



March 12, 2026

City of La Crosse Engineering Dept.
ATTN. Yuri Nasonovs
400 La Crosse St.
La Crosse, WI 54601

Regarding: Stormwater Permit for STH 16 Clinics Development Phase 2 – Live Well Chiropractic Clinic AMENDED

Dear Yuri:

We are re-submitting our amended application for a City Stormwater Permit for the above referenced construction project that has previously been reviewed by the City’s Design Review Committee (see 7-11-25 City memo). The overall project is occurring on 2 separately-owned, adjacent parcels that front upon the STH 16 Frontage Road at 1822 STH 16. The 2 parcels will share a driveway onto Frontage Road but each parcel will be developed separately as phase 1 & phase 2 of the overall project. **This application is for land disturbances involved in phase 2 only.** Because a residential house and garage previously existed on this site, Phase 2 is considered to be re-development.

Phase 2 of this project will involve the construction of the Live Well Chiropractic Clinic on the southern of the 2 parcels (17-10460-110, 0.50 acres, 1822 STH 16). The new clinic will consist of a 1-story building with a parking lot, landscaped areas and stormwater treatment structures. The building has a 2000 sf footprint and Phase 2 will disturb 0.47 acres on the southern parcel and 0.04 acres of Frontage Road right-of-way.

Phase 2 construction is expected to begin yet this fall with substantial completion expected in summer of 2026. Phase 2 construction will largely occur concurrently with phase 1 construction.

Most storm water runoff for phase 2 will be treated by 2 biofilters and an underground chamber storage system. A significant amount of stormwater run-on enters the site from residential and commercial properties to the east, and most of that run-on will enter the proposed underground chamber storage system. The EC&SWM Plan describes this in more detail. The site was modeled using WinSLAMM V10.5 and HydroCAD V10.00-26 for pre and post construction conditions. The models show a total suspended solids reduction of 51.87% for site-generated runoff, and 46.88% when run-on volumes are included. Peak discharge volumes will be reduced or maintained as follows:

<u>Storm Event</u>	<u>Ex. Site (cfs)</u>	<u>Pro. Site</u>	<u>Pro. Site + Run-on</u>
2-yr	0.37	0.37	1.08
10-yr	0.95	0.69	2.12
100-yr	2.56	2.28	3.68

Be advised that although the HCAD model shows a warning that the underground storage chamber’s outlet device becomes submerged, which is the intended result as the 5” outlet pipe is designed to

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slowly release stored water.

The following items are being included in this submittal:

1. Stormwater Permit application
2. Full plan set (for both phases)
3. Annotated Grading & Utility Plans
4. Erosion Control & Stormwater Management Plan

Please feel free to contact our office should you need any additional information or clarification regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob Haines", with a long horizontal flourish extending to the right.

Robert A. Haines
WI PE #30878