MAIN ST MIXED USE VIROQUA, WI

SIP APPLICATION PRESENTATION
September 26, 2023





PROJECT DEVELOPMENT TIMELINE

Community Engagement Dates

October 5, 2022 Neighborhood Meeting & Stakeholder Engagement Day

(met with over 10 community organizations)

October 10, 2022 Plan Commission Meeting

October 11, 2022 City Council Meeting

November 14, 2022 Committee of the Whole & Plan Commission Meeting

November 15, 2022 City Council Meeting

June 26, 2023 Neighborhood Meeting

June 27, 2023 Committee of the Whole Meeting

Next Steps

September 20, 2023 Plan Commission Meeting

September 26, 2023 City Council Meeting

December 4, 2023 Permit Application Submission

March 1, 2024 Construction Commencement

June 9, 2025 Construction Completion

TRAFFIC STUDY

Table 2. Trip Generation

ITE Land Use	ITE Land Use Code	Size (Units)	Weekday Daily Trips (rate)	AM Peak			PM Peak		
				In (%)	Out (%)	Total (rate)	In (%)	Out (%)	Total (rate)
Multifamily Housing (Low-Rise)	220	(Dwelling Units)	490 (7.54)*	10 (24%)	35 (76%)	45 (0.69)*	30 (63%)	20 (37%)	50 (0.77)*
Liquor Store	899	3.12 (1000 Sq. Ft. GFA)	335 (107.21)	10 (51%)	5 (49%)	15 (5.08)**	40 (50%)	45 (50%)	85 (27.30)*
Day Care Center	565	6.07 (1000 Sq. Ft. GFA)	290 (47.62)	35 (53%)	30 (47%)	65 (11.00)	30 (47%)	35 (53%)	65 (11.12)
Total Generated Trips			1,115	55	70	125	100	100	200
Multimodal Trip Reduction (5%) (residential and retail land uses)			(40)	0	0	0	(5)	(5)	(10)
Drive way Trips			1,075	55	70	125	95	95	190
Pass-By Trip Reduction (25%) (retail land use)			(85)	0	0	0	(10)	(10)	(20)
New Trips			990	55	70	125	85	85	170

TRAFFIC STUDY

Conclusions

- The development is anticipated to generate 990 new trips per day, 125 trips during the AM peak hour, and 170 trips during the PM peak hour. Each trip represents one entering or exiting vehicle. A visit to the site to drop a child off at the daycare therefore accounts for two trips.
- Movements on the W Broadway Street and E Broadway Street approaches to N Main Street currently each experience failing operations during the PM peak hour with more acceptable operations outside of these peak times.
- Upon completion of the development, delays and queues at these approaches are anticipated to increase, with the addition of the E Broadway Street eastbound left turn at North Main Street failing during the AM peak hour.
- Failing operations at side street approaches to arterial roadways are common. Unless signal warrants are met, this does not indicate the need for changes to intersection control. V/c ratios upon completion of the development are estimated to remain below 0.5, indicating that additional intersection capacity is available without changes to intersection control.
- Improvements to sight lines by way of additional setback for the proposed building and the installation of an RRFB at the N Main Street intersection with W Broadway Street are anticipated upon completion of the development. These are anticipated to promote pedestrian safety and mobility.

TRAFFIC STUDY

Recommendations

- Access proposed by the developer, including maintaining the full access driveway located across N Main Street from E Broadway Street and two new full access driveways on N Rock Street, is recommended and is anticipated to promote safe and efficient traffic operations.
- No off-site improvements to the public roadway network are recommended with the development.
- If additional safety improvements are desired after observing the performance of the improvements planned by the developer and WisDOT, the City of Viroqua could consider an additional RRFB at the north crosswalk at the N Main Street intersection with E Broadway Street.

ENVIRONMENTAL STUDY

Northpointe Development had a Phase I ESA, Phase II ESA, Hazardous Building Materials Evaluation, and a Geotechnical Evaluation completed on the property. The Phase I ESA did not reveal any additional or unknown Recognized Environmental Conditions (RECs), therefore the RECs consisted of the known, previous WDNR BRRTS sites as well as the fly ash fill area. The Phase II ESA completed on the Site consisted of advancing twenty-two soil borings to address the RECs identified in the Phase I ESA.

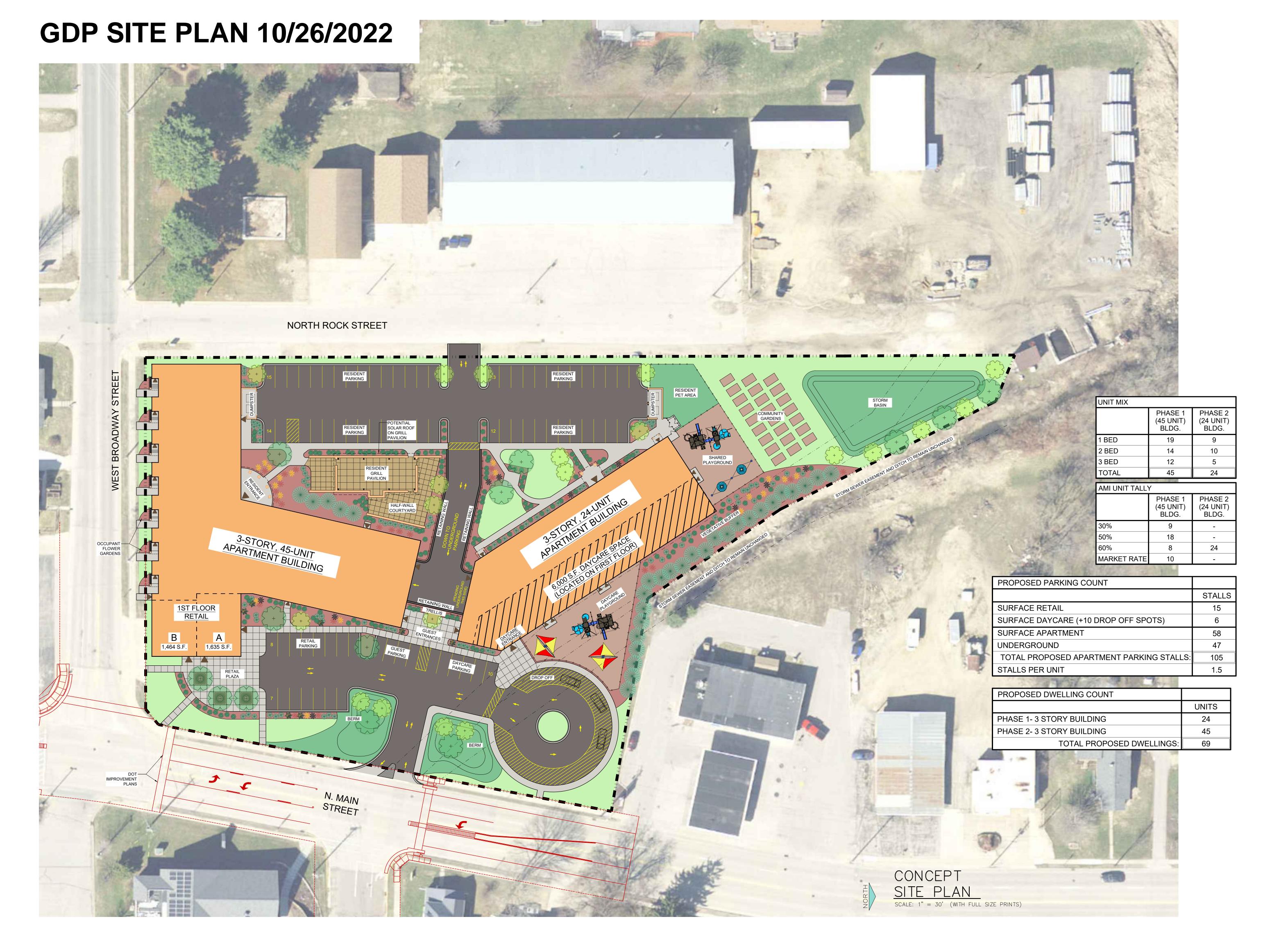
Findings

Significant asbestos was found within the existing buildings, which will require abatement. This includes insulation, floor tile, and boiler insulation. Lead, arsenic, PAHs, Petroleum VOCs including benzene, 1,2,4- trimethylbenzene, 1,3,5-trimethylbenzene, ethylbenzene, hexachlorobutadiene, methylene chloride, toluene, xylenes, and naphthalene were detected in several soil borings. Soil gas samples detected 1,2,4-trimethylbenzene, benzene, ethylbenzene, m-&p-xylene, o-xylene, and tetrachloroethene (PCE) at concentrations exceeding their respective VALs. Soil gas sample SG-1 also detected bromodichloromethane exceeding the VAL.

ENVIRONMENTAL STUDY

Next Steps:

- Reporting Vapor Results to WDNR, Requesting a Technical Review Letter, and Developing a Work Plan
- Preparing WDNR Soil Management Plan and Submitting for Approvals
- Coordinating the Asbestos Removal and Air Clearance Testing
- Providing Demolition Activity Oversight
- Coordinating the Installation of the Vapor Mitigation System
- Providing on-site soil screening and monitoring during the earthwork phase of the project
 - This includes removing an estimated 1,500 tons of soil from the "hot-spot" areas and hauling it to the landfill
- Preparing and submitting a Soil Management Plan Implementation Report



PRECEDENT

= ARCHITECTURE =

the art of engineering

920.602.5519

PROJECT # 222900

DRAWING INDEX

Each subcontractor shall possess, review, and be responsible for all

review, and be responsible for all drawing sheet information.

IREEL API.
ray & N. Main St.
/isconsin

W. Broadwa Viroqua, Wi

PRELIMINARY DATES

**

10/26/22

OLIVINARY DATES

**

10/26/22

TITLE / SITE PLAN

T1.0

















LEGEND

CIRCULATION

3 BEDROOM TOWNHOME

STORAGE/MECHANICAL

AMMENITY

1 BEDROOM

2 BEDROOM

3 BEDROOM

GARAGE

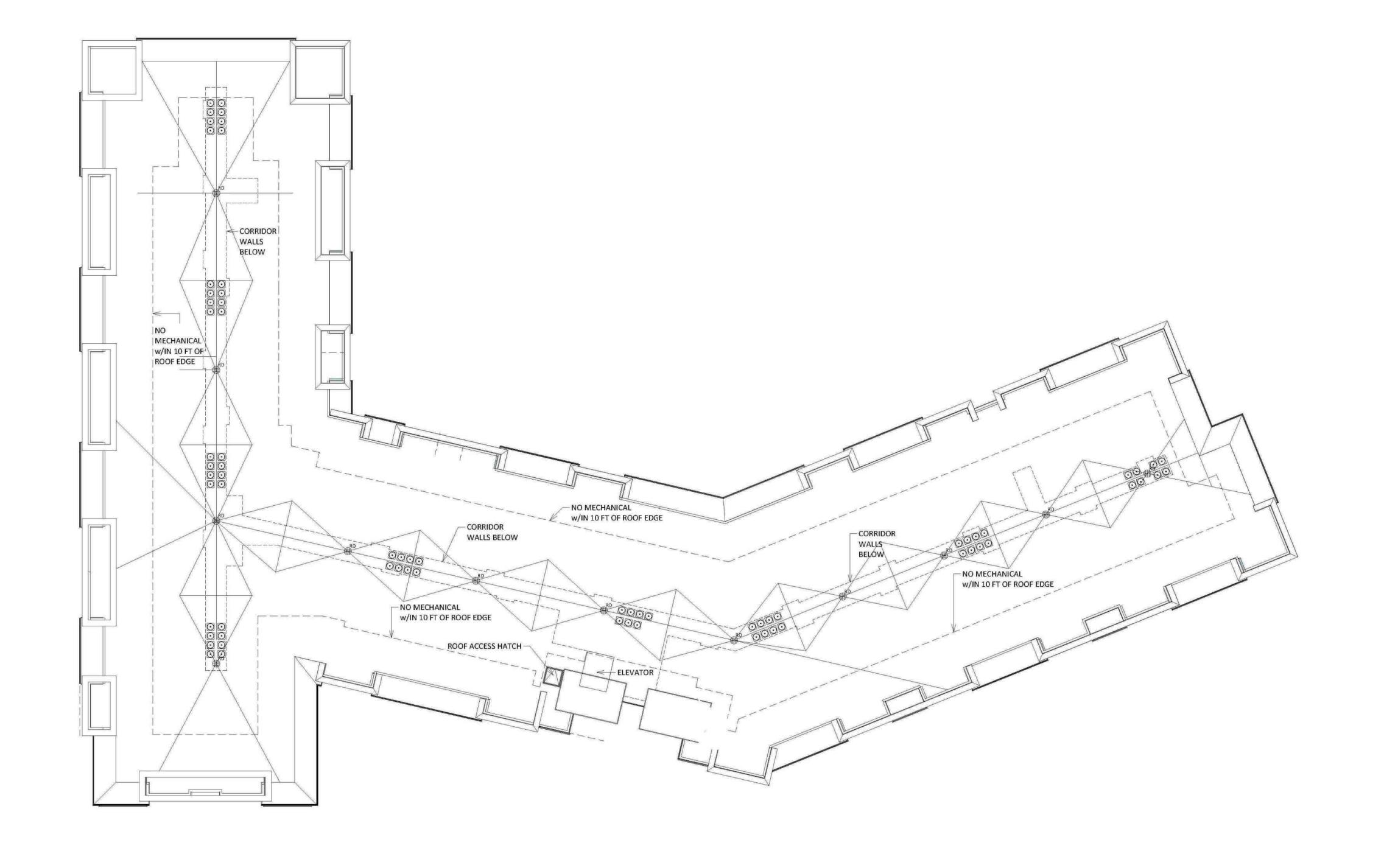
COMMERCIAL

TRASH





LEGEND





LEGEND











CONCEPT RENDERINGS 10-5-22

CONCEPT RENDERINGS 6-27-23





























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