



River Point District

La Crosse, Wisconsin

Landscape Maintenance Exhibits

Master Plan Landscape Guidance

River Point District Planned Development District

6.1 Organizing Principles

General Development Plan



FIGURE 6.1.1: General Development Plan

Master Plan Landscape Guidance-Aerial View

River Point District Planned Development District

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

RIVER POINT DISTRICT



6.5 Aerial image

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

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

6.0



Master Plan Outlots Landscape Guidance

River Point District Planned Development District

- FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

RIVER POINT DISTRICT

6.1 Organizing Principles

The River Point District is designed to highlight and incorporate the majestic elements of its natural setting. Green connections address public activity nodes and give a clear framework to the development's organizing principles.

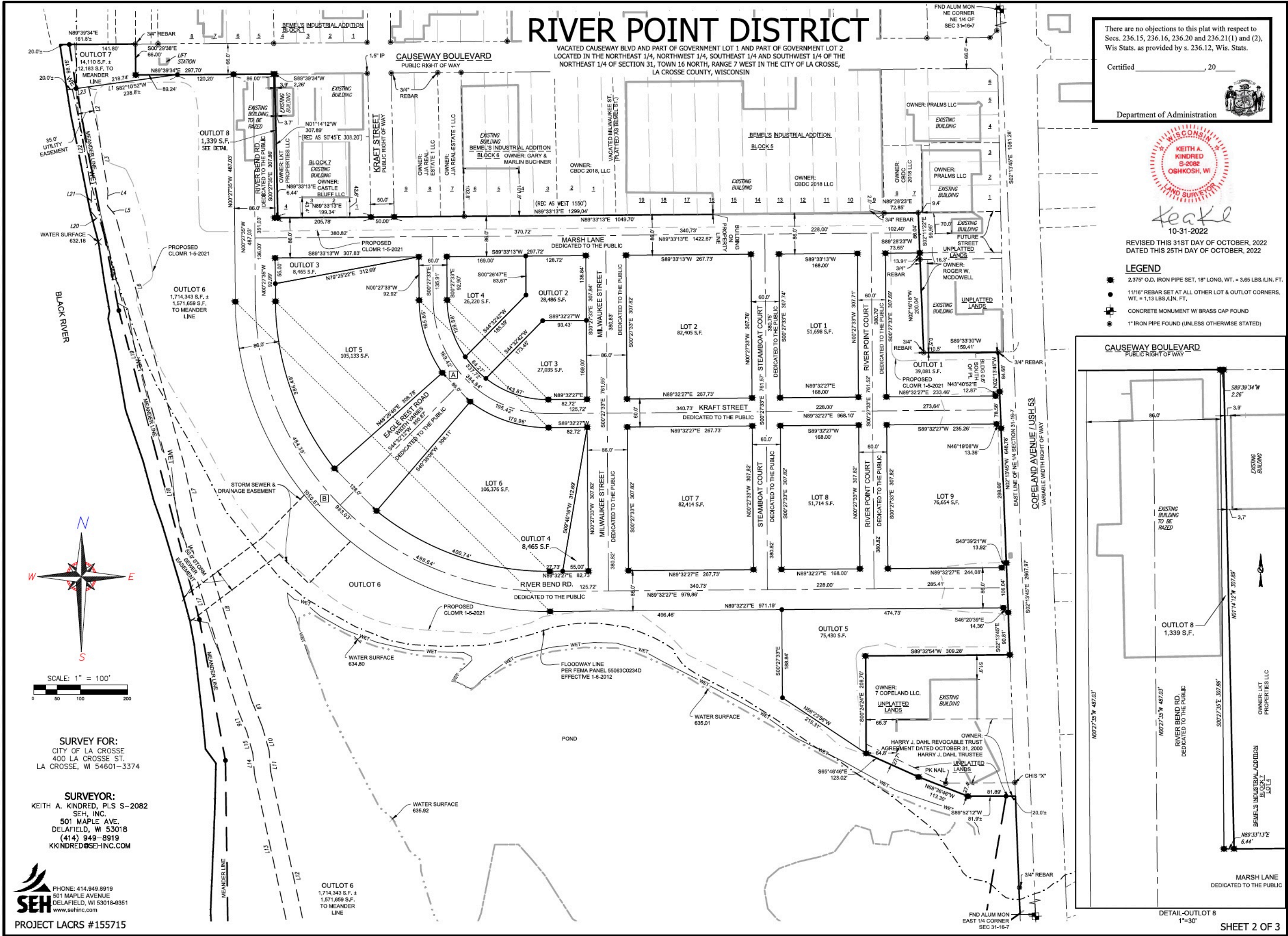


FIGURE 6.1.2: Green Connections & Public Activity Nodes

6.0 - FOR REFERENCE - INITIAL MASTERPLAN CONCEPT

Plat Details of Publicly Held Outlots

River Point District Planned Development District

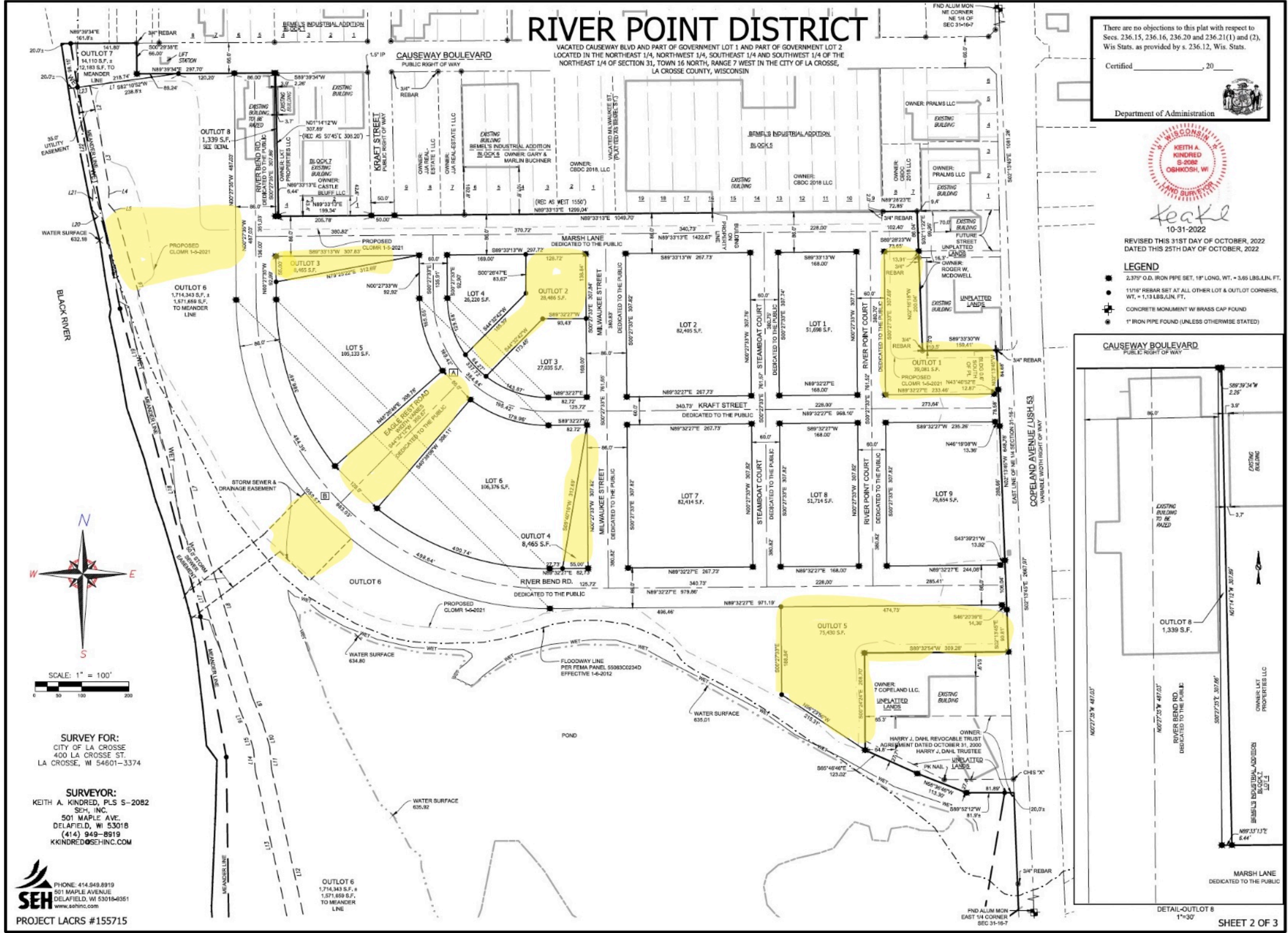


List of Outlots

1. Development Reserve near Fastenal
2. Diagonal Extension to Eagle Rest Road
3. Marsh Lane View Area
4. Milwaukee Street View Area
5. Development Area-360
6. Marsh Lane Extension at River
7. Causeway End at River
8. River Bend Sliver at Causwey
9. Stormwater Vault Cover
10. Shoreline Area (Parks)
11. Marsh Area (Parks)

Plat Details of Publicly Held Outlots-Areas for RDA Maintenance Contract

River Point District Planned Development District

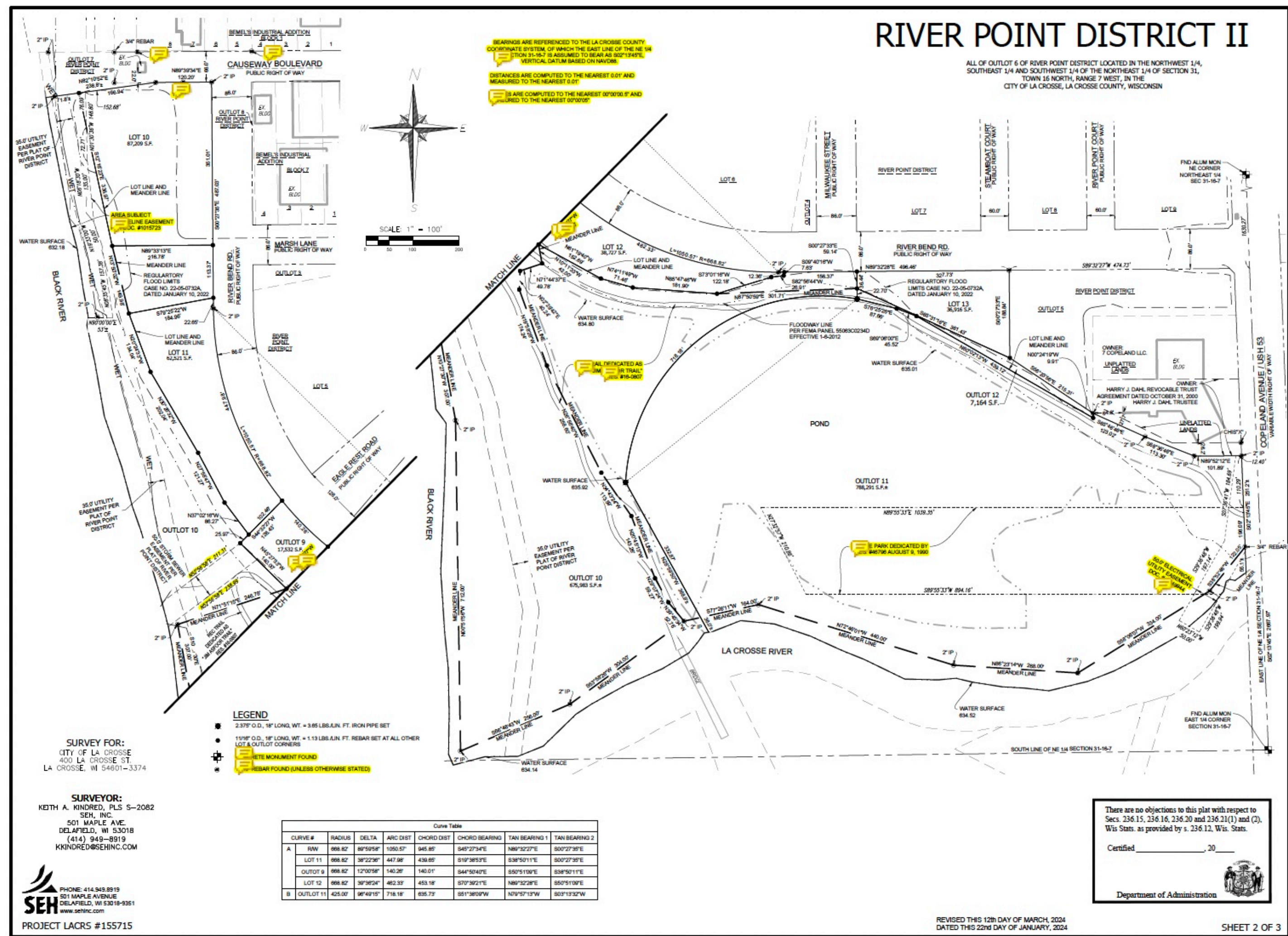


List of Outlots

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Plat Details of Publicly Held Outlots

River Point District Planned Development District



Plat Details of Publicly Held Outlots

Table of Outlot Landscaping Details

| Outlot | Description | Square Footage | Acreage | Pavement | Landscape Area |
|--------|--|-----------------------------|---------|------------------|---|
| 1* | Development Area-Adjacent to McDowell | 39,081 | .89 | N/A | Turf/Stabilization Only |
| 2 | Diagonal Extension to Eagle Rest Road and Eagle Rest Road Median | 34,280 +/- | .78 | 700' or 4,200sf | Turf with some street trees |
| 3 | Marsh Lane View Area | 8,465 | .19 | 280' or 1,680 sf | Turf with some street trees |
| 4 | Milwaukee Street View Area | 8,465 | .19 | 280' or 1,680 sf | Turf with some street trees |
| 5* | Development Area-360 Real Estate | Under Option | | | |
| 6 | Marsh Lane Extension at River | 24.408 | .56 | 700' or 4,200sf | Turf with some street trees |
| 7** | Causeway End at River | Lift Station-Streets | | | |
| 8** | River Bend Sliver at Causeway | Right of Way Sliver-Streets | | | |
| 9 | Stormwater Vault Cover | 17,532 | .40 | 400' or 2,400 sf | Turf with some street trees and approximately 60 shrubs |
| 10*** | Shoreline Area-Trail | Parks | | | |
| 11*** | Marsh Area-Trail | Parks | | | |
| | | | | | |

Note:

See highlighted map on page 6 for the areas shown in this table (outlots 2, 3, 4, 6 and 9) requiring a maintenace estimate.

*Denotes area of impending development which may have temporary stabilization turf and may require mowing only

**Denotes area outside of RDA maintenance contract cared for by Streets

***Denotes area within park trail cared for by Parks

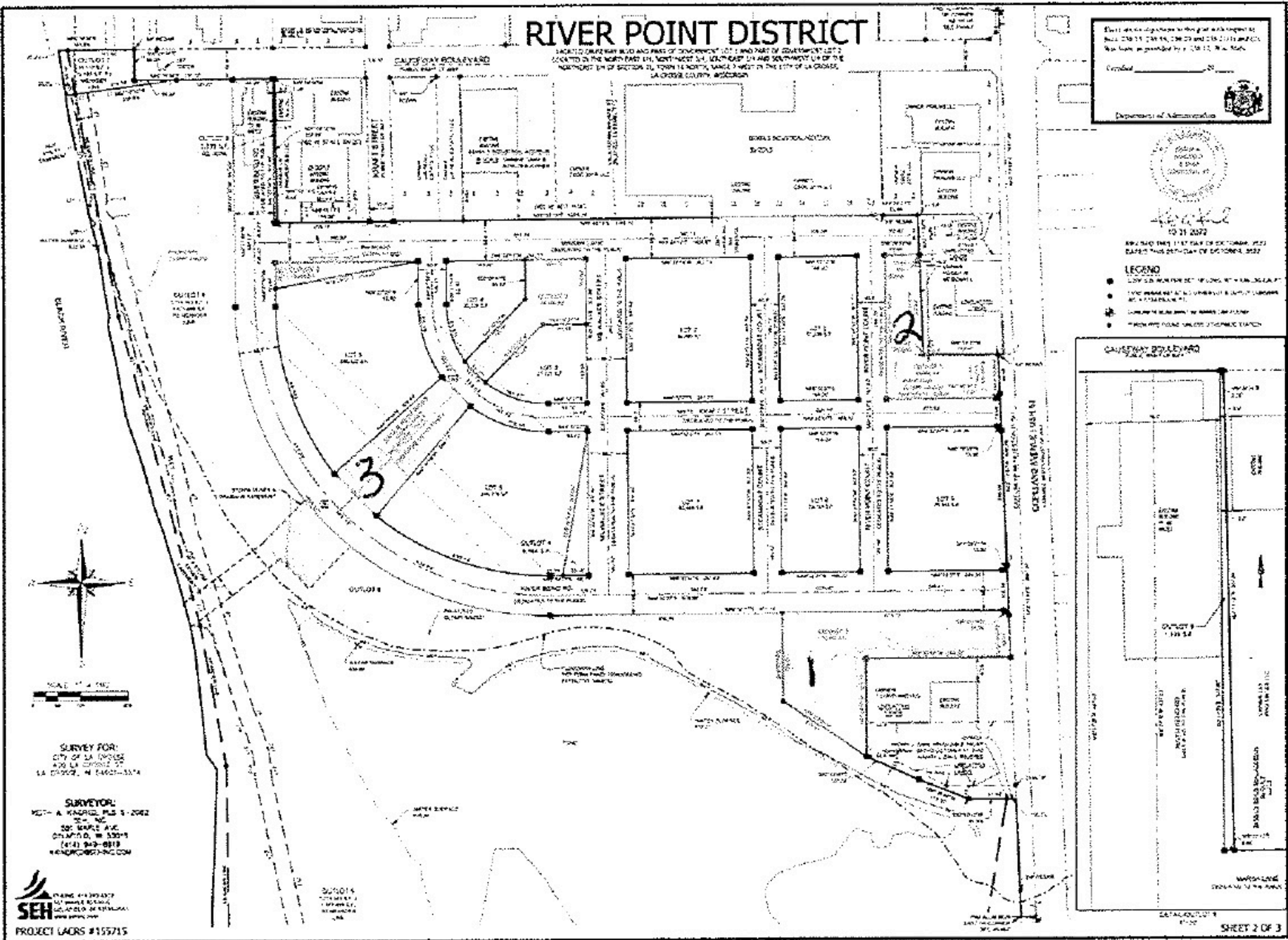
Proposals Received

La Crosse Lawn Care:

La Crosse Lawn Care

Plat Details of Publicly Held Outlots-Areas for RDA Maintenance Contract

River Point District Planned Development District



RDA Landscape Maintenance Areas

List of Outlots

1. Development Reserve near Fastenal
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1 & 2 \$30 each
3 ~~\$30~~ \$30
3 little together
~~\$30~~ \$30
Street Dept
6 Center
medians
\$100.00 each cut

\$120.00/mo-mowing RDA
common areas

Property Reliance

\$150.00-\$300/mo

2. Turf Maintenance (Mowing & Edging)

- Mow turf to a height of 3"–3.25" as conditions dictate.

- Utilize mowing equipment and patterns to recycle clippings where possible for a neat, healthy appearance.
- Remove excess clippings and debris.
- Frequently sharpen mower blades to prevent grass tearing.
- String-trim edges of turf adjacent to hard surfaces as needed.

Mowing Rates

- **Side Discharge/Mulching:** \$75.00 per man-hour
- **Bagging:** \$85.00 per man-hour