5	Natural wood shall be painted or stained, unless it is cedar, redwood or some other naturally weather resistant species and is intended to be exposed.	X			
N.6a	Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, as well as an impact on the energy use and comfort of customers and tenants, designs and color shall be selected in general harmony with the overall existing neighborhood.	X			
N.6b	Neutral or natural colors for the primary siding material with brighter or darker colors for accent and trim that provide for a more interesting building and are cooler in the summer are preferred.	X			
N.6c	Complementary multi-color and textured roofing materials that provide for a more interesting building and are cooler in the summer are preferred.	X			
	GARAGES AND ACCESSORY BUILDINGS				
O.2	Street-facing overhead doors on garages are not permitted on lots served by an alley.			X	
O.3	The cumulative length of all garage doors facing the street shall not exceed 50% of the total length of the street-facing elevation unless architecturally justified.	X			
O.4	Accessory buildings shall be architecturally compatible and be constructed of the same materials as the primary building(s). All changes to the approved plans such as the addition of an accessory structure shall be approved by the Design Review Committee if not submitted at the time of initial review.			X	
	BUILDING CONSTRUCTION				
P.2	A completed LEED checklist must be submitted with the Design Standards checklist to demonstrate compliance with the standard.			X	
	BUILDING, PROPERTY AND LANDSCAPING MAINTENANCE				
Q.2	All commercial structures and buildings that are developed and constructed under this ordinance shall maintain the property through an ongoing maintenance program. The maintenance program is to include all exterior aspects of the development and include but is not limited to parking lots, building mechanicals, service elements, customer and tenant amenities, landscaping open space and plantings, wall and fences, signage, stormwater facilities, exterior lighting, patios and decks, exterior finishes, windows, architectural detail, and accessory structures.	X			
Q.3	The project shall be maintained over the life of the development in a like-new condition with an on-going maintenance program that adheres to the intent of the original building plans and is subject to inspection by the City at anytime. Failure to maintain the project may subject the property to fines as permitted under this Chapter and the City of La Crosse Stormwater Management Ordinance. (#4513-7/9/09)	X			

LEED 2009 for Existing Buildings: Operations & Maintenance

Project Checklist

Project Name

Date

Sustainable Sites — Possible Points: 26

Y	N	?			
			Credit 1	LEED Certified Design and Construction	4
			Credit 2	Building Exterior and Hardscape Management Plan	1
			Credit 3	Integrated Pest Mgmt, Erosion Control, and Landscape Mgmt Plan	1
			Credit 4	Alternative Commuting Transportation	3 to 15
			Credit 5	Site Development—Protect or Restore Open Habitat	1
			Credit 6	Stormwater Quantity Control	1
			Credit 7.1	Heat Island Reduction—Non-Roof	1
			Credit 7.2	Heat Island Reduction—Roof	1
			Credit 8	Light Pollution Reduction	1

Water Efficiency — Possible Points: 14

Y	N	?			
Y			Prereq 1	Minimum Indoor Plumbing Fixture and Fitting Efficiency	
			Credit 1	Water Performance Measurement	1 to 2
			Credit 1	Additional Indoor Plumbing Fixture and Fitting Efficiency	1 to 5
			Credit 1	Water Efficient Landscaping	1 to 5
			Credit 1	Cooling Tower Water Management—Chemical Management	1
			Credit 1	Cooling Tower Water Management—Non-Potable Water Source Use	1

Energy and Atmosphere — Possible Points: 35

Y	N	?			
Y			Prereq 1	Energy Efficiency Best Management Practices	
Y			Prereq 2	Minimum Energy Efficiency Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
			Credit 1	Optimize Energy Efficiency Performance	1 to 18
			Credit 2.1	Existing Building Commissioning—Investigation and Analysis	2
			Credit 2.2	Existing Building Commissioning—Implementation	2
			Credit 2.3	Existing Building Commissioning—Ongoing Commissioning	2
			Credit 3.1	Performance Measurement—Building Automation System	1
			Credit 3.2	Performance Measurement—System-Level Metering	1 to 2
			Credit 4	On-site and Off-site Renewable Energy	1 to 6
			Credit 5	Enhanced Refrigerant Management	1
			Credit 6	Emissions Reduction Reporting	1

Materials and Resources — Possible Points: 10

Y	N	?			
Y			Prereq 1	Sustainable Purchasing Policy	
Y			Prereq 2	Solid Waste Management Policy	
			Credit 1	Sustainable Purchasing—Ongoing Consumables	1
			Credit 2.1	Sustainable Purchasing—Electric	1
			Credit 2.2	Sustainable Purchasing—Furniture	1
			Credit 3	Sustainable Purchasing—Facility Alterations and Additions	1
			Credit 4	Sustainable Purchasing—Reduced Mercury in Lamps	1
			Credit 5	Sustainable Purchasing—Food	1

Materials and Resources, Continued

Y	N	?			
			Credit 6	Solid Waste Management—Waste Stream Audit	1
			Credit 7	Solid Waste Management—Ongoing Consumables	1
			Credit 8	Solid Waste Management—Durable Goods	1
			Credit 9	Solid Waste Management—Facility Alterations and Additions	1

Indoor Environmental Quality — Possible Points: 15

Y	N	?			
Y			Prereq 1	Minimum IAQ Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
Y			Prereq 3	Green Cleaning Policy	
			Credit 1.1	IAQ Best Mgmt Practices—IAQ Management Program	1
			Credit 1.2	IAQ Best Mgmt Practices—Outdoor Air	1
			Credit 1.3	IAQ Best Mgmt Practices—Increased Ventilation	1
			Credit 1.4	IAQ Best Mgmt Practices—Reduce Particulates in Air Distribution	1
			Credit 1.5	IAQ Mgmt Plan—IAQ Mgmt for Facility Alterations and Additions	1
			Credit 2.1	Occupant Comfort—Occupant Survey	1
			Credit 2.2	Controllability of Systems—Lighting	1
			Credit 2.3	Occupant Comfort—Thermal Comfort Monitoring	1
			Credit 2.4	Daylight and Views	1
			Credit 3.1	Green Cleaning—High Performance Cleaning Program	1
			Credit 3.2	Green Cleaning—Custodial Effectiveness Assessment	1
			Credit 3.3	Green Cleaning—Sustainable Cleaning Products, Materials Purchases	1
			Credit 3.4	Green Cleaning—Sustainable Cleaning Equipment	1
			Credit 3.5	Green Cleaning—Indoor Chemical and Pollutant Source Control	1
			Credit 3.6	Green Cleaning—Indoor Integrated Pest Management	1

Innovation in Operations — Possible Points: 6

			Credit 1.1	Innovation in Operations: Specific Title	1
			Credit 1.2	Innovation in Operations: Specific Title	1
			Credit 1.3	Innovation in Operations: Specific Title	1
			Credit 1.4	Innovation in Operations: Specific Title	1
			Credit 2	LEED Accredited Professional	1
			Credit 3	Documenting Sustainable Building Cost Impacts	1

Regional Priority Credits — Possible Points: 4

			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

Total — Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

LEED 2009 for New Construction and Major Renovation

Project Checklist

Project Name

Date

Sustainable Sites — Possible Points: 26

Y	N	?			
Y			Prereq 1	Construction Activity Pollution Prevention	
			Credit 1	Site Selection	1
			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
			Credit 4.1	Alternative Transportation—Public Transportation Access	6
			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
			Credit 5.2	Site Development—Maximize Open Space	1
			Credit 6.1	Stormwater Design—Quantity Control	1
			Credit 6.2	Stormwater Design—Quality Control	1
			Credit 7.1	Heat Island Effect—Non-roof	1
			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

Water Efficiency — Possible Points: 10

Y	N	?			
Y			Prereq 1	Water Use Reduction—20% Reduction	
			Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
			Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 35

Y	N	?			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
			Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
			Credit 3	Enhanced Commissioning	2
			Credit 4	Enhanced Refrigerant Management	2
			Credit 5	Measurement and Verification	3
			Credit 6	Green Power	2

Materials and Resources — Possible Points: 14

Y	N	?			
Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	N	?			
			Credit 4	Recycled Content	1 to 2
			Credit 5	Regional Materials	1 to 2
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1

Indoor Environmental Quality — Possible Points: 15

Y	N	?			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
			Credit 3.1	Construction IAQ Management Plan—During Construction	1
			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
			Credit 6.1	Controllability of Systems—Lighting	1
			Credit 6.2	Controllability of Systems—Thermal Comfort	1
			Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

			Credit 1.1	Innovation in Design: Specific Title	1
			Credit 1.2	Innovation in Design: Specific Title	1
			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
			Credit 1.5	Innovation in Design: Specific Title	1
			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

Total — Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

This document was supported by the City of La Crosse Planning Department