



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Board of Public Works

Monday, July 29, 2024

10:00 AM

Council Chambers
City Hall, First Floor

The Board of Public Works meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the video link to the far right in the meeting list.)

Call to Order

Roll Call

Approval of Minutes

Minutes from July 22, 2024.

Agenda Items:

- [24-0934](#) Bidder's Proof of Responsibility.
- [24-1008](#) Request for Annual Fill the Boot for MDA campaign.
- [24-1020](#) Sanitary Sewer District #1 Rates for the year July 1, 2023 to June 30, 2024.
- [24-1024](#) Request for approval to maintain current access status in ROW for Water Utility at 800 East Ave N. Myrick Pumphouse.
- [24-1039](#) Finding & Order for Charles Street and Hagar Street Yield Sign Implementation.
- [24-1040](#) Report of quote proposals for Emergency watermain install at 1200 block of Townsend St.
- [24-1042](#) Pointe West Investments SPP request for sign over ROW at 901 State St.
- [24-0904](#) Resolution and report of the Board of Public Works on the costs of operating and maintaining the parking system in downtown La Crosse.

Public Hearing.

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Board members: Mitch Reynolds, Tamra Dickinson, Rebecca Schwarz, Andrea Trane, Matthew Gallager.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0934

Agenda Date: 7/29/2024

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-1008

Agenda Date: 7/29/2024

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: Request



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-1020

Agenda Date: 7/29/2024

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

Sanitary District No. 1 Charges

For the year July 1, 2023 to June 30, 2024

07/24/24

	Current Year's Empty Lot Rate	Current Year's Connection Rate	Last Year's Empty Lot Rate	Last Year's Connection Rate
	-----	-----	-----	-----
Bond Redemption	0.00	0.00	0.00	0.00
Maintenance	28.45	28.45	29.27	29.27
Operation	44.82	44.82	59.54	59.54
Sewage Treatment	0.00	149.71	0.00	129.69
Totals	----- \$73.27	----- \$222.98	----- \$88.81	----- \$218.50

Operation	12,818.52
Mtce	8,136.70
Sewage	30,391.13
Commercial	9,288.06
Multi	672.11
Trailer	19,781.10
Total	81,087.62
Billed	81,087.62

mtce	8,136.70
comm mtce	654.35
multi mtce	28.45
trailer mtce	995.75
total mtce	9,815.25

resid sewage	30,391.13
comm swge	7,602.85
multi swge	598.84
trailer swge	17,216.65
total swge	55,809.47

	65,624.72
Operation	15,462.90
Total	81,087.62

SANITARY SEWER DISTRICT #1

The Sanitary Sewer District #1 is comprised of approximately 300 parcels located within The Town of Shelby. Parcels ranging from Ward Ave to Bluffside Dr to Oak Dr.

Each parcel located within the district shares equally in the charges for operation and maintenance for the district. Sewage treatment charges only apply to a parcel when there is an actual connection to sewer.

OPERATION AND MAINTENANCE:

Each parcel has a minimum of one charge for operation and maintenance. If the lineal feet (LF) of the parcels' frontage exceeds 60 LF there may be an additional charge. For example:

A parcel having 185 LF of frontage would be charged for 3 charges of operation and maintenance.
 A parcel having 65 LF of frontage would be charged for 1 charge of operation and maintenance.

Operation charges are calculated based on administration costs of the district (salaries, postage, supplies, etc).

Maintenance charges are calculated based on maintenance costs of the district (cleaning of mains, minor repair costs, etc).

SEWAGE TREATMENT:

Each parcel connected to sewer has a minimum of one charge for sewage treatment.

If residential the charge is calculated as follows:

Average cubic feet per water usage	15.0000	cubic feet
X Usage charge per quarter	<u>2.150</u>	
Sub Total	32.2500	
+ Service charge per quarter	<u>15.0000</u>	
Sub Total	47.2500	
X Number quarters per year	<u>4</u>	
Sub Total	189.0000	
+ Lift Station Cost	11.2600	
- Mtce	(28.4500)	
- Water Dept Svces	<u>(22.1000)</u>	
Net Residential Sewage charge	149.71	

If Commercial the charge is calculated as follows:

The City of La Crosse Water Department will calculate the average usage of water based on either the property having a meter (the sewer usage will be based on actual usage then) or it will estimate the water usage based on a similar type of business located within the city that is metered.

Net Residential Sewage charge	149.7100
/ by average cu ft of water	<u>6.0000</u>
Cost per cu ft of water	24.9520
X either actual metered/estimate usage	<u>6000</u>
Cost per cu ft of water	149712.00
/ by 1000	149.71

In the case that the commercial property uses more than 6000 cubic feet of water the property would then be charged: Cost per cu ft of water 24.9520

Either Actual or estimated usage	<u>10000.00</u>
Cost per cu ft of water	249520.00
/ by 1000	<u>1000.00</u>
Comm Chg for sewage	249.52

Note: If the parcel has more than one sewage connection the parcel would be charged for the number of connections. The actual charges would be based on either residential or commercial connections.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-1024

Agenda Date: 7/29/2024

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

Agenda Number:



CITY OF LA CROSSE
WATER DEPARTMENT
400 La Crosse St
La Crosse WI 54601-3396
Phone (608) 789-7536
utilities@cityoflacrosse.org

MEMORANDUM

To: Board of Public Works
From: Derek Greebon – Water Superintendent
Date: 7/25/2024
Subject: 800 East Ave N – Myrick Pumphouse Continued Use As-Is

It has recently come to the attention of the Water Utility eastern frontage loading and turn around that the utility utilizes daily is located on the public right of way for East Ave N. This area has been used by the utility as a loading and unloading area since the construction of the Myrick Pumphouse building.

The Water Utility is requesting to have the continued historical use and maintenance responsibility of this area, and the utility has already taken the steps to include this area into the Storm Water charges of an impermeable surface. The public sidewalk will continue to remain unimpeded and any future repair costs to the loading area will solely bore by Water Utility.

Thank you





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-1039

Agenda Date: 7/29/2024

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: Finding & Order



From the Offices of the Traffic Engineer
and the Chief of Police
City Hall

**CITY OF LA CROSSE
BOARD OF PUBLIC WORKS
Findings & Orders:**

July 23, 2024

ESTABLISHING

AMENDING

VACATING

TYPE OF ALTERATION: Two-way YIELD control, requiring North-South traffic to yield

GENERAL LOCATION: Intersection of Charles Street & Hagar Street

Report:

A request was received to investigate traffic control at the intersection of Charles Street & Hagar Street, currently an uncontrolled intersection. Conditions including sight distance, vehicle volumes, crash history, and road classification do not warrant stop signs as requested, per existing criteria. However, a disproportionate number of crashes at this intersection calls for the recommendation of 2-way yield control. It is recommended that the signs be arranged for North-South traffic to yield to West-East traffic.

WHEREAS, Section 44-39 of the City of La Crosse Municipal Code of Ordinances provides that after obtaining a report and recommendation of the Traffic Engineer, the Chief of Police shall forward recommendations and appropriate orders to the Board of Public Works.

AND WHEREAS, the Findings of the Traffic Engineer state the public interest, convenience, and necessity, the Chief of Police hereby Orders the above traffic alterations, to wit:

- Two-way YIELD signs at Charles Street & Hagar Street, as defined above.

NOW, THEREFORE, the Board of Public Works hereby approves the aforementioned traffic alteration, and City staff is hereby authorized to effect said changes.

Matthew A. Gallagher
Director of Engineering & Public Works

Shawn Kudron
Chief of Police

Date Filed: 2024-07-23
BPW Approval: _____
Date

Presiding Officer



**TRAFFIC/PARKING ZONE REQUEST FORM
FINDING AND ORDER APPLICATION**

Engineering Department * Phone: (608) 789-7505 * Fax: (608) 789-8184
www.cityoflacrosse.org/engineering engineering@cityoflacrosse.org

APPLICATION NO:
DATE:
PARCEL ID:

STATUS:	APPLICATION TYPE:
---------	-------------------

APPLICANT INFORMATION

NAME (FIRST, MI, LAST): Joshua P Navrosted	DATE: 3/20/2024
ADDRESS (STREET, CITY, STATE, ZIP): 726 Liberty St	
PRIMARY PHONE NUMBER: 608-518-0290	EMAIL ADDRESS:

TRAFFIC AREA DETAILS

LOCATION OF REQUEST - BE SPECIFIC (PROVIDE PHOTOS IF AVAILABLE):
Charles + Hagar needs atleast a 1 way stop sign. Uncontrolled ~~road~~ intersection by city park/ball field. I have witness many accidents and injuries.

PURPOSE OF REQUEST: ADD ZONE REMOVE ZONE

ZONE TYPE: PARKING (No Parking, Loading Zone, 2 Hour) TRAFFIC CONTROL (Stop, Yield) DIRECTIONAL CONTROL (Turning Lane)
 PEDESTRIAN (Crosswalk, Advanced Warning) DIRECTION OF TRAVEL (One Way) OTHER (Specify in Comments)

COMMENTS: Also needing no truck signs on Hagar. Some's cut down Hagar towards Ronin harte from Copeland to George/Lang

The undersigned understand and agrees to the following:

1. The completed form does not guarantee the desired outcome;
2. Results of recommendations are subject to approval by the Board of Public Works (BPW) or Common Council;
3. Implementation shall comply as necessary with Wisconsin State Statutes, City of La Crosse Municipal Code, and the MUTCD;
4. The applicant will be notified of meeting date for public hearing before BPW or Common Council;
5. Attaching a petition may be beneficial in the decision-making process.
6. Parking requests need to come from or have approval from the Property Owner(s).

	Joshua Navrosted	Citizen	3/20/2024
APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE (TYPED**)		TITLE	DATE
**By typing your name, this constitutes a legally binding, electronic signature			

TRAFFIC ENGINEER USE ONLY

DATE RECEIVED:	REVIEWED BY:
TRAFFIC STUDY REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO	PETITION REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO
TRAFFIC ENGINEER COMMENTS:	

POLICE PARKING UTILITY USE ONLY

DATE RECEIVED:	REVIEWED BY:
POLICE PARKING UTILITY COMMENTS:	

BOARD OF PUBLIC WORKS USE ONLY

BOARD OF PUBLIC WORKS MEETING DATE:	APPLICANT NOTIFIED BY (NAME):	DATE/TIME OF NOTIFICATION:
COMMENTS:		
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	EFFECTIVE DATE:	



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-1040

Agenda Date: 7/29/2024

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



CITY OF LA CROSSE

WATER DEPARTMENT

400 La Crosse St

La Crosse WI 54601-3396

Phone (608) 789-7536

utilities@cityoflacrosse.org

MEMORANDUM

To: Board of Public Works
From: Derek Greebon – Water Superintendent
Tina Erickson – Utilities Finance & Compliance Manager
Date: 7/25/2024
Subject: 1200 Block of Townsend Street- Emergency Watermain installation

In March of 2021, the utility was first made aware of a group of 4 twindos on the 1200 Block of Townsend Street that are non-compliant with the Public Service Commission (PSC) regulations related to service lines and metering when a service leak occurred on one of the two shared service lines. Utility policy requires homeowners bring properties into compliance when either the service line fails and must be fully replaced, or when the property sells. Since the original leaks were repairable, all four homeowners were notified in 2021 that they did not have to separate the shared services at that time but would have to separate in the future when either of these scenarios occurs. Other factors that complicated this situation was that there was no watermain on the 1200 Block of Townsend Street and the shared service lines are fed off Bennett Street, running behind these 4 properties up to 250 feet away, through neighboring property and under the driveway of 1204 Bennett Street.

Wis. Admin. Code § PSC 185.52(2)(b) Single Connections states: "A customer's lateral shall be directly connected to utility-owned facilities, and there shall be no other customer connection downstream from the utility's shut-off valve. This does not apply to multi-occupancy premises, such as apartments, condominiums, and shopping centers." Please note that Public Service Commission staff does not consider "twindos" as "multi-occupancy premises" because each twindo is on its own lot. Schedule X-1 (Page 1 of 10) of the La Crosse water tariff says, "Service will be furnished only if (1) the premises have a frontage on a properly platted street or public strip in which a cast iron or other long-life water main has been laid, or where the property owner has agreed to and complied with the provisions of the water utility's filed main extension rule, (2) the property owner has installed or agrees to install a service lateral from the curb stop to the point of use that is not less than 6 feet below the surface of an established or proposed grade and meets the water utility's specifications, and (3) the premises have adequate piping beyond the metering point."

Typically, the water customer is responsible to pay for new mains and service laterals to serve their property per Schedule X-2 in the La Crosse water tariff.

The Utilities office met with the homeowners on June 27, 2024, to explain requirements of bringing the properties into compliance. Since there is not a watermain on Townsend Street, the Utility initially considered a plan proposed by a local contractor of running a 2inch pipe from the intersection of Townsend St and 13th St S along the public right-of-way to the private alley on Townsend where they would run a 2" private "main" down the alley for 4 private water laterals to connect to. The 2" water pipe on Townsend would then be turned over to the Water Department for future maintenance and replacement, and the remaining private water main running in the private alley would be the joint responsibility of the property owners. That plan needed review by the PSC to determine if they would need to create a condominium association in order to meet code by having a private 2" main with the services connected. The initial quote for this work came in very high and it was determined it would cause undue burden on the property owners.

On July 16th, the utility met with the City Engineering Department to review other options related to extending service to these properties and utilizing the assessment process to spread the burden over time. After further review, it was decided to instead install a 6" main on the 1200 Block of Townsend Street with a fire hydrant at the end of the cul-de-sac, rather than having them install a 2" pipe. This would not only provide better water pressure, improved water quality by having a hydrant to flush the dead end main and prevent stagnant water but would also improve fire protection by installing a hydrant closer to the properties. However, since there is an existing leak behind the properties that could lead to complete failure and loss of water service, and the fact that the leak could cause property damage along the embankment of the river behind the properties, it was recommended we get the watermain installed as soon as possible.

About the same time, one of the property owners filed a complaint with the PSC. Since then, PSC staff have opined that PSC code and tariff language would require the customers to pay for a water main extension in Townsend Street. This public main would extend to the end of public right-of-way. Then each twindo would have to pay to install a water service to the public main (total of four water services).

The Water Department requests approval for an emergency project to install a 6-inch water main on the 1200 Block of Townsend Street, which would be then assessed to the property owners over several years. The property owners would only be assessed for the lineal feet of watermain. The water utility will pay for the cost of the fire hydrant and pavement replacement. Taking this action will not only comply with the PSC requirements but would lower the initial costs of the property owners to bring their properties into compliance. In the meantime, we will continue working with the PSC to clarify the options available to the property owners for their private water lateral connections to the watermain.

We received 3 quotes, but only one quote met the requirements of the quote request. The water utility recommends awarding the quote proposal to Strupp Trucking Inc in the amount of \$58, 225.

We request to allocate a total of \$100,0000 to cover the watermain extension, street replacement, curb & gutter replacement and contingency for unforeseen expenses. Funding will be paid for by the Water Utility cash reserves.

Thank You



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-1042

Agenda Date: 7/29/2024

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

Agenda Number:



REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION

City of La Crosse Engineering Department

Phone: 608-789-7505 Email: engineering@cityoflacrosse.org <http://cityoflacrosse.org>

Property Owner: Bradley Frahm / Pointe West Investments
 Address: 901 State Street City: La Crosse State: WI Zip: 54601
 Phone # 608-570-4246 Email Address _____

Application Preparer (if different from above) Rebecca Clark
 Relationship with Owner: Director of Operations
 Phone # 608-570-4248 Email Address info@greatriverproperties.com

Description of Proposed Encroachment:

New proposed sign

Encroachment Address(es):

901 State Street, La Crosse, WI 54601

Benefiting Tax Parcel ID #(s):

17-20202-121

I certify that I have reviewed the Municipal Code and understand all that is related to this permit request. I further certify that I have the full authority to make the foregoing application; the information in the application and the required submittals are complete and correct; the Work or Use performed shall comply with all the laws of the State of Wisconsin, and all ordinances, rules, regulations, policies and special conditions of the City of La Crosse. The applicant agrees to perform the work covered by an approved permit with diligence and convenience to the public.

Signature of Owner : [Signature] Date: 6/18/2024
 Print Name and Title: Rebecca Clark - Director of Operations

Please return this completed application along with required information and fees noted on checklist below to: City of La Crosse, Engineering Department, 400 La Crosse Street, La Crosse, WI 54601. You will then be given notice of when your request will be on the Board of Public Works agenda for consideration. Once approved an agreement document will be drafted by City and sent to Owner for signatures. Permit will then be valid once recorded with the County's Register of Deeds department. Applicant shall obtain all other necessary permits as required by City Departments. **Average completion time for validation 45 days.**

BELOW THIS LINE TO BE COMPLETED BY CITY STAFF ONLY

Required items to be provided by Applicant:

Scale Drawing of encroachment on letter size paper(s)	<input type="checkbox"/>
Legal Description of benefiting parcel(s)	<input type="checkbox"/>
Certificate of Insurance (City as additional Insured)	<input type="checkbox"/>
Initial Application / Annual Fee \$ <u>100</u>	<input type="checkbox"/>
City Utility Potential Conflict Notification and Sign-Off	<input type="checkbox"/>

Board of Public Works Approval Date:
Encroachment Type:
<u>Sign</u>
Permit Number:
<u>2556</u>

All Fees are Non-Refundable & Subject to change by City Council

WALL SIGNS.



SPECIFICATION NOTES

- A DOUBLE FACED ILLUMINATED CONTOUR SIGN.

The artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., Inc. and must be returned to them.

Approved by: _____ Date: _____ Landlord: _____ Date: _____

DESIGN SALES FILE COLOR KEY

Drawing by: MICHAEL V JOLIN Job Name: ART 123449 1 WALL
 Sign Type: WALL SIGN. Job 901 STATE STREET Job File Location:
 Date Created: 11/14/2023 Address: LACROSSE WI, 54601
 Last Modified: 6/17/2024 Sales Consultant: JAMES FUCHSEL
 Scale: Job Number: #123449

La Crosse Sign Group
 ONALASKA | MADISON | EAU CLAIRE
 1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
 2242 Mustang Way • Madison, WI 53718 • 608-222-5353
 2502 Nelby Street • Eau Claire, WI 54703 • 715-835-6189



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0904

Agenda Date: 8/1/2024

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

Resolution and report of the Board of Public Works on the costs of operating and maintaining the parking system in downtown La Crosse.

RESOLUTION

WHEREAS, the Board of Public Works of the City of La Crosse held a public hearing on Monday, July 29, 2024 at 10:00 a.m. for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Board of Public Works on the costs of operating and maintaining the parking system in downtown La Crosse for the assessment district which is set forth in the legal description attached hereto, and has heard all persons desiring audience at such hearings along with considering any objections to the special assessment district.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse as follows:

1. That the report of the Board of Public Works pertaining to the costs of operating and maintaining the La Crosse downtown parking system from September 1, 2024 through August 31, 2025, including a credit for revenue from the parking system within the proposed district boundaries is hereby adopted and approved.
2. That a portion of the payment for the costs of operating and maintaining the downtown parking system be made by assessing the sum of \$175,323.89 to the property benefited as set forth in the schedule of benefits in said report.
3. That the benefits shown on the report are true and correct and are hereby confirmed.
4. That the assessments shall be placed in full on the 2024 tax roll and payable no later than January 31, 2025. Assessments not paid when due shall bear interest on the amount due at the rate of one percent per month from February 1, 2025, and may be subject to an additional penalty imposed by the County.
5. The City Clerk is directed to publish this resolution in the official newspaper for the City of La Crosse.
6. The City Clerk is further directed to mail a copy of this resolution to every property owner whose name appears on the assessment roll whose post office address is known or can be ascertained with reasonable diligence.

BE IT FURTHER RESOLVED that the Board of Public Works is further authorized to take all steps necessary to implement the downtown La Crosse parking assessment plan, including the expenditure or appropriation of sums in connection therewith.

BE IT FURTHER RESOLVED that after receipt of information from property owners concerning the downtown parking assessment, the Finance Director is hereby authorized to adjust the final and respective assessment figures accordingly provided the same does not vary materially from the estimated amount.

BE IT FURTHER RESOLVED that the City Clerk shall notify in accordance with Wisconsin Statutes Section 66.0703 all property owners of the final assessment figure.

PARKING DISTRICT BOUNDARY REVISED 4/12/2019

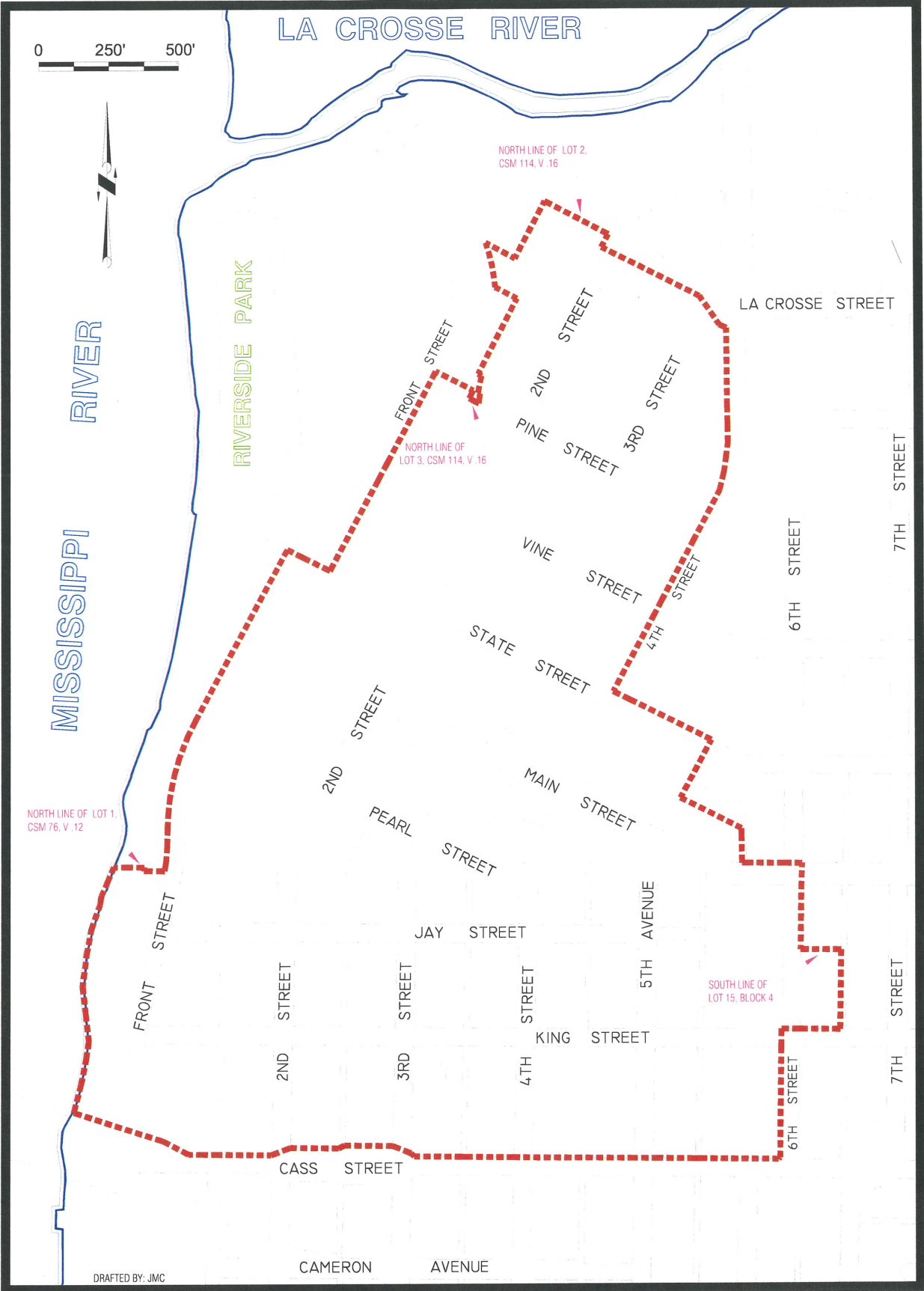


EXHIBIT B

**BOUNDARY DESCRIPTION
FOR
DOWNTOWN PARKING AREA**

Beginning at the intersection of the North line of Cass Street and the Easterly bank of the Mississippi River; thence East along the North line of Cass Street to the West line of 6th Street; thence North along the West line of 6th Street to the North line of King Street; thence East along the North line of King Street to the West line of the North-South alley between 6th Street and 7th Street; thence North along the West line of said North-South alley to South line of Lot 15 of Block 4 of Burns and Overbaugh Addition; thence East along said South line of Lot 15 to the East line of 6th Street; thence North along said East line of 6th Street to the North line of Main Street; thence West along the North line of Main Street to the West line of the North-South alley between 5th Avenue and 6th Street; thence North along said West alley line to the North line of the East-West alley between Main Street and State Street; thence West along the North line of said alley and North line extended to the Westerly line of 5th Avenue; thence North along the West line of 5th Avenue and West line extended to the North line of State Street; thence West along the North line of State Street to the West line of 4th Street; thence North along the West line of 4th Street to its intersection with the South line of La Crosse Street; thence Westerly along said South line of La Crosse Street and South line extended to the West line of 2nd Street; thence Northerly along said West line of 2nd Street to the Northeast corner of Lot 2 of a Certified Survey Map found in Volume 16, Page 114 (document number 1668039); thence Westerly along the North line of said Lot 2 to the Westerly line thereof; thence Southerly along the West lines of said Lot 2 to the North line of Lot 3 of said CSM; thence Westerly along said North line to the Northwest corner of said Lot 3; thence Northerly on a line perpendicular to the vacated North line of Pine Street, 33 feet more or less to the former North line of vacated Pine Street; thence Westerly along said former North line of vacated Pine Street to the East line of Front Street; thence South along the East line of Front Street to the South line of State Street; thence West along the South line of State Street 170 feet more or less to the West line of Front Street; thence South along the West line of Front Street to the intersection of the North line of a Certified Survey Map found in Volume 12, Page 76 (document number 1423251) and the West line of Front Street; thence West along said North line to its intersection with the Easterly bank of the Mississippi River; thence South along the Easterly bank of the Mississippi River to the North line of Cass Street and the Point of Beginning.

Revised: 7/13/2002
 Revised by: pc 9/11/2002
 Revised by: jmc 4/12/2019



LA CROSSE WISCONSIN

2024 Operating Budget

BOARD OF ESTIMATES RECOMMENDED
OCTOBER 9, 2023

COMMON COUNCIL ADOPTED
NOVEMBER 13, 2023

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Parking Enterprise

Description/Services:

The Parking Utility is managed by a Parking Coordinator who works directly with the Assistant Police Chief. The Parking Utility has two responsibilities, the enforcement of all parking regulations within the City and the operation of all City-owned parking facilities. The enforcement division is responsible for the enforcement of all parking rules and regulations on approximately 225 miles of city streets. This work is done through a staff of Civil Service Employees (CSE's) who are tasked with the enforcement of parking violations. Office support staff process data entry and revenue collections. The grounds division of the Parking Utility is responsible for the operation of all the municipally-owned ramps and surface lots. These include the Market Square Ramp with a total of 632 spaces, the La Crosse Center Ramp with a total of 893 spaces, the Main Street ramp with a total of 395 spaces, the Riverside Ramp with a total of 903 spaces, and the Pine Street ramp with a total of 606 spaces. When you add in the surface lots, the Parking Utility manages almost 4,000 parking spaces. In addition, the Parking Utility manages downtown on-street hourly parking to ensure customer turnover for downtown businesses.

2023 Accomplishments/Highlights

1. Change all ramp parking rates to \$1/hr for every hour M-F 6am-6pm.
2. Executed new agreement with Weber Group to have Riverside Ramp controlled by the City.
3. Increase in contactless transactions/users via ParkMobile App.
4. Completed needed infrastructure for the install of security cameras in the future.
5. Epoxy south stairwell at Market Square.

2024 Goals

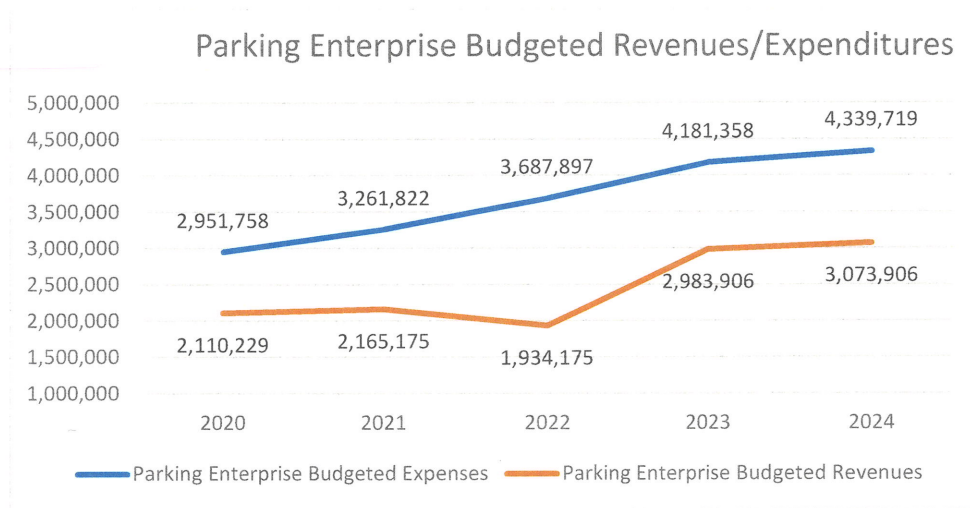
1. Install additional ramp security cameras to increase safety.
2. Improve and promote storage lockers for bicycles.
3. Install additional areas for EV Charging stations.
4. Increase permit sales in downtown parking ramps.
5. Work with DMI to implement the City's first parking benefit district.
6. Restripe all parking stalls in the downtown parking ramps.

Performance Measures	Projected 2023	2024 Goal/Benchmark
Contactless Transactions	75,500	90,100
Pay Station Transactions	46,500	56,500
Ramp Permits	1,565	1,800
Ramp Security Cameras	84	100
Citation Collection rate	95%	98%
Enforcement Actions Taken	30,300	35,000

Parking Enterprise

Staffing

	2022	2023	2024
Full Time Equivalents	19.5	19.5	20.5



Revenues

	2022 Actual	2023 Budget	2024 Budget	\$ Change- 2024 v 2023
Parking Revenue	\$3,035,142	\$2,983,906	\$3,073,906	\$90,000

Expenditures

	2022 Actual	2023 Budget	2024 Budget	\$ Change- 2024 v 2023
Personnel	\$697,970	\$1,256,903	\$1,406,429	\$149,526
Contractual Services	\$804,437	\$1,036,919	\$1,045,754	\$8,835
Commodities	\$31,354	\$53,700	\$53,700	\$0
Capital Outlay	\$1,729,870	\$1,833,836	\$1,833,836	\$0
Total Expenses	\$3,263,631	\$4,181,358	\$4,339,719	\$158,361

SCHEDULE B - DOWNTOWN PARKING ASSESSMENT BY PARCEL 2024-2025

Updated 06-24-2024

File #24-0904

2001-2002 Assessment Revenue	76819.62	2024-2025 Revenue Unadjusted	\$175,323.89
All-US December 2001 CPI	176.70	CPI Adjustment Factor	1.0000
All-US December 2023 CPI	306.75	2024-2025 Revenue adjusted	\$175,323.89
Increase Dec/01 to Dec/23	0.74	Last Year's Assessment Revenue	\$174,058.31
2024-2025 Revenue Target	133356.60	Percent Increase from Last Year	0.73%

Assessment Rate (\$ per \$1,000)	\$2.05		
Minimum Assessment prior to CPI	\$200.00	\$97,560.98	Maximum Net Assessed Value for Minimum Assessment
Maximum Adjustment prior to CPI	\$1,500.00	\$731,707.32	Minimum Net Assessed Value for Maximum Assessment
Parking Space Credit	\$2,000.00		

Based on district boundaries approved by City Council 4/11/19

Parking Assessment Exemption Codes			
Assessable	0	Parking	3
Tax Exempt	1	Accessory	4
Residential	2	Utility	5
			Warehouse, etc 6

TAX ID	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY NUMBER	ADDRESS STREET	TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSESS. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-020001-010	92	100 HARBORVIEW PARTNERS LLC	0	100	2ND	ST N	1,576,500	4,339,800	5,916,300	184,000	5,732,300	501.21	1,500.00		501.21
17-020007-010	87	100 HARBORVIEW PARTNERS LLC	0	100	2ND	ST N	884,000	116,000	1,000,000	174,000	826,000	501.21	1,500.00		501.21
17-020008-040	42	100 HARBORVIEW PARTNERS LLC	0	129	STATE	ST	242,400	29,800	272,200	84,000	188,200	128.92	385.81		128.92
17-020008-050	28	100 HARBORVIEW PARTNERS LLC	0	121	STATE	ST	231,900	33,200	265,100	56,000	209,100	143.23	428.66		143.23
17-020008-060	84	100 HARBORVIEW PARTNERS LLC	0	229	2ND	ST N	439,900	57,200	497,100	168,000	329,100	225.43	674.66		225.43
	333	Combination of above 5 records						7,950,700		666,000	7,284,700		1,500.00	1,500.00	
17-020025-110	45	100 HARBORVIEW PARTNERS LLC	0	511	FRONT	ST S	321,500	44,900	366,400	90,000	276,400	411.27	566.62		411.27
17-020025-070	88	RIVERFRONT INVESTORS LLC	0	502	FRONT	ST S	1,537,100	4,714,200	6,251,300	176,000	6,075,300	1,088.73	1,500.00		1,088.73
	133	Combination of above 2 records						6,617,700		266,000	6,351,700		1,500.00	1,500.00	
17-020028-130	4	A & B PROPERTIES INC	0	405	3RD	ST S	78,400	187,600	266,000	8,000	258,000	528.90			528.90
17-020018-010	0	KWAK 4 LLC	0	112	4TH	ST S	60,000	187,300	247,300	0	247,300	506.97			506.97
17-020017-100	0	ADAM KRONER CO	0	317	PEARL	ST	104,500	104,800	209,300	0	209,300	429.07			429.07
17-020031-012	6	HAVASU LIMITED REVOCABLE TRUST	0	318	4TH	ST S	140,700	354,300	495,000	12,000	483,000	990.15	990.15		990.15
17-020031-016	8	HAVASU LIMITED REVOCABLE TRUST	0	312	4TH	ST S	43,700	74,400	118,100	16,000	102,100	209.31	209.31		209.31
	14	Combination of above 2 records						613,100		28,000	585,100		1,199.46	1,199.46	
17-020014-120	0	A & L MCCORMICK LLC	0	123	2ND	ST S	56,600	354,100	410,700	0	410,700	841.94			841.94
17-020029-010	5	ALLEN C HULETT	0	409	3RD	ST S	43,600	52,900	96,500	10,000	86,500	200.00			200.00
17-020033-120	0	STATE & WEST LLC	0	401	JAY	ST	74,100	612,700	686,800	0	686,800	1,407.94			1,407.94
17-020013-060	0	BBL REAL ESTATE HOLDINGS LLC	0	227	MAIN	ST	70,700	389,500	460,200	0	460,200	943.41			943.41
17-020031-040	0	PLAY AT WORK LLC	0	332	JAY	ST	134,300	354,500	488,800	0	488,800	1,002.04			1,002.04
17-020018-140	0	LAYNE LLC	0	110	3RD	ST N	13,900	0	13,900	0	13,900	200.00			200.00
17-020019-010	0	LAYNE LLC	0	110	3RD	ST N	40,100	166,400	206,500	0	206,500	423.33			423.33
17-020025-056	31	LCN UHS LACROSSE LLC	0	328	FRONT	ST S	664,000	13,708,000	14,372,000	62,000	14,310,000	1,500.00			1,500.00
17-020015-110	0	WESTERN PACIFIC PARTNERS	0	110	3RD	ST S	208,200	358,500	566,700	0	566,700	1,161.74			1,161.74
17-020012-010	0	FIRST BANK LACROSSE BUILDING CORP	0	201	MAIN	ST	0	0	0	0	0	176.47	200.00		176.47
17-020013-010	11	FIRST BANK LACROSSE BUILDING CORP	0	201	MAIN	ST	975,300	8,279,800	9,255,100	22,000	9,233,100	1,323.53	1,500.00		1,323.53
	11	Combination of above 2 records						9,255,100		22,000	9,233,100		1,500.00	1,500.00	
17-020031-020	0	JJC CDP LLC	0	306	4TH	ST S	182,200	1,005,900	1,188,100	0	1,188,100	1,500.00			1,500.00
17-020028-030	0	PARKK REAL ESTATE	6	515	2ND	ST S	888,400	1,343,100	2,231,500	Exempt	Exempt	0.00			0.00
17-020014-100	0	PAMPERIN PARKING LLC	0	113	2ND	ST S	116,700	363,900	480,600	0	480,600	985.23	985.23		985.23
17-020014-110	26	PAMPERIN LEASING LLC	0	117	2ND	ST S	159,400	27,400	186,800	52,000	134,800	276.34	276.34		276.34
	26	Combination of above 2 records						667,400		52,000	615,400		1,261.57	1,261.57	
17-020017-020	14	RRJ HOLDINGS LLC	0	107	3RD	ST S	122,800	392,900	515,700	28,000	487,700	999.79	999.79		999.79
17-020017-010	0	BRONCOS OF LACROSSE LLC	0	105	3RD	ST S	39,100	180,300	219,400	0	219,400	449.77	449.77		449.77
	14	Combination of above 2 records						735,100		28,000	707,100		1,449.56	1,449.56	
17-020030-110	7	S & S RENTALS INC	0	326	4TH	ST S	135,300	109,200	244,500	14,000	230,500	472.53			472.53
17-020030-120	6	CARL SCHNEIDER	0	323	KING	ST	68,300	44,100	112,400	12,000	100,400	205.82	205.82		205.82
	13	Combination of above 2 records						356,900		26,000	330,900		678.35	678.35	
17-020290-010	0	CARRIAGE HOUSE PROPERTIES LLC	0	415	JAY	ST	38,100	232,700	270,800	0	270,800	555.14			555.14
17-020016-070	0	CASINO LAX INC, DANIEL J SCHMITZ	0	304	PEARL	ST	31,500	87,200	118,700	0	118,700	243.34			243.34
17-020037-050	5	NICKELATTI REAL ESTATE INC	0	511	MAIN	ST	92,100	744,200	836,300	10,000	826,300	1,500.00			1,500.00
17-020036-020	Exempt	CHILDRENS MUSEUM OF LACROSSE INC	1	207	5TH	AVE S	0	0	0	Exempt	Exempt	0.00			0.00
17-020036-080	0	HOLLYWOOD PROPERTIES LLC	0	123	5TH	AVE S	131,300	55,900	187,200	0	187,200	383.76			383.76
17-020028-120	2	FLOTTMEYER INVESTMENT PROPERTIES LLC	0	401	3RD	ST S	50,100	171,900	222,000	4,000	218,000	446.90			446.90
17-020017-110	0	MERAKI PROPERTIES LLC	0	323	PEARL	ST	104,500	551,500	656,000	0	656,000	1,344.80			1,344.80
17-020029-020	2	FORTE PROPERTIES LLC	0	411	3RD	ST S	46,200	124,700	170,900	4,000	166,900	342.15			342.15
17-020001-020	Exempt	CITY OF LA CROSSE	1	N/A	FRONT	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020013-040	Exempt	CITY OF LA CROSSE	1	115	3RD	ST N	0	0	0	Exempt	Exempt	0.00			0.00
17-020002-080	Exempt	CITY OF LA CROSSE	1	300	HARBORVIEW	PLZ	0	0	0	Exempt	Exempt	0.00			0.00
17-020016-010	Exempt	CITY OF LA CROSSE	1	N/A	PEARL	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020016-060	Exempt	CITY OF LA CROSSE	1	210	3RD	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-057	Exempt	CITY OF LA CROSSE	1	N/A	FRONT	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-059	Exempt	CITY OF LA CROSSE	1	N/A	N/A	N/A	0	0	0	Exempt	Exempt	0.00			0.00

TAX ID 2022 DATA	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY ADDRESS NUMBER STREET TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSESS. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-020025-080	Exempt	CITY OF LA CROSSE	1	100 CASS ST			0	Exempt	Exempt	0.00			0.00
17-020026-120	Exempt	CITY OF LA CROSSE	1	201 JAY ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020026-060	Exempt	CITY OF LA CROSSE	1	119 KING ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020027-080	Exempt	CITY OF LA CROSSE	1	212 3RD ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-020027-090	74	210 JAY STREET LLC	0	210 JAY ST	784,000	7,460,900	8,244,900	148,000	8,096,900	1,500.00			1,500.00
17-020028-065	Exempt	CITY OF LA CROSSE	1	N/A CASS ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020028-080	Exempt	CITY OF LA CROSSE	1	400 2ND ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-020	Exempt	CITY OF LA CROSSE	1	315 KING ST	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-030	Exempt	CITY OF LA CROSSE	1	305 3RD ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-060	Exempt	CITY OF LA CROSSE	1	314 JAY ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020034-130	Exempt	CITY OF LA CROSSE	1	400 KING ST	0	0	0	Exempt	Exempt	0.00			0.00
17-040372-115	Exempt	CITY OF LA CROSSE	1	410 JAY ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020020-040	0	TGAAR LLC	0	111 4TH ST N	29,600	206,600	236,200	0	236,200	484.21			484.21
17-020018-130	32	VERVE A CREDIT UNION	0	118 3RD ST N	298,000	45,100	343,100	64,000	279,100	284.32	572.16		284.32
17-020019-100	0	608 PROPERTIES LLC	0	N/A 3RD ST N	27,400	0	27,400	0	27,400	99.39	200.00		99.39
17-020019-040	0	608 PROPERTIES LLC	0	311 MAIN ST	34,800	226,300	261,100	0	261,100	265.98	535.26		265.98
17-020019-060	0	608 PROPERTIES LLC	0	307 MAIN ST	96,200	1,166,700	1,262,900	0	1,262,900	745.39	1,500.00		745.39
17-020019-070	0	VERVE A CREDIT UNION	0	301 MAIN ST	91,200	11,800	103,000	0	103,000	104.93	211.15		104.93
32		Combination of above 5 records					1,997,500	64,000	1,933,500		1,500.00	1,500.01	
17-020019-045	0	608 PROPERTIES LLC	0	313 MAIN ST	34,800	407,500	442,300	0	442,300	906.72			906.72
17-020023-060	0	422 MAIN LLC	0	422 MAIN ST	90,200	471,000	561,200	0	561,200	1,150.46			1,150.46
17-020018-150	Accessory	312 STATE LLC	4	310 STATE ST	3,500	0	3,500	Exempt	Exempt	0.00			0.00
17-020018-080	0	312 STATE LLC	0	312 STATE ST	65,300	318,400	383,700	0	383,700	786.59			786.59
17-020029-025	Exempt	CITY OF LACROSSE	1	N/A N/A N/A	0	0	0	Exempt	Exempt	0.00			0.00
17-020015-095	0	DAVID J RUDRUD	0	120 3RD ST S	28,300	239,700	268,000	0	268,000	549.40			549.40
17-020033-060	0	STATE & WEST LLC	0	203 4TH ST S	43,600	471,800	515,400	0	515,400	1,056.57			1,056.57
17-020017-040	9	BIG ALS PROPERTIES LLC	0	111 3RD ST S	244,800	442,900	687,700	18,000	669,700	1,372.89			1,372.89
17-020036-050	Parking	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	3	515 KING ST	256,900	67,200	324,100	Exempt	Exempt	0.00			0.00
17-020174-030	Parking	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	3	525 KING ST	294,000	28,700	322,700	Exempt	Exempt	0.00			0.00
17-020022-110	0	DOERFLINGERS SECOND CENTURY INC	0	400 MAIN ST	330,600	2,244,300	2,574,900	0	2,574,900	1,500.00			1,500.00
17-020008-090	4	129 VINE LLC	0	129 VINE ST	209,400	1,594,800	1,804,200	8,000	1,796,200	1,500.00			1,500.00
17-020174-090	8	DUANE W RING REVOCABLE TRUST, JANET H RING RE	0	533 CASS ST	100,600	20,800	121,400	16,000	105,400	216.07			216.07
17-020017-050	5	F F & F OF THIRD STREET LLC	0	119 3RD ST S	122,800	0	122,800	10,000	112,800	231.24			231.24
17-020023-080	0	I & B OF LACROSSE LLC	0	444 MAIN ST	152,500	701,800	854,300	0	854,300	1,323.53	1,500.00		1,323.53
17-020037-010	9	I & B OF LACROSSE LLC	0	501 MAIN ST	77,600	3,100	80,700	18,000	62,700	176.47	200.00		176.47
9		Combination of above 2 records					935,000	18,000	917,000		1,500.00	1,500.00	
17-020034-020	0	421 JAY ST LLC	0	421 JAY ST	75,800	0	75,800	0	75,800	200.00			200.00
17-020015-060	0	JPV PROPERTIES LLC	0	221 PEARL ST	40,100	235,400	275,500	0	275,500	564.78			564.78
17-020015-080	0	JPV PROPERTIES LLC	0	225 PEARL ST	109,800	635,100	744,900	0	744,900	1,500.00			1,500.00
17-020029-100	20	MOAB ENTERPRISES LLC	0	303 CASS ST	369,500	221,200	590,700	40,000	550,700	585.43	1,128.94		585.43
17-020029-130	0	MOAB ENTERPRISES LLC	0	434 4TH ST S	958,200	807,700	1,765,900	0	1,765,900	777.86	1,500.00		777.86
17-020029-070	81	MOAB ENTERPRISES LLC	0	421 3RD ST S	277,500	13,100	290,600	162,000	128,600	136.71	263.63		136.71
101		Combination of above 3 records					2,647,200	202,000	2,445,200		1,500.00	1,500.00	
17-020010-100	0	FAMILY RADIO INC	0	201 STATE ST	207,400	432,400	639,800	0	639,800	1,311.59			1,311.59
17-020034-040	7	I & B OF LACROSSE LLC	0	112 5TH AVE S	124,400	633,400	757,800	14,000	743,800	1,500.00			1,500.00
17-020174-080	8	AMW EQUITIES LLC	0	230 6TH ST S	167,700	226,800	394,500	16,000	378,500	775.93			775.93
17-020016-090	0	FORTNEY FORTNEY & FORTNEY	0	302 PEARL ST	82,200	297,300	379,500	0	379,500	777.98			777.98
17-020031-050	Accessory	FORTNEY FORTNEY & FORTNEY	4	302 PEARL ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020031-070	0	FORTNEY FORTNEY & FORTNEY	0	213 3RD ST S	54,000	181,000	235,000	0	235,000	481.75			481.75
17-020017-080	0	FORTNEY FORTNEY & FORTNEY LLP	0	123 3RD ST S	67,100	239,100	306,200	0	306,200	627.71			627.71
17-020027-140	20	FORTNEY FORTNEY & FORTNEY LLP	0	308 3RD ST S	177,700	248,900	426,600	40,000	386,600	518.55	792.53		518.55
17-020028-010	0	FORTNEY FORTNEY & FORTNEY LLP	0	300 3RD ST S	177,700	964,100	1,141,800	0	1,141,800	981.45	1,500.00		981.45
20		Combination of above 2 records					1,568,400	40,000	1,528,400		1,500.00	1,500.00	
17-020031-060	0	RONALD FORTNEY, PATRICIA FORTNEY, MARC R FOR	0	306 PEARL ST	0	0	0	0	0	200.00			200.00
17-020016-080	0	RONALD FORTNEY, PATRICIA FORTNEY, MARC R FOR	0	306 PEARL ST	211,700	348,400	560,100	0	560,100	1,148.21			1,148.21
17-020034-131	Exempt	FRATERNAL ORDER OF EAGLES	1	N/A KING ST	5,600	0	5,600	Exempt	Exempt	0.00			0.00
17-020034-080	Exempt	SCHOOL DISTRICT OF LA CROSSE	1	228 5TH AVE S	0	0	0	Exempt	Exempt	0.00			0.00
17-020033-050	4	WAKEEN PROPERTIES LLC	0	135 4TH ST S	170,300	694,700	865,000	8,000	857,000	1,500.00			1,500.00
17-020015-070	2	GEORGE JR MARKOS	0	219 PEARL ST	5,800	0	5,800	4,000	1,800	176.47	200.00		176.47
17-020015-090	0	JPV PROPERTIES LLC	0	122 3RD ST S	106,200	772,200	878,400	0	878,400	1,323.53	1,500.00		1,323.53
2		Combination of above 2 records					884,200	4,000	880,200		1,500.00	1,500.00	
17-020033-080	Accessory	JAMES J DEBOER, DONNA J DEBOER, CEDAR HILL MU	4	411 JAY ST	8,700	0	8,700	Exempt	Exempt	0.00			0.00
17-020008-020	0	THE CHARMANT HOTEL	0	101 STATE ST	218,400	9,246,000	9,464,400	0	9,464,400	1,500.00			1,500.00

TAX ID 2022 DATA	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY NUMBER	ADDRESS STREET	TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSESS. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-020018-040	0	1ST & MAIN LLC	0	320	MAIN	ST	98,300	254,400	352,700	0	352,700	723.04			723.04
17-020033-070	0	CEDAR HILL MULTI-FAMILY PROPERTIES LLC	0	413	JAY	ST	29,600	334,800	364,400	0	364,400	747.02			747.02
17-020037-020	0	DAVID J INGRAM, NANCY M INGRAM	0	112	5TH	AVE N	34,600	92,200	126,800	0	126,800	259.94			259.94
17-020032-020	0	JAE ENTERPRISES LLC	0	206	4TH	ST S	40,100	253,900	294,000	0	294,000	602.70			602.70
17-020035-090	Residential	JAE ENTERPRISES LLC	2	505	CASS	ST	148,800	755,200	904,000	Exempt	Exempt	0.00			0.00
17-020017-130	0	JEFFREY W HOTSON	0	122	4TH	ST S	127,100	308,600	435,700	0	435,700	893.19			893.19
17-020018-050	6	DJH HOLDINGS LLC	0	324	MAIN	ST	196,900	365,100	562,000	12,000	550,000	1,127.50			1,127.50
17-020031-030	5	KELLOGG INVESTMENTS LLC	0	320	JAY	ST	82,900	273,000	355,900	10,000	345,900	709.10			709.10
17-020014-130	0	JOHN J JR SATORY	0	201	PEARL	ST	50,000	277,300	327,300	0	327,300	670.97			670.97
17-020033-131	0	421 JAY ST LLC	0	122	5TH	AVE S	52,300	123,200	175,500	0	175,500	359.78			359.78
17-020009-120	97	MARINE CREDIT UNION	0	300	2ND	ST N	846,500	1,638,400	2,484,900	194,000	2,290,900	1,500.00			1,500.00
17-020010-120	0	GUNDERSEN LUTHERAN ADMINISTRATIVE SERVICES	0	201	3RD	ST N	783,200	4,411,300	5,194,500	0	5,194,500	1,018.42	1,500.00		1,018.42
17-020011-020	0	HOLZER INVESTMENTS LLC	0	225	3RD	ST N	55,100	290,900	346,000	0	346,000	481.58	709.30		481.58
	0	Combination of above 2 records							5,540,500	0	5,540,500		1,500.00	1,500.00	
17-020018-020	0	THOMAS J KAPELLAS, SANDRA V KAPELLAS	0	114	4TH	ST S	52,300	95,000	147,300	0	147,300	301.97			301.97
17-020028-070	93	LACROSSE WI HOTEL LLC	0	434	3RD	ST S	1,038,400	6,485,200	7,523,600	186,000	7,337,600	1,500.00			1,500.00
17-040380-970	0	PHILLIP JAMES ADDIS	0	500	MAIN	ST	17,300	119,500	136,800	0	136,800	280.44			280.44
17-040380-980	0	PHILLIP JAMES ADDIS	0	500	MAIN	ST	17,300	108,300	125,600	0	125,600	257.48			257.48
17-040380-990	0	PAMELA COX-OTTO, FRED OTTO	0	500	MAIN	ST	17,300	233,800	251,100	0	251,100	514.76			514.76
17-040381-010	0	FIFTH & MAIN INVESTMENTS LLC	0	113	5TH	AVE S	17,300	104,900	122,200	0	122,200	250.51			250.51
17-020020-070	10	232 3RD ST N LLC	0	232	3RD	ST N	592,000	25,846,200	26,438,200	20,000	26,418,200	1,500.00			1,500.00
17-040381-200	0	THIRD AND PINE LLC	0	319	3RD	ST N	239,400	1,013,800	1,253,200	0	1,253,200	1,500.00			1,500.00
17-040381-190	Exempt	CITY OF LACROSSE	1	222	PINE	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-180	10	232 3RD ST N LLC	0	318	VINE	ST	210,800	4,060,800	4,271,600	20,000	4,251,600	1,500.00			1,500.00
17-040381-220	10	THE RESIDENCES AT BELLE SQUARE LLC	0	320	VINE	ST	210,800	868,500	1,079,300	20,000	1,059,300	1,500.00			1,500.00
17-040381-160	10	232 3RD ST N LLC	0	303	STATE	ST	246,600	949,100	1,195,700	20,000	1,175,700	1,500.00			1,500.00
17-040381-140	59	232 3RD ST N LLC	0	319	STATE	ST	107,200	386,500	493,700	118,000	375,700	770.19			770.19
17-040381-150	0	COWGILL PROPERTIES LLC	0	307	STATE	ST	107,200	884,900	992,100	0	992,100	1,500.00			1,500.00
17-040381-170	60	RESIDENCES AT BELLE SQUARE LLC THE	0	323	STATE	ST	93,800	11,505,300	11,599,100	120,000	11,479,100	1,500.00			1,500.00
17-040381-130	10	ASSOCIATED BANK NATIONAL ASSOCIATION	0	205	4TH	ST N	107,200	1,968,500	2,075,700	20,000	2,055,700	1,500.00			1,500.00
17-020020-080	Exempt	LACROSSE COUNTY	1	300	3RD	ST N	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-100	130	RCS DEVELOPMENT LLC	0	500	2ND	ST S	999,500	3,082,700	4,082,200	260,000	3,822,200	1,500.00			1,500.00
17-020027-130	12	FORTNEY FORTNEY & FORTNEY LLP	0	312	3RD	ST S	192,500	388,200	580,700	24,000	556,700	1,141.24			1,141.24
17-020176-010	8	PROPERTY LOGIC LLC	0	149	6TH	ST S	120,200	341,400	461,600	16,000	445,600	913.48			913.48
17-020034-100	Utility	CENTURYTEL OF WISCONSIN LLC	5	206	5TH	AVE S	0	0	0	Exempt	Exempt	0.00			0.00
17-020034-070	Utility	CENTURYTEL OF WISCONSIN LLC	5	419	KING	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020034-090	Utility	CENTURYTEL OF WISCONSIN LLC	5	206	5TH	AVE S	0	0	0	Exempt	Exempt	0.00			0.00
17-020020-050	0	117 NORTH 4TH ST LLC	0	115	4TH	ST N	370,300	385,900	756,200	0	756,200	1,500.00			1,500.00
17-020176-040	0	DAVY PROPERTIES LLP	0	123	6TH	ST S	156,200	214,300	370,500	0	370,500	759.53			759.53
17-020036-010	0	EXCHANGE BUILDING LLC	0	205	5TH	AVE S	112,200	1,354,500	1,466,700	0	1,466,700	1,500.00			1,500.00
17-020017-140	0	LEITHOLD PIANO CO INC	0	118	4TH	ST S	122,800	360,800	483,600	0	483,600	991.38			991.38
17-020022-020	0	LYNNE GERMANSON	0	429	MAIN	ST	25,500	190,100	215,600	0	215,600	441.98			441.98
17-040380-330	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	7,800	133,600	141,400	0	141,400	229.13	289.87		229.13
17-040380-340	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	7,800	53,700	61,500	0	61,500	158.09	200.00		158.09
17-040380-350	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	7,800	57,200	65,000	0	65,000	158.09	200.00		158.09
17-040380-360	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	7,800	53,700	61,500	0	61,500	158.09	200.00		158.09
17-040380-370	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	6,900	203,400	210,300	0	210,300	340.78	431.12		340.78
17-040380-380	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	7,800	53,900	61,700	0	61,700	158.09	200.00		158.09
17-040380-400	0	RYAN PROPERTIES LLC	0	318	MAIN	ST	7,800	54,400	62,200	0	62,200	158.09	200.00		158.09
	0	Combination of above 7 records							663,600	0	663,600		1,360.38	1,360.36	
17-040380-390	Residential	RYAN PROPERTIES LLC	2	318	MAIN	ST	6,900	239,500	246,400	Exempt	Exempt	0.00			0.00
17-020029-030	0	MOAB ENTERPRISES LLC	0	316	KING	ST	104,300	43,400	147,700	0	147,700	302.79			302.79
17-020018-140	0	BRONCOS OF LACROSSE LLC	0	300	MAIN	ST	38,100	0	38,100	0	38,100	200.00			200.00
17-020022-010	0	608 PROPERTIES LLC	0	427	MAIN	ST	25,500	300,600	326,100	0	326,100	668.51			668.51
17-040372-120	0	4TH & KING ST CONDOMINIUMS LLC	0	301	4TH	ST S	6,100	103,800	109,900	0	109,900	225.30			225.30
17-040372-130	0	4TH & KING ST CONDOMINIUMS LLC	0	305	4TH	ST S	3,500	62,900	66,400	0	66,400	200.00			200.00
17-040372-140	0	608 OTHQ LLC	0	309	4TH	ST S	4,400	63,400	67,800	0	67,800	200.00			200.00
17-040372-150	0	608 OTHQ LLC	0	311	4TH	ST S	3,500	63,200	66,700	0	66,700	200.00			200.00
17-040372-160	0	608 OTHQ LLC	0	313	4TH	ST S	4,400	65,100	69,500	0	69,500	200.00			200.00
17-040372-170	Exempt	BIG BROTHERS BIG SISTERS OF THE 7 RIVERS REGIO	1	315	4TH	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-040372-180	0	SCS DEVELOPMENT LLC	0	317	4TH	ST S	5,200	77,900	83,100	0	83,100	200.00			200.00
17-040372-190	0	SCS DEVELOPMENT LLC	0	325	4TH	ST S	2,600	43,900	46,500	0	46,500	200.00			200.00
17-040372-200	0	ROMAN EMPIRE LLC	0	401	KING	ST	6,100	112,100	118,200	0	118,200	242.31			242.31

TAX ID 2022 DATA	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY NUMBER	ADDRESS STREET	TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSES. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-040372-210	0	411 KING PROPERTY LLC	0	411	KING	ST	1,700	34,900	36,600	0	36,600	200.00			200.00
17-040372-220	0	ROBERT J VCSIKA, MARIANA K VOSIKA	0	417	KING	ST	6,100	101,500	107,600	0	107,600	220.58			220.58
17-040372-230	Residential	CAMERON PARK CONDOMINIUMS LLC	2	415	KING	ST	44,100	231,500	275,600	Exempt	Exempt	0.00			0.00
17-040372-240	Residential	CAMERON PARK CONDOMINIUMS LLC	2	415	KING	ST	44,100	231,500	275,600	Exempt	Exempt	0.00			0.00
17-040372-250	Residential	CAMERON PARK CONDOMINIUMS LLC	2	415	KING	ST	237,100	6,236,400	6,473,500	Exempt	Exempt	0.00			0.00
17-020017-070	0	RICHARD E MARKOS, GREGORY C MARKOS FAMILY TR	0	307	PEARL	ST	72,100	300,400	372,500	0	372,500	763.63			763.63
17-020037-030	0	CEDAR HILL MULTI-FAMILY PROPERTIES LLC	0	507	MAIN	ST	91,700	491,500	583,200	0	583,200	1,195.56			1,195.56
17-020036-070	0	SCENIC CENTER LLC	0	115	5TH	AVE S	161,100	1,819,400	1,980,500	0	1,980,500	1,500.00			1,500.00
17-020021-140	0	MEDDAUGH HOLDINGS LLC	0	419	MAIN	ST	86,300	507,400	593,700	0	593,700	1,217.09			1,217.09
17-020034-140	8	METZ BAKING INC	0	334	5TH	AVE S	80,100	230,300	310,400	16,000	294,400	603.52			603.52
17-020025-090	28	CTR INVESTMENTS LLC	0	501	FRONT	ST S	741,300	2,158,100	2,899,400	56,000	2,843,400	1,500.00			1,500.00
17-020017-090	0	FORTNEY FORTNEY & FORTNEY LLP	0	309	PEARL	ST	115,000	459,600	574,600	0	574,600	1,177.93			1,177.93
17-020021-110	132	NEW STATE BANK OF LA CROSSE	0	120	4TH	ST N	395,500	52,100	447,600	264,000	183,600	181.76	376.38		181.76
17-020021-120	0	NEW STATE BANK OF LA CROSSE	0	401	MAIN	ST	574,300	1,409,600	1,983,900	0	1,983,900	724.36	1,500.00		724.36
17-020022-050	0	NEW STATE BANK OF LA CROSSE	0	111	5TH	AVE N	377,900	64,200	442,100	0	442,100	437.66	906.31		437.66
17-020022-080	0	NEW STATE BANK OF LA CROSSE	0	416	STATE	ST	128,100	29,700	157,800	0	157,800	156.22	323.49		156.22
	132	Combination of above 4 records							3,031,400	264,000	2,767,400		1,500.00	1,500.00	
17-020008-010	72	NORTH CENTRAL TRUST COMPANY	0	230	FRONT	ST N	781,500	3,241,300	4,022,800	144,000	3,878,800	1,500.00			1,500.00
17-020036-060	Utility	NORTHERN STATES POWER CO	5	550	JAY	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020016-110	0	DAVID H PRETASKY, KIMBERLY A PRETASKY	0	310	MAIN	ST	30,100	133,800	163,900	0	163,900	336.00			336.00
17-020022-040	0	608 PROPERT'IES LLC	0	423	MAIN	ST	54,200	340,000	394,200	0	394,200	808.11			808.11
17-020016-015	21	PEARL STREET ENTERPRISE INC	0	200	PEARL	ST	648,300	6,929,300	7,577,600	42,000	7,535,600	1,500.00			1,500.00
17-020015-010	0	PEARL STREET WEST LLC	0	205	PEARL	ST	83,600	596,400	680,000	0	680,000	1,394.00			1,394.00
17-020015-020	0	PEARL STREET WEST LLC	0	211	PEARL	ST	57,500	158,800	216,300	0	216,300	443.42			443.42
17-020015-030	0	PEARL STREET WEST LLC	0	213	PEARL	ST	24,400	169,100	193,500	0	193,500	396.68			396.68
17-020015-040	0	PEARL STREET WEST LLC	0	215	PEARL	ST	23,500	168,700	192,200	0	192,200	394.01			394.01
17-020027-120	0	324 LLC	0	324	3RD	ST S	341,400	317,100	658,500	0	658,500	1,349.93			1,349.93
17-020290-020	0	CARRANZA VENTURES LLC	0	417	JAY	ST	30,500	194,500	225,000	0	225,000	461.25			461.25
17-020033-030	0	PENNY L FASSLER	0	129	4TH	ST S	58,500	234,200	292,700	0	292,700	600.04			600.04
17-020035-060	32	PEOPLES FOOD COOPERATIVE INC	0	315	5TH	AVE S	274,400	2,050,000	2,324,400	64,000	2,260,400	1,500.00			1,500.00
17-020022-090	0	GR412 LLC	0	412	MAIN	ST	34,100	155,400	189,500	0	189,500	388.48			388.48
17-020024-030	0	PHILLIP JAMES ADDIS	0	510	MAIN	ST	137,200	520,100	657,300	0	657,300	1,347.47			1,347.47
17-020019-030	0	K & N PRENTICE LLP	0	108	3RD	ST N	40,100	139,100	179,200	0	179,200	367.36			367.36
17-020016-100	0	DAVID H PRETASKY, KIMBERLY A PRETASKY	0	312	MAIN	ST	32,100	152,400	184,500	0	184,500	378.23			378.23
17-020176-020	10	QUEENB TELEVISION LLC	0	141	6TH	ST S	250,100	1,386,500	1,636,600	20,000	1,616,600	1,500.00			1,500.00
17-020013-070	0	RALPHS LLC	0	109	3RD	ST N	35,100	123,100	158,200	0	158,200	324.31			324.31
17-020013-080	0	RALPHS LLC	0	111	3RD	ST N	32,800	123,100	155,900	0	155,900	319.60			319.60
17-020176-030	0	M&R APARTMENTS LLC	0	127	6TH	ST S	128,700	311,500	440,200	0	440,200	902.41			902.41
17-020022-100	0	AZARA PROPERTIES LLC	0	410	MAIN	ST	27,400	161,100	188,500	0	188,500	386.43			386.43
17-020029-040	0	GERRARD STAFF III LLC	0	413	3RD	ST S	93,900	246,600	340,500	0	340,500	698.03			698.03
17-020002-081	28	REINHART REAL ESTATE GROUP INC	0	N/A	2ND	ST S	36,100	0	36,100	56,000	(19,900)	176.47	200.00		176.47
17-020001-070	154	RJH SUB INC	0	100	2ND	ST S	1,576,500	8,684,800	10,261,300	308,000	9,953,300	1,323.53	1,500.00		1,323.53
	182	Combination of above 2 records							10,297,400	364,000	9,933,400		1,500.00	1,500.00	
17-020026-110	0	REINHART REAL ESTATE GROUP INC	0	300	2ND	ST S	555,300	1,108,200	1,663,500	0	1,663,500	1,323.53	1,500.00		1,323.53
17-020002-040	0	REINHART REAL ESTATE GROUP INC	0	300	2ND	ST S	0	0	0	0	0	176.47	200.00		176.47
	0	Combination of above 2 records							1,663,500	0	1,663,500		1,500.00	1,500.00	
17-020026-080	Parking	CITY OF LACROSSE	3	424	2ND	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-020010-110	0	TURK VENTURES LLC	0	215	STATE	ST	183,000	509,800	692,800	22,000	670,800	1,375.14			1,375.14
17-020014-080	0	XIAOXU WU, YINGMIN LIN	0	212	MAIN	ST	47,900	410,000	457,900	0	457,900	938.70			938.70
17-020020-030	1	BATAVIAN BUILDING LLC	0	319	MAIN	ST	210,000	564,800	774,800	2,000	772,800	1,500.00			1,500.00
17-020033-040	0	4 SISTERS CATERING LLC	0	133	4TH	ST S	68,900	484,200	553,100	0	553,100	1,133.86			1,133.86
17-020015-050	0	RONALD J KIND	0	219	PEARL	ST	27,000	183,300	210,300	0	210,300	431.12			431.12
17-020022-030	0	NANCY J ROSE, STEPHEN G ROSE	0	431	MAIN	ST	43,900	164,000	207,900	0	207,900	426.20			426.20
17-020016-050	20	ROTTINGHAUS REAL ESTATE LLC	0	202	3RD	ST S	298,600	206,200	504,800	40,000	464,800	952.84			952.84
17-020010-080	0	RRW INVESTMENTS LTD	0	214	VINE	ST	284,000	269,100	553,100	26,000	527,100	1,080.56			1,080.56
17-020010-070	Parking	RRW INVESTMENTS LTD	3	220	2ND	ST N	79,300	5,500	84,800	Exempt	Exempt	0.00			0.00
17-020010-080	Parking	RRW INVESTMENTS LTD	3	216	2ND	ST N	182,100	13,400	195,500	Exempt	Exempt	0.00			0.00
17-020015-120	0	CROW PROPERTIES LLC THE	0	100	3RD	ST S	185,500	1,202,800	1,388,300	0	1,388,300	1,500.00			1,500.00
17-020015-140	0	MAIN STREET RENAISSANCE INC	0	218	MAIN	ST	80,200	380,500	460,700	0	460,700	944.44			944.44
17-020028-140	Warehouse	JOHN J JR STORY, BETH M SATORY	6	403	3RD	ST S	34,800	58,200	93,000	Exempt	Exempt	0.00			0.00
17-020037-060	0	CAVALIER PROPERTIES OF LACROSSE LLC	0	515	MAIN	ST	47,700	88,500	136,200	0	136,200	279.21	279.21		279.21
17-020037-070	5	CAVALIER PROPERTIES OF LACROSSE LLC	0	519	MAIN	ST	67,300	84,300	151,600	10,000	141,600	290.28	290.28		290.28
	5	Combination of above 2 records							287,800	10,000	277,800		569.49	569.49	

TAX ID	PARKING SPACES	OWNER NAME	EX EM PT	PROPERTY NUMBER	ADDRESS STREET	TYPE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PARKING SPACE CREDIT	NET ASSESS. VALUE	PARKING ASSESSMENT	UNADJUSTED ADJ PARCEL COLUMN	ADJ PARCEL TOTAL	CPI PARKING ADJUSTMENT
17-020032-050	0	RRJ HOLDINGS LLC	0	316	PEARL	ST	28,700	284,300	313,000	0	313,000	641.65		203.16	641.65
17-020020-060	16	PROJECT LEO LLC	0	125	4TH	ST N	212,400	636,600	849,000	32,000	817,000	1,500.00			1,500.00
17-020032-040	0	320 PEARL LLC	0	320	PEARL	ST	130,700	702,200	832,900	0	832,900	1,500.00			1,500.00
17-020032-030	0	STEPHEN D HARM	0	330	PEARL	ST	95,800	353,400	449,200	0	449,200	920.86			920.86
17-020023-050	0	DLL PROPERTIES LLC	0	418	MAIN	ST	107,200	715,700	822,900	0	822,900	1,500.00			1,500.00
17-020034-050	Accessory	DLL PROPERTIES LLC	4	418	MAIN	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020016-020	0	THE AMERICAN HOUSE LLC	0	222	PEARL	ST	103,700	477,000	580,700	0	580,700	1,012.01	1,190.44		1,012.01
17-020016-040	6	THE AMERICAN HOUSE LLC	0	216	PEARL	ST	5,000	2,900	7,900	12,000	(4,100)	170.02	200.00		170.02
	6	Combination of above 2 records							588,600	12,000	576,600		1,182.03	1,182.03	
17-020034-030	6	MICHAEL R KEIL, KAREN H KEIL	0	116	5TH	AVE S	47,600	275,600	323,200	12,000	311,200	637.96			637.96
17-020015-100	1	THIRD STREET CENTER LLC	0	116	3RD	ST S	129,800	450,400	580,200	2,000	578,200	1,185.31			1,185.31
17-020011-010	0	CHRISTENE M BREININGER	0	229	3RD	ST N	30,500	192,700	223,200	0	223,200	457.56			457.56
17-020018-060	0	STATE ROOM PROPERTIES LLC	0	128	3RD	ST N	52,100	244,400	296,500	0	296,500	607.83			607.83
17-020033-130	0	DOERFLINGERS SECOND CENTURY INC	0	118	5TH	AVE S	72,000	233,900	305,900	0	305,900	627.10			627.10
17-020023-010	2	BOOT COAT LLC	0	115	4TH	ST S	56,400	337,400	393,800	4,000	389,800	799.09			799.09
17-020018-070	0	ALYSHAS APARTMENTS LLC	0	126	3RD	ST N	124,600	683,600	808,200	0	808,200	1,500.00			1,500.00
17-020018-090	Accessory	ALYSHAS APARTMENTS LLC	4	310	STATE	ST	8,700	0	8,700	Exempt	Exempt	0.00			0.00
17-020016-120	0	AIRAM GROUP LLC	0	308	MAIN	ST	73,100	148,000	221,100	0	221,100	453.26			453.26
17-020014-090	14	VISKER PROPERTIES LLC	0	111	2ND	ST S	65,300	296,100	361,400	28,000	333,400	683.47			683.47
17-020034-010	0	KELLOGG INVESTMENTS LLC	0	124	5TH	AVE S	103,200	352,100	455,300	0	455,300	933.37			933.37
17-020035-100	0	WELLS FARGO BANK NA	0	519	CASS	ST	211,100	35,900	247,000	0	247,000	183.92	506.35		183.92
17-020035-130	0	WELLS FARGO BANK NA	0	305	5TH	AVE S	116,700	30,300	147,000	0	147,000	109.46	301.35		109.46
17-020035-140	0	WELLS FARGO BANK NA	0	520	KING	ST	124,500	32,500	157,000	0	157,000	116.91	321.85		116.91
17-020035-050	92	WELLS FARGO BANK NA	0	305	5TH	AVE S	277,000	1,775,500	2,052,500	184,000	1,868,500	544.85	1,500.00		544.85
17-020174-040	0	WELLS FARGO BANK NA	0	200	6TH	ST S	663,600	587,000	1,250,600	0	1,250,600	544.85	1,500.00		544.85
	92	Combination of above 5 records							3,854,100	184,000	3,670,100		1,500.00	1,499.99	
17-020014-070	0	DOCS HIDEOUT LLC	0	200	MAIN	ST	292,600	1,037,100	1,329,700	0	1,329,700	1,500.00			1,500.00
17-020031-080	22	W-MONARCH PROPERTIES LLC	0	217	3RD	ST S	179,200	124,800	304,000	44,000	260,000	533.00	533.00		533.00
17-020031-090	30	W-MONARCH PROPERTIES LLC	0	227	3RD	ST S	179,900	65,400	245,300	60,000	185,300	379.87	379.87		379.87
	52	Combination of above 2 records							549,300	104,000	445,300		912.87	912.87	
17-020032-015	19	KLC PROPERTIES LLC	0	208	4TH	ST S	230,400	1,078,600	1,309,000	38,000	1,271,000	1,500.00			1,500.00
17-020020-010	0	2ND & MAIN LLC	0	333	MAIN	ST	94,200	567,800	662,000	0	662,000	1,357.10			1,357.10
17-020020-020	0	WILLIAM A STORY	0	327	MAIN	ST	47,900	190,800	238,700	0	238,700	489.34			489.34
17-020013-050	0	WOLF RENTALS	0	221	MAIN	ST	71,400	391,400	462,800	0	462,800	948.74			948.74
17-020036-030	0	I&B LLC	0	505	KING	ST	371,700	1,358,800	1,730,500	0	1,730,500	1,500.00			1,500.00
17-020023-011	Accessory	DOERFLINGERS SECOND CENTURY INC	4	115	4TH	ST S	26,100	5400	31,500	Exempt	Exempt	0.00			0.00
17-020023-035	2	DALE B BERG	0	119	4TH	ST S	208,800	1,674,500	1,883,300	4,000	1,879,300	1,500.00			1,500.00
17-020025-058	Exempt	REDEVELOPMENT AUTHORITY OF LA CROSSE	1	N/A	N/A	N/A	0	0	0	Exempt	Exempt	0.00			0.00
17-020025-061	0	LCN UHS LACROSSE LLC	0	332	FRONT	ST S	595,200	14,244,600	14,839,800	0	14,839,800	1,500.00			1,500.00
17-020025-062	Exempt	LACROSSE PERFORMING ARTS CENTER INC	1	428	FRONT	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-020026-055	300	LCN UHS LACROSSE LLC	0	102	JAY	ST	732900	17068900	17,801,800	600,000	17,201,800	1,500.00			1,500.00
17-020034-141	Accessory	EARTHGRAINS BAKING COMPANIES INC	4	320	5TH	AVE S	531500	1304600	1,836,100	Exempt	Exempt	0.00			0.00
17-020174-010	Exempt	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	1	530	MAIN	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020174-020	Exempt	ST JOSEPH THE WORKMAN CATHEDRAL PARISH	1	140	6TH	ST S	235900	21400	257,300	Exempt	Exempt	0.00			0.00
17-020174-081	Exempt	CITY OF LACROSSE	1	N/A	6TH	ST S	0	0	0	Exempt	Exempt	0.00			0.00
17-040381-040	Accessory	GRAND RIVER STATION APARTMENTS LLC	4	315	3RD	ST S	361400	2535500	2,896,900	Exempt	Exempt	0.00			0.00
17-040381-050	Accessory	GRS HOMES LLC	4	315	3RD	ST S	147200	1527500	1,674,700	Exempt	Exempt	0.00			0.00
17-040381-230	Exempt	LA CROSSE COUNTY	1	322	VINE	ST	0	0	0	Exempt	Exempt	0.00			0.00
17-020009-075	125	LA CROSSE HOTEL GROUP	0	511	3RD	ST N	1,451,900	8,227,700	9,679,600	250,000	9,429,600	1,500.00			1,500.00
17-020064-010	80	VINE STREET REALTY LLC	0	107	VINE	ST	699,300	927,700	1,627,000	160,000	1,467,000	1,500.00			1,500.00
17-020008-110	0	JJAWC LLC	0	401	2ND	ST N	1,562,900	14,286,000	15,848,900	0	15,848,900	1,500.00			1,500.00
17-020300-040	153	JJAWC SOUTH LLC	0	N/A	VINE	S	616,700	97,300	714,000	306,000	408,000	836.40			836.40
17-020009-080	0	CAPSTONE LLC	0	215	PINE	ST	618,500	0	618,500	0	618,500	1,267.93			1,267.93
17-020009-095	52	CLIFFORD LECLEIR REVOCABLE TRUST, SANDRA LEC	0	224	LA CROSSE	ST	405,100	0	405,100	104,000	301,100	617.26			617.26
17-020009-110	76	CLIFFORD LECLEIR REVOCABLE TRUST, SANDRA LEC	0	401	3RD	ST N	981,400	513,400	1,494,800	152,000	1,342,800	1,500.00			1,500.00
17-020020-120	10	DEES HOLDINGS LLC	0	419	4TH	ST N	243,900	203,300	447,200	20,000	427,200	875.76			875.76
17-020021-010	30	DANIEL FELD, ERIKA TOTH	0	515	4TH	ST N	446,700	336,600	783,300	60,000	723,300	1,482.77			1,482.77
17-020030-131	0	TRISCHOOL ENTERPRISES LLC		322	4TH	ST S	181,400	0	181,400	0	181,400	371.87			371.87
17-020032-070	0	ALEXANDER MCMILLAN		N/A	N/A	N/A	1,300	0	1,300	0	1,300	200.00			200.00
												175,323.89			175,323.89



CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
www.cityoflacrosse.org

LEGISLATION STAFF REPORT FOR COUNCIL

File ID	24-0904	Caption	Resolution and report of the Board of Public Works on the costs of operating and maintaining the parking system in downtown La Crosse.
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Staff/Department Responsible for Legislation

Police Parking Utility

Requestor of Legislation

Police Parking Utility

Location, if applicable

Downtown parking district as defined by Exhibits A and B.

Summary/Purpose

This is the final resolution for the statutorily required annual Downtown Parking Assessment process. This defines the total amount assessed against each property owner in the Downtown Parking District.

Background

This process has been completed since 1982 when the City first began the Downtown Parking Assessment.

Fiscal Impact

The Downtown Parking Assessment process assesses property owners within the defined area so that the assessed fees cover the cost of maintaining the parking system.

Staff Recommendation

Recommend to adopt.

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

Lacrosse Tribune
1407 St. Andrew St., La Crosse, WI 54603
(866) 735-5631

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State of Texas, County of Bexar, ss:

Hayden Lipsky, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of Lacrosse Tribune, a newspaper at, La Crosse, for county of La Crosse, in the state of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published, therein on the dates listed below.

PUBLICATION DATES:

July. 3 2024

NOTICE ID: 6jenJMxmle9qQgo4if1i

PUBLISHER ID: COL-WI-100174

NOTICE NAME: NOTICE TO PROPERTY OWNERS DOWNTOWN PARKING AS

Publication Fee: \$95.10

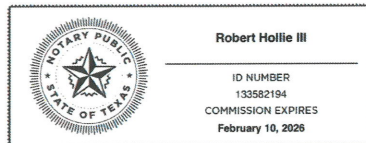
Section: Legals

Category: 0001 Wisconsin Legals

(Signed) Hayden Lipsky

VERIFICATION

State of Texas
County of Bexar

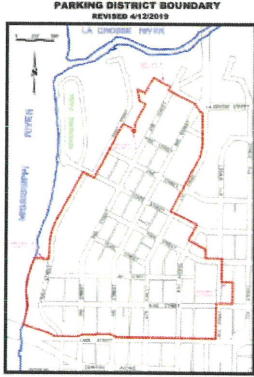


Subscribed in my presence and sworn to before me on this: 07/08/2024

Notary Public
Electronically signed and notarized online using the Proof platform.

**NOTICE TO PROPERTY OWNERS DOWNTOWN PARKING
ASSESSMENT DISTRICT**

Notice is hereby given that the operating, maintenance, and replacement costs for the operation of the City's parking facilities within the Downtown La Crosse Parking System, for the assessment district shown, have been prepared and are now open to inspection by contacting the Parking Utility Office at (608) 789-4908. This can also be viewed on the City of La Crosse website at: www.cityoflacrosse.org/parking/assessment.



Pursuant to Section 66.0703 WI Statutes, the undersigned Board of Public Works of said City hereby gives notice that all persons owning or interested in the real estate outlined on the above map are entitled to examine said costs and assessments, and that on **Monday, July 29, 2024** at 10:00 am, the Board will be in session in the Council Chambers, 1st Floor - City Hall, 400 La Crosse Street, to consider any objections that may be filed, and to hear all persons desiring to be heard. Property owners will be able to examine assessments for their property.

The assessment rate of \$ 2.05 per \$ 1,000.00 of appraised value remains unchanged from previous years. Actual parking assessments may change if the appraised values of the properties have changed since the last assessment date. The boundaries of the parking assessment district were updated and approved at the regular meeting of the City of La Crosse Common Council held April 11, 2019.

Notice is further given that at 6:00 PM on Thursday, August 1, 2024 the Finance and Personnel Committee of the City Council will hear testimony and consider approval of the 2024-2025 parking assessment. Final Council approval of the assessment rate will occur at a 6:00 meeting on Thursday, August 8, 2024. No public testimony will be heard at the August 8th Council meeting, except by special council vote. The committee and council meetings will all be held in the Council Chambers of City Hall, 400 La Crosse Street.

Dated this 3rd day of July 2024.
BOARD OF PUBLIC WORKS
7/3 LAC
COL-WI-100174 WNAXLP

NOTICE TO PROPERTY OWNERS
DOWNTOWN PARKING ASSESSMENT DISTRICT

AMBIANCE LLC
113 2ND ST S
LA CROSSE WI 54601-3206

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Dated this 3rd day of July 2024. BOARD OF PUBLIC WORKS

PARCEL NUMBER	ASSESSMENT (IN \$)
17-020014-100	985.23

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CITY HALL
400 LA CROSSE STREET
LA CROSSE WI 54601-3396

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: LA CROSSE WI 54601-3206

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NOTICE TO PROPERTY OWNERS
DOWNTOWN PARKING ASSESSMENT DISTRICT

KELLOGG INVESTMENTS LLC
126 FIFTH AVE S STE 100
LA CROSSE WI 54601

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Dated this 3rd day of July 2024.

BOARD OF PUBLIC WORKS

PARCEL NUMBER	ASSESSMENT (IN \$)
17-020031-030	709.10
17-020034-010	933.37



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LA CROSSE WI 54601-3396

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NOTICE TO PROPERTY OWNERS
DOWNTOWN PARKING ASSESSMENT DISTRICT

PAMPERIN PARKING LLC
113 2ND ST S
LA CROSSE WI 54601

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Dated this 3rd day of July 2024. BOARD OF PUBLIC WORKS

PARCEL NUMBER	ASSESSMENT (IN \$)
17-020014-110	276.34

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LA CROSSE WI 54601-3396

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LA CROSSE WI 54601-1100
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NOTICE TO PROPERTY OWNERS
DOWNTOWN PARKING ASSESSMENT DISTRICT

COWGILL PROPERTIES LLC
2831 NATIONAL DR
ONALASKA WI 54650

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Dated this 3rd day of July 2024. BOARD OF PUBLIC WORKS

PARCEL NUMBER	ASSESSMENT (IN \$)
17-040381-150	1500.00



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