

MAY 20, 2022

Tim Acklin
Planning & Development Department
City Planning Department
400 La Crosse St
La Crosse, WI 54601



RE: PLAN REVIEW RESPONSE LETTER – FINAL DESIGN REVIEW
COPPER ROCKS DEVELOPMENT – 2415 STATE RD, LA CROSSE, WISCONSIN

Tim,

Thank you for your plan review letter dated March 11, 2022. We have prepared the following information to address your review comments. Please note that for your convenience each review item is restated below along with our corresponding response.

Requirements Prior to Issuance of a Demolition or Footing & Foundation Permit.

1. Approval of a Certified Survey Map. (If applicable).

ISG Response: Noted, CSM will be completed prior to permit. A draft CSM has been included for reference but is not intended for full City CSM review at this time.

2. Combination of parcels for project site. (If applicable).

ISG Response: CSM will be prepared for the site.

3. Approval of Final Plans from the Engineering Department.

ISG Response: Noted.

4. Approval of Final Plans from the Utility/Water Department.

ISG Response: Noted.

Approval of Final Plans from the Division of Fire Prevention and Building Safety

5. (Inspections).

ISG Response: Noted.

Requirements Prior to Issuance of a Building Permit

1. Approval of Final Plans from the Planning and Development Department.

ISG Response: Noted.

Requirements Prior to Issuance of an Occupancy Permit

1. A Letter of Credit in the estimated cost amount of the proposed landscaping has been submitted to the Planning and Development Department to guarantee the proper installation and growth of all landscape improvements proposed in the approved Landscape Plan OR all proposed landscaping in the approved Landscape Plan has been installed.

ISG Response: Noted.

2. A stamped letter of substantial completion from the design engineer of the project within 10 days of completion.

ISG Response: Noted.

3. Field review and approval of the completed stormwater management facility by the City's Utilities Department.

ISG Response: Noted.

Engineering Department (Traffic) - (Contact-Matt Gallager-789-7392, Stephanie Sward-789-8171, Jamie Hassemer- 789-8182, Cullen Haldeman- 789-8185)

1. Will the surface stalls for the townhomes be labeled as per townhome residents only?
 - a. Applicant-Yes

ISG Response: Yes, they will be.

2. The parking stalls proposed on Farnam Street cannot be included in the total number of parking provided for the site since they are public on street parking.

ISG Response: Noted. Stalls have been removed from parking count

3. Please show sidewalk connection with 25th Street S.

ISG Response: Crosswalk on 25th Street has been added to the plan.

4. Change ROW line along Farnam Street to include new sidewalk in public right of way.

ISG Response: ROW line has been adjusted to include sidewalk.

5. Provide dimensions of parking stalls along Farnam Street length and width of rectangular parking stall.

ISG Response: Stall dimensions have been added to the plan.

6. Provide dimensions of parking stalls (typical is adequate).

ISG Response: Parking stall dimensions have been added to the plan.

7. Provide driving aisle dimension.

ISG Response: Drive aisle dimensions have been added to plan.

8. Provide ADA and access isle dimensions.

ISG Response: ADA stalls and aisles have been added to the plan.

9. The sidewalk along State Road preferred width of 7 feet with a 1-foot utility strip.

ISG Response: Sidewalk has been adjusted as noted.

10. Provide standard driveway taper for driveway on State Road.

ISG Response: Driveway taper has been added.

11. Will need a photometric plan and cut sheets/specifications of the lighting fixture.

a. 1 ft candle average /uniformity 4 or better.

ISG Response: Photometric plan will be submitted at a later date prior to permit issuance.

12. Need grades on new and replacement sidewalks and curb ramp.

ISG Response: Grades have been added to the grading plan for public sidewalk and ramps.

13. ROW issue on Farnarm should be addressed as part of the CSM submittal for the sit.

ISG Response: ROW will be dedicated as part of the CSM.

Division of Fire Protection and Building Safety (Building and Inspections Department) (Contact-Eddie Young- 789-7582, Jason Riley- 789-7585)

1. State Plumbing Plans are required.

ISG Response: Noted.

2. Show details of looped main. (surface laterals).

ISG Response: Watermain sizes, valve, and hydrant locations have been added to plan.

3. If tying into existing water off of Losey Blvd need to meet the City requirements for connection and design.

ISG Response: Double check valve assembly for backflow prevention has been added to meet State plumbing code requirements.

4. Must meet the City's meter policy. Policy attached.

ISG Response: Noted.

5. Setbacks and parking spots can be approved by Council through zoning. – no issues.

ISG Response: Noted.

6. Will need separate permits for each building- Also includes state review.

ISG Response: Noted.

7. Will need a Demolition Permit for existing building- CUP is required if demolition is desired before applying for building permits.

ISG Response: Noted.

8. Any fencing and signage will need separate permits.

ISG Response: Noted.

Police Department- Cory Brandl-789-7206

1. No comments have been provided at this time.

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

1. Flat Roofs are permitted must incorporate a parapet wall on all sides unless rear is sloped for drainage. Should include architectural details appropriate to the building design that create a positive visual termination for the building. (M3-Commerical) (N4-Multi-Family).

ISG Response: Noted

2. Garage doors- encouraged to consider a window slat or some other feature to break up a wall look.

ISG Response: Noted

Utilities Department- (Bernie Lenz-789-7588, Brian Asp- 789-3897) Water

1. The utility needs to see the details of the water lines include on future plans.
 - a. Pipe size
 - b. Valve locations
 - c. Any proposed cross connections, with check valves (tap records attached)
 - i. https://library.municode.com/wi/la_crosse/codes/code_of_ordinances?nodeId=PTIGEOR_CH46UT_ARTIIWAUT_S46-40CRCOCO
 - d. Meter and curb stop locations (meter access code attached)

ISG Response: Thank you for providing the tap records. Pipe sizes and valve locations have been added to the plan. Meter locations will be provided at a later date per the meter access code requirements.

Storm Sewer

1. You show tying into an existing catch basin, with this large property, the capacity of the catch basin lead concerns the city.

ISG Response: On site stormwater management has been designed to maintain flow to the existing tie in to City storm sewer.

2. The storm sewer at the SE corner of the lot crosses the parcel lines, please address this in future plans.

ISG Response: Connection to existing storm sewer on south side of lot will be within a drainage and utility easement to maintain existing drainage conditions. This is shown on the draft CSM.

3. You do show at least a small amount of surface flow from the neighboring parcel, please address this in future plans.

ISG Response: Flow patterns to the south of the site will be within a drainage and utility easement to maintain existing drainage conditions. This is shown on the draft CSM.

Sanitary Sewer

4. The capacity of the 8" sewer in Farnam St. is a concern to the utilities, if the 12" line is too shallow to connect to, please provide the city with flow calculations for the sanitary sewer to assess our capacity in the 8" line, and the lift station downstream.

ISG Response: After further review, there is a considerable change in depth in the 12" sanitary line at the intersection of Losey Blvd. Sanitary tie in location has been changed to this location. Calculations of sanitary flow from the development are also included.

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

1. Understanding: Developer will pursue same concept as 5th Ward residences.

ISG Response: Correct. Maintenance plan for stormwater management is included in the submittal. Copies of individual lot maintenance agreements will be provided at a later date.

2. Need to see completed and approved (by Scott Dunnum) CSM. Adequate drainage easements should be included.

ISG Response: Noted. Final CSM will be prepared and submitted to the City at a later date. A copy of the draft CSM is included with the submittal for reference.

3. Each proposed parcel will need to obtain separate WQML, stormwater permit and record Maintenance Agreement (same template as 5th Ward).

ISG Response: Noted.

4. Provide model 40% TSS removal.

ISG Response: WinSLAMM model showing 40% TSS removal is included with the submittal.

5. HydroCADD model is not necessary (1.5 ac. decrease in impervious area) but might be necessary to show load at the point(s) of connection to the public stormwater system. Concern: public system has adequate capacity.

ISG Response: HydroCAD model is included with the submittal for sizing of the stormwater management system.

6. 100-year safe passage.

ISG Response: HydroCAD model is included with the submittal for confirmation of 100-year safe passage.

Fire Department- (Contact-Steve Cash- 789-3868)

1. Sprinkler and Fire Alarm plans need State review and approval.

ISG Response: Noted.

2. KNOX Box required for each building.

ISG Response: Noted.

3. Any commercial spaces requiring a Hood Systems will need to be permitted separately.

ISG Response: Noted.

4. Fire Department will need access to the center building of site. Need to see turning radius. The Fire Department access road to needs to meet NFPA 1 (2012) 18.2.3.

ISG Response: Fire truck turning movement exhibit has been included along with a hydrant coverage map with the submitted plans to ensure access to all buildings on site.

5. Fire connection has to be within 150ft of hydrant.
 - a. Private hydrant must meet specs, labeled and identify location on plans.

ISG Response: Private hydrant locations are shown on the hydrant coverage map along with coverage area using a 150 FT radius.

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

1. Blvd space along Losey Blvd and State Rd- plantings on private land or ROW?
 - a. State Rd on private land.
 - b. Losey Blvd shows multi-stem- needs to be single stem. Please revise.
 - c. Needs to be 35ft between trees in blvd
 - d. Planting specifications needed on plan

CRE Response: All boulevard trees are on 35' spacings and single-stem (plantings adjusted as needed). Planting Specs have been added to plan.

Please contact me at 608.789.2034 or via email at Stephanie.Merdan@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Stephanie Merdan
Senior Project Coordinator
Stephanie.Merdan@ISGInc.com