

July 3rd, 2025

To: Tim Aklin

Re: La Crosse Veterinarian Clinic

1822 State Rd 16

DESIGN REVIEW June 13th, 2025 Response

Engineering Dept: Engineering Department (Traffic) - (Contact-Matt Gallagher-789-7392, Stephanie Sward-789-8171, Jamie Hassemer- 789-8182, Cullen Haldeman- 789-8185, Jackson Overby)

1. 1) Will need a recorded access agreement for the driveway crossing the parcels. Review
Done and record: See attached. **Exhibit A**
2. 2) Dimension all parking spaces, and adjacent ADA access aisles, if applicable. **Exhibit B**
3. 3) 4) Dimension drive-aisle widths. (Stephanie Sward). **Exhibit B**
4. Will need to submit a Photometric Plan for entire site. Include a summary of fixtures and model numbers used. Plan must also provide calculations/foot candles 25ft. outside off of property lines. (Jamie Hassemer). **Exhibit C**

In addition per Jason & Yuri: Connection Fee paid Brian Asp

**Fire Department- Division of Community Risk Management
(Contact-Andy Berzinski- 789-7562, Jason Riley- 789-7585)**

- 1) Building must have a 25ft setback from the rear property line.
Per zoning on parcel, David Reinhardt says we can have a 20' setback
- 2) Building and HVAC plans must be State approval.
 - a. **Schneider Heating, Ryan Venner provide state approved plans.**
- 3) Stormwater permit and Water Quality Management Letter will be required prior

to any building permits being obtained. (Jason Riley). **A Water Quality Management (WQM) letter, also known as a "208 letter," is a document issued by a regional planning commission or similar agency confirming that a proposed sewer extension project aligns with the regional water quality management plan**

4) All proposed signage will require a separate permit and will be required to meet the municipal code. **Lax Vet will have signage on building and will submit drawing to building inspection:**

5) Plumbing pans will need a separate State approval for both interior and exterior. (Jason Riley). **See Exhibit D & E**

6) Sewer Connection Fee must be paid prior to any permits being issued. (Jason Riley). **Waiting on Brian Asp to provide fee to pay.**

Planning Department-(Contact-Tim Acklin-789-7391)

1) C4- Parking areas shall be separated from primary buildings by a landscaped buffer. **See Exhibit F**

2) C5- Parking stalls must be 5ft front property lines. Provide dimension on site plan. **See Exhibit B**

3) C6- Planting islands. **See Exhibit F**

4) K5- Visual connection of building facing Hwy 16. 20% of northwest elevation must be windows and doors. Please provide calculation on final plans

See Exhibit G

5) 6) 7) 8) Can there be a variation in the siding material or color?

Exhibit H & I

Will need a Lighting/Photometric Plan for the site.

Will need a Landscape Plan for the site.

Utilities Department- (Brian Asp- 789-3897)

1) Trying to figure out how utilities work since

Response: Not crossing lot lines. **See Exhibit D & E**

Engineering Department (Stormwater) - (Contact-Yuri Nasonovs-789-7594)

Must obtain a stormwater permit per Chapter 105 and submit fees.

Response: Please provide fee total and who to pay?

If less than 1 acre no WisDNR Permit is required. If over 1 acre must obtain a permit. Response: Disturbance will be 32,000 sqft.

from the WisDNR.

Only show what you intend to develop on the stormwater management plans.
If Stormwater connection is to Hwy 16 and/or the frontage road connection will need to be approved by the WisDOT. **See Exhibit B, D & E**

Need a stormwater maintenance agreement. Work with Yuri on this item.
WQM letter will be required. Follow the link below for submittal requirements:
Response: **In process of completion**
Also see Exhibit J, K, L, M, N & O

Fire Department- (Contact-Bee Xiong 789-7271)

1) Knox Box Required. **Response: Ordered and will followup with Fire Dept.**

2) 18.2.3.2 Access to Building. (Must meet the following code requirements)

• 18.2.3.2.1

A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

• 18.2.3.2.2

Fire department access roads shall be provided such that any portion of the facility or

any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route

• 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

• 18.2.3.4.4 Dead Ends.

Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

• 18.2.3.4.6.2*

The angle of approach and departure for any means of fire department access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the

fire apparatus of the fire department and shall be subject to approval by the AHJ.

• 18.2.3.4.6.3

Fire department access roads connecting to roadways shall be provided

Response: **See Exhibit B site plan for dimensions for fire truck Y turn.**

Parks, Recreation, and Forestry-
(Contact-Leah Miller 789-8672, Dan Trussoni 789-4915)

1) Must submit a Landscaping Plan.

Response: Exhibit See Exhibit F