City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final-revised

Common Council

Thursday, July 9, 2026 | **6:00 PM** | **Council Chambers, City Hall, First Floor**

This meeting is open for in-person attendance and will also be available through video conferencing via the Zoom link below.

https://us06web.zoom.us/j/83473183380?pwd=SE55WWRKL2V2alhncW5VM3RLWGYrdz09
Passcode: CC2026 | Meeting ID: 83473183380 | Call In (audio only): +13126266799

Mayor Shaundel Washington-Spivey, Presiding

Roll Call

Pledge of Allegiance

Moment of Silence

We recognize that the City of La Crosse occupies the land of the Ho-Chunk people. Please take a moment to celebrate and honor the ancestral Ho-Chunk Land, and the sacred lands of all indigenous people.

Approval of Minutes

Minutes of June 11, 2026 Special and Regular meetings.

Reports

26-0728 Financial Report from the Deputy Director of Finance for the Month of May.

Notices and Discussions

COMMON COUNCIL MATTERS

26-0727 Resolution approving 2026 Bills and Engineering Estimates paid in July 2026.

APPOINTMENTS BY THE MAYOR

26-0729 Aviation Board: Steven Duffrin. Economic and Community Development Committee: Nick Padesky. Floodplain Advisory Committee: Gary Padesky. Heritage Preservation Commission: Jim Galllagher, Branden Yates. Housing Authority: Kim Cable.

REPORT OF BIDS/QUOTES RECOMMENDED TO BE ADOPTED

26-0503 Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of $1,490.000.00 for the Copeland Park Shelter Building & Site Improvements project.

26-0524 Report of Bids and Resolution awarding contract to A-1 Excavating LLC in the amount of $513,127.00 for the Prospect St - Stoddard St to George St project.

26-0626 Report of Bids and Resolution awarding contract to Gerke Excavating Inc. in the amount of $326,782.55 for the East Avenue S - Jackson St to Mississippi St project.

ITEM RECOMMENDED TO BE ADOPTED

26-0513 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street.

Vote of 5 to 1 out of Judiciary & Administration Committee.

TAX INCREMENTAL DISTRICT ITEMS RECOMMENDED TO BE ADOPTED

Note: these items must be acted upon in the order shown.

26-0641 Resolution implementing an affordable housing extension for Tax Increment District (TID) 14.

Sponsors: Trost

Unanimous vote out of the Finance & Personnel Committee.

26-0642 Resolution terminating Tax Increment District (TID) 14.

Sponsors: Newberry

Unanimous vote out of the Finance & Personnel Committee.

26-0644 Resolution Creating Tax Incremental District No. 22, Approving Its Project Plan and Establishing Its Boundaries, City of La Crosse, Wisconsin.

Sponsors: Newberry

Unanimous vote out of the Finance & Personnel Committee.

26-0646 Resolution Creating Tax Incremental District No. 24, Approving Its Project Plan and Establishing Its Boundaries, City of La Crosse, Wisconsin.

Sponsors: Dickinson

Vote of 4 to 1 out of Finance & Personnel Committee.

CONSENT AGENDA

The following consent agenda will be approved with a single voice vote, based on the recommended actions, unless an item is removed at the request of the Mayor or a Council Member.

ITEMS RECOMMENDED TO BE ADOPTED

26-0619 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District - General, allowing for redevelopment of the property into commercial and residential uses at 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

26-0351 Resolution approving additional Election Officials for 2026-2027.

Sponsors: Washington-Spivey

26-0482 Resolution authorizing public improvement and levying special assessments against benefited property in La Crosse, Wisconsin - Water Main of 500 blocks of St Andrew Street.

Sponsors: Washington-Spivey

26-0483 Resolution authorizing public improvement and levying special assessments against benefited property in La Crosse, Wisconsin - Sanitary Sewer of 800 block of St Cloud Street.

Sponsors: Washington-Spivey

26-0484 Resolution authorizing public improvement and levying special assessments against benefited property in La Crosse, Wisconsin - Water Main of 800 blocks of St Cloud Street.

Sponsors: Washington-Spivey

26-0519 Resolution granting various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2026-2027 (July).

26-0530 Resolution designating concessionaire for the La Crosse Regional Airport along with authorization to apply for “Class B” Intoxicating Liquor Permit.

Sponsors: Dickinson

26-0621 Resolution approving a collective bargaining agreement between the City of La Crosse and the La Crosse Professional Police Non-Supervisory Association, Local #26 for January 1, 2027 to December 31, 2029. *(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committees and/or Council may reconvene in open session.)*

Sponsors: Washington-Spivey

26-0622 Resolution approving a collective bargaining agreement between the City of La Crosse and the La Crosse Professional Police Supervisory Association for January 1, 2027, to December 31, 2029. *(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committees and/or Council may reconvene in open session.)*

Sponsors: Washington-Spivey

26-0635 Resolution approving a development agreement with Stizo, LLC for infrastructure improvements related to a development at 1319 St Andrew St.

Sponsors: Janssen

26-0639 Resolution approving a reorganization to the table of positions and classifications within the La Crosse Regional Airport.

Sponsors: Dickinson

26-0643 Resolution approving the Parks, Recreation, Forestry, Grounds and Buildings Department 5-year Strategic Plan.

Sponsors: Trost

26-0649 Resolution authorizing the acquisition of a storm sewer and highway maintenance easement from Badger Corrugating Company.

Sponsors: Trost

26-0650 Resolution approving a twenty-year lease with the Off Airport Land Lease Between the United States of America Department of Transportation Federal Aviation Administration and City of La Crosse, Wisconsin by and through Parks and Recreation Department.

Sponsors: Sleznikow

26-0665 Resolution authorizing the purchase of CAD/AVL System - Automatic Passenger Counter (APC).

Sponsors: Washington-Spivey

ITEMS RECOMMENDED TO BE RE-REFERRED

26-0545 Resolution approving assignment of parking assignment at Market Square Parking Ramp from Cameron Park Condo Association to Free Heel Capital. *(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committees and/or Council may reconvene in open session.)*

Sponsors: Washington-Spivey

Recommended to be referred 30 days to the August 2026 meetings.

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.

Council Members:
Tamra Dickinson, Erin Goggin, Barb Janssen, Larry Sleznikow, Olivia Stine, Christine Kahlow, Gary Padesky, Mackenzie Mindel, Aron Newberry, Jennifer Trost, Crystal Bedford, Lisa Weston, Rosanne Northwood

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0728

Agenda Date: 7/9/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Common Council **File Type:** Report

Agenda Number:

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5

	2026
Revenue	$2,062,054.61
1000410 - CLERK - GEN ADMIN	$105,061.87
450000 - ALCOHOL LICENSE	$29,100.54
450005 - OTHR LICENSE/PERM/RELATED FEE	$75,801.33
450035 - PET & ANIMAL LICENSE	$160.00
454000 - MISCELLANEOUS REVENUE	$0.00
1002010 - POLICE - GEN ADMIN	$6,460.51
421000 - FEDERAL CONTRIBUTIONS	$0.00
431015 - PD REPORT COPIES	$297.11
431020 - SALE OF ABANDONED VEHICLES	$3,257.00
454000 - MISCELLANEOUS REVENUE	$2,906.40
1002110 - FIRE - GEN ADMIN	($54,596.11)
430000 - FD SERVICES & TRAINING CHARGES	$9,881.89
430010 - FD PROTECTION FEE	($69,218.00)
450005 - OTHR LICENSE/PERM/RELATED FEE	$4,180.00
450010 - ELECTRICAL PERMITS	$0.00
450020 - BUILDING & RELATED PERMITS	$0.00
450025 - HEATING & PLUMBING PERMITS	$0.00
450045 - ALARM PERMITS & FEES	$0.00
450065 - REGISTRATION FEES	$0.00
450070 - MISCELLANEOUS FINES & FEES	$0.00
454000 - MISCELLANEOUS REVENUE	$0.00
457100 - RENT/LEASE INCOME	$560.00
1003010 - PLANNING/DEVELOPMENT-GEN ADMIN	$0.00
450005 - OTHR LICENSE/PERM/RELATED FEE	$0.00
454000 - MISCELLANEOUS REVENUE	$0.00
1003015 - PLANNING/BUILDING & INSPECTION	$153,236.16
450005 - OTHR LICENSE/PERM/RELATED FEE	$4,914.54
450010 - ELECTRICAL PERMITS	$12,662.90
450020 - BUILDING & RELATED PERMITS	$107,002.76
450025 - HEATING & PLUMBING PERMITS	$28,045.96
450065 - REGISTRATION FEES	$10.00
450070 - MISCELLANEOUS FINES & FEES	$300.00
454000 - MISCELLANEOUS REVENUE	$300.00
1003310 - ENGINEERING - GEN ADMIN	$40,287.37

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
450005 - OTHR LICENSE/PERM/RELATED FEE	$1,160.00
450020 - BUILDING & RELATED PERMITS	$35.00
450030 - WEIGHTS & MEASURES FEE	$21.00
454000 - MISCELLANEOUS REVENUE	$13,885.00
454005 - INTERFUND CHARGES FOR SERVICES	$25,186.37
1003410 - HIGHWAY - GEN ADMIN	$32,426.44
454000 - MISCELLANEOUS REVENUE	$1,464.46
454001 - DAMAGE TO CITY PROPERTY	$15,524.72
454005 - INTERFUND CHARGES FOR SERVICES	$14,235.00
491003 - SALE OF PROPERTY/EQUIP	$1,202.26
1003430 - HIGHWAY - SERVICE CHRGES/PARTS	$98,779.03
454005 - INTERFUND CHARGES FOR SERVICES	$98,779.03
1004010 - LIBRARY - GEN ADMIN	$282.52
441030 - SERVICE FEES	$16.05
450065 - REGISTRATION FEES	$0.00
450070 - MISCELLANEOUS FINES & FEES	$0.00
452015 - OTHER SERVICE CHARGES	$200.00
454001 - DAMAGE TO CITY PROPERTY	$66.47
454006 - REBATE	$0.00
1004110 - LAX CENTER - GEN ADMIN	$0.00
405005 - ROOM TAX	$0.00
440015 - FACILITY RENTAL FEES	$0.00
441000 - LIQUOR FUND	$0.00
441030 - SERVICE FEES	$0.00
454003 - ADVERTISING	$0.00
454006 - REBATE	$0.00
1004210 - PARKS/REC - GEN ADMIN	$11,346.48
454000 - MISCELLANEOUS REVENUE	$25.55
457100 - RENT/LEASE INCOME	$11,320.93
1004215 - PARKS/REC - PARKS	$6,556.39
440015 - FACILITY RENTAL FEES	$6,556.39
1004220 - PARKS/REC - RECREATION	$9,634.34
440000 - ADULT RECREATION FEES	$2,318.37
440005 - YOUTH RECREATION FEES	$4,098.26
450065 - REGISTRATION FEES	$3,217.71
1004225 - PARKS/REC - FACILITIES	$2,616.14
440015 - FACILITY RENTAL FEES	$2,616.14

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
1004235 - PARKS/REC - AQUATICS	$12,103.10
440010 - POOL ADMISSION FEES	$12,103.10
1009905 - TRANSFERS	$65,383.87
492000 - TRANSFERS IN	$65,383.87
1009910 - NON-DEPT - GEN ADMIN	$1,572,476.50
405005 - ROOM TAX	$0.00
405010 - MOBILE HOME TAX	$3,856.20
405015 - PMTS IN LIEU OF TAXES (PILOT)	$84.63
405035 - INTEREST/PENALTY DELINQ TAXES	$31,027.30
405045 - SALES TAX DISCOUNT	$175.97
415025 - STATE AID PERSONAL PROPERTY	$1,395,487.75
420206 - OTHER STATE GRANTS	$0.00
450070 - MISCELLANEOUS FINES & FEES	$63.00
451000 - COURT FINES	$10.00
453000 - INTEREST EARNINGS	$3,842.33
453004 - REALIZED GAIN/LOSS	($32,043.95)
453005 - UNREALIZED GAIN/LOSS	($8,588.27)
453010 - INVESTMENT EARNINGS	$75,431.52
454000 - MISCELLANEOUS REVENUE	$2,543.25
454005 - INTERFUND CHARGES FOR SERVICES	$89,147.58
454006 - REBATE	$0.00
456000 - CASH OVER/SHORT	($24.74)
457100 - RENT/LEASE INCOME	$0.00
481000 - INSURANCE DIVIDENDS	$11,463.93
491002 - SALE OF LAND	$0.00
491003 - SALE OF PROPERTY/EQUIP	$0.00
Expense	$4,999,472.16
1000210 - FINANCE - GEN ADMIN	$52,315.65
510000 - SALARIES AND WAGES	$37,142.44
510006 - OVERTIME PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$35.00
511005 - HEALTH INSURANCE	$7,785.44
511015 - LIFE INSURANCE	$136.36
511020 - SOCIAL SECURITY AND MEDICARE	$2,744.87
511025 - RETIREMENT BENEFITS	$2,674.25
520110 - OTHER CONTRACTED SVCS	$0.00
521006 - TRAINING/CONF. REGISTRATION	$329.68

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
521101 - TELEPHONE	$11.45
532000 - OFFICE SUPPLIES	$85.07
532060 - POSTAGE	$216.24
532065 - PRINTING SERVICES	$65.23
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$0.00
563000 - LEASE PRINCIPAL	$999.16
563100 - LEASE INTEREST	$90.46
1000215 - FINANCE -ACCOUNTING/PAYROLL	$55,213.05
510000 - SALARIES AND WAGES	$37,087.73
510006 - OVERTIME PAY	$0.00
511005 - HEALTH INSURANCE	$12,745.75
511015 - LIFE INSURANCE	$47.11
511020 - SOCIAL SECURITY AND MEDICARE	$2,662.16
511025 - RETIREMENT BENEFITS	$2,670.30
1000225 - FINANCE - TREASURY/CUST SVC	$20,499.53
510000 - SALARIES AND WAGES	$13,522.94
511005 - HEALTH INSURANCE	$4,779.67
511020 - SOCIAL SECURITY AND MEDICARE	$967.02
511025 - RETIREMENT BENEFITS	$973.66
520110 - OTHER CONTRACTED SVCS	$0.00
532000 - OFFICE SUPPLIES	$236.44
532060 - POSTAGE	$19.80
1000230 - FINANCE -MAIL SRVC/PRINTING	$2,902.18
510000 - SALARIES AND WAGES	$1,848.00
510006 - OVERTIME PAY	$0.00
511005 - HEALTH INSURANCE	$796.67
511020 - SOCIAL SECURITY AND MEDICARE	$124.45
511025 - RETIREMENT BENEFITS	$133.06
1000310 - LEGAL - GEN ADMIN	$67,157.14
510000 - SALARIES AND WAGES	$49,328.62
511005 - HEALTH INSURANCE	$9,566.25
511015 - LIFE INSURANCE	$150.22
511020 - SOCIAL SECURITY AND MEDICARE	$3,620.44
511025 - RETIREMENT BENEFITS	$3,551.65
520025 - OUTSIDE LEGAL SVCS	$28.00
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$18.60

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
532000 - OFFICE SUPPLIES	$212.66
532060 - POSTAGE	$17.83
532070 - BOOKS & PUBLICATIONS	($330.09)
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$992.96
550000 - MISCELLANEOUS	$0.00
1000410 - CLERK - GEN ADMIN	$36,756.42
510000 - SALARIES AND WAGES	$20,624.47
510030 - CELL PHONE REIMBURSEMENT	$35.00
511005 - HEALTH INSURANCE	$7,971.92
511015 - LIFE INSURANCE	$35.53
511020 - SOCIAL SECURITY AND MEDICARE	$1,518.76
511025 - RETIREMENT BENEFITS	$1,484.98
521006 - TRAINING/CONF. REGISTRATION	$299.00
521101 - TELEPHONE	$4.17
532000 - OFFICE SUPPLIES	$584.05
532060 - POSTAGE	$393.77
532065 - PRINTING SERVICES	$0.00
532070 - BOOKS & PUBLICATIONS	$3,659.02
550000 - MISCELLANEOUS	$145.75
1000415 - CLERK - ELECTIONS	$129.31
510005 - LIMITED TERM EE SALARIES	$243.75
511020 - SOCIAL SECURITY AND MEDICARE	$18.66
511025 - RETIREMENT BENEFITS	$11.61
521101 - TELEPHONE	$0.00
532060 - POSTAGE	$69.22
532065 - PRINTING SERVICES	$0.00
532070 - BOOKS & PUBLICATIONS	($213.93)
550000 - MISCELLANEOUS	$0.00
1000510 - COUNCIL - GEN ADMIN	$14,369.82
510000 - SALARIES AND WAGES	$9,440.00
511015 - LIFE INSURANCE	$0.12
511020 - SOCIAL SECURITY AND MEDICARE	$1,019.62
511025 - RETIREMENT BENEFITS	$10.08
511050 - OTHER BENEFITS	$3,900.00
521006 - TRAINING/CONF. REGISTRATION	$0.00
532065 - PRINTING SERVICES	$0.00
550000 - MISCELLANEOUS	$0.00

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
1000610 - MAYOR - GEN ADMIN	$26,882.98
510000 - SALARIES AND WAGES	$18,840.78
510030 - CELL PHONE REIMBURSEMENT	$0.00
511005 - HEALTH INSURANCE	$4,783.17
511015 - LIFE INSURANCE	$48.28
511020 - SOCIAL SECURITY AND MEDICARE	$1,422.85
511025 - RETIREMENT BENEFITS	$1,342.52
511075 - CAR ALLOWANCE	$250.00
521005 - TRAVEL - OTHER	$0.00
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$2.81
532000 - OFFICE SUPPLIES	$35.59
532010 - OPERATING SUPPLIES	$16.18
532060 - POSTAGE	$5.70
532065 - PRINTING SERVICES	$0.11
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$24.99
550000 - MISCELLANEOUS	$110.00
1000710 - MUNI COURT - GEN ADMIN	$20,524.44
510000 - SALARIES AND WAGES	$14,929.39
511005 - HEALTH INSURANCE	$3,188.75
511015 - LIFE INSURANCE	$37.45
511020 - SOCIAL SECURITY AND MEDICARE	$1,078.28
511025 - RETIREMENT BENEFITS	$920.12
521101 - TELEPHONE	$3.92
532000 - OFFICE SUPPLIES	$204.89
532060 - POSTAGE	$161.64
1000810 - IT - GEN ADMIN	$116,290.83
510000 - SALARIES AND WAGES	$69,150.41
510005 - LIMITED TERM EE SALARIES	$4,224.00
510030 - CELL PHONE REIMBURSEMENT	$140.00
511005 - HEALTH INSURANCE	$15,943.75
511015 - LIFE INSURANCE	$81.80
511020 - SOCIAL SECURITY AND MEDICARE	$5,388.29
511025 - RETIREMENT BENEFITS	$5,286.57
520110 - OTHER CONTRACTED SVCS	$0.01
520140 - ADMINISTRATIVE SVCS	$10,772.54
521006 - TRAINING/CONF. REGISTRATION	$0.00

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
521101 - TELEPHONE	$4,359.22
521103 - WATER	$0.00
532000 - OFFICE SUPPLIES	$135.00
532055 - GASOLINE FUEL	$30.04
532060 - POSTAGE	$11.71
532065 - PRINTING SERVICES	$14.54
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$135.00
540500 - R&M - OTHER	$599.99
550000 - MISCELLANEOUS	$0.00
550250 - AP PMT BY CREDIT CARD FEE	$17.90
563100 - LEASE INTEREST	$0.06
580400 - VEHICLES	$0.00
1000910 - HUMAN RESOURCES - GEN ADMIN	$50,055.25
510000 - SALARIES AND WAGES	$29,214.20
510005 - LIMITED TERM EE SALARIES	$340.75
510030 - CELL PHONE REIMBURSEMENT	$26.25
511005 - HEALTH INSURANCE	$9,167.67
511015 - LIFE INSURANCE	$44.48
511020 - SOCIAL SECURITY AND MEDICARE	$2,209.08
511025 - RETIREMENT BENEFITS	$2,103.44
511045 - PROFESSIONAL EDU REIMBURSEMENT	$0.00
520025 - OUTSIDE LEGAL SVCS	$1,946.50
520055 - RECRUITMENT FEES & SVCS	$25.00
521001 - TRAVEL - LODGING	$2,154.09
521002 - TRAVEL - TRNSPTN	$278.94
521003 - TRAVEL - MEALS	$203.16
521004 - TRAVEL - MILEAGE	$582.90
521005 - TRAVEL - OTHER	($21.49)
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$14.32
532000 - OFFICE SUPPLIES	$24.81
532010 - OPERATING SUPPLIES	$0.00
532060 - POSTAGE	$11.50
532065 - PRINTING SERVICES	$122.00
550000 - MISCELLANEOUS	$1,380.00
550250 - AP PMT BY CREDIT CARD FEE	$0.85
599900 - PRIOR YEAR EXPENSES	$226.80

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
1002010 - POLICE - GEN ADMIN	$1,081,320.68
510000 - SALARIES AND WAGES	$688,127.45
510001 - SEVERANCE PAY	$3,320.82
510005 - LIMITED TERM EE SALARIES	$181.25
510006 - OVERTIME PAY	$26,675.54
510030 - CELL PHONE REIMBURSEMENT	$1,267.75
511005 - HEALTH INSURANCE	$164,837.04
511015 - LIFE INSURANCE	$922.49
511020 - SOCIAL SECURITY AND MEDICARE	$52,264.02
511025 - RETIREMENT BENEFITS	$103,856.33
511040 - UNIFORM AND OTHER ALLOWANCES	$39.00
511055 - MEDICAL EVALUATIONS	$0.00
520005 - PROFESSIONAL FEES	$4,177.84
520055 - RECRUITMENT FEES & SVCS	$445.00
520100 - CONTRACT SVCS - CLEANING	$872.00
520110 - OTHER CONTRACTED SVCS	$4,792.95
521001 - TRAVEL - LODGING	$0.00
521002 - TRAVEL - TRNSPTN	$0.00
521003 - TRAVEL - MEALS	$0.00
521005 - TRAVEL - OTHER	$0.00
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$361.98
521102 - ELECTRICITY	$318.32
521104 - NATURAL GAS	$136.91
532000 - OFFICE SUPPLIES	$2,076.85
532005 - PROGRAM SUPPLIES	$528.73
532055 - GASOLINE FUEL	$12,570.40
532056 - DIESEL FUEL	$0.00
532060 - POSTAGE	$833.36
532065 - PRINTING SERVICES	$85.25
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$0.00
532085 - FIRST AID & SAFETY SUPPLIES	$0.00
533005 - VEHICLE EQUIP UNDER $10,000	$0.00
540100 - R&M - EQUIP/MACH	$316.49
540150 - R&M - COMMUNICATION	$642.45
540250 - R&M - VEHICLE	$10,625.55
540500 - R&M - OTHER	$461.00

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
550000 - MISCELLANEOUS	$583.91
550250 - AP PMT BY CREDIT CARD FEE	$0.00
1002015 - POLICE - FIELD SERVICES	$0.00
510000 - SALARIES AND WAGES	$0.00
510001 - SEVERANCE PAY	$0.00
510006 - OVERTIME PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511005 - HEALTH INSURANCE	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
511025 - RETIREMENT BENEFITS	$0.00
511040 - UNIFORM AND OTHER ALLOWANCES	$0.00
1002020 - POLICE -INVESTIGATIVE SERVICES	$0.00
510000 - SALARIES AND WAGES	$0.00
510006 - OVERTIME PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511005 - HEALTH INSURANCE	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
511025 - RETIREMENT BENEFITS	$0.00
1002025 - POLICE -PROFESSIONAL STANDARDS	$0.00
510000 - SALARIES AND WAGES	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511005 - HEALTH INSURANCE	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
511025 - RETIREMENT BENEFITS	$0.00
1002110 - FIRE - GEN ADMIN	$164,630.19
510000 - SALARIES AND WAGES	$104,991.81
510006 - OVERTIME PAY	($250.64)
511005 - HEALTH INSURANCE	$14,314.17
511015 - LIFE INSURANCE	$452.15
511020 - SOCIAL SECURITY AND MEDICARE	$2,139.88
511025 - RETIREMENT BENEFITS	$22,440.34
511030 - ER CONTRIBUTION ICMA	$4,394.47
511040 - UNIFORM AND OTHER ALLOWANCES	$0.00
511075 - CAR ALLOWANCE	$0.00
521101 - TELEPHONE	$31.46
521102 - ELECTRICITY	$5,888.24
521103 - WATER	$523.38

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
521104 - NATURAL GAS	$4,190.58
521105 - SEWER	$280.47
521106 - STORM WATER	$828.52
531100 - EMPLOYEE HEALTH & SAFETY	$2,432.00
532000 - OFFICE SUPPLIES	$536.00
532005 - PROGRAM SUPPLIES	$702.33
532060 - POSTAGE	$18.05
532065 - PRINTING SERVICES	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$80.87
533015 - COMPUTER SOFTWARE UNDR $10,000	$0.00
540150 - R&M - COMMUNICATION	$635.04
550250 - AP PMT BY CREDIT CARD FEE	$1.07
1002115 - FIRE - COMMUNITY RISK MGMT	$0.00
510000 - SALARIES AND WAGES	$0.00
510005 - LIMITED TERM EE SALARIES	$0.00
510006 - OVERTIME PAY	$0.00
511005 - HEALTH INSURANCE	$0.00
511015 - LIFE INSURANCE	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
511025 - RETIREMENT BENEFITS	$0.00
521001 - TRAVEL - LODGING	$0.00
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$0.00
532000 - OFFICE SUPPLIES	$0.00
532005 - PROGRAM SUPPLIES	$0.00
532010 - OPERATING SUPPLIES	$0.00
532055 - GASOLINE FUEL	$0.00
532060 - POSTAGE	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$0.00
540250 - R&M - VEHICLE	$0.00
1002120 - FIRE - TRAINING & PROF STNDS	$4,045.63
521001 - TRAVEL - LODGING	$0.00
521003 - TRAVEL - MEALS	$0.00
521004 - TRAVEL - MILEAGE	$0.00
521005 - TRAVEL - OTHER	$0.00
521006 - TRAINING/CONF. REGISTRATION	$3,659.05
532070 - BOOKS & PUBLICATIONS	$0.00

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$25.00
542000 - PROGRAM EXPENSES	$361.58
1002125 - FIRE - FIRE & RESCUE OPS	$909,114.38
510000 - SALARIES AND WAGES	$572,797.38
510001 - SEVERANCE PAY	$0.00
510006 - OVERTIME PAY	$56,337.28
510030 - CELL PHONE REIMBURSEMENT	$35.00
511005 - HEALTH INSURANCE	$136,881.39
511015 - LIFE INSURANCE	$537.34
511020 - SOCIAL SECURITY AND MEDICARE	$8,995.37
511025 - RETIREMENT BENEFITS	$131,106.52
511040 - UNIFORM AND OTHER ALLOWANCES	$18.38
521006 - TRAINING/CONF. REGISTRATION	$0.00
532005 - PROGRAM SUPPLIES	$147.99
532080 - CLEANING/JANITORIAL SUPPLIES	$1,114.06
532096 - PROTECTIVE CLOTHING	$924.82
533000 - OPERATING EQUIP UNDER $10,000	($300.00)
533010 - COMPUTER EQUIP UNDER $10,000	$338.02
533015 - COMPUTER SOFTWARE UNDR $10,000	$180.83
533030 - MJR TOOLS & EQ UNDER $10,000	$0.00
1002130 - FIRE - FLEET & FACILITIES	$20,206.35
521103 - WATER	$0.00
521105 - SEWER	$0.00
532055 - GASOLINE FUEL	$2,296.18
532056 - DIESEL FUEL	$1,879.61
533055 - OTHER EQUIPMENT UNDER $10,000	$1,398.00
540000 - R&M - BUILDINGS	$5,190.72
540100 - R&M - EQUIP/MACH	$9,441.84
550000 - MISCELLANEOUS	$0.00
550250 - AP PMT BY CREDIT CARD FEE	$0.00
1003010 - PLANNING/DEVELOPMENT-GEN ADMIN	$90,855.66
510000 - SALARIES AND WAGES	$60,429.38
510005 - LIMITED TERM EE SALARIES	$536.25
510030 - CELL PHONE REIMBURSEMENT	$35.00
511005 - HEALTH INSURANCE	$16,521.55
511015 - LIFE INSURANCE	$80.81
511020 - SOCIAL SECURITY AND MEDICARE	$4,408.11

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
511025 - RETIREMENT BENEFITS	$4,350.92
520008 - RECORDING FEE	$14.00
520110 - OTHER CONTRACTED SVCS	$807.07
520115 - ADVERTISING SVCS	$38.94
521005 - TRAVEL - OTHER	$3,309.21
521006 - TRAINING/CONF. REGISTRATION	$25.00
521101 - TELEPHONE	$10.27
532000 - OFFICE SUPPLIES	$242.31
532060 - POSTAGE	$0.00
532065 - PRINTING SERVICES	$45.84
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$0.00
550250 - AP PMT BY CREDIT CARD FEE	$1.00
1003015 - PLANNING/BUILDING & INSPECTION	$85,119.51
510000 - SALARIES AND WAGES	$55,177.41
511005 - HEALTH INSURANCE	$17,059.75
511015 - LIFE INSURANCE	$126.77
511020 - SOCIAL SECURITY AND MEDICARE	$4,034.07
511025 - RETIREMENT BENEFITS	$3,974.56
520055 - RECRUITMENT FEES & SVCS	$0.00
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$64.02
532000 - OFFICE SUPPLIES	$353.49
532055 - GASOLINE FUEL	$375.37
532060 - POSTAGE	$254.85
532070 - BOOKS & PUBLICATIONS	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$0.00
532095 - CLOTHING/UNIFORM	$712.59
540250 - R&M - VEHICLE	$2,646.63
550250 - AP PMT BY CREDIT CARD FEE	$0.00
599900 - PRIOR YEAR EXPENSES	$340.00
1003045 - PLANNING/DEVELOPMENT-ASSESSMEN	$45,489.38
510000 - SALARIES AND WAGES	$31,031.40
511005 - HEALTH INSURANCE	$7,971.92
511015 - LIFE INSURANCE	$86.58
511020 - SOCIAL SECURITY AND MEDICARE	$2,130.62
511025 - RETIREMENT BENEFITS	$2,234.26
520055 - RECRUITMENT FEES & SVCS	$280.00

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
520110 - OTHER CONTRACTED SVCS	$0.00
521005 - TRAVEL - OTHER	$331.48
521101 - TELEPHONE	$10.80
532000 - OFFICE SUPPLIES	$173.89
532060 - POSTAGE	$15.46
532070 - BOOKS & PUBLICATIONS	$721.90
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$501.07
1003310 - ENGINEERING - GEN ADMIN	$148,970.16
510000 - SALARIES AND WAGES	$102,347.61
510005 - LIMITED TERM EE SALARIES	$3,080.00
510006 - OVERTIME PAY	$422.89
510030 - CELL PHONE REIMBURSEMENT	$70.00
511005 - HEALTH INSURANCE	$26,546.33
511015 - LIFE INSURANCE	$214.16
511020 - SOCIAL SECURITY AND MEDICARE	$7,780.42
511025 - RETIREMENT BENEFITS	$7,394.71
520055 - RECRUITMENT FEES & SVCS	$0.00
521006 - TRAINING/CONF. REGISTRATION	$0.00
521101 - TELEPHONE	$10.80
532000 - OFFICE SUPPLIES	$116.69
532010 - OPERATING SUPPLIES	$367.70
532055 - GASOLINE FUEL	$402.77
532060 - POSTAGE	$80.39
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$0.00
533010 - COMPUTER EQUIP UNDER $10,000	$0.00
540250 - R&M - VEHICLE	$135.69
1003410 - HIGHWAY - GEN ADMIN	$278,086.15
510000 - SALARIES AND WAGES	$170,437.61
510001 - SEVERANCE PAY	$15,199.81
510005 - LIMITED TERM EE SALARIES	$0.00
510006 - OVERTIME PAY	$2,200.48
510030 - CELL PHONE REIMBURSEMENT	$0.00
511005 - HEALTH INSURANCE	$63,689.08
511015 - LIFE INSURANCE	$568.84
511020 - SOCIAL SECURITY AND MEDICARE	$13,536.31
511025 - RETIREMENT BENEFITS	$12,454.02
532000 - OFFICE SUPPLIES	$0.00

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
1003415 - HIGHWAY - STREET MAINTENANCE	$158,857.10
520055 - RECRUITMENT FEES & SVCS	$78.00
520110 - OTHER CONTRACTED SVCS	$3,099.99
521005 - TRAVEL - OTHER	$0.00
521101 - TELEPHONE	($1,299.96)
521102 - ELECTRICITY	$7,529.19
521104 - NATURAL GAS	$4,787.42
532000 - OFFICE SUPPLIES	$256.19
532010 - OPERATING SUPPLIES	$7,645.81
532015 - SALT	$0.00
532016 - ASPHALT	$30,105.37
532017 - CEMENT	$6,148.00
532020 - PAINT	$0.00
532025 - SIGNS	$6,601.51
532030 - SIGNALS	$5,202.00
532040 - WHITEWAYS	$251.23
532055 - GASOLINE FUEL	$2,413.22
532056 - DIESEL FUEL	$5,656.23
532060 - POSTAGE	$4.10
532065 - PRINTING SERVICES	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$0.00
532085 - FIRST AID & SAFETY SUPPLIES	$1,852.40
533030 - MJR TOOLS & EQ UNDER $10,000	$2,345.75
533035 - SMLL/MINR TOOLS UNDER $1,000	$1,286.97
540000 - R&M - BUILDINGS	$11,002.48
540100 - R&M - EQUIP/MACH	$1,948.24
540150 - R&M - COMMUNICATION	$337.95
540250 - R&M - VEHICLE	$46,165.94
550250 - AP PMT BY CREDIT CARD FEE	$20.92
555888 - WORKORDER PENDING CHARGEOUT	$15,418.15
1003420 - HIGHWAY - REFUSE & RECYCLING	$207,081.99
510000 - SALARIES AND WAGES	$15,643.54
510005 - LIMITED TERM EE SALARIES	$2,010.00
511005 - HEALTH INSURANCE	$3,845.83
511015 - LIFE INSURANCE	$15.05
511020 - SOCIAL SECURITY AND MEDICARE	$1,235.99
511025 - RETIREMENT BENEFITS	$1,126.33

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
521120 - RECYCLING SERVICES	$50,296.58
521121 - YARD WASTE	($2,986.90)
521122 - HOUSEHOLD HAZARDOUS WASTE	$0.00
521130 - GARBAGE SERVICES	$135,576.67
532000 - OFFICE SUPPLIES	$0.00
532010 - OPERATING SUPPLIES	$0.00
532055 - GASOLINE FUEL	$141.21
532060 - POSTAGE	$177.69
532065 - PRINTING SERVICES	$0.00
540100 - R&M - EQUIP/MACH	$0.00
1003430 - HIGHWAY - SERVICE CHRGES/PARTS	$19,478.24
555888 - WORKORDER PENDING CHARGEOUT	$19,478.24
1004010 - LIBRARY - GEN ADMIN	$368,086.84
510000 - SALARIES AND WAGES	$232,355.53
510001 - SEVERANCE PAY	$1,047.77
510006 - OVERTIME PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$170.00
511005 - HEALTH INSURANCE	$65,369.42
511015 - LIFE INSURANCE	$325.73
511020 - SOCIAL SECURITY AND MEDICARE	$17,202.77
511025 - RETIREMENT BENEFITS	$14,818.08
511050 - OTHER BENEFITS	$250.00
511075 - CAR ALLOWANCE	$140.49
520110 - OTHER CONTRACTED SVCS	$10,184.58
521005 - TRAVEL - OTHER	$962.00
521101 - TELEPHONE	$1,319.43
521102 - ELECTRICITY	$4,540.74
521104 - NATURAL GAS	$3,250.19
532000 - OFFICE SUPPLIES	$847.49
532055 - GASOLINE FUEL	$99.38
532060 - POSTAGE	$39.27
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$348.50
533010 - COMPUTER EQUIP UNDER $10,000	$6,204.55
540000 - R&M - BUILDINGS	$8,600.20
550250 - AP PMT BY CREDIT CARD FEE	$10.72
1004015 - LIBRARY - CIRCULATION	$22,495.61
510000 - SALARIES AND WAGES	$0.00

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
510001 - SEVERANCE PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
511025 - RETIREMENT BENEFITS	$0.00
532070 - BOOKS & PUBLICATIONS	$22,495.61
1004020 - LIBRARY - ARCHIVES	$0.00
510000 - SALARIES AND WAGES	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
511025 - RETIREMENT BENEFITS	$0.00
1004025 - LIBRARY - PROGRAMS	$0.00
510000 - SALARIES AND WAGES	$0.00
510001 - SEVERANCE PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
511025 - RETIREMENT BENEFITS	$0.00
1004110 - LAX CENTER - GEN ADMIN	$0.00
510000 - SALARIES AND WAGES	$0.00
510005 - LIMITED TERM EE SALARIES	$0.00
510006 - OVERTIME PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$0.00
511005 - HEALTH INSURANCE	$0.00
511010 - WORKERS COMPENSATION DEPT CHGS	$0.00
511015 - LIFE INSURANCE	$0.00
511020 - SOCIAL SECURITY AND MEDICARE	$0.00
511025 - RETIREMENT BENEFITS	$0.00
520055 - RECRUITMENT FEES & SVCS	$0.00
520060 - MARKETING	$0.00
520101 - CONTRACT SVCS - SECURITY	$0.00
520110 - OTHER CONTRACTED SVCS	$0.00
520120 - EVENT SERVICES	$0.00
521101 - TELEPHONE	$0.00
521102 - ELECTRICITY	$0.00
521104 - NATURAL GAS	$0.00
521130 - GARBAGE SERVICES	$0.00
530250 - LIABILITY INS	$0.00
532000 - OFFICE SUPPLIES	$0.00
532010 - OPERATING SUPPLIES	$0.00

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
532055 - GASOLINE FUEL	$0.00
532060 - POSTAGE	$0.00
532065 - PRINTING SERVICES	$0.00
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$0.00
533015 - COMPUTER SOFTWARE UNDR $10,000	$0.00
550000 - MISCELLANEOUS	$0.00
1004125 - LAX CENTER - FACILITY OPS	$0.00
532080 - CLEANING/JANITORIAL SUPPLIES	$0.00
532095 - CLOTHING/UNIFORM	$0.00
540000 - R&M - BUILDINGS	$0.00
540100 - R&M - EQUIP/MACH	$0.00
1004210 - PARKS/REC - GEN ADMIN	$35,316.07
510000 - SALARIES AND WAGES	$21,189.30
510005 - LIMITED TERM EE SALARIES	$2,400.00
510030 - CELL PHONE REIMBURSEMENT	$24.50
511005 - HEALTH INSURANCE	$4,304.83
511015 - LIFE INSURANCE	$106.60
511020 - SOCIAL SECURITY AND MEDICARE	$1,740.20
511025 - RETIREMENT BENEFITS	$1,583.22
520015 - BANK FEES	$2,200.58
520055 - RECRUITMENT FEES & SVCS	$0.00
520060 - MARKETING	$261.80
520110 - OTHER CONTRACTED SVCS	$76.17
521101 - TELEPHONE	$40.15
532000 - OFFICE SUPPLIES	$493.22
532010 - OPERATING SUPPLIES	$84.92
532060 - POSTAGE	$179.26
532065 - PRINTING SERVICES	$76.45
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$0.99
532099 - GENERAL SUPPLIES	$553.88
550000 - MISCELLANEOUS	$0.00
1004215 - PARKS/REC - PARKS	$136,413.19
510000 - SALARIES AND WAGES	$39,193.61
510005 - LIMITED TERM EE SALARIES	$19,836.10
510006 - OVERTIME PAY	$488.58
510030 - CELL PHONE REIMBURSEMENT	$159.50
511005 - HEALTH INSURANCE	$12,276.67

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
511015 - LIFE INSURANCE	$54.54
511020 - SOCIAL SECURITY AND MEDICARE	$4,436.30
511025 - RETIREMENT BENEFITS	$3,585.39
520080 - CONTRACT SVCS - MOWING SVCS	$2,840.00
520105 - CONTRACT SVCS - LANDSCAPING	$2,837.29
520110 - OTHER CONTRACTED SVCS	$6,661.90
521101 - TELEPHONE	$0.00
521102 - ELECTRICITY	$5,929.16
521103 - WATER	$1,147.56
521104 - NATURAL GAS	$339.98
521105 - SEWER	$582.89
521106 - STORM WATER	$3,405.76
521130 - GARBAGE SERVICES	$813.70
532010 - OPERATING SUPPLIES	$9,305.12
532055 - GASOLINE FUEL	$3,188.18
532056 - DIESEL FUEL	$773.11
532099 - GENERAL SUPPLIES	$651.60
540050 - R&M - GROUNDS	$2,011.09
540100 - R&M - EQUIP/MACH	$3,854.40
540250 - R&M - VEHICLE	$10,420.76
540450 - R&M - TRAILS	$1,620.00
550250 - AP PMT BY CREDIT CARD FEE	$0.00
1004220 - PARKS/REC - RECREATION	$80,811.27
510000 - SALARIES AND WAGES	$21,560.00
510005 - LIMITED TERM EE SALARIES	$26,588.42
510006 - OVERTIME PAY	$0.00
510030 - CELL PHONE REIMBURSEMENT	$56.00
511005 - HEALTH INSURANCE	$10,522.83
511015 - LIFE INSURANCE	$7.90
511020 - SOCIAL SECURITY AND MEDICARE	$3,652.78
511025 - RETIREMENT BENEFITS	$1,787.40
520055 - RECRUITMENT FEES & SVCS	$70.00
520110 - OTHER CONTRACTED SVCS	$0.00
521006 - TRAINING/CONF. REGISTRATION	$0.00
532005 - PROGRAM SUPPLIES	$16,565.94
532095 - CLOTHING/UNIFORM	$0.00
1004225 - PARKS/REC - FACILITIES	$161,031.19

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
510000 - SALARIES AND WAGES	$11,272.37
510005 - LIMITED TERM EE SALARIES	$4,984.25
510006 - OVERTIME PAY	$167.64
510030 - CELL PHONE REIMBURSEMENT	$35.00
511005 - HEALTH INSURANCE	$6,377.50
511015 - LIFE INSURANCE	$49.53
511020 - SOCIAL SECURITY AND MEDICARE	$1,216.78
511025 - RETIREMENT BENEFITS	$937.51
520080 - CONTRACT SVCS - MOWING SVCS	$0.00
520085 - SNOW REMOVAL SVCS	$0.00
520100 - CONTRACT SVCS - CLEANING	$1,500.00
520105 - CONTRACT SVCS - LANDSCAPING	$0.00
520110 - OTHER CONTRACTED SVCS	$100,541.85
521101 - TELEPHONE	$0.00
521102 - ELECTRICITY	$10,983.13
521103 - WATER	$372.75
521104 - NATURAL GAS	$8,566.04
521105 - SEWER	$542.12
521106 - STORM WATER	$2,091.20
532010 - OPERATING SUPPLIES	$1,843.35
532055 - GASOLINE FUEL	$42.82
532099 - GENERAL SUPPLIES	$105.88
540000 - R&M - BUILDINGS	$9,401.47
540050 - R&M - GROUNDS	$0.00
550250 - AP PMT BY CREDIT CARD FEE	$0.00
1004230 - PARKS/REC - FORESTRY	$52,457.86
510000 - SALARIES AND WAGES	$15,315.20
510006 - OVERTIME PAY	$119.26
510030 - CELL PHONE REIMBURSEMENT	$55.00
511005 - HEALTH INSURANCE	$4,783.08
511015 - LIFE INSURANCE	$10.51
511020 - SOCIAL SECURITY AND MEDICARE	$1,111.26
511025 - RETIREMENT BENEFITS	$1,111.28
520105 - CONTRACT SVCS - LANDSCAPING	$28,933.00
532010 - OPERATING SUPPLIES	$134.89
532099 - GENERAL SUPPLIES	$0.00
540100 - R&M - EQUIP/MACH	$884.38

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
550250 - AP PMT BY CREDIT CARD FEE	$0.00
1004235 - PARKS/REC - AQUATICS	$14,882.56
510005 - LIMITED TERM EE SALARIES	$73.75
511020 - SOCIAL SECURITY AND MEDICARE	$5.64
520055 - RECRUITMENT FEES & SVCS	$227.13
520110 - OTHER CONTRACTED SVCS	$9,750.00
521006 - TRAINING/CONF. REGISTRATION	$511.00
521101 - TELEPHONE	$145.27
521102 - ELECTRICITY	$417.31
521103 - WATER	$115.83
521104 - NATURAL GAS	$246.28
521105 - SEWER	$54.11
521106 - STORM WATER	$361.67
532010 - OPERATING SUPPLIES	$1,513.38
532099 - GENERAL SUPPLIES	$1,455.78
540050 - R&M - GROUNDS	$0.00
550250 - AP PMT BY CREDIT CARD FEE	$5.41
1009909 - CONTINGENCY	$0.00
550000 - MISCELLANEOUS	$0.00
1009910 - NON-DEPT - GEN ADMIN	$451,625.55
511005 - HEALTH INSURANCE	$220,023.83
511010 - WORKERS COMPENSATION DEPT CHGS	$12,500.00
520010 - AUDIT & ACCOUNTING FEES	$44,000.00
520015 - BANK FEES	$4,777.82
520020 - MERCHANT CARD PROCESSOR FEES	$20.00
520025 - OUTSIDE LEGAL SVCS	$51,284.51
520055 - RECRUITMENT FEES & SVCS	$2,823.00
520145 - CONTRIB. TO OTHER ENTITIES	$0.00
521102 - ELECTRICITY	$56,472.65
521106 - STORM WATER	$293.06
530200 - PROPERTY INS	$4,898.00
530250 - LIABILITY INS	$30,450.75
531100 - EMPLOYEE HEALTH & SAFETY	$300.00
531500 - ALCOHOL & DRUG TEST PROGRAM	$1,012.00
531600 - EE HEALTH CARE CONTAINMENT	$2,139.87
532075 - MEMBERSHIPS & SUBSCRIPTIONS	$7,500.00
532099 - GENERAL SUPPLIES	$4,805.06

Income Statement
General Fund Income Statement
For the Month of May 2026

Period: 5 to 5	
550000 - MISCELLANEOUS	$0.00
599900 - PRIOR YEAR EXPENSES	$8,325.00
Net Income:	**($2,937,417.55)**

City of La Crosse
General Fund Year-To-Date Revenue Report
For the Period Ending May 31, 2026

DEPARTMENT	REVISED BUDGET	YTD REVENUE	AVAILABLE BUDGET	% USED
04 CLERK	$ 548,417.00	$ 300,639.72	$ 247,777.28	54.82%
20 POLICE	$ 346,729.00	$ 295,473.30	$ 51,255.70	85.22%
21 FIRE	$ 175,115.00	$ 237,312.65	$ (62,197.65)	135.52%
30 PLANNING/ASSESSOR	$ 695,900.00	$ 500,942.88	$ 194,957.12	71.98%
33 ENGINEERING	$ 384,986.00	$ 169,936.85	$ 215,049.15	44.14%
34 HIGHWAY/REFUSE	$ 461,000.00	$ 306,036.15	$ 154,963.85	66.39%
40 LIBRARY	$ 213,468.00	$ 211,004.04	$ 2,463.96	98.85%
42 PARKS/RECREATION/GROUNDS/BL	$ 596,000.00	$ 361,361.37	$ 234,638.63	60.63%
99 NON-DEPARTMENTAL	$ 70,658,213.00	$ 49,525,665.20	$ 21,132,547.80	70.09%
Grand Total	$ 74,079,828.00	$ 51,908,372.16	$ 22,171,455.84	70.07%

City of La Crosse
General Fund Year-To-Date Expenditure Report
For the Period Ending May 31, 2026

DEPARTMENT	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% USED
02 FINANCE	$ 1,713,851.00	$ 689,627.58	$ 1,024,223.42	40.24%
03 LEGAL	$ 886,437.00	$ 343,003.71	$ 543,433.29	38.69%
04 CLERK	$ 705,421.00	$ 249,344.41	$ 456,076.59	35.35%
05 COUNCIL	$ 176,567.00	$ 58,579.30	$ 117,987.70	33.18%
06 MAYOR	$ 347,201.00	$ 124,378.30	$ 222,822.70	35.82%
07 MUNICIPAL COURT	$ 268,256.00	$ 102,721.66	$ 165,534.34	38.29%
08 INFORMATION SERVICES	$ 2,809,073.00	$ 1,508,335.76	$ 1,300,737.24	53.70%
09 HUMAN RESOURCES	$ 653,371.00	$ 283,725.30	$ 369,645.70	43.42%
20 POLICE	$ 14,364,627.00	$ 5,694,055.85	$ 8,670,571.15	39.64%
21 FIRE/FPBS	$ 13,687,623.00	$ 5,565,596.21	$ 8,122,026.79	40.66%
30 PLANNING/ASSESSOR	$ 2,346,328.00	$ 918,993.02	$ 1,427,334.98	39.17%
33 ENGINEERING	$ 1,924,109.00	$ 739,635.07	$ 1,184,473.93	38.44%
34 HIGHWAY/REFUSE	$ 8,512,224.00	$ 3,259,808.30	$ 5,252,415.70	38.30%
40 LIBRARY	$ 5,233,704.00	$ 2,094,939.24	$ 3,138,764.76	40.03%
42 PARKS/RECREATION/GROUNDS/BL	$ 5,037,785.00	$ 1,723,849.34	$ 3,313,935.66	34.22%
99 NON-DEPARTMENTAL	$ 15,413,251.00	$ 2,554,487.16	$ 12,858,763.84	16.57%
Grand Total	$ 74,079,828.00	$ 25,911,080.21	$ 48,168,747.79	34.98%

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0727

Agenda Date: 7/9/2026

Version: 1

Status: Common Council Matters

In Control: Common Council

File Type: Resolution

Agenda Number:

26-0727

Resolution approving 2026 Bills and Engineering Estimates paid in July 2026.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that the monthly bills by departments, the details of which are set forth in the attachment hereto, be and the same are hereby approved and ordered paid.

BE IT FURTHER RESOLVED that orders be drawn for contract estimates in favor of the named person, firm or corporation in the amount stated after their name, the details of which are set forth in the attachment hereto, the same being payment for the estimates and purposes set forth herein.

JULY 2026 MONTHLY BILL DETAIL

AIRFIELD OPERATIONS	13,230.84
AIRPORT	4,599.56
ANIMAL LICENSE	9,575.00
CAPITAL GRANT	15,751.48
CAPITAL PROGRAM	1,463,607.96
CAR WASH	3,584.19
CLERK - ELECTIONS	1,125.12
CLERK - GEN ADMIN	4,962.56
CUSTOMER ACCOUNTS	5,733.90
DEBT SERVICE NON DEPART	87,814.27
ENGINEERING - GEN ADMIN	13,303.61
FACILITY OPERATIONS	226,892.50
FINANCE - GEN ADMIN	1,953.95
FINANCE - TREASURY/CUST SVC	12.26
FIRE - FIRE & RESCUE OPS	7,074.52
FIRE - 2025 NOTE FUNDS	323,657.01
FIRE - 2026 NOTE FUNDS	7,463.50
FIRE - FLEET & FACILITIES	13,544.89
FIRE - GEN ADMIN	15,109.55
FIRE - TRAINING & PROF STNDS	524.67
FIRE EMS ASSISTANCE FAP	2,885.70
FIRE HAZMAT TEAM	1,020.53
FUEL MANAGEMENT	81,726.81
GEN ADMIN - AIRPORT	18,337.20
GEN ADMIN - ENGINEERING	1,697.95
GEN ADMIN - FINANCE	1,404,796.72
GEN ADMIN - NON DEPT	35,716.53
GEN ADMIN - PARKING	96,807.48
GEN ADMIN - STORM	16,643.41
GEN ADMIN - TIF	247,663.10
GEN ADMIN - TRANSIT	111,090.51
GEN ADMIN - WASTE WATER	50,010.92
GEN ADMIN - WATER	783,660.61
GEN ADMIN TID #19	166.67
GEN ADMIN TID #21	166.67
GEN ADMIN TID#18	10,478.03
GEN ADMIN TID#20	166.67
GENERAL FUND	44,828.01
HIGHWAY - GEN ADMIN	203.52
HIGHWAY - REFUSE & RECYCLING	206,620.57
HIGHWAY - SERVICE CHRGES/PARTS	19,359.42
HIGHWAY - STREET MAINTENANCE	89,243.32
HIGHWAY/REFUSE - BRUSH SITES	40.04
HUD GRANTS - ADMIN	230.91
HUD GRANTS - CDBG	793.71
HUD GRANTS - HOME	18,463.12
HUD GRANTS - RPLC HSING	13,386.11
HUMAN RESOURCES - GEN ADMIN	8,735.89
IT - 2025 NOTE FUNDS	29,214.22
IT - GEN ADMIN	9,603.16
LA CROSSE CENTER - ADMIN	133,433.06
LA CROSSE CENTER - FOOD & BEV	30,582.32
LA CROSSE CENTER - PRODUCTION	14,386.46
LA CROSSE CENTER FACILITY OPS.	33,239.34
LABORATORY	8,060.85
LACROSSE CENTER	8,862.33
LAX CENTER - 2025 NOTE FUNDS	2,240.00
LAX CENTER - 2026 NOTE FUNDS	18,048.00
LEGAL - GEN ADMIN	2,567.05
LIBRARY - CIRCULATION	14,915.72
LIBRARY - GEN ADMIN	40,330.11
LIFT STATIONS	20,457.39
MAYOR - GEN ADMIN	331.14
MCPL COURT TRUST	27,943.06
MISCELLANEOUS AGENCY	71.49
MUNI COURT - GEN ADMIN	656.59
NON-DEPT - GEN ADMIN	120,988.15
NON-DEPT GRANTS	224,222.00
PARKING OPERATIONS	7,619.84
PARKING UTILITY	4,910.55
PARKS - 2023 BOND FUNDS	118,812.61
PARKS - 2026 NOTE FUNDS	64,018.86
PARKS/REC - AQUATICS	18,252.77
PARKS/REC - FACILITIES	24,790.55
PARKS/REC - FORESTRY	1,350.00
PARKS/REC - GEN ADMIN	1,251.24
PARKS/REC - PARKS	42,767.22
PARKS/REC - RECREATION	8,802.90
PARKS/REC BOAT HOUSE	4,913.79
PARKS/REC BOAT LANDING IMPRV	21,758.08
PARKS/REC COPELAND PARK IMPRV	143.00
PARKS/REC GOLF COURSE	5.28
PARKS/REC GREEN ISLAND IMPRVM	2,735.00
PARKS/REC MYRICK PARK IMPRVMNT	25,900.00
PARKS/REC PARK IMPROVEMENT	1,670.00
PARKS/REC PETTIBONE PARK IMPRV	58,841.82
PARKS/REC RIVERSIDE PARK IMPRV	1,680.00
PARKS/REC SPECIAL OLYMPICS	4,429.94
PARKS/REC SPECIAL RECREATION	2,633.71
PARKS/REC TREE MEMORIALS	820.00
PARKS/REC YOUTH ENRCHMNT ASSOC	10,669.14
PAYROLL LIABILITIES	1,742,597.23
PLANNING - 2024 NOTE FUNDS	1,912.00
PLANNING - 2026 NOTE FUNDS	0.10
PLANNING - AFFORDABLE HOUSING	200.00
PLANNING TID APPLICATION FEES	1,448.75
PLANNING/BUILDING & INSPECTION	2,962.90
PLANNING/DEVELOPMENT-ASSESSMEN	583.96
PLANNING/DEVELOPMENT-GEN ADMIN	2,935.02
POLICE - GEN ADMIN	39,952.69
POLICE BOAT PATROL PROGRAM	1,881.76
POLICE DRUG INVESTIGATION	4,075.03
POLICE EQUITABLE SHARING AGREE	100.97
POLICE GRANT	3,708.90
POLICE K-9 UNIT	935.88
POLICE RESERVE PROGRAM	257.61
POLICE REVOLVING RESTITUTION	650.00
POLICE TRAINING	11,625.35
PRETREATMENT	60.83
PUMPING	62,692.22
REAL ESTATE & PERSONAL PROP TX	6,759,990.37
SELF-INSURED HEALTH	191.08
SEWER COLLECTION	75,491.58
SOLIDS DISPOSAL	3,808.25
SP ASSIGNED BUDGET CARRYOVER	3.45
STOCK ROOM	34,251.05
STORM COLLECTION	951.45
STREET SWEEPING	8,901.97
STREETS - 2023 BOND FUNDS	8,361.18
STREETS - 2024 NOTE FUNDS	37,510.24
STREETS - 2025 NOTE FUNDS	151,664.64
STREETS - 2026 NOTE FUNDS	250,435.11
TERMINAL OPERATIONS	17,983.31
TRANSFERS	123.43
TRANSIT FUND	4,000.00
TRANSMISSION & DISTRIBUTION	90,507.69
WASTE WATER UTILITY	2,865.93
WATER TREATMENT	31,478.58
WATER UTILITY	11,630.19
Grand Total	$16,022,120.91

CITY OF LA CROSSE

WARRANT PUBLICATION LIST

WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG / VENDOR NAME	AMOUNT
AIRFIELD OPERATIONS	
ADI HOLDING COMPANY LLC	65.99
BREYER'S SALES & SERVICE	170.00
ENTERPRISE FM TRUST	1,002.75
HARTLAND FUEL PRODUCTS LLC	3,789.89
JFTCO INC	99.52
MID-WEST ELECTRO-TECH CORP	100.00
NORTHERN STATES POWER CO WI	2,944.36
SCHNEIDER HEATING & AIR CONDIT	306.34
VERNON ELECTRIC COOPERATIVE IN	8.74
VIKING ELECTRIC SUPPLY LLC	19.03
	8,506.62
AIRPORT	
AUTOMATIC ENTRANCES OF WISC LL	1,346.67
ENTERPRISE FM TRUST	3,252.89
	4,599.56
ANIMAL LICENSE	
COULEE REGION ANIMAL CONTROL D	9,575.00
	9,575.00
CAPITAL GRANT	
ENGBERG ANDERSON INC	1,370.00
FORWARD SPACE LLC	14,381.48
	15,751.48
CAPITAL PROGRAM	
ENTERPRISE FM TRUST	.18
	.18
CAPITAL PROGRAM	
WINONA CONTROLS INC	334,065.80
	334,065.80
CAPITAL PROGRAM	
GERKE EXCAVATING INC	14,503.85
PEMBER COMPANIES INC	113,391.89
WSP USA INC	3,141.50
	131,037.24
CAPITAL PROGRAM	
DONOHUE & ASSOCIATES INC	8,782.20
ENTERPRISE FM TRUST	.01
FOWLER & HAMMER INC	51,444.45

WARRANT PUBLICATION LIST

WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG / VENDOR NAME	AMOUNT
	60,226.66
CAPITAL PROGRAM	
ENTERPRISE FM TRUST	82,433.74
GERKE EXCAVATING INC	803,038.60
MIDWEST WELL SERVICES INC	19,310.00
PUBLIC SERVICE COMMISSION OF W	3,771.57
SHORT ELLIOTT HENDRICKSON INC	27,924.17
	936,478.08
CAR WASH	
ASCENTEK CORP	2,222.36
NORTHERN STATES POWER CO WI	1,200.73
	3,423.09
CLERK - ELECTIONS	
LA CROSSE COUNTY CLERK	1,109.38
LA CROSSE MAIL & PRINT SOLUTIO	6.90
	1,116.28
CLERK - GEN ADMIN	
COLUMN SOFTWARE PBC	2,073.21
LA CROSSE MAIL & PRINT SOLUTIO	18.63
LOFFLER COMPANIES INC	92.88
MINNESOTA LIFE INSURANCE COMPA	16.31
MISC REFUNDS	159.00
	2,360.03
CUSTOMER ACCOUNTS	
BADGER METER INC	988.44
DAIRYLAND POWER COOPERATIVE	3,393.56
LA CROSSE MAIL & PRINT SOLUTIO	12.66
PAYMENT SERVICE NETWORK INC	1,010.90
THE PERFECT ANSWER INC	232.28
	5,637.84
DEBT SERVICE NON DEPART	
BANC OF AMERICA PUBLIC CAPITAL	28,261.15
ENTERPRISE FM TRUST	59,053.12
US BANK NATL ASSOC	500.00
	87,814.27
ENGINEERING - GEN ADMIN	
LA CROSSE COUNTY REGISTER OF D	25.00
LA CROSSE MAIL & PRINT SOLUTIO	2.41

WARRANT PUBLICATION LIST

WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG / VENDOR NAME	AMOUNT
LOFFLER COMPANIES INC	135.53
MINNESOTA LIFE INSURANCE COMPA	76.68
WI DEPT OF AGRICULTURE	12,000.00
	12,239.62
FACILITY OPERATIONS	
B&D SEAL COATING MFG & TRAILER	1,400.00
FIRST SUPPLY LLC	1,423.38
HAWKINS INC	52,332.39
INDUSTRIAL AUTOMATION AND ENGI	181.25
KRAFT POWER CORP	45,421.32
LIBERTY PROCESS EQUIPMENT INC	6,805.36
MODERN CRANE SERVICE INC	825.00
NORTHERN STATES POWER CO WI	64,854.39
RON HAMMES REFRIGERATION CO IN	2,062.86
SAFE-FAST INC	505.47
SJ ELECTRO SYSTEMS LLC	11,567.10
VAN METER INC	386.79
VIKING ELECTRIC SUPPLY LLC	2,223.58
WEIMER BEARING & TRANSMISSION	299.65
WINONA HEATING & VENTILATING C	7,364.99
Z&M ENTERPRISE LLC	4,164.46
	201,817.99
FINANCE - GEN ADMIN	
CANON FINANCIAL SERVICES INC	1,136.88
LA CROSSE MAIL & PRINT SOLUTIO	43.39
LOFFLER COMPANIES INC	666.20
MINNESOTA LIFE INSURANCE COMPA	62.14
	1,908.61
FINANCE - TREASURY/CUST SVC	
LA CROSSE MAIL & PRINT SOLUTIO	.27
	.27
FIRE - FIRE & RESCUE OPS	
FIRE-DEX GW LLC	369.27
JEFFERSON FIRE & SAFETY INC	6,374.40
	6,743.67
FIRE - 2025 NOTE FUNDS	
MARKET & JOHNSON INC	323,657.01
	323,657.01
FIRE - 2026 NOTE FUNDS	
HSR ASSOCIATES INC	1,650.00

WARRANT PUBLICATION LIST

WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG / VENDOR NAME	AMOUNT
INTEGRAL BUILDING SYSTEMS INC	4,914.50
	6,564.50
FIRE - FLEET & FACILITIES	
BAN-KOE SYSTEMS INC	572.00
DENNIS PRIEBE PLUMBING INC	431.00
GREGORY THOMAS FITZSIMMONS	150.00
JFTCO INC	75.87
KWIK TRIP INC	1,102.30
RELIANT FIRE APPARATUS INC	3,919.80
RON HAMMES REFRIGERATION CO IN	581.30
TD PADESKY ELECTRIC INC	1,376.22
TK ELEVATOR CORPORATION	1,892.91
WINONA CONTROLS INC	653.35
	10,754.75
FIRE - GEN ADMIN	
ADI HOLDING COMPANY LLC	470.21
EPU EMPORIUM LLC	549.99
LA CROSSE MAIL & PRINT SOLUTIO	.13
LOFFLER COMPANIES INC	53.62
MINNESOTA LIFE INSURANCE COMPA	347.03
MISSIONSQUARE RETIREMENT	4,339.16
NORTHERN STATES POWER CO WI	6,646.60
VERNON ELECTRIC COOPERATIVE IN	62.25
	12,468.99
FIRE - TRAINING & PROF STNDS	
ERIN STATZ	80.36
HILLTOPPER REFUSE & RECYCLING	90.00
ISAAC ZURAWSKI	42.39
	212.75
FIRE EMS ASSISTANCE FAP	
HOLLY S HAKES	2,730.00
	2,730.00
FUEL MANAGEMENT	
HARTLAND FUEL PRODUCTS LLC	81,726.81
	81,726.81
GEN ADMIN - AIRPORT	
ALLEN MEDIA BROADCASTING EVANS	1,535.00
LA CROSSE MAIL & PRINT SOLUTIO	.87
LOFFLER COMPANIES INC	21.93
MINNESOTA LIFE INSURANCE COMPA	48.67

WARRANT PUBLICATION LIST

WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG / VENDOR NAME	AMOUNT
PROVISION PARTNERS COOPERATIVE	233.14
QUEENB TELEVISION LLC	2,000.00
	3,839.61
GEN ADMIN - FINANCE	
ALERA GROUP INC	4,666.67
BLUE CROSS BLUE SHIELD OF WI	1,117,577.63
DELTA DENTAL OF WI INC	22,850.42
LA CROSSE MAIL & PRINT SOLUTIO	.61
MINNESOTA LIFE INSURANCE COMPA	3.94
NFC HEALTH LTD	16,215.00
PROFESSIONAL BENEFIT ADMINISTR	232,135.33
TREASURER REFUNDS	141.12
VIARO PROFESSIONAL ARTS LTD	11,206.00
	1,404,796.72
GEN ADMIN - NON DEPT	
APPLICATION SOFTWARE INC	35,486.53
	35,486.53
GEN ADMIN - NON DEPT	
MID-WEST ELECTRO-TECH CORP	150.00
	150.00
GEN ADMIN - PARKING	
ADI HOLDING COMPANY LLC	38.50
BAYCOM INC	5,938.00
ENTERPRISE FM TRUST	1,664.88
HILLTOPPER REFUSE & RECYCLING	289.38
LA CROSSE GLASS COMPANY INC	937.63
LA CROSSE MAIL & PRINT SOLUTIO	69.88
LOFFLER COMPANIES INC	5.17
MINNESOTA LIFE INSURANCE COMPA	41.16
NORTHERN STATES POWER CO WI	8,241.98
PARKMOBILE LLC	4,512.16
T2 SYSTEMS CANADA INC	3,006.88
VERNON ELECTRIC COOPERATIVE IN	5.10
VJ FOUR SEASON MAINTENANCE LLC	60,936.00
	85,686.72
GEN ADMIN - STORM	
ADI HOLDING COMPANY LLC	27.50
BERRY DUNN MCNEIL & PARKER LLC	1,870.34
BOBCAT OF THE COULEE REGION IN	608.80
C&C MACHINE INC	93.14
JEWELL ASSOCIATES ENGINEERS IN	6,750.00
LEAGUE OF WISCONSIN MUNICIPALI	1,000.00

WARRANT PUBLICATION LIST

WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG / VENDOR NAME	AMOUNT
NORTHERN STATES POWER CO WI	3.89
PUBLIC SERVICE COMMISSION OF W	50.21
RUEKERT & MIELKE INC	6,035.50
VERNON ELECTRIC COOPERATIVE IN	3.64
	16,443.02
GEN ADMIN - TIF	
HAWKINS ASH CPAS LLP	166.66
SHORT ELLIOTT HENDRICKSON INC	5,367.46
SIGURD B GUNDERSEN	700.00
	6,234.12
GEN ADMIN - TIF	
ALLEN L PETERSON	1,000.00
EHLERS & ASSOCIATES INC	331.25
FOWLER & HAMMER INC	145,608.80
HAVEN ON MAIN LLC	17,583.90
HAWKINS ASH CPAS LLP	166.66
I&S GROUP INC	21,570.00
LACEY WARREN	1,000.00
SUB PAR HOLDINGS LLC	20,000.00
TIMOTHY ACKLIN	181.90
	207,442.51
GEN ADMIN - TIF	
HAWKINS ASH CPAS LLP	166.66
	166.66
GEN ADMIN - TIF	
HAWKINS ASH CPAS LLP	166.66
	166.66
GEN ADMIN - TIF	
HAWKINS ASH CPAS LLP	166.67
	166.67
GEN ADMIN - TIF	
FOWLER & HAMMER INC	8,631.52
HAWKINS ASH CPAS LLP	166.67
POINT OF BEGINNING INC	1,907.28
	10,705.47
GEN ADMIN - TIF	
BEST KEPT PORTABLES LLC	120.00
DONALD W ELLIS	820.00

WARRANT PUBLICATION LIST

WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG / VENDOR NAME	AMOUNT
HAWKINS ASH CPAS LLP	166.67
KRATT LUMBER COMPANY, INC	12,213.21
NORTHERN STATES POWER CO WI	20.46
R A SMITH INC	8,875.00
	22,215.34
GEN ADMIN - TIF	
HAWKINS ASH CPAS LLP	166.67
	166.67
GEN ADMIN - TRANSIT	
ABBY VANS INC	37,957.99
ADI HOLDING COMPANY LLC	131.99
BAYCOM INC	158.33
ENTERPRISE FM TRUST	10.00
GMV SYNCROMATICS CORP	34,826.17
J & K OF LA CROSSE, INC	890.00
JAMES WHITAKER	151.92
KWIK TRIP INC	25.68
LA CROSSE MAIL & PRINT SOLUTIO	2.68
LOFFLER COMPANIES INC	8.46
MINNESOTA LIFE INSURANCE COMPA	302.09
NORTHERN STATES POWER CO WI	1,037.99
POMP'S TIRE SERVICE INC	4,055.48
ROCK OIL REFINING INC	112.50
SPX TECHNOLOGIES INC	307.66
TALON PROTECTION AGENCY INC	5,603.60
VERNON ELECTRIC COOPERATIVE IN	17.47
WYATT WOLFE JR	25.00
	85,625.01
GEN ADMIN - WASTE WATER	
ADI HOLDING COMPANY LLC	82.49
AIRGAS INC	134.68
BERRY DUNN MCNEIL & PARKER LLC	1,870.33
BOBCAT OF THE COULEE REGION IN	260.91
DAHL AUTOMOTIVE LACROSSE INC	157.89
DAHL AUTOMOTIVE ONALASKA INC	2,471.39
DEPT OF NATURAL RESOURCES	75.00
ENTERPRISE FM TRUST	204.94
FIRST SUPPLY LLC	5.17
KWIK TRIP INC	205.80
LA CROSSE MAIL & PRINT SOLUTIO	.47
LOFFLER COMPANIES INC	6.66
MINNESOTA LIFE INSURANCE COMPA	174.64
MISSISSIPPI WELDERS SUPPLY CO	243.73
NORTHERN STATES POWER CO WI	11.68
PAXXO (USA) INC	8,984.04
PROTECTIVE INDUSTRIAL PRODUCTS	1,003.95

WARRANT PUBLICATION LIST

WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG / VENDOR NAME	AMOUNT
PUBLIC SERVICE COMMISSION OF W	13.05
SAFE-FAST INC	735.74
SHORT ELLIOTT HENDRICKSON INC	5,000.00
VERNON ELECTRIC COOPERATIVE IN	10.92
	21,653.48
GEN ADMIN - WATER	
ADI HOLDING COMPANY LLC	96.24
AIRGAS INC	122.84
BERRY DUNN MCNEIL & PARKER LLC	1,870.33
BOGIE ENTERPRISES INC	1,169.08
DEPT OF NATURAL RESOURCES	125.00
HILLTOPPER REFUSE & RECYCLING	143.78
LOFFLER COMPANIES INC	64.64
MATAM INC	3,006.00
MATHY CONSTRUCTION COMPANY	100.43
MINNESOTA LIFE INSURANCE COMPA	100.78
MISSISSIPPI WELDERS SUPPLY CO	11.70
NORTHERN STATES POWER CO WI	576.73
PROCESS RESEARCH SOLUTIONS LLC	3,600.00
PUBLIC SERVICE COMMISSION OF W	1,505.66
TERMINIX INTERNATIONAL CO LTD	473.43
VERNON ELECTRIC COOPERATIVE IN	12.74
WATER REFUNDS	3,451.84
WI RURAL WATER ASSOCIATION	500.00
	16,931.22
GEN ADMIN - WATER	
ALL AMERICAN LUMBER INC	733,655.81
FLOWPOINT ENVIRONMENTAL SYSTEM	26,154.25
	759,810.06
GEN ADMIN TID #19	
HAWKINS ASH CPAS LLP	166.67
	166.67
GEN ADMIN TID #21	
HAWKINS ASH CPAS LLP	166.67
	166.67
GEN ADMIN TID#18	
GARY THURK	360.00
HAWKINS ASH CPAS LLP	166.67
I&S GROUP INC	2,751.25
PARAGON ASSOCIATES INC	577.50
REDEVELOPMENT AUTHORITY OF	6,622.61

WARRANT PUBLICATION LIST

WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG / VENDOR NAME	AMOUNT
	10,478.03
GEN ADMIN TID#20	
HAWKINS ASH CPAS LLP	166.67
	166.67
GENERAL FUND	
BAN-KOE SYSTEMS INC	572.00
BROADCAST MUSIC INC	190.83
REC REFUNDS	639.00
SCHOOL DISTRICT OF LA CROSSE	4,245.55
SHAUNDEL WASHINGTON-SPIVEY	123.42
TK ELEVATOR CORPORATION	1,352.08
US BANK NATL ASSOC	317,395.87
WI DEPT OF REVENUE	36,904.47
	361,423.22
HIGHWAY - GEN ADMIN	
MINNESOTA LIFE INSURANCE COMPA	203.52
	203.52
HIGHWAY - REFUSE & RECYCLING	
BEST KEPT PORTABLES LLC	110.00
DAVY ENGINEERING CO INC	5,099.00
DUMMER FAMILY ENTERPRISES LLC	464.16
HARTER'S QUICK CLEAN UP SERVIC	195,316.27
HILLTOPPER REFUSE & RECYCLING	5,211.46
LA CROSSE MAIL & PRINT SOLUTIO	17.55
	206,218.44
HIGHWAY - SERVICE CHRGES/PARTS	
JFTCO INC	6,065.27
	6,065.27
HIGHWAY - STREET MAINTENANCE	
ADI HOLDING COMPANY LLC	250.23
AIRGAS INC	369.32
BRIGHTSPEED HOLDING LLC	19.55
CHARLES D FOUST	1,562.31
FIRST SUPPLY LLC	3,962.64
GREGORY THOMAS FITZSIMMONS	325.00
JFTCO INC	-104.94
L F GEORGE INC	1,670.68
LOFFLER COMPANIES INC	235.12
MATHY CONSTRUCTION COMPANY	32,652.72
MIDWEST MOTOR SUPPLY CO	3,322.27
NORTHERN STATES POWER CO WI	5,027.91

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ORG / VENDOR NAME	AMOUNT
POELLINGER ELECTRIC INC	100.00
ROCK OIL REFINING INC	112.50
SAFE-FAST INC	5,631.90
UNIVERSAL TRUCK EQUIPMENT INC	86.25
VERNON ELECTRIC COOPERATIVE IN	33.13
	55,256.59
HUD GRANTS - ADMIN	
HAWKINS ASH CPAS LLP	200.00
	200.00
HUD GRANTS - CDBG	
ASSURITY LEGAL LLC	120.00
LA CROSSE MAIL & PRINT SOLUTIO	15.48
LINZI WASHTOCK	162.84
	298.32
HUD GRANTS - HOME	
BEST KEPT PORTABLES LLC	105.00
DONALD W ELLIS	3,808.00
HILLTOPPER REFUSE & RECYCLING	549.00
JOSEPH JOHN FREDRICKSON	3,070.00
NORTHERN STATES POWER CO WI	89.52
POELLINGER INC	10,100.00
	17,721.52
HUD GRANTS - RPLC HSING	
DONALD W ELLIS	650.00
FLYWAY FENCE COMPANY LLC	1,996.00
KRATT LUMBER COMPANY, INC	10,714.55
	13,360.55
HUMAN RESOURCES - GEN ADMIN	
FMLASOURCE INC	2,469.54
LA CROSSE MAIL & PRINT SOLUTIO	.34
LOFFLER COMPANIES INC	45.14
MINNESOTA LIFE INSURANCE COMPA	17.04
STATE OF WISCONSIN	400.00
VON BRIESEN & ROPER SC	5,752.00
	8,684.06
IT - 2025 NOTE FUNDS	
GARDNER BUILDERS MINNEAPOLIS L	29,214.22
	29,214.22

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WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG / VENDOR NAME	AMOUNT
IT - GEN ADMIN	
DURAND ALLEN MATHE	200.00
ENTERPRISE FM TRUST	.07
LOFFLER COMPANIES INC	647.84
MINNESOTA LIFE INSURANCE COMPA	27.08
SITEIMPROVE INC	1,634.99
	2,509.98
LA CROSSE CENTER - ADMIN	
BRIGHTSPEED HOLDING LLC	644.46
BROADCAST MUSIC INC	253.39
COMMERCIAL AV SYSTEMS LLC	43,380.45
DYLAN OVERHOUSE PRODUCTIONS LL	800.00
EXPERIENCE MAKER LLC	2,762.50
GDLD INC	435.11
HARTER'S QUICK CLEAN UP SERVIC	2,064.50
JSJD MEDIA LLC	2,000.00
LA CROSSE COUNTY CONV & VISITO	48,105.17
LA CROSSE MAIL & PRINT SOLUTIO	1.27
LOFFLER COMPANIES INC	42.71
MARION BYERSON	8,236.00
MINNESOTA LIFE INSURANCE COMPA	55.96
NEI-TURNER MEDIA GROUP INC	2,250.00
NORTHERN STATES POWER CO WI	21,891.34
TRIPLESEAT SOFTWARE LLC	80.00
	133,002.86
LA CROSSE CENTER - FOOD & BEV	
CANTALOUPE INC	80.89
COUNTY OF LA CROSSE WISCONSIN	1,282.50
GRINON INDUSTRIES LLC	179.20
KENRICH FOODS CORPORATION	199.50
MARC ANDERSON	2,137.38
MATTHEW CULLMANN	795.00
MISSISSIPPI WELDERS SUPPLY CO	42.78
PEPSI-COLA BOTTLING CO OF LA C	1,833.00
PERFORMANCE FOOD GROUP INC	22,428.83
RELEVANT RADIO STORE LLC	325.00
	29,304.08
LA CROSSE CENTER - PRODUCTION	
BAUER ENTERTAINMENT MARKETING	3,880.00
DEGY BOOKING INTERNATIONAL INC	7,000.00
JSJD MEDIA LLC	1,000.00
MARION BYERSON	625.00
TERRY SEBRANEK	600.00
TOWNSQUARE MEDIA INC	830.00
	13,935.00

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WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG / VENDOR NAME	AMOUNT
LA CROSSE CENTER FACILITY OPS.	
DAKTRONICS INC	7,445.00
DAMARC QUALITY INSPECTION SERV	210.00
DEPT OF NATURAL RESOURCES	125.00
EVENT ESSENTIALS INC	3,377.00
J F AHERN COMPANY	7,205.62
KISH & SONS ELECTRIC INC	452.00
RASSBACH COMMUNICATIONS SERVIC	1,005.77
ROLLINS INC	142.75
TRACTOR CENTRAL LLC	728.99
VESTIS GROUP INC	9,917.45
	30,609.58
LABORATORY	
DAVY ENGINEERING CO INC	2,704.00
EMD MILLIPORE CORP	2,744.97
PACE ANALYTICAL SERVICES LLC	326.00
	5,774.97
LABORATORY	
DAVY ENGINEERING CO INC	1,092.00
	1,092.00
LACROSSE CENTER	
BROADCAST MUSIC INC	190.83
COUNTY OF LA CROSSE WISCONSIN	1,242.50
LIVE NATION WORLDWIDE INC	680.00
MULTIVIEW INC	4,500.00
	6,613.33
LAX CENTER - 2025 NOTE FUNDS	
ZETTLER DESIGN STUDIO LLC	2,240.00
	2,240.00
LAX CENTER - 2026 NOTE FUNDS	
I&S GROUP INC	6,375.00
KISH & SONS ELECTRIC INC	11,673.00
	18,048.00
LEGAL - GEN ADMIN	
LA CROSSE MAIL & PRINT SOLUTIO	.74
LOFFLER COMPANIES INC	13.24
MINNESOTA LIFE INSURANCE COMPA	53.01
	66.99

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ORG / VENDOR NAME	AMOUNT
LIBRARY - CIRCULATION	
CENGAGE LEARNING INC	30.40
LERNER PUBLISHING GROUP INC	270.88
MIDWEST TAPE LLC	1,338.74
PLAYAWAY PRODUCTS LLC	1,094.29
	2,734.31
LIBRARY - GEN ADMIN	
BRIGHTSPEED HOLDING LLC	473.27
CENTURYLINK COMMUNICATIONS LLC	1.62
DEPENDABLE SOLUTIONS INC	3,600.00
EO JOHNSON CO INC	1,632.00
FMLASOURCE INC	274.92
GUNDERSEN CLINIC LTD	125.00
J F AHERN COMPANY	3,040.68
KWIK TRIP INC	114.66
MARCO TECHNOLOGIES LLC	1,964.82
MINNESOTA LIFE INSURANCE COMPA	111.12
NORTHERN STATES POWER CO WI	8,010.26
ROWAN IT SOLUTIONS LLC	5,897.00
TYCO TECHNOLOGY GMBH	1,124.49
WINONA CONTROLS INC	529.36
	26,899.20
LIFT STATIONS	
GREGORY THOMAS FITZSIMMONS	935.00
NICHOLAS J HEILMAN	50.00
	985.00
LIFT STATIONS	
GREGORY THOMAS FITZSIMMONS	685.00
NORTHERN STATES POWER CO WI	2,945.14
VIKING ELECTRIC SUPPLY LLC	15,661.87
	19,292.01
MAYOR - GEN ADMIN	
CENTRAL CONSERVATION INC	141.76
LOFFLER COMPANIES INC	7.10
MINNESOTA LIFE INSURANCE COMPA	13.72
	162.58
MCPL COURT TRUST	
LA CROSSE COUNTY TREASURER	6,807.15
MUNICIPAL COURT REFUND VENDOR	775.80
STATE OF WISCONSIN	20,360.11

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ORG / VENDOR NAME	AMOUNT
	27,943.06
MISCELLANEOUS AGENCY	
ADI HOLDING COMPANY LLC	71.49
	71.49
MUNI COURT - GEN ADMIN	
JESSICA SKEMP	520.00
LA CROSSE MAIL & PRINT SOLUTIO	15.08
LOFFLER COMPANIES INC	22.30
MINNESOTA LIFE INSURANCE COMPA	11.38
PREMIUM WATERS INC	27.95
	596.71
NON-DEPT - GEN ADMIN	
BLACK LEADERS ACQUIRING	7,500.00
BLAKE HUNDT	1,187.76
CLEANWATER CORP OF AMERICA	3,128.36
CRIVELLO, NICHOLS & HALL, S.C.	4,701.76
ELLA SCHNEIDER	1,666.67
HAWKINS ASH CPAS LLP	44,000.00
NORTHERN STATES POWER CO WI	49,949.33
SARA NELSON	1,666.66
STATE OF MINNESOTA	6.00
T E BRENNAN CO	72.70
VERNON ELECTRIC COOPERATIVE IN	884.00
VIARO PROFESSIONAL ARTS LTD	250.00
WORKFORCE CONNECTIONS INC	3,000.00
	118,013.24
NON-DEPT GRANTS	
COULEECAP INC	40,770.00
FLYWAY FENCE COMPANY LLC	1,727.00
SHORT ELLIOTT HENDRICKSON INC	3,725.00
THE PARENTING PLACE INC	178,000.00
	224,222.00
PARKING OPERATIONS	
METROPOLIS CAPITAL HOLDINGS LL	7,394.38
NORTHERN STATES POWER CO WI	225.46
	7,619.84
PARKING UTILITY	
ENTERPRISE FM TRUST	4,910.55
	4,910.55

WARRANT PUBLICATION LIST

WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG VENDOR NAME	AMOUNT
PARKS - 2023 BOND FUNDS	
MAKEPEACE ENGINEERING LLC	1,435.00
MATHY CONSTRUCTION COMPANY	1,477.87
MEAD AND HUNT INC	103,501.06
WINONA NURSERY INC	12,101.50
	118,515.43
PARKS - 2026 NOTE FUNDS	
ENTERPRISE FM TRUST	1,128.61
RIVER ARCHITECTS INC	62,890.25
	64,018.86
PARKS/REC - AQUATICS	
CARRICO AQUATIC RESOURCES INC	9,750.00
COULEE REGION MECHANICAL CONTR	315.14
COUNTY OF LA CROSSE WISCONSIN	300.00
MAKEPEACE ENGINEERING LLC	2,500.00
NORTHERN STATES POWER CO WI	1,488.95
RECTRAC LLC	1,815.00
	16,169.09
PARKS/REC - FACILITIES	
FIRST SUPPLY LLC	185.30
GUNNER SONSALLA	350.00
LAWNKEEPERS OF LA CROSSE INC	125.00
NORTHERN STATES POWER CO WI	14,041.27
SCHNEIDER HEATING & AIR CONDIT	780.00
SUMMIT FIRE PROTECTION CO	408.45
TIFFANY DELAP	2,175.00
TYCO TECHNOLOGY GMBH	3,914.94
UNIFIRST CORPORATION	155.56
WI ELEVATOR INSPECTION INC	110.00
	22,245.52
PARKS/REC - FORESTRY	
MILES PUTNAM	1,100.00
	1,100.00
PARKS/REC - GEN ADMIN	
BROADCAST MUSIC INC	267.17
LA CROSSE MAIL & PRINT SOLUTIO	1.21
LOFFLER COMPANIES INC	124.35
MINNESOTA LIFE INSURANCE COMPA	75.10
	467.83
PARKS/REC - PARKS	

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ORG

VENDOR NAME	AMOUNT
BEST KEPT PORTABLES LLC	2,330.00
COUNTY OF LA CROSSE WISCONSIN	669.70
DEBOER PEST CONTROL LLC	200.00
DLF USA INC	74.60
GARY THURK	382.50
GREGORY THOMAS FITZSIMMONS	5,980.00
HILLTOPPER REFUSE & RECYCLING	154.15
JOHNSON OPS TREE CARE LLC	1,944.00
MARTY WALLESER	9,701.68
MICHAEL D VERDICK	600.00
NICHOLAS J HEILMAN	5,710.00
NORTHERN STATES POWER CO WI	6,534.16
PREMIUM WATERS INC	56.93
REXEL USA INC	720.00
RIVER CITY LAWNSCAPE INC	300.55
SCOTT SILL	770.00
VERNON ELECTRIC COOPERATIVE IN	294.32
	36,422.59
PARKS/REC - RECREATION	
JOSEPH E CODY	100.00
READY BUS COMPANY INC	3,592.28
WILLIAM F KENZIE	1,950.00
	5,642.28
PARKS/REC BOAT HOUSE	
GARY THURK	4,140.00
GREGORY THOMAS FITZSIMMONS	700.00
	4,840.00
PARKS/REC BOAT LANDING IMPRV	
BEST KEPT PORTABLES LLC	600.00
BRAUN INTERTEC CORP	2,440.00
CUSTOM FAB AND MACHINE LLC	72.75
DEPARTMENT OF CORRECTIONS	29.29
GARY THURK	2,722.50
GREGORY THOMAS FITZSIMMONS	784.00
HILLTOPPER REFUSE & RECYCLING	1,431.59
MICHAEL D VERDICK	6,309.05
NICHOLAS J HEILMAN	512.00
NORTHERN STATES POWER CO WI	1,066.67
T2 SYSTEMS CANADA INC	856.00
THOMAS J PETERSON	4,125.00
	20,948.85
PARKS/REC COPELAND PARK IMPRV	
KISH & SONS ELECTRIC INC	143.00

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ORG VENDOR NAME	AMOUNT
	143.00
PARKS/REC GREEN ISLAND IMPRVM	
H J MARTIN AND SON INC	2,735.00
	2,735.00
PARKS/REC MYRICK PARK IMPRVMNT	
EMMA PAINTING	11,480.00
PRIME SOURCE PLUMBING & HTG CO	14,420.00
	25,900.00
PARKS/REC PARK IMPROVEMENT	
LA CROSSE SIGN CO INC	1,670.00
	1,670.00
PARKS/REC PETTIBONE PARK IMPRV	
CULPITT ROOFING INC	16,351.00
FOWLER & HAMMER INC	34,371.25
GREGORY THOMAS FITZSIMMONS	1,038.00
HARTER'S QUICK CLEAN UP SERVIC	488.42
NICHOLAS J HEILMAN	4,725.00
	56,973.67
PARKS/REC RIVERSIDE PARK IMPRV	
LAWNKEEPERS OF LA CROSSE INC	1,680.00
	1,680.00
PARKS/REC SPECIAL OLYMPICS	
READY BUS COMPANY INC	2,590.18
WHITNEY HUGHES	776.00
	3,366.18
PARKS/REC TREE MEMORIALS	
MATZKE MEMORIALS LLC	820.00
	820.00
PARKS/REC YOUTH ENRCHMNT ASSOC	
DYLAN OVERHOUSE PRODUCTIONS LL	800.00
GHELFI AWARDS	80.00
	880.00
PAYROLL LIABILITIES	
AMALGAMATED TRANSIT UNION 519	2,697.32
DOBBERSTEIN LAW FIRM LLC	70.20

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ORG / VENDOR NAME	AMOUNT
FIRE FIGHTERS ASSOCIATION OF L	2,730.00
FIREFIGHTERS CREDIT UNION	9,874.83
GREAT RIVERS UNITED WAY INC	166.00
LA CROSSE PROFESSIONAL POLICE	4,842.00
MARK HARRING	567.70
MINNESOTA LIFE INSURANCE COMPA	21,824.40
MISSIONSQUARE RETIREMENT	150,949.07
STARMOUNT LIFE INSURANCE COMPA	3,288.04
STATE OF MINNESOTA	1,125.96
STATE OF WI DEPT OF CHILDREN A	4,197.88
STATE OF WI DEPT OF EMPLOYEE T	641,301.26
STATE OF WISCONSIN	146,542.55
UNITED STATES TREASURY	752,420.02
	1,742,597.23
PLANNING - 2024 NOTE FUNDS	
PALE BLUE DOT LLC	900.00
PAUL NICHOLAS	1,012.00
	1,912.00
PLANNING - 2026 NOTE FUNDS	
ENTERPRISE FM TRUST	.10
	.10
PLANNING - AFFORDABLE HOUSING	
DONALD W ELLIS	200.00
	200.00
PLANNING TID APPLICATION FEES	
EHLERS & ASSOCIATES INC	1,448.75
	1,448.75
PLANNING/BUILDING & INSPECTION	
LA CROSSE MAIL & PRINT SOLUTIO	24.19
LOFFLER COMPANIES INC	29.01
MINNESOTA LIFE INSURANCE COMPA	42.89
ONE TIME PAY	805.00
WAYNE D ELLEFSON SR	40.00
	941.09
PLANNING/DEVELOPMENT-ASSESSMEN	
ALYSSA BRITTON	25.38
COSTAR REALTY INFORMATION INC	451.07
DAMMON KROLL	36.98
LA CROSSE MAIL & PRINT SOLUTIO	1.54
MINNESOTA LIFE INSURANCE COMPA	26.60

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ORG / VENDOR NAME	AMOUNT
	541.57
PLANNING/DEVELOPMENT-GEN ADMIN	
GHELFI AWARDS	27.00
GREGORY THOMAS FITZSIMMONS	1,025.00
LOFFLER COMPANIES INC	44.20
MARTY WALLESER	1,220.00
MINNESOTA LIFE INSURANCE COMPA	28.07
NEW CASTLE TITLE OF LA CROSSE	150.00
NORTHERN STATES POWER CO WI	322.40
	2,816.67
POLICE - GEN ADMIN	
ADI HOLDING COMPANY LLC	475.70
ALTRA FEDERAL CREDIT UNION	75.00
AT&T MOBILITY LLC	119.92
COUNTY OF LA CROSSE WISCONSIN	4,915.75
DAHL AUTOMOTIVE ONALASKA INC	1,237.54
FAMILY RADIO INC	1,480.00
GENERAL COMMUNICATIONS INC	260.00
INTOXIMETERS INC	306.50
JON WENGER	151.47
JONI MARIE KREPLINE	9,539.76
KWIK TRIP INC	1,188.00
LA CROSSE COUNTY SHERIFFS OFFI	3,330.00
LA CROSSE COUNTY SOLID WASTE D	182.00
LA CROSSE MAIL & PRINT SOLUTIO	44.09
LOFFLER COMPANIES INC	192.70
MINNESOTA LIFE INSURANCE COMPA	322.84
MISC REFUNDS	21.00
NORTHERN STATES POWER CO WI	444.82
OVERHEAD DOOR CO OF THE 7 RIVE	435.40
PISCHKE MOTORS OF LA CROSSE IN	2,338.49
RAY O'HERRON CO INC	65.16
ROLLINS INC	194.80
SAFE-FAST INC	135.00
STREICHER'S INC	268.00
TIFFANY DELAP	1,090.00
TRANSUNION RISK AND ALTERNATIV	200.00
TY WALCHAK	3,390.00
VERNON ELECTRIC COOPERATIVE IN	62.98
	32,466.92
POLICE BOAT PATROL PROGRAM	
PACIFIC QUEST INTERNATIONAL LL	843.00
STREICHER'S INC	219.94
	1,062.94

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ORG VENDOR NAME	AMOUNT
POLICE DRUG INVESTIGATION	
POLICE DEPT	4,000.00
	4,000.00
POLICE GRANT	
COUNTY OF LA CROSSE WISCONSIN	3,695.90
	3,695.90
POLICE K-9 UNIT	
KEVIN LOZANO	25.00
	25.00
POLICE RESERVE PROGRAM	
STREICHER'S INC	80.00
	80.00
POLICE REVOLVING RESTITUTION	
MAYO CLINIC HEALTH SYSTEM	650.00
	650.00
POLICE TRAINING	
ANDREW ROSENOW	29.54
INTOXIMETERS INC	7,768.50
WESTERN TECHNICAL COLLEGE	2,200.00
	9,998.04
PUMPING	
B&M TECHNICAL SERVICES INC	822.50
BRIGHTSPEED HOLDING LLC	62.95
NORTHERN STATES POWER CO WI	49,556.07
RED STONE FENCE CO LLC	10,980.75
UNITED STATES CELLULAR CORPORA	248.86
VERNON ELECTRIC COOPERATIVE IN	389.90
	62,061.03
REAL ESTATE & PERSONAL PROP TX	
LA CROSSE COUNTY TREASURER	1,408,959.27
SCHOOL DISTRICT OF LA CROSSE	4,719,388.84
SCHOOL DISTRICT OF ONALASKA	57,950.61
TREASURER REFUNDS	12,508.16
WESTERN TECHNICAL COLLEGE	561,183.49
	6,759,990.37
SELF-INSURED HEALTH	

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ORG / VENDOR NAME	AMOUNT
TREASURER REFUNDS	191.08
	191.08
SEWER COLLECTION	
FIRST SUPPLY LLC	13,251.00
FLOW-RITE PIPE & SEWER SERVICE	1,200.00
GERKE EXCAVATING INC	15,663.25
HARTER TRUCKING INC	255.00
ROBERT KELLOGG	25,390.00
	55,759.25
SOLIDS DISPOSAL	
LA CROSSE COUNTY SOLID WASTE D	3,161.50
	3,161.50
SP ASSIGNED BUDGET CARRYOVER	
ENTERPRISE FM TRUST	3.45
	3.45
STOCK ROOM	
SAFE-FAST INC	1,678.31
UNIVERSAL TRUCK EQUIPMENT INC	25,620.00
	27,298.31
STORM COLLECTION	
CROELL INC	616.00
HARTER TRUCKING INC	255.00
	871.00
STREET SWEEPING	
LA CROSSE COUNTY SOLID WASTE D	3,287.97
	3,287.97
STREETS - 2023 BOND FUNDS	
WSP USA INC	8,361.18
	8,361.18
STREETS - 2024 NOTE FUNDS	
GERKE EXCAVATING INC	35,349.45
LARSON CONSTRUCTION CO INC	1,710.53
WSP USA INC	450.26
	37,510.24

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WARRANT RANGE: SP060126 TO SP063026 DATES: 01/01/26 TO 12/31/26

ORG VENDOR NAME	AMOUNT
STREETS - 2025 NOTE FUNDS	
ALFRED BENESCH & COMPANY	29,159.79
CROELL INC	33,295.00
FARRELL EQUIPMENT & SUPPLY CO	23,175.00
FOWLER & HAMMER INC	9,153.47
KBIS LLC	8,916.00
MATHY CONSTRUCTION COMPANY	27,686.94
MIDWEST CONSTRUCTION MATERIALS	20,278.44
	151,664.64
STREETS - 2026 NOTE FUNDS	
FOWLER & HAMMER INC	32,784.51
LARSON CONSTRUCTION CO INC	14,056.25
MOBOTREX LLC	26,570.00
NEW RESTORATION AND RECOVERY S	5,282.00
ROLAND MACHINERY COMPANY	90,935.00
STEIGER CONSTRUCTION INC	39,296.75
TRAFFIC CONTROL CORPORATION	35,245.00
WI DEPT OF TRANSPORTATION	6,265.60
	250,435.11
TERMINAL OPERATIONS	
AUTOMATIC ENTRANCES OF WISC LL	2,693.33
BERNIE'S EQUIPMENT COMPANY INC	79.30
GDLD INC	261.70
KURITA AMERICA INC	887.49
NORTHERN STATES POWER CO WI	8,955.80
WEST SALEM TOOL & DIE INC	230.00
	13,107.62
TRANSFERS	
NORTHERN STATES POWER CO WI	113.96
VERNON ELECTRIC COOPERATIVE IN	9.47
	123.43
TRANSIT FUND	
GMV SYNCROMATICS CORP	4,000.00
	4,000.00
TRANSMISSION & DISTRIBUTION	
C&C MACHINE INC	5,412.00
DLF USA INC	432.00
FIRST SUPPLY LLC	53,853.93
GERKE EXCAVATING INC	15,663.24
HYDROCORPS LLC	12,250.00
LES MANSKE & SONS EXCAVATING &	1,117.00
NORTHERN STATES POWER CO WI	205.94

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ORG / VENDOR NAME	AMOUNT
	88,934.11
WASTE WATER UTILITY	
EMD MILLIPORE CORP	1,960.70
ENTERPRISE FM TRUST	905.23
	2,865.93
WATER TREATMENT	
ANDREW JACQUE	8,307.08
DAVY ENGINEERING CO INC	6,109.00
HAWKINS INC	10,572.98
HD SUPPLY INC	685.83
NORTHERN LAKE SERVICE INC	2,810.00
UNIVERSITY OF WISCONSIN SYSTEM	31.00
	28,515.89
WATER UTILITY	
FIRST SUPPLY LLC	11,630.19
	11,630.19
TOTAL	16,022,120.91

** END OF REPORT - Generated by Nolte, Brent **

ORG	VENDOR #	VENDOR NAME	AMOUNT
100	20,768	ENVISION WARE	529.48
100	20,768	FS *TECHSMITH	209.10
100	20,768	USATODAY CO DIGITAL	62.08
260	20,768	FESTIVAL NETWORK ONL	89.00
260	20,768	JOY PUBLICATIONS, LL	2,160.00
800	20,768	516 AUTO VALUE - LA	40.08
800	20,768	516 AUTO VALUE - LA	71.88
800	20,768	516 AUTO VALUE - LA	11.55
800	20,768	516 AUTO VALUE - LA	325.98
800	20,768	516 AUTO VALUE - LA	15.98
800	20,768	516 AUTO VALUE - LA	381.77
800	20,768	516 AUTO VALUE - LA	105.81
800	20,768	516 AUTO VALUE - LA	3.52
800	20,768	ACE OF LA CROSSE	245.91
800	20,768	ACE OF LA CROSSE	245.91
800	20,768	ACE OF LA CROSSE	245.91
800	20,768	ACE OF LA CROSSE	-30.00
800	20,768	ACE OF LA CROSSE	491.82
800	20,768	ACE OF LA CROSSE	-491.82
800	20,768	ACE OF LA CROSSE	-491.82
800	20,768	AMAZON MKTPL*7E5RI2E	34.55
800	20,768	AMAZON MKTPL*NJ62C6B	146.97
800	20,768	CSE*CONS ENERGY	124.60
800	20,768	FACTORY MOTOR PARTS	83.05
800	20,768	HALRON LUBRICANTS	659.20
800	20,768	HALRON LUBRICANTS	866.58
800	20,768	IMPERIAL SUPPLIES	13.99
800	20,768	IMPERIAL SUPPLIES	8.70
800	20,768	O'REILLY 2214	15.35
800	20,768	PETERBILT OF LACROSS	91.56
800	20,768	PETERBILT OF LACROSS	880.04
800	20,768	PETERBILT OF LACROSS	64.60
800	20,768	PETERBILT OF LACROSS	21.96
800	20,768	SCHILLING SUPPLY COM	940.65
800	20,768	SCHILLING SUPPLY COM	114.06
800	20,768	SCHILLING SUPPLY COM	114.06
800	20,768	SCHILLING SUPPLY COM	114.06
800	20,768	SCHILLING SUPPLY COM	114.06
800	20,768	SCHILLING SUPPLY COM	114.06
800	20,768	SCHILLING SUPPLY COM	114.06
800	20,768	SCHILLING SUPPLY COM	114.06
800	20,768	SCHILLING SUPPLY COM	114.06
800	20,768	SCHILLING SUPPLY COM	114.06
800	20,768	SCHILLING SUPPLY COM	118.77
800	20,768	SCHILLING SUPPLY COM	118.77
800	20,768	SCHILLING SUPPLY COM	133.65
800	20,768	SCHILLING SUPPLY COM	133.65
800	20,768	SCHILLING SUPPLY COM	133.65

ORG	VENDOR #	VENDOR NAME	AMOUNT
800	20,768	WISCONSIN KENWORTH -	49.40
800	20,768	ZORO TOOLS INC	228.09
1000210	20,768	CENTURYLINK LUMEN	3.73
1000210	20,768	CENTURYLINK LUMEN	7.72
1000210	20,768	UPS*BILLING CENTER	-1.17
1000210	20,768	UPS*BILLING CENTER	-2.50
1000210	20,768	VERIZONWRLSS*RTCCR V	37.56
1000225	20,768	AMAZON MKTPL*NJ62C6B	11.99
1000310	20,768	AMAZON MKTPL*BV0OZ75	15.79
1000310	20,768	CENTURYLINK LUMEN	11.59
1000310	20,768	CENTURYLINK LUMEN	7.01
1000310	20,768	LEXISNEXIS RISK SOL	150.00
1000310	20,768	LEXISNEXIS RISK SOL	150.00
1000310	20,768	LEXISNEXIS RISK SOL	150.00
1000310	20,768	PREMIUM WATERS, INC.	23.00
1000310	17,795	STATE BAR OF WISCONS	141.50
1000310	17,795	STATE BAR OF WISCONS	609.00
1000310	20,768	THOMSON WEST*TCD	992.96
1000310	20,768	UPS*BILLING CENTER	21.13
1000310	20,768	VERIZONWRLSS*RTCCR V	228.08
1000410	20,768	AMAZON MKTPL*BF0E20M	103.67
1000410	20,768	AMAZON MKTPL*VB1B70G	55.99
1000410	20,768	CENTURYLINK LUMEN	1.95
1000410	20,768	CENTURYLINK LUMEN	2.22
1000410	20,768	COLUMN PUBLIC NOTICE	374.45
1000410	20,768	COLUMN PUBLIC NOTICE	321.07
1000410	20,768	COLUMN PUBLIC NOTICE	404.32
1000410	20,768	COLUMN PUBLIC NOTICE	35.40
1000410	20,768	COLUMN PUBLIC NOTICE	60.18
1000410	20,768	COLUMN PUBLIC NOTICE	75.53
1000410	20,768	COLUMN PUBLIC NOTICE	271.41
1000410	20,768	COLUMN PUBLIC NOTICE	316.83
1000410	20,768	COLUMN PUBLIC NOTICE	171.09
1000410	20,768	COLUMN PUBLIC NOTICE	164.76
1000410	20,768	COLUMN PUBLIC NOTICE	166.86
1000410	20,768	COLUMN PUBLIC NOTICE	39.59
1000410	20,768	STAPLES	37.21
1000415	20,768	VERIZONWRLSS*RTCCR V	8.84
1000610	20,768	CENTURYLINK LUMEN	1.08
1000610	20,768	CENTURYLINK LUMEN	1.73
1000610	20,768	VERIZONWRLSS*RTCCR V	165.75
1000710	20,768	AMAZON MKTPL*919CF3Q	14.98
1000710	20,768	AMAZON MKTPL*H58PQ75	34.99
1000710	20,768	AMAZON MKTPL*KN2FG0C	5.99
1000710	20,768	CENTURYLINK LUMEN	2.19
1000710	20,768	CENTURYLINK LUMEN	1.73
1000810	20,768	ACI*BRIGHTSPEED	1,729.43

ORG	VENDOR #	VENDOR NAME	AMOUNT
1000810	20,768	ACI*BRIGHTSPEED	8.95
1000810	20,768	AMAZON MARK* BF1FK25	263.96
1000810	20,768	AMAZON MKTPL*8N8LO9G	139.96
1000810	20,768	AMAZON MKTPL*BV3CF4Y	135.00
1000810	20,768	AMAZON MKTPL*D761A79	23.34
1000810	20,768	CBI*3DISSUE	-43.93
1000810	20,768	CDW GOVT #MUNI COURT	361.27
1000810	20,768	CDW GOVT #MYRICK REI	191.64
1000810	20,768	CDW GOVT #PD SURV 20	670.48
1000810	20,768	CENTURYLINK LUMEN	9.27
1000810	20,768	CENTURYLINK LUMEN	9.30
1000810	20,768	FS *TECHSMITH	292.74
1000810	20,768	ISC2.ORG	135.00
1000810	20,768	MENARDS LA CROSSE WI	599.99
1000810	20,768	SMARSH, INC.	10.52
1000810	20,768	SP PCIPOLICIES	499.00
1000810	20,768	SRFAX 866-554-0263	60.60
1000810	20,768	VERIZONWRLSS*RTCCR V	72.02
1000810	20,768	VERIZONWRLSS*RTCCR V	1,898.13
1000810	20,768	ZOOM.COM 888-799-966	26.51
1000910	20,768	CENTURYLINK LUMEN	8.12
1000910	20,768	CENTURYLINK LUMEN	6.20
1000910	20,768	VERIZONWRLSS*RTCCR V	37.51
1002010	20,768	ACTION TARGETS	80.61
1002010	20,768	AMAZON MARK* 235FP6J	94.98
1002010	20,768	AMAZON MARK* 6205G51	9.99
1002010	20,768	AMAZON MARK* N778D8A	54.17
1002010	20,768	AMAZON MARK* T557Z15	54.13
1002010	20,768	AMAZON MKTPL*4G1P405	26.72
1002010	20,768	AMAZON MKTPL*7V7TX3N	960.00
1002010	20,768	AMAZON MKTPL*GW29T9U	25.20
1002010	20,768	AMAZON MKTPL*II52J0Z	42.85
1002010	20,768	AMAZON MKTPL*KY4QI9L	65.22
1002010	20,768	AMAZON MKTPL*M851P37	21.71
1002010	20,768	AMAZON MKTPL*QD5159L	13.54
1002010	20,768	AMAZON RETA* 8L89C1C	16.08
1002010	20,768	AMAZON RETA* BF76O1H	159.99
1002010	20,768	AMAZON RETA* E419J0Q	33.99
1002010	20,768	AMAZON RETA* K40R43J	32.82
1002010	20,768	AMAZON.COM*TT8G57QI3	138.12
1002010	20,768	AT&T BILL PAYMENT	158.52
1002010	20,768	CAREER FAIR REG FEE	250.00
1002010	20,768	CENTURYLINK LUMEN	37.76
1002010	20,768	CENTURYLINK LUMEN	45.78
1002010	20,768	DOJ EPAY RECORDS CHE	1,351.00
1002010	20,768	ETRAILER CORPORATION	48.86
1002010	20,768	IN *SIGN PRO OF LA C	25.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
1002010	20,768	LAWENFORCEMENT SUPPO	50.00
1002010	20,768	LAWENFORCEMENT SUPPO	100.00
1002010	20,768	MED*EMPLIFY HEALTH	42.00
1002010	20,768	NNA SERVICES LLC	-2.14
1002010	20,768	NNA SERVICES LLC	-2.14
1002010	20,768	PARKING UTILITY SMAR	3.50
1002010	20,768	RING SOLO PLAN	-0.27
1002010	20,768	RING SOLO PLAN	5.26
1002010	20,768	SPUR NAME TAPES	11.75
1002010	20,768	SQ *DON'S TOWING AND	1,100.00
1002010	20,768	STAPLES	38.28
1002010	20,768	UPS*BILLING CENTER	52.60
1002010	20,768	UPS*BILLING CENTER	8.54
1002010	20,768	UPS*BILLING CENTER	23.34
1002010	20,768	VERIZONWRLSS*RTCCR V	146.05
1002010	20,768	VERIZONWRLSS*RTCCR V	906.58
1002010	20,768	VERIZONWRLSS*RTCCR V	1,215.38
1002010	20,768	WI DFI WS2 CFI CC EP	20.00
1002010	20,768	WI DFI WS2 CFI CC EP	20.00
1002110	20,768	ACI*BRIGHTSPEED	452.57
1002110	20,768	AMAZON MKTPL*027SS34	23.74
1002110	20,768	AMAZON MKTPL*463BY9B	83.95
1002110	20,768	AMAZON MKTPL*ID6KA9Y	59.99
1002110	20,768	AMAZON MKTPL*W92MS7Z	90.00
1002110	20,768	AMAZON RETA* DE0AV07	48.49
1002110	20,768	AMAZON RETA* Y17OF9F	38.79
1002110	20,768	AT&T MOBILITY EPAY	88.41
1002110	20,768	CENTURYLINK LUMEN	17.41
1002110	20,768	CENTURYLINK LUMEN	14.05
1002110	20,768	FESTIVAL FOODS	210.00
1002110	20,768	FESTIVAL FOODS	21.26
1002110	20,768	KWIK TRIP #624	22.99
1002110	20,768	STAPLES	57.68
1002110	20,768	UPS*BILLING CENTER	7.40
1002110	20,768	VERIZONWRLSS*RTCCR V	98.35
1002110	20,768	VERIZONWRLSS*RTCCR V	151.56
1002110	20,768	VERIZONWRLSS*RTCCR V	560.30
1002110	20,768	VERIZONWRLSS*RTCCR V	593.62
1002120	20,768	AMBER GRILL	43.48
1002120	20,768	AMBER GRILL	21.73
1002120	20,768	ARBYS 6984	23.61
1002120	20,768	BEST KEPT PORTABLES	90.00
1002120	20,768	CULVERS OF STEVENS P	11.07
1002120	20,768	CULVERS OF STEVENS P	11.06
1002120	20,768	JIMMY JOHNS - 1110	9.80
1002120	20,768	JIMMY JOHNS - 1110	9.80
1002120	20,768	PFFWCF	50.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
1002120	20,768	PFFWCF	1.81
1002120	20,768	SQ *CHUBBY?S	19.78
1002120	20,768	SQ *CHUBBY?S	19.78
1002125	20,768	AMAZON MARK* WB17A4L	28.49
1002125	20,768	AMAZON MKTPL*B48G610	51.28
1002125	20,768	AMAZON MKTPL*YN8UN90	88.77
1002125	20,768	AMAZON MKTPLACE PMTS	-179.99
1002125	20,768	MAYO CLINIC OTHER	150.00
1002125	20,768	MENARDS LA CROSSE WI	11.47
1002125	20,768	TWILIO INC	90.82
1002125	20,768	TWILIO INC	90.01
1002130	20,768	516 AUTO VALUE - LA	59.45
1002130	20,768	516 AUTO VALUE - LA	17.98
1002130	20,768	516 AUTO VALUE - LA	228.64
1002130	20,768	516 AUTO VALUE - LA	98.52
1002130	20,768	516 AUTO VALUE - LA	29.59
1002130	20,768	AMAZON MKTPL*CT0BN6W	30.17
1002130	20,768	AMAZON MKTPL*M069Z7J	20.98
1002130	20,768	AMAZON MKTPL*R29KG72	13.99
1002130	20,768	AMAZON MKTPL*R29KG72	12.31
1002130	20,768	AMAZON MKTPL*TN2WO7N	52.46
1002130	20,768	AMAZON MKTPL*XZ8Q71P	15.63
1002130	20,768	DEBAUCHE TRUCK & DIE	361.64
1002130	20,768	GRAINGER	15.48
1002130	20,768	GRAINGER	225.36
1002130	20,768	IN *A-1 PRECISION PU	300.00
1002130	20,768	IN *A-1 PRECISION PU	300.00
1002130	20,768	MENARDS LA CROSSE WI	117.51
1002130	20,768	MENARDS LA CROSSE WI	14.75
1002130	20,768	MENARDS LA CROSSE WI	139.72
1002130	20,768	MENARDS LA CROSSE WI	3.43
1002130	20,768	MENARDS LA CROSSE WI	6.76
1002130	20,768	MENARDS LA CROSSE WI	107.76
1002130	20,768	MENARDS LA CROSSE WI	7.45
1002130	20,768	MENARDS LA CROSSE WI	69.97
1002130	20,768	MENARDS LA CROSSE WI	11.97
1002130	20,768	MENARDS LA CROSSE WI	59.99
1002130	20,768	SHERWIN-WILLIAMS7038	267.25
1002130	20,768	SUMMIT FIRE PROTECTI	26.25
1002130	20,768	THE HOME DEPOT #4905	36.96
1002130	20,768	WAL-MART #5127	138.17
1003010	20,768	AMAZON MKTPL*486WN5B	21.16
1003010	20,768	CENTURYLINK LUMEN	5.46
1003010	20,768	CENTURYLINK LUMEN	4.81
1003010	20,768	USATODAY CO DIGITAL	86.92
1003015	20,768	AMAZON MKTPL*505PB6S	13.11
1003015	20,768	AMAZON MKTPL*GG4WC0Q	8.95

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003015	20,768	AMAZON MKTPL*R59Y174	1,348.99
1003015	20,768	CENTURYLINK LUMEN	9.61
1003015	20,768	CENTURYLINK LUMEN	14.84
1003015	20,768	DOJ EPAY RECORDS CHE	7.00
1003015	20,768	DSPS E SERVICE FEE R	0.90
1003015	20,768	DSPS E SERVICE FEE R	0.90
1003015	20,768	DSPS E SERVICE FEE R	0.34
1003015	20,768	STAPLES	-125.27
1003015	20,768	USCELL RECURRING	39.57
1003015	20,768	VERIZONWRLSS*RTCCR V	176.15
1003015	20,768	VERIZONWRLSS*RTCCR V	341.72
1003015	20,768	WI DSPS LICENSURE	40.00
1003015	20,768	WI DSPS LICENSURE	40.00
1003015	20,768	WI DSPS LICENSURE	15.00
1003015	20,768	WL *VUE*TESTING EXAM	90.00
1003045	20,768	CENTURYLINK LUMEN	4.74
1003045	20,768	CENTURYLINK LUMEN	6.06
1003045	20,768	MENARDS LA CROSSE WI	31.59
1003310	20,768	AMAZON MKTPL*0K4MX9N	24.98
1003310	20,768	AMAZON MKTPL*V542S9Z	74.08
1003310	20,768	AMAZON.COM*BF89J5A50	16.97
1003310	20,768	AMAZON.COM*C162Y3HQ3	31.95
1003310	20,768	CENTURYLINK LUMEN	4.38
1003310	20,768	CENTURYLINK LUMEN	6.42
1003310	20,768	KWIK TRIP #1126	12.00
1003310	20,768	MENARDS LA CROSSE WI	85.94
1003310	20,768	UPS*BILLING CENTER	9.83
1003310	20,768	VERIZONWRLSS*RTCCR V	151.56
1003310	20,768	VERIZONWRLSS*RTCCR V	645.88
1003415	20,768	516 AUTO VALUE - LA	23.99
1003415	20,768	516 AUTO VALUE - LA	95.94
1003415	20,768	516 AUTO VALUE - LA	63.98
1003415	20,768	516 AUTO VALUE - LA	11.99
1003415	20,768	516 AUTO VALUE - LA	10.99
1003415	20,768	516 AUTO VALUE - LA	202.10
1003415	20,768	516 AUTO VALUE - LA	-346.01
1003415	20,768	516 AUTO VALUE - LA	148.99
1003415	20,768	516 AUTO VALUE - LA	-148.99
1003415	20,768	516 AUTO VALUE - LA	-393.21
1003415	20,768	ACE OF LA CROSSE	6.24
1003415	20,768	ALDON COMPANY, INC.	176.19
1003415	20,768	ALDON COMPANY, INC.	139.41
1003415	20,768	AMAZON MKTPL*2917I78	80.73
1003415	20,768	AMAZON MKTPL*5N9GG1C	19.99
1003415	20,768	AMAZON MKTPL*EC4SX34	25.43
1003415	20,768	AMAZON MKTPL*FR82S33	27.89
1003415	20,768	AMAZON MKTPL*J13RA0V	71.84

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003415	20,768	AMAZON MKTPL*O36BY43	12.86
1003415	20,768	AMAZON MKTPL*YP88K8C	12.29
1003415	20,768	AMAZON MKTPLACE PMTS	-27.89
1003415	20,768	AMAZON MKTPLACE PMTS	-12.29
1003415	20,768	AMAZON.COM*1M50H1CX3	206.12
1003415	20,768	AMAZON.COM*JO0582V63	42.43
1003415	20,768	AMAZON.COM*OX1AB0QV3	59.98
1003415	20,768	BERNIE BUCHNER PLUMB	560.57
1003415	20,768	BEST KEPT PORTABLES	40.00
1003415	20,768	BEST KEPT PORTABLES	40.00
1003415	20,768	BOBCAT OF THE COULEE	-489.64
1003415	20,768	C & C MACHINE INC	2,813.76
1003415	20,768	CDW GOVT #STREETS AP	288.58
1003415	20,768	CENTURYLINK LUMEN	15.66
1003415	20,768	CENTURYLINK LUMEN	17.79
1003415	20,768	COAST INDUS	338.07
1003415	20,768	DEBAUCHE TRUCK & DIE	-126.00
1003415	20,768	DECKER SUPPLY CO INC	6,235.25
1003415	20,768	FACTORY MOTOR PARTS	247.40
1003415	20,768	FARRELL EQUIPMENT&SU	299.97
1003415	20,768	FARRELL EQUIPMENT&SU	424.99
1003415	20,768	FARRELL EQUIPMENT&SU	33.98
1003415	20,768	FIRST SUPPLY LA CROS	16.98
1003415	20,768	GEXPRO 7535	28.93
1003415	20,768	GORDON ELECTRIC SUPP	352.15
1003415	20,768	GRIMCO INC	164.00
1003415	20,768	HALRON LUBRICANTS	1,901.19
1003415	20,768	HARBOR FREIGHT TOOLS	9.99
1003415	20,768	IMPERIAL SUPPLIES	142.86
1003415	20,768	IMPERIAL SUPPLIES	326.49
1003415	20,768	IMPERIAL SUPPLIES	706.70
1003415	20,768	IMPERIAL SUPPLIES	377.76
1003415	20,768	JOHNSON TRACTOR - LA	47.00
1003415	20,768	KWIK TRIP #761	40.00
1003415	20,768	MED*EMPLIFY HEALTH	78.00
1003415	20,768	MED*EMPLIFY HEALTH	190.00
1003415	20,768	MENARDS LA CROSSE WI	34.74
1003415	20,768	MENARDS LA CROSSE WI	59.88
1003415	20,768	MENARDS LA CROSSE WI	64.98
1003415	20,768	MENARDS LA CROSSE WI	17.97
1003415	20,768	MENARDS LA CROSSE WI	69.98
1003415	20,768	MENARDS LA CROSSE WI	28.47
1003415	20,768	MENARDS LA CROSSE WI	39.92
1003415	20,768	MENARDS LA CROSSE WI	59.88
1003415	20,768	MENARDS LA CROSSE WI	350.43
1003415	20,768	MENARDS LA CROSSE WI	27.86
1003415	20,768	MENARDS LA CROSSE WI	38.98

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003415	20,768	MENARDS LA CROSSE WI	55.51
1003415	20,768	MENARDS LA CROSSE WI	95.92
1003415	20,768	MISSISSIPPI WELDERS	257.50
1003415	20,768	NEWMAN SIGNS	2,011.51
1003415	20,768	NIC*WI DMV EPAYMENTS	6.00
1003415	20,768	NIC*WI DMV EPAYMENTS	0.14
1003415	20,768	O'REILLY 2214	30.56
1003415	20,768	O'REILLY 2214	7.64
1003415	20,768	PETERBILT OF LACROSS	180.00
1003415	20,768	PETERBILT OF LACROSS	-296.52
1003415	20,768	POMPS TIRE 018	2,167.26
1003415	20,768	PRECISE MRM LLC	160.00
1003415	20,768	PREMIUM WATERS, INC.	58.70
1003415	20,768	PST*ARCMATE	148.80
1003415	20,768	SCHILLING SUPPLY COM	25.10
1003415	20,768	SHELL OIL 5122136004	43.55
1003415	20,768	SOI*SNAP-ON INDUSTRI	449.97
1003415	20,768	SOI*SNAP-ON INDUSTRI	43.22
1003415	20,768	SOI*SNAP-ON INDUSTRI	797.87
1003415	20,768	SOI*SNAP-ON INDUSTRI	77.03
1003415	20,768	SOI*SNAP-ON INDUSTRI	77.03
1003415	20,768	TAPCO	821.54
1003415	20,768	TAPCO	6,590.00
1003415	20,768	UNIFIRST CORPORATION	376.47
1003415	20,768	VERIZONWRLSS*RTCCR V	76.05
1003415	20,768	VERIZONWRLSS*RTCCR V	620.54
1003415	20,768	WAL-MART #5127	388.26
1003415	20,768	WAL-MART #5127	159.84
1003415	20,768	WALMART.COM	78.34
1003415	20,768	WALMART.COM	798.00
1003415	20,768	WALMART.COM 80092562	798.00
1003415	20,768	ZORO TOOLS INC	377.64
1003415	20,768	ZORO TOOLS INC	78.75
1003420	20,768	AMAZON MKTPL*0H02W2W	13.99
1003420	20,768	AMAZON MKTPL*1N7US1V	29.39
1003420	20,768	DNR EBILL ENV LIC SA	350.00
1003420	20,768	DNR EBILL ENV LIC SR	8.75
1003430	20,768	516 AUTO VALUE - LA	92.99
1003430	20,768	516 AUTO VALUE - LA	17.41
1003430	20,768	516 AUTO VALUE - LA	31.96
1003430	20,768	516 AUTO VALUE - LA	202.10
1003430	20,768	516 AUTO VALUE - LA	14.72
1003430	20,768	516 AUTO VALUE - LA	255.51
1003430	20,768	516 AUTO VALUE - LA	337.98
1003430	20,768	516 AUTO VALUE - LA	33.99
1003430	20,768	516 AUTO VALUE - LA	20.51
1003430	20,768	516 AUTO VALUE - LA	9.57

ORG	VENDOR #	VENDOR NAME	AMOUNT
1003430	20,768	516 AUTO VALUE - LA	10.56
1003430	20,768	516 AUTO VALUE - LA	20.10
1003430	20,768	516 AUTO VALUE - LA	80.00
1003430	20,768	516 AUTO VALUE - LA	207.10
1003430	20,768	516 AUTO VALUE - LA	212.98
1003430	20,768	516 AUTO VALUE - LA	10.54
1003430	20,768	516 AUTO VALUE - LA	42.48
1003430	20,768	516 AUTO VALUE - LA	129.99
1003430	20,768	516 AUTO VALUE - LA	17.75
1003430	20,768	516 AUTO VALUE - LA	9.99
1003430	20,768	516 AUTO VALUE - LA	3.52
1003430	20,768	516 AUTO VALUE - LA	14.99
1003430	20,768	516 AUTO VALUE - LA	47.96
1003430	20,768	516 AUTO VALUE - LA	86.42
1003430	20,768	AMAZON MKTPL*O36BY43	29.00
1003430	20,768	AMAZON MKTPL*W511G7K	61.16
1003430	20,768	BOBCAT OF THE COULEE	489.64
1003430	20,768	DAHL AUTOMOTIVE	210.94
1003430	20,768	DEBAUCHE TRUCK & DIE	910.07
1003430	20,768	DEBAUCHE TRUCK & DIE	24.31
1003430	20,768	DEBAUCHE TRUCK & DIE	246.56
1003430	20,768	FABICK CAT	1,025.01
1003430	20,768	FACTORY MOTOR PARTS	237.88
1003430	20,768	GOLDBECK TOWING SERV	588.00
1003430	20,768	MACQUEEN EMERG/EQUIP	853.06
1003430	20,768	MACQUEEN EMERG/EQUIP	77.58
1003430	20,768	O'REILLY 2214	108.35
1003430	20,768	O'REILLY 2214	4.07
1003430	20,768	PETERBILT OF LACROSS	365.83
1003430	20,768	PETERBILT OF LACROSS	658.11
1003430	20,768	PETERBILT OF LACROSS	972.99
1003430	20,768	PETERBILT OF LACROSS	102.99
1003430	20,768	PETERBILT OF LACROSS	785.30
1003430	20,768	PETERBILT OF LACROSS	27.14
1003430	20,768	PTG OF LA CROSSE	558.90
1003430	20,768	PY *SLEEPY HOLLOW FO	292.54
1003430	20,768	PY *SLEEPY HOLLOW FO	386.23
1003430	20,768	PY *SLEEPY HOLLOW FO	102.56
1003430	20,768	PY *SLEEPY HOLLOW FO	102.43
1003430	20,768	RONCO ENGR SALES-LA	537.67
1003430	20,768	RONCO ENGR SALES-LA	148.42
1003430	20,768	RONCO ENGR SALES-LA	100.80
1003430	20,768	TITAN MACHINERY LA C	892.27
1003430	20,768	TITAN MACHINERY LA C	352.50
1003430	20,768	WISCONSIN KENWORTH -	130.72
1004010	20,768	ADOBE *ADOBE	244.93
1004010	20,768	AMAZON MKTPL*BF5IE38	28.99

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004010	20,768	AMAZON MKTPL*BM8MP1U	27.15
1004010	20,768	AMAZON MKTPL*FP9EF2G	32.37
1004010	20,768	AMAZON MKTPL*HK3N14X	16.96
1004010	20,768	AMAZON MKTPL*NI54A70	37.04
1004010	20,768	AMAZON MKTPL*R17RL8Q	38.88
1004010	20,768	AMAZON MKTPL*R182R48	62.22
1004010	20,768	AMAZON MKTPL*RL96N39	18.96
1004010	20,768	AMAZON MKTPL*VI0FU9Y	8.38
1004010	20,768	AMAZON RETA* BF9CV1Z	5.32
1004010	20,768	AMAZON RETA* IK9EG4X	294.85
1004010	20,768	AMAZON.COM	-69.99
1004010	20,768	AMAZON.COM*QH8TK02P3	69.99
1004010	20,768	BP#2165800PETRO REMI	49.03
1004010	20,768	DEMCO INC	172.12
1004010	20,768	DNH*GODADDY#40834725	2.53
1004010	20,768	ENVISION WARE	2,316.27
1004010	20,768	GRUBHUB OSU	10.52
1004010	20,768	GRUBHUB OSU	10.45
1004010	20,768	IN *TALON PROTECTION	8,059.78
1004010	20,768	IT SUPPLIES INC	121.64
1004010	20,768	IT SUPPLIES INC	-6.35
1004010	20,768	KWIK STAR #1276	55.90
1004010	20,768	MEIJER EXPRESS #106	51.97
1004010	20,768	MENARDS LA CROSSE WI	-5.74
1004010	20,768	MENARDS LA CROSSE WI	2.25
1004010	20,768	MENARDS LA CROSSE WI	51.47
1004010	20,768	MENARDS LA CROSSE WI	21.71
1004010	20,768	NEXTIVA SERVICE	115.00
1004010	20,768	O'REILLY 4764	56.95
1004010	20,768	SHERWIN-WILLIAMS7038	53.95
1004010	20,768	SQ *SHAWERMA BITE OS	17.54
1004010	20,768	THE BLACKWELL INN	931.00
1004010	20,768	THE BLACKWELL INN -	19.44
1004010	20,768	THE BLACKWELL INN -	17.28
1004010	20,768	TST*MIKEYS LATE NIGH	13.03
1004010	20,768	UNIFIRST CORPORATION	38.75
1004010	20,768	UNIFIRST CORPORATION	42.35
1004010	20,768	UNIFIRST CORPORATION	12.31
1004010	20,768	UNIFIRST CORPORATION	38.75
1004010	20,768	UNIFIRST CORPORATION	38.75
1004010	20,768	USPS PO 5644390083	15.60
1004010	20,768	USPS PO 5644390083	78.00
1004010	20,768	USPS PO 5644390083	5.67
1004010	20,768	VERIZONWRLSS*RTCCR V	206.94
1004015	20,768	AMAZON MKTPL*2P1TM5A	20.99
1004015	20,768	AMAZON MKTPL*3Q3TC7S	44.93
1004015	20,768	AMAZON MKTPL*6F8LI7D	20.97

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004015	20,768	AMAZON MKTPL*7S3FH3J	138.77
1004015	20,768	AMAZON MKTPL*7S6A76A	17.02
1004015	20,768	AMAZON MKTPL*BF0T81J	18.36
1004015	20,768	AMAZON MKTPL*BF6KB05	169.99
1004015	20,768	AMAZON MKTPL*BF6L454	149.98
1004015	20,768	AMAZON MKTPL*BU8ZK1H	14.94
1004015	20,768	AMAZON MKTPL*BV1L31M	19.98
1004015	20,768	AMAZON MKTPL*BV8UA6M	17.74
1004015	20,768	AMAZON MKTPL*CS9VQ6O	14.47
1004015	20,768	AMAZON MKTPL*GU9NI6C	12.44
1004015	20,768	AMAZON MKTPL*HI7MY91	8.22
1004015	20,768	AMAZON MKTPL*J67T811	19.97
1004015	20,768	AMAZON MKTPL*KD45E2G	19.10
1004015	20,768	AMAZON MKTPL*KQ98J1M	44.94
1004015	20,768	AMAZON MKTPL*N50AD4Z	369.55
1004015	20,768	AMAZON MKTPL*OP50Z23	23.96
1004015	20,768	AMAZON MKTPL*PB1EY6S	48.35
1004015	20,768	AMAZON MKTPL*QL0PN7F	153.89
1004015	20,768	AMAZON MKTPL*V08L60Q	7.13
1004015	20,768	AMAZON MKTPL*VT2ZV09	12.98
1004015	20,768	AMAZON MKTPL*YV0MO86	139.56
1004015	20,768	AMAZON MKTPLACE PMTS	-44.93
1004015	20,768	AMAZON RETA* 0I6P33K	111.72
1004015	20,768	AMAZON RETA* 3O1U29H	33.15
1004015	20,768	AMAZON RETA* BV4L055	31.22
1004015	20,768	AMAZON RETA* J95SX52	17.24
1004015	20,768	AMAZON RETA* NP49X3T	14.99
1004015	20,768	AMAZON RETA* Z54WS19	17.99
1004015	20,768	EBAY O*11-14626-6933	18.50
1004015	20,768	ELAVON SRV FEE UW MA	2.88
1004015	17,796	INGRAM LIBRARY SERVI	13.49
1004015	17,796	INGRAM LIBRARY SERVI	53.40
1004015	17,796	INGRAM LIBRARY SERVI	36.03
1004015	17,796	INGRAM LIBRARY SERVI	36.60
1004015	17,796	INGRAM LIBRARY SERVI	187.33
1004015	17,796	INGRAM LIBRARY SERVI	233.73
1004015	17,796	INGRAM LIBRARY SERVI	19.79
1004015	17,796	INGRAM LIBRARY SERVI	563.76
1004015	17,796	INGRAM LIBRARY SERVI	2,096.70
1004015	17,796	INGRAM LIBRARY SERVI	13.99
1004015	17,796	INGRAM LIBRARY SERVI	35.53
1004015	17,796	INGRAM LIBRARY SERVI	56.76
1004015	17,796	INGRAM LIBRARY SERVI	-13.11
1004015	17,796	INGRAM LIBRARY SERVI	239.47
1004015	17,796	INGRAM LIBRARY SERVI	1,072.96
1004015	17,796	INGRAM LIBRARY SERVI	158.04
1004015	17,796	INGRAM LIBRARY SERVI	158.36

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004015	17,796	INGRAM LIBRARY SERVI	23.40
1004015	17,796	INGRAM LIBRARY SERVI	161.88
1004015	17,796	INGRAM LIBRARY SERVI	24.98
1004015	17,796	INGRAM LIBRARY SERVI	13.44
1004015	17,796	INGRAM LIBRARY SERVI	230.02
1004015	17,796	INGRAM LIBRARY SERVI	34.90
1004015	17,796	INGRAM LIBRARY SERVI	186.61
1004015	17,796	INGRAM LIBRARY SERVI	79.76
1004015	17,796	INGRAM LIBRARY SERVI	1,509.17
1004015	17,796	INGRAM LIBRARY SERVI	321.37
1004015	17,796	INGRAM LIBRARY SERVI	58.39
1004015	20,768	INGRAM LIBRARY SERVI	11.39
1004015	20,768	INGRAM LIBRARY SERVI	374.85
1004015	20,768	INGRAM LIBRARY SERVI	36.60
1004015	20,768	INGRAM LIBRARY SERVI	116.52
1004015	20,768	INGRAM LIBRARY SERVI	495.83
1004015	20,768	INGRAM LIBRARY SERVI	871.83
1004015	20,768	INGRAM LIBRARY SERVI	494.72
1004015	20,768	INGRAM LIBRARY SERVI	102.95
1004015	20,768	QVC*662787065801*	121.30
1004015	20,768	QVC*662787065801*CRE	-6.32
1004015	20,768	THE HOME DEPOT #4905	129.00
1004015	20,768	UW MADISON CENTRAL A	115.00
1004210	20,768	AMAZON MARK* 013Q09D	86.35
1004210	20,768	AMAZON MARK* OT1RN5A	50.79
1004210	20,768	AMAZON MKTPL*4C3SO6S	212.38
1004210	20,768	CENTURYLINK LUMEN	22.72
1004210	20,768	CENTURYLINK LUMEN	17.43
1004210	20,768	LACROSSE TRIBUNE CIR	14.99
1004210	20,768	MAILCHIMP	261.80
1004210	20,768	STAPLES	49.28
1004210	20,768	UPS*BILLING CENTER	15.69
1004210	20,768	UPS*BILLING CENTER	15.97
1004210	20,768	VERIZONWRLSS*RTCCR V	36.01
1004215	20,768	ACE OF LA CROSSE	23.80
1004215	20,768	ACE OF LA CROSSE	15.87
1004215	20,768	ACE OF LA CROSSE	6.07
1004215	20,768	AMAZON MKTPL*1E5125D	51.17
1004215	20,768	AMAZON MKTPL*4L9OD7V	140.81
1004215	20,768	AMAZON MKTPL*5P1P43S	139.95
1004215	20,768	AMAZON MKTPL*BX5413W	216.92
1004215	20,768	AMAZON MKTPL*E59670O	37.88
1004215	20,768	AMAZON MKTPL*FU5ZS8F	117.27
1004215	20,768	AMAZON MKTPL*HH3WO95	22.62
1004215	20,768	AMAZON MKTPL*IE8C41N	75.90
1004215	20,768	AMAZON MKTPL*KW20F56	279.90
1004215	20,768	AMAZON MKTPL*LC91U1G	719.40

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004215	20,768	AMAZON MKTPL*QE1GS48	109.99
1004215	20,768	AMAZON MKTPL*SZ9AK37	12.49
1004215	20,768	AMAZON RETA* UI3LX99	35.94
1004215	20,768	AMAZON RETA* WX50T5C	34.36
1004215	20,768	DULUTH TRADING LACRO	219.88
1004215	20,768	ECOMM MOST DEPENDABL	449.90
1004215	20,768	MENARDS LA CROSSE WI	8.98
1004215	20,768	MENARDS LA CROSSE WI	287.94
1004215	20,768	MENARDS LA CROSSE WI	26.94
1004215	20,768	MENARDS LA CROSSE WI	14.96
1004215	20,768	MENARDS LA CROSSE WI	34.15
1004215	20,768	MENARDS LA CROSSE WI	268.19
1004215	20,768	MENARDS LA CROSSE WI	53.51
1004215	20,768	MENARDS LA CROSSE WI	50.72
1004215	20,768	MENARDS LA CROSSE WI	-53.51
1004215	20,768	POMPS TIRE 018	546.84
1004215	20,768	POMPS TIRE 018	47.97
1004215	20,768	POMPS TIRE 018	38.01
1004215	20,768	POMPS TIRE 018	-38.01
1004215	20,768	PST*ARCMATE	223.20
1004215	20,768	SCHILLING SUPPLY COM	1,683.02
1004215	20,768	SHERWIN-WILLIAMS7038	39.95
1004215	20,768	SPECTRUM	165.00
1004215	20,768	SQ *CUSTOM FAB AND M	47.50
1004215	20,768	VERIZONWRLSS*RTCCR V	36.01
1004215	20,768	VERIZONWRLSS*RTCCR V	153.14
1004220	20,768	INDEED USI26-0448924	39.74
1004220	20,768	JIMS TRUCK AND TRAIL	290.00
1004220	20,768	SQ *RIP ROARING ENTE	995.00
1004220	20,768	SQ *SUNCREST GARDENS	540.00
1004220	20,768	SQ *WINONA TOUR BOAT	995.00
1004220	20,768	TST*TWO FATHOMS BREW	292.18
1004220	20,768	TST*TWO FATHOMS BREW	8.70
1004225	20,768	AMAZON MARK* EX13X3G	36.74
1004225	20,768	AMAZON MKTPL*7X2DI5W	42.81
1004225	20,768	AMAZON MKTPL*EE6UU98	46.54
1004225	20,768	BOB'S LOCK AND SAFE	6.50
1004225	20,768	BOB'S LOCK AND SAFE	5.00
1004225	20,768	FIRST SUPPLY LA CROS	298.08
1004225	20,768	FIRST SUPPLY LA CROS	116.18
1004225	20,768	IMPERIAL SUPPLIES	125.91
1004225	20,768	MENARDS LA CROSSE WI	66.85
1004225	20,768	MENARDS LA CROSSE WI	29.97
1004225	20,768	MENARDS LA CROSSE WI	235.06
1004225	20,768	ORKIN LLC 002	330.00
1004225	20,768	ORKIN LLC 002	76.50
1004225	20,768	ORKIN LLC 002	85.65

ORG	VENDOR #	VENDOR NAME	AMOUNT
1004225	20,768	SCHILLING SUPPLY COM	888.65
1004225	20,768	STAPLES	39.53
1004225	20,768	UNIFIRST CORPORATION	42.81
1004225	20,768	UNIFIRST CORPORATION	34.74
1004225	20,768	VERIZONWRLSS*RTCCR V	37.51
1004230	20,768	BOB'S LOCK AND SAFE	30.00
1004230	20,768	INTERNATIONAL SOCIET	220.00
1004235	20,768	AMAZON MKTPL*7W3350D	54.14
1004235	20,768	AMAZON MKTPL*8H7G17Y	58.78
1004235	20,768	AMAZON MKTPL*NP3HU8L	77.56
1004235	20,768	AMERICAN RED CROSS	192.00
1004235	20,768	AMERICAN RED CROSS	240.00
1004235	20,768	GETSLING.COM	389.86
1004235	20,768	IMPERIAL SUPPLIES	101.76
1004235	20,768	IMPERIAL SUPPLIES	-66.20
1004235	20,768	MARINE RESCUE PRODUC	381.45
1004235	20,768	MENARDS LA CROSSE WI	5.98
1004235	20,768	MENARDS LA CROSSE WI	175.86
1004235	20,768	MENARDS LA CROSSE WI	26.82
1004235	20,768	MENARDS LA CROSSE WI	1.99
1004235	20,768	MENARDS LA CROSSE WI	200.08
1004235	20,768	SPECTRUM	133.19
1004235	20,768	WAL-MART #5127	33.28
1004235	20,768	WM SUPERCENTER #5127	77.13
1009910	20,768	AMAZON RETA* 4F7D90F	150.00
1009910	20,768	AMAZON RETA* NG2QC5B	150.00
1009910	20,768	AMAZON RETA* PV1QH1S	150.00
1009910	20,768	CVTC CASHIERS OFFICE	1,500.00
1009910	20,768	MED*EMPLIFY HEALTH	117.00
1009910	20,768	MED*EMPLIFY HEALTH	67.00
1009910	20,768	MED*EMPLIFY HEALTH	134.00
1009910	20,768	MED*EMPLIFY HEALTH	134.00
1009910	20,768	MOTION CONNECTED	495.00
1009910	20,768	SQ *BAUER'S MARKET &	77.91
2002085	20,768	URBANLANDINTERESTS53	13.00
2303010	20,768	CENTURYLINK LUMEN	5.23
2303010	20,768	CENTURYLINK LUMEN	5.66
2303010	20,768	VERIZONWRLSS*RTCCR V	20.02
2303080	20,768	MINNEAPOLIS AIRPORT	52.48
2303080	20,768	PGV*LACROSSE REG OF	5.00
2303080	20,768	PRIMANTI BROS MARKET	32.05
2303080	20,768	SIMPLIFILE.COM	40.84
2303080	20,768	SIMPLIFILE.COM	40.84
2303080	20,768	SIMPLIFILE.COM	40.84
2303080	20,768	SIMPLIFILE.COM	40.00
2303080	20,768	SIMPLIFILE.COM	40.00
2303080	20,768	SIMPLIFILE.COM	40.00

ORG	VENDOR #	VENDOR NAME	AMOUNT
2303080	20,768	SIMPLIFILE.COM	0.84
2303080	20,768	SIMPLIFILE.COM	0.84
2303080	20,768	SIMPLIFILE.COM	0.84
2303080	20,768	SPO*BAKERSFIELDPITTS	34.29
2303080	20,768	THE YARD - MARKET SQ	75.67
2303080	20,768	TST* BOTTLENECK MANA	21.13
2303080	20,768	TST* BOTTLENECK MANA	21.77
2303080	20,768	TST* BOTTLENECK MANA	0.49
2303080	20,768	TST* BOTTLENECK MANA	0.51
2303080	20,768	WYNDHAM GRAND PITTSB	6.96
2303083	20,768	DSPS E SERVICE FEE R	0.56
2303083	20,768	WI DSPS LICENSURE	25.00
2303084	20,768	AMAZON MKTPL*1B10723	15.88
2303084	20,768	MENARDS LA CROSSE WI	26.98
2303084	20,768	MENARDS LA CROSSE WI	39.99
2303084	20,768	XCEL EZ-PAY WEB	658.75
2604110	20,768	AMAZON MKTPL*BF8L82E	101.97
2604110	20,768	AMAZON MKTPL*C591G1Z	61.77
2604110	20,768	CENTURYLINK LUMEN	12.04
2604110	20,768	CENTURYLINK LUMEN	6.96
2604110	20,768	DOJ EPAY RECORDS CHE	7.00
2604110	20,768	GENIUSLINK / GEORIOT	6.00
2604110	20,768	KWIK TRIP #775	40.86
2604110	20,768	VERIZONWRLSS*RTCCR V	193.60
2604115	20,768	HIVE CO	4.32
2604115	20,768	MENARDS LA CROSSE WI	427.64
2604115	20,768	POLLSTAR	19.50
2604120	20,768	FESTIVAL FOODS	60.41
2604120	20,768	FESTIVAL FOODS	9.98
2604120	20,768	FESTIVAL FOODS	19.46
2604120	20,768	FESTIVAL FOODS	122.27
2604120	20,768	FESTIVAL FOODS	199.50
2604120	20,768	FESTIVAL FOODS	52.43
2604120	20,768	FESTIVAL FOODS	49.10
2604120	20,768	FESTIVAL FOODS	173.21
2604120	20,768	FESTIVAL FOODS	62.88
2604120	20,768	FESTIVAL FOODS	507.77
2604120	20,768	FESTIVAL FOODS	11.06
2604120	20,768	FESTIVAL FOODS S	-61.62
2604120	20,768	FESTIVAL FOODS S	-36.80
2604120	20,768	MENARDS LA CROSSE WI	44.24
2604120	20,768	MENARDS LA CROSSE WI	-2.31
2604120	20,768	MENARDS LA CROSSE WI	9.98
2604120	20,768	MENARDS LA CROSSE WI	15.42
2604120	20,768	WM SUPERCENTER #1679	41.26
2604125	20,768	AMAZON MKTPL*K07W71R	639.80
2604125	20,768	EBAY O*03-14757-0518	577.14

ORG	VENDOR #	VENDOR NAME	AMOUNT
2604125	20,768	EBAY O*15-14737-4260	70.95
2604125	20,768	EBAY O*22-14760-0968	750.00
2604125	20,768	MENARDS LA CROSSE WI	44.91
2604125	20,768	MENARDS ONALASKA WI	53.64
2604125	20,768	TRANE SUPPLY-116412	493.32
2703110	20,768	515 AUTO VALUE - LA	35.99
2703110	20,768	516 AUTO VALUE - LA	19.98
2703110	20,768	516 AUTO VALUE - LA	47.98
2703110	20,768	ABC FLORIDA PARTS CA	390.47
2703110	20,768	ACI*BRIGHTSPEED	212.34
2703110	20,768	AMAZON MKTPL*DZ3N55Y	18.03
2703110	20,768	AMAZON.COM*FN2G36143	12.78
2703110	20,768	APPLIED MSS LLC 6511	406.40
2703110	20,768	BATTERIES PLUS 860	803.80
2703110	20,768	BTS*UNIFIRST CORPORA	17.90
2703110	20,768	BTS*UNIFIRST CORPORA	5.65
2703110	20,768	BTS*UNIFIRST CORPORA	113.89
2703110	20,768	BTS*UNIFIRST CORPORA	17.90
2703110	20,768	BTS*UNIFIRST CORPORA	5.65
2703110	20,768	BTS*UNIFIRST CORPORA	17.90
2703110	20,768	BTS*UNIFIRST CORPORA	5.65
2703110	20,768	BTS*UNIFIRST CORPORA	113.89
2703110	20,768	BTS*UNIFIRST CORPORA	113.89
2703110	20,768	BTS*UNIFIRST CORPORA	5.65
2703110	20,768	BTS*UNIFIRST CORPORA	17.90
2703110	20,768	BTS*UNIFIRST CORPORA	113.89
2703110	20,768	CALIBER COLLISION 33	5,064.13
2703110	20,768	CENTURYLINK LUMEN	7.42
2703110	20,768	CENTURYLINK LUMEN	4.79
2703110	20,768	CUMMINS INC - F5	1,042.52
2703110	20,768	DAHL FORD LA CROSSE	3,328.61
2703110	20,768	DAHL FORD LA CROSSE	66.57
2703110	20,768	DEBAUCHE TRUCK & DIE	870.46
2703110	20,768	DEBAUCHE TRUCK & DIE	-82.89
2703110	20,768	FACTORY MOTOR PARTS	50.64
2703110	20,768	FACTORY MOTOR PARTS	221.24
2703110	20,768	FARRELL EQUIPMENT&SU	111.98
2703110	20,682	GILLIG LLC	403.44
2703110	20,682	GILLIG LLC	594.96
2703110	20,682	GILLIG LLC	1,069.24
2703110	20,682	GILLIG LLC	673.96
2703110	20,768	HALRON LUBRICANTS	1,684.56
2703110	20,768	HALRON LUBRICANTS	3,721.00
2703110	20,768	HALRON LUBRICANTS	705.60
2703110	20,768	MED*EMPLIFY HEALTH	156.00
2703110	20,768	MED*EMPLIFY HEALTH	218.00
2703110	20,768	MORRIES ONALASKA CHE	43.72

ORG	VENDOR #	VENDOR NAME	AMOUNT
2703110	20,768	O'REILLY 2214	4.07
2703110	20,768	O'REILLY 2214	-4.07
2703110	20,768	PETERBILT OF LACROSS	33.15
2703110	20,768	PETERBILT OF LACROSS	247.28
2703110	20,768	PITTSBURGH WATER COO	98.99
2703110	20,768	PREMIUM WATERS, INC.	58.70
2703110	20,768	PTG OF LA CROSSE	833.13
2703110	20,768	SCHILLING SUPPLY COM	934.94
2703110	20,768	UPS*BILLING CENTER	77.98
2703110	20,768	VERIZONWRLSS*RTCCR V	187.85
2703110	20,768	WELCOME BACK BASH 20	40.00
2703110	20,768	WISCONSIN PUBLIC TRA	250.00
2703110	20,768	WISCONSIN PUBLIC TRA	250.00
2902051	20,768	BUFFALO WILD WNGS 02	31.99
2902051	20,768	CASEYS #2816	24.24
2902051	20,768	CHICK-FIL-A #03571	26.40
2902051	20,768	CHICK-FIL-A #04225	20.73
2902051	20,768	COWBOY MEXICAN BAR A	65.80
2902051	20,768	FOX VALLEY TECH	325.00
2902051	20,768	HILTN HVST KTCHN PNT	25.00
2902051	20,768	HILTON APPLETON	506.56
2902051	20,768	HILTON MADISON PARKI	21.10
2902051	20,768	HILTON STARBUCKS	15.40
2902051	20,768	HILTON STARBUCKS	15.45
2902051	20,768	HILTON STARBUCKS	15.24
2902051	20,768	HY-VEE GRIMES FF #2	7.36
2902051	20,768	JIMMY JOHNS # 446	14.32
2902051	20,768	KWIK STAR #1055	18.97
2902051	20,768	KWIK STAR #1055	66.96
2902051	20,768	KWIK STAR #1055	16.57
2902051	20,768	KWIK STAR #1055	16.25
2902051	20,768	KWIK STAR #1055	15.72
2902051	20,768	KWIK STAR #1055	75.08
2902051	20,768	KWIK TRIP #689	59.37
2902051	20,768	NBS-FVT*FOX VALLEY T	9.26
2902051	20,768	OVGH-0472 IOWA CUBS	22.74
2902051	20,768	OVGH-0472 IOWA CUBS	12.84
2902051	20,768	REFUEL PANTRY - DUBA	30.03
2902051	20,768	SQ *JOSEF'S GYROS AN	26.69
2902051	20,768	TST* THE BAR - THE A	26.12
2902051	20,768	TST* TOPGOLF - DES M	71.52
2902051	20,768	TST*LUA BREWING COMP	44.60
2902058	20,768	ACE OF LA CROSSE	65.09
2902058	20,768	AMAZON MARK* UH52K3L	24.98
2902058	20,768	GDP*NPCA	110.00
2902058	20,768	KWIK TRIP #180	59.65
2902058	20,768	KWIK TRIP #180	53.36

ORG	VENDOR #	VENDOR NAME	AMOUNT
2902058	20,768	MCDONALDS F39848	16.34
2902058	20,768	PETCO 0622	165.98
2902058	20,768	PETCO 0622	87.99
2902058	20,768	PETSMART # 1506	33.99
2902058	20,768	REDWOOD LODGE	143.50
2902058	20,768	USPCA	150.00
2902060	20,768	VERIZONWRLSS*RTCCR V	75.03
2902062	20,768	AMAZON MKTPL*BF0AX3O	79.20
2902062	20,768	AMAZON MKTPL*J31ST8Z	32.95
2902062	20,768	AMAZON MKTPL*YA30M6Y	42.74
2902062	20,768	AMER. MARINE LACR.FU	56.85
2902062	20,768	AMER. MARINE LACR.FU	41.75
2902062	20,768	AMER. MARINE LACR.FU	91.14
2902062	20,768	ILEARNTOBOAT.COM	80.13
2902062	20,768	ILEARNTOBOAT.COM	80.13
2902062	20,768	LYNCH HOLIDAY MARINE	304.79
2902062	20,768	LYNCH HOLIDAY MARINE	9.14
2902063	20,768	AMAZON MKTPL*S54K203	177.61
2902065	20,768	VERIZONWRLSS*RTCCR V	33.28
2902065	20,768	VERIZONWRLSS*RTCCR V	67.69
2902153	20,768	CLAREY'S SAFETY EQUI	950.27
2902153	20,768	MENARDS LA CROSSE WI	29.75
2902153	20,768	VERIZONWRLSS*RTCCR V	40.51
2902154	20,768	IN *CHOICE1 HEALTH C	155.70
2903450	20,768	VERIZONWRLSS*RTCCR V	40.04
2904250	20,768	CENTURYLINK LUMEN	2.88
2904250	20,768	CENTURYLINK LUMEN	2.40
2904253	20,768	VERIZONWRLSS*RTCCR V	73.79
2904268	20,768	AMAZON MKTPL*7E5RI2E	38.46
2904268	20,768	MENARDS LA CROSSE WI	308.42
2904268	20,768	MENARDS LA CROSSE WI	27.99
2904268	20,768	MENARDS LA CROSSE WI	134.89
2904268	20,768	MENARDS LA CROSSE WI	71.99
2904268	20,768	MENARDS LA CROSSE WI	28.62
2904268	20,768	ZORO TOOLS INC	17.98
2904268	20,768	ZORO TOOLS INC	180.88
2904269	20,768	MENARDS LA CROSSE WI	55.51
2904269	20,768	PLUMBINGSUPPLY.COM	1,666.64
2904269	20,768	SPECTRUM	109.99
2904269	20,768	VERIZONWRLSS*RTCCR V	36.01
2904274	20,768	AMAZON MKTPL*2P4YJ93	4.99
2904274	20,768	AMAZON MKTPL*QA0E28C	39.54
2904274	20,768	BOB'S LOCK AND SAFE	39.75
2904274	20,768	BSN SPORTS LLC	134.86
2904274	20,768	HOLIDAY WHOLESALE IN	3,091.98
2904274	20,768	HOLIDAY WHOLESALE IN	251.07
2904274	20,768	HOLIDAY WHOLESALE IN	188.30

ORG	VENDOR #	VENDOR NAME	AMOUNT
2904274	20,768	SALSBURY INDUSTRIES	4,045.41
2904274	20,768	SAMSCLUB #6436	308.46
2904274	20,768	TEAMUP PRO	61.60
2904274	20,768	WAL-MART #1679	121.96
2904274	20,768	WAL-MART #5127	326.12
2904274	20,768	WAL-MART #5127	600.03
2904274	20,768	WAL-MART #5127	352.57
2904274	20,768	WELCOME BACK BASH 20	40.00
2904274	20,768	WWW.LAXPRINT.COM	20.00
2904274	20,768	WWW.LAXPRINT.COM	162.50
2904275	20,768	FIRESIDE BOX OFFICE	2,270.00
2904275	20,768	MICHAELS STORES 5150	12.78
2904275	20,768	SAMS CLUB.COM	69.02
2904275	20,768	WAL-MART #1679	72.26
2904275	20,768	WALMART.COM	131.96
2904275	20,768	WALMART.COM	20.84
2904275	20,768	WM SUPERCENTER #1679	56.85
2904276	20,768	DOMINO'S 9703	141.62
2904276	20,768	KWIK TRIP #391	78.87
2904276	20,768	KWIK TRIP #391	18.99
2904276	20,768	KWIK TRIP #391	31.72
2904276	20,768	LA CROSSE* INV-62947	150.00
2904276	20,768	SAMS CLUB #6436	160.60
2904276	20,768	SAMS CLUB.COM	3.98
2904276	20,768	SAMS CLUB.COM	138.07
2904276	20,768	SQ *KANDU COFFEE BY	73.60
2904276	20,768	WM SUPERCENTER #1679	266.31
4014223	20,768	ULINE *SHIP SUPPLIE	297.18
4022126	20,768	AMERICAN LOCK & KEY	899.00
4155110	20,768	PAYPAL *LACROSSEOWN	399.00
4803310	20,768	AMAZON MKTPL*0N3FB3Y	1,697.95
6006010	20,768	4IMPRINT, INC	733.86
6006010	20,768	4IMPRINT, INC	1,175.36
6006010	20,768	ADVANCE LOCAL MEDIA	6,775.00
6006010	20,768	AIRPORTS CNCIL ACI-N	2,415.00
6006010	20,768	AMAZON MKTPL*BF1T195	87.38
6006010	20,768	AMAZON MKTPL*BM8X21P	42.64
6006010	20,768	CENTURYLINK LUMEN	13.41
6006010	20,768	CENTURYLINK LUMEN	12.65
6006010	20,768	FESTIVAL FOODS	42.99
6006010	20,768	GOOGLE *WORKSPACE_LS	8.40
6006010	20,768	LEXISNEXIS RISK SOL	238.68
6006010	20,768	MERIDIAN CORPORATION	99.00
6006010	20,768	MOXY DWNTN LOS ANGEL	20.82
6006010	20,768	QTHHOSTING* QTH HOST	60.00
6006010	20,768	QTHHOSTING* QTH HOST	14.49
6006010	20,768	SENSAPHONE	1,721.31

ORG	VENDOR #	VENDOR NAME	AMOUNT
6006010	20,768	SQ *LAXPRINT.COM	80.00
6006010	18,504	TELOS CORPORATION	236.25
6006010	20,768	UNIFIRST CORPORATION	170.22
6006010	20,768	UNIFIRST CORPORATION	154.40
6006010	20,768	VERIZONWRLSS*RTCCR V	37.89
6006010	20,768	VERIZONWRLSS*RTCCR V	36.01
6006010	20,768	VERIZONWRLSS*RTCCR V	321.83
6006015	20,768	AMERICAN LOCK & KEY	483.90
6006015	20,768	HARTER'S TRASH & REC	486.75
6006015	20,768	IMPERIAL DADE	64.72
6006015	20,768	IMPERIAL SUPPLIES	117.14
6006015	20,768	LEXISNEXIS RISK SOL	238.68
6006015	20,768	MENARDS LA CROSSE WI	41.38
6006015	20,768	MENARDS LA CROSSE WI	51.87
6006015	20,768	NORTHERN BATTERY 108	25.10
6006015	20,768	ORKIN LLC 002	114.52
6006015	20,768	SCHILLING SUPPLY COM	1,454.48
6006015	20,768	SCHILLING SUPPLY COM	774.94
6006015	20,768	SPECTRUM	266.70
6006015	20,768	STERLING WATER CULLI	104.95
6006015	20,768	UNIFIRST CORPORATION	395.56
6006015	20,768	VIKING ELECTRIC-LACR	68.17
6006015	20,768	VIKING ELECTRIC-LACR	186.83
6006020	20,768	517 AUTO VALUE - ONA	74.28
6006020	20,768	517 AUTO VALUE - ONA	38.58
6006020	20,768	517 AUTO VALUE - ONA	66.31
6006020	20,768	517 AUTO VALUE - ONA	39.98
6006020	20,768	517 AUTO VALUE - ONA	29.98
6006020	20,768	517 AUTO VALUE - ONA	476.41
6006020	20,768	517 AUTO VALUE - ONA	-183.33
6006020	20,768	517 AUTO VALUE - ONA	51.58
6006020	20,768	517 AUTO VALUE - ONA	14.04
6006020	20,768	AMAZON MKTPL*TF0PE0P	107.58
6006020	20,768	AMAZON MKTPL*ZG7BR7L	9.78
6006020	20,768	AMERICAN LOCK & KEY	10.00
6006020	20,768	BATTERIES PLUS 860	160.00
6006020	20,768	CULLIGAN LA CROSSE 2	30.00
6006020	20,768	FARM & FLEET OF LACR	49.98
6006020	20,768	FARM & FLEET OF LACR	105.98
6006020	20,768	HARBOR FREIGHT TOOLS	39.98
6006020	20,768	HARTER'S TRASH & REC	258.45
6006020	20,768	JOHNSON TRACTOR - LA	527.21
6006020	20,768	MENARDS LA CROSSE WI	19.99
6006020	20,768	MENARDS LA CROSSE WI	35.92
6006020	20,768	MENARDS LA CROSSE WI	45.96
6006020	20,768	MENARDS LA CROSSE WI	39.96
6006020	20,768	ORKIN LLC 002	164.43

ORG	VENDOR #	VENDOR NAME	AMOUNT
6006020	20,768	ORKIN LLC 002	94.87
6006020	20,768	P T WELDING AND DRIV	123.56
6006020	20,768	PETERBILT OF LACROSS	-655.42
6006020	20,768	PETERBILT OF LACROSS	1,730.39
6006020	20,768	PETERBILT OF LACROSS	193.48
6006020	20,768	POMPS TIRE 018	469.20
6006020	20,768	POMPS TIRE 018	38.01
6006020	20,768	POMPS TIRE 018	39.22
6006020	20,768	POMPS TIRE 018	26.50
6006020	20,768	UNIFIRST CORPORATION	283.44
6006020	20,768	UNIFIRST CORPORATION	167.92
6006030	20,768	516 AUTO VALUE - LA	-49.98
6006030	20,768	517 AUTO VALUE - ONA	99.96
6006030	20,768	LACKORE ELECTRIC	32.20
6006030	20,768	MENARDS LA CROSSE WI	43.96
6006030	20,768	MENARDS LA CROSSE WI	-9.45
6006030	20,768	ORKIN LLC 002	44.41
6106110	20,768	1017 CAFFE NERO BOST	13.96
6106110	20,768	ACI*BRIGHTSPEED	439.22
6106110	20,768	ACI*BRIGHTSPEED	319.68
6106110	20,768	ACI*BRIGHTSPEED	8.95
6106110	20,768	ACI*BRIGHTSPEED	8.95
6106110	20,768	AMAZON MKTPL*LL0NH6O	410.38
6106110	20,768	AMAZON MKTPL*Q49DP87	98.50
6106110	20,768	CDW GOVT #PARKING UT	1,682.05
6106110	20,768	CHIPOTLE 1357	18.51
6106110	20,768	DELTA AIR BAGGAGE	100.00
6106110	20,768	DELTA AIR BAGGAGE	35.00
6106110	20,768	GAME ON FENWAY PARK	38.00
6106110	20,768	GEMPLERS	4,670.83
6106110	20,768	IN *PHILLIPS	360.62
6106110	20,768	LYFT *AIRPORT 05-3	30.93
6106110	20,768	MENARDS LA CROSSE WI	69.95
6106110	20,768	MENARDS LA CROSSE WI	78.14
6106110	20,768	MENARDS ONALASKA WI	72.99
6106110	20,768	NEWMAN SIGNS	852.81
6106110	20,768	NIC*TRAFFICVIOLREGPR	1.56
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.96
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.30
6106110	20,768	NIC*TRAFFICVIOLREGPR	78.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	48.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	15.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	1.62
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.30
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.90
6106110	20,768	NIC*TRAFFICVIOLREGPR	1.20
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.48

ORG	VENDOR #	VENDOR NAME	AMOUNT
6106110	20,768	NIC*TRAFFICVIOLREGPR	0.78
6106110	20,768	NIC*TRAFFICVIOLREGPR	81.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	15.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	45.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	60.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	24.00
6106110	20,768	NIC*TRAFFICVIOLREGPR	39.00
6106110	20,768	NY BAGEL AND COFFEE	12.35
6106110	20,768	PST*ARCMATE	74.40
6106110	20,768	RAISING CANES 0726	11.22
6106110	20,768	SQ *DON'S TOWING AND	600.00
6106110	20,768	TACO BELL 037044	15.79
6106110	20,768	TST*RUSSELL HOUSE TA	24.61
6106110	20,768	VERIZONWRLSS*RTCCR V	222.22
6106110	20,768	VERIZONWRLSS*RTCCR V	144.04
6106110	20,768	VERIZONWRLSS*RTCCR V	225.16
6106110	20,768	XCEL EZ-PAY FEE WEB	0.69
6106110	20,768	XCEL EZ-PAY WEB	31.35
6106110	20,768	YARD HOUSE ZK 010833	36.36
6306310	20,768	516 AUTO VALUE - LA	30.75
6306310	20,768	516 AUTO VALUE - LA	71.20
6306310	20,768	516 AUTO VALUE - LA	35.95
6306310	20,768	ACI*BRIGHTSPEED	187.75
6306310	20,768	ACI*BRIGHTSPEED	187.75
6306310	20,768	ALLEN PRECISION EQUI	640.94
6306310	20,768	AMAZON MARK* 1X0PC9B	321.88
6306310	20,768	AMAZON MARK* 4M9KS87	201.43
6306310	20,768	AMAZON MARK* 5Q4A979	36.61
6306310	20,768	AMAZON MARK* 667090Z	13.45
6306310	20,768	AMAZON MARK* 7Q9DL90	111.00
6306310	20,768	AMAZON MARK* BF3NT30	66.17
6306310	20,768	AMAZON MARK* GX01Q54	152.76
6306310	20,768	AMAZON MARK* JA86T7N	106.01
6306310	20,768	AMAZON MARK* NP9Q63R	46.55
6306310	20,768	AMAZON MARK* SM5EJ69	308.03
6306310	20,768	AMAZON MARK* VP7F04E	35.64
6306310	20,768	AMAZON MARK* W78IG9O	1,511.93
6306310	20,768	AMAZON MARK* Z96U47W	141.28
6306310	20,768	AMAZON MKTPL*1C4AD9Y	55.50
6306310	20,768	AMAZON MKTPL*206KY0K	31.97
6306310	20,768	AMAZON MKTPL*7F77H4T	125.18
6306310	20,768	AMAZON MKTPL*BV86G45	103.82
6306310	20,768	AMAZON MKTPL*BV86G45	111.96
6306310	20,768	AMAZON MKTPL*CG3JW61	8.99
6306310	20,768	AMAZON MKTPL*Y09T174	17.04
6306310	20,768	AMAZON MKTPL*ZJ75I3H	114.45
6306310	20,768	AMAZON RETA* 061YJ14	114.75

ORG	VENDOR #	VENDOR NAME	AMOUNT
6306310	20,768	AMAZON RETA* 0D38H6E	120.53
6306310	20,768	AMAZON RETA* 3F3HJ5Y	2,297.82
6306310	20,768	AMAZON RETA* H91YL0L	50.96
6306310	20,768	AMAZON RETA* LQ5C84G	149.95
6306310	20,768	APPLIED MSS LLC 6511	815.82
6306310	20,768	APPLIED MSS LLC 6511	5,433.03
6306310	20,768	CENTURYLINK LUMEN	5.95
6306310	20,768	CENTURYLINK LUMEN	5.59
6306310	20,768	CSWEA	260.00
6306310	20,768	DNR WS2 EM1 EPAY DEM	45.00
6306310	20,768	DNR WS2 EM1 EPAY DEM	0.90
6306310	20,768	DNR WS2 EM1 EPAY DEM	70.00
6306310	20,768	DNR WS2 EM1 EPAY DEM	1.40
6306310	20,768	DSPS E SERVICE FEE C	15.75
6306310	20,768	DSPS EPAY ISE	700.00
6306310	20,768	FARRELL EQUIPMENT&SU	679.99
6306310	20,768	FARRELL EQUIPMENT&SU	27.59
6306310	20,768	FIRST SUPPLY LA CROS	234.36
6306310	20,768	GOODYEAR AUTO SRV CT	31.99
6306310	20,768	GRAINGER	282.32
6306310	20,768	GRAINGER	1,822.26
6306310	20,768	GRAINGER	584.44
6306310	20,768	GRAINGER	45.80
6306310	20,768	GRAINGER	145.43
6306310	20,768	GRAINGER	224.99
6306310	20,768	HARBOR FREIGHT TOOLS	155.95
6306310	20,768	HARBOR FREIGHT TOOLS	17.98
6306310	20,768	HILLTOPPER REFUSE	163.79
6306310	20,768	IMPERIAL SUPPLIES	1,834.27
6306310	20,768	LANDS END* W00004383	134.75
6306310	20,768	LANDS END* W00004383	134.75
6306310	20,768	LANDS END* W00004383	-134.75
6306310	20,768	MENARDS LA CROSSE WI	39.84
6306310	20,768	MENARDS LA CROSSE WI	6.08
6306310	20,768	MENARDS LA CROSSE WI	178.98
6306310	20,768	MENARDS LA CROSSE WI	59.97
6306310	20,768	MENARDS LA CROSSE WI	1,193.68
6306310	20,768	MENARDS LA CROSSE WI	32.98
6306310	20,768	MENARDS LA CROSSE WI	7.42
6306310	20,768	MENARDS LA CROSSE WI	115.92
6306310	20,768	MENARDS LA CROSSE WI	96.32
6306310	20,768	MENARDS LA CROSSE WI	101.62
6306310	20,768	MENARDS LA CROSSE WI	-101.62
6306310	20,768	MENARDS LA CROSSE WI	10.48
6306310	20,768	MENARDS LA CROSSE WI	-10.48
6306310	20,768	MENARDS LA CROSSE WI	98.91
6306310	20,768	MENARDS LA CROSSE WI	20.39

ORG	VENDOR #	VENDOR NAME	AMOUNT
6306310	20,768	NOCRY OU	331.42
6306310	20,768	P T WELDING AND DRIV	308.50
6306310	20,768	PY *GAMES PEOPLE PLA	1,046.00
6306310	20,768	RONCO ENGR SALES-LA	31.83
6306310	20,768	RONCO ENGR SALES-LA	675.05
6306310	20,768	TORCOM/ANSWERING INN	135.10
6306310	20,768	TRANE SUPPLY-116412	153.40
6306310	20,768	UNIFIRST CORPORATION	59.09
6306310	20,768	UNIFIRST CORPORATION	59.09
6306310	20,768	UPS*BILLING CENTER	9.91
6306310	20,768	USABLUEBOOK	197.21
6306310	20,768	USABLUEBOOK	284.94
6306310	20,768	VERIZONWRLSS*RTCCR V	201.95
6306310	20,768	VERIZONWRLSS*RTCCR V	72.02
6306310	20,768	VERIZONWRLSS*RTCCR V	1,454.04
6306310	20,768	WWOA	200.00
6306310	20,768	WWOA	30.00
6306310	20,768	WWOA	1.05
6306310	20,768	WWOA	7.00
6306320	20,768	MENARDS LA CROSSE WI	60.83
6306330	20,768	HARTER'S TRASH & REC	195.37
6306330	20,768	HILLTOPPER REFUSE	451.38
6306332	20,768	CP LAB SAFETY	67.30
6306332	2,542	NORTH CENTRAL LABS	767.92
6306332	20,768	TFS*FISHERSCI ECOM C	236.10
6306334	20,768	COUNTY MATERIALS COR	19,732.33
6306336	20,768	MENARDS LA CROSSE WI	130.32
6306336	20,768	VERNON ELECTRIC COOP	50.06
6306340	20,768	(PC) 3926 DS	41.02
6306340	20,768	516 AUTO VALUE - LA	129.98
6306340	20,768	AMAZON MARK* DF6DG9K	18.18
6306340	20,768	AMAZON MARK* QQ7OI3G	28.48
6306340	20,768	BFIRST INDUSTRIAL	350.21
6306340	20,768	DAKOTA SUPPLY GROUP	1,632.05
6306340	20,768	FASTENAL COMPANY 01W	474.50
6306340	20,768	FIRST SUPPLY LA CROS	133.57
6306340	20,768	FIRST SUPPLY LA CROS	2,465.76
6306340	20,768	FIRST SUPPLY LA CROS	41.64
6306340	20,768	FIRST SUPPLY LA CROS	261.19
6306340	20,768	FIRST SUPPLY LA CROS	5,380.00
6306340	20,768	FIRST SUPPLY LA CROS	187.18
6306340	20,768	FIRST SUPPLY LA CROS	134.48
6306340	20,768	FIRST SUPPLY LA CROS	2,437.51
6306340	20,768	FIRST SUPPLY LA CROS	31.20
6306340	20,768	FIRST SUPPLY LA CROS	26.76
6306340	20,768	FRSHWV OMI	4,500.00
6306340	20,768	GRAINGER	613.08

ORG	VENDOR #	VENDOR NAME	AMOUNT
6306340	20,768	GRAINGER	1,361.01
6306340	20,768	HACH COMPANY	309.05
6306340	20,768	MENARDS LA CROSSE WI	49.99
6306340	20,768	MENARDS LA CROSSE WI	64.99
6306340	20,768	MENARDS LA CROSSE WI	349.00
6306340	20,768	POST GUARD	-59.53
6306340	20,768	RONCO ENGR SALES-LA	102.35
6306340	20,768	RONCO ENGR SALES-LA	21.66
6306340	20,768	SUPPLYHOUSE.COM	84.99
6306340	20,768	VEGA AMERICAS	3,778.05
6306340	20,768	WWP*WIL-KIL PEST CON	126.16
6406410	20,768	ACE OF LA CROSSE	59.23
6406410	20,768	ACE OF LA CROSSE	4.28
6406410	20,768	AMAZON MKTPL*0C7TX8I	116.02
6406410	20,768	AMAZON MKTPL*3U89J6N	13.50
6406410	20,768	AMAZON MKTPL*939JT0U	39.70
6406410	20,768	AMAZON MKTPL*BC8AU21	136.12
6406410	20,768	AMAZON MKTPL*IV86X1K	114.00
6406410	20,768	AMAZON MKTPL*NX06P72	97.36
6406410	20,768	AMAZON.COM*O16N76383	247.20
6406410	20,768	AMAZON.COM*XT1ZI0WD3	29.99
6406410	20,768	BATTERIES PLUS 860	14.95
6406410	20,768	BOB'S LOCK AND SAFE	65.00
6406410	20,768	CDW GOVT #MS E3 LICE	437.98
6406410	20,768	CDW GOVT #WATER - GR	133.45
6406410	20,768	CENTURYLINK LUMEN	11.68
6406410	20,768	CENTURYLINK LUMEN	11.77
6406410	20,768	FARM & FLEET OF LACR	618.12
6406410	20,768	FARRELL EQUIPMENT&SU	429.99
6406410	20,768	HARBOR FREIGHT TOOLS	54.93
6406410	20,768	HARBOR FREIGHT TOOLS	267.88
6406410	20,768	HARBOR FREIGHT TOOLS	159.87
6406410	20,768	MCMASTER-CARR	43.12
6406410	20,768	MED*EMPLIFY HEALTH	78.00
6406410	20,768	MED*EMPLIFY HEALTH	181.00
6406410	20,768	MENARDS LA CROSSE WI	14.96
6406410	20,768	MENARDS LA CROSSE WI	14.98
6406410	20,768	MENARDS LA CROSSE WI	89.36
6406410	20,768	MENARDS LA CROSSE WI	42.95
6406410	20,768	MENARDS LA CROSSE WI	17.98
6406410	20,768	MENARDS LA CROSSE WI	14.98
6406410	20,768	MENARDS LA CROSSE WI	28.42
6406410	20,768	MENARDS LA CROSSE WI	3.99
6406410	20,768	MENARDS LA CROSSE WI	36.98
6406410	20,768	MENARDS LA CROSSE WI	39.99
6406410	20,768	MENARDS LA CROSSE WI	5.67
6406410	20,768	MENARDS LA CROSSE WI	167.56

ORG	VENDOR #	VENDOR NAME	AMOUNT
6406410	20,768	MENARDS LA CROSSE WI	26.96
6406410	20,768	MENARDS LA CROSSE WI	110.88
6406410	20,768	MENARDS LA CROSSE WI	119.60
6406410	20,768	MENARDS LA CROSSE WI	133.22
6406410	20,768	MENARDS LA CROSSE WI	61.98
6406410	20,768	MENARDS LA CROSSE WI	57.34
6406410	20,768	MENARDS LA CROSSE WI	39.96
6406410	20,768	MENARDS LA CROSSE WI	84.19
6406410	20,768	MENARDS LA CROSSE WI	49.98
6406410	20,768	MISSISSIPPI WELDERS	603.54
6406410	20,768	P T WELDING AND DRIV	315.50
6406410	20,768	RONCO ENGR SALES-LA	16.71
6406410	20,768	VERIZONWRLSS*RTCCR V	193.55
6406410	20,768	VERIZONWRLSS*RTCCR V	20.02
6406410	20,768	VERIZONWRLSS*RTCCR V	40.04
6406410	20,768	VERIZONWRLSS*RTCCR V	586.22
6406410	20,768	WAL-MART #1679	119.90
6406410	20,768	ZORO TOOLS INC	496.78
6406432	20,768	ACE OF LA CROSSE	147.56
6406432	20,768	MENARDS LA CROSSE WI	88.38
6406432	20,768	MENARDS LA CROSSE WI	40.76
6406432	20,768	VERIZONWRLSS*RTCCR V	121.53
6406432	20,768	VERIZONWRLSS*RTCCR V	232.96
6406434	20,768	HACH COMPANY	107.85
6406434	20,768	MENARDS LA CROSSE WI	247.00
6406434	20,768	USABLUEBOOK	2,303.84
6406434	20,768	USABLUEBOOK	304.00
6406436	20,768	AMAZON MKTPL*3A14J06	23.09
6406436	20,768	MENARDS LA CROSSE WI	71.84
6406436	20,768	MENARDS LA CROSSE WI	66.00
6406436	20,768	MENARDS LA CROSSE WI	32.02
6406436	20,768	MENARDS LA CROSSE WI	62.94
6406436	20,768	MENARDS LA CROSSE WI	90.54
6406436	20,768	MENARDS LA CROSSE WI	51.96
6406436	20,768	MENARDS LA CROSSE WI	39.98
6406436	20,768	MENARDS LA CROSSE WI	23.96
6406436	20,768	MENARDS LA CROSSE WI	45.27
6406436	20,768	ZORO TOOLS INC	223.99
6406436	20,768	ZORO TOOLS INC	841.99
6406438	20,768	AMAZON MKTPL*BF91I51	96.06
6506510	20,768	FARRELL EQUIPMENT&SU	64.37
6506510	20,768	MENARDS LA CROSSE WI	14.18
6506510	20,768	MENARDS LA CROSSE WI	47.57
6506510	20,768	RONCO ENGR SALES-LA	74.27
6506524	20,768	MENARDS LA CROSSE WI	38.38
6506524	20,768	MENARDS LA CROSSE WI	6.48
6506524	20,768	MENARDS ONALASKA WI	35.59

ORG	VENDOR #	VENDOR NAME	AMOUNT
6506530	20,768	USABLUEBOOK	122.56
6506534	3,238	ZARNOTH BRUSH WORKS	1,208.00
6506534	3,238	ZARNOTH BRUSH WORKS	1,086.00
6506534	3,238	ZARNOTH BRUSH WORKS	3,320.00
6556595	20,768	IN *POYNETTE IRONWOR	1,800.00
8309910	20,768	MED*EMPLIFY HEALTH	80.00
		TOTAL	$317,395.87

Monthly Estimates for July 2026

	CONTRACTOR	CONTRACT NAME	JOB #	*June 2026* ESTIMATE AMOUNT	CONTRACT AMOUNT	CONTINGENCY AMT
1	KBIS, LLC (FINAL)	2026 Structure Inspections	AGRE-26-10	10,835.67	10,835.67	-
2	Steiger Construction, Inc.	2026 Citywide Traffic Signal Interconnect	TRFF-26-16	64,437.45	229,800.00	20,200.00
3	R.A. Smith, Inc.	Avon Street Greenway-TAP	AGRE-25-55	14,307.50	192,379.00	-
4	WSP USA	Green Bay St - 9th Street to 14th Street (STP Urban)	AGRE-25-32	989.73	302,000.00	-
5	Pember Companies, Inc.	2025 Signal Replacement Gillette Street to River Valley Drive	TRFF-25-25	276,104.50	550,477.40	82,571.61
6	Winona Controls, Inc.	La Crosse Library HVAC Upgrade	BLDG-25-46	72,130.00	638,000.00	95,700.00
7	IMEG Consultants Corporation	La Crosse Public Library HVAC Upgrades	AGRE-25-10	20,672.00	114,180.00	-
8	WSP USA	Green Bay - Losey Blvd to Dead End	AGRE-25-01	1,724.40	95,800.00	-
9	Short Elliott Hendrickson, Inc.	Causeway Boulevard Construction Agreement	AGRE-24-08	4,763.84	433,900.00	155,000.00
10	Aqualis - New Restoration and Recovery Service	Roesler Park Slope Stabilization	AGRE-26-12	8,447.42	99,754.00	-
11	Short Elliott Hendrickson, Inc.	Grandad Reservoir	AGRE-24-46	18,632.73	434,540.00	-
12	Jewel Associates Engineers, Inc.	8th Street Storm Outfall Design	AGRE-26-06	11,250.00	75,000.00	-
13	Jewel Associates Engineers, Inc.	Pammel Creek Structural Evaluation	AGRE-22-39	3,241.78	120,000.00	-
14	Donohue & Associates, Inc.	Hwy 16 Transmission Main Design-Amendment 2	AGRE-24-41	81,111.75	619,080.00	-
15	Fahrner Asphalt Sealers, LLC	2026 Street Painting (Long Lines)	MISC-26-01	109,758.67	112,573.00	-
16	Market & Johnson, Inc.	La Crosse Fire Station #3 Concrete Maintenance	MISC-25-53	70,950.21	70,097.00	-
17	Gerke Excavating	Grand Crossing Trail	PRKS-26-02	312,456.24	647,389.08	97,107.90
18	BKC Construction LLC	Hwy 16 Water Transmission Line-North	CURB-26-09	1,042,857.53	2,471,634.02	370,745.10
19	Fowler & Hammer, Inc.	Lang Drive Bridge Approach Slabs Reconstruction	BRDG-25-09	753.67	133,849.00	20,077.30
20	Fowler & Hammer, Inc.	28th Street S - Main Street to Cass Street	CURB-25-31	2,406.22	650,410.15	97,561.51
21	Fowler & Hammer, Inc.	2026 Miscellaneous Curb & Gutter and Pavement	CURB-26-18	22,975.13	119,007.80	17,851.17
22	Gerke Excavating	21st Street N - Vine St to Campbell Rd & 2000 Pine	CURB-26-04	132,208.97	911,919.28	136,787.89
23	Fowler & Hammer, Inc.	King Street Greenway Extension	CURB-25-35	60,692.90	902,459.27	27,540.73
24	Gerke Excavating	Hwy 16 Water Transmission Line-South	CURB-26-03	249,944.48	5,174,219.92	776,132.98
				2,593,652.79	15,109,304.59	1,897,276.19

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0729

Agenda Date: 7/9/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Common Council **File Type:** Appointment

Agenda Number:

OFFICE OF THE MAYOR
LA CROSSE

July 9, 2026 FILE ID #26-0729

Dear Members of the Common Council:

This will serve to notify you that I am making the following appointments. Please be advised that the City Attorney, Mayor and City Clerk review all of the terms of each appointed office. This appointment is based on the best available information at this time and are subject to continued review. Any updates or corrections may be made at a future time based on their findings.

Aviation Board
Appoint Steven Duffrin to replace Rick Cornforth for the residue of a three (3) year term ending January 21, 2029.

Economic and Community Development Committee
Appoint Nick Padesky to replace Mary Rohrer for the residue of a two (2) year term ending February 8, 2028.

Floodplain Advisory Committee
Reappoint Gary Padesky for the residue of a two (2) year term ending May 11, 2027.

Heritage Preservation Commission
Reappoint Jim Gallagher for the residue of a two (2) year term ending March 14, 2028.

Appoint Branden Yates to replace Laura Godden for the residue of a two (2) year term ending December 14, 2027.

Housing Authority
Appoint Kim Cable to replace Roxanne Marina for the residue of a five (5) year term ending June 12, 2031.

Confirmation of the above appointments is needed and will be appreciated.

Sincerely,

Mayor Shaundel
SWS:as

CC: Sondra Craig, Deputy Clerk
Brenda Buddenhagen, Paralegal

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0503

Agenda Date: 7/9/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Common Council **File Type:** Resolution

Report of Bids and Resolution awarding contract to Fowler & Hammer, Inc. in the amount of $1,490.000.00 for the Copeland Park Shelter Building & Site Improvements project.

RESOLUTION

BE IT RESOLVED BY THE Common Council of the City of La Crosse that the bid in the amount of $1,490,000.00 of Fowler & Hammer, Inc. on the 1st day of July, 2026 for the performance of the following public work, to-wit:

Copeland Park Shelter Building & Site Improvements project

being the lowest responsible bid based upon the project specifications as finally accepted by the Common Council, be and the same is hereby accepted.

BE IT RESOLVED that a contract in the amount of $1,490,000.00, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 548 (NDI) $1,490,000.00

BE IT FURTHER RESOLVED that the sum of $223,500.00, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 548 (NDI) $223,500.00

as and for a Contingency Fund for such public work with the Board of Public Works authorized to make the necessary changes in said contract that the circumstances may warrant and to pay for such changes from such Contingency Fund, all in accordance with the terms in the City of La Crosse Contract Volume.

BE IT FURTHER RESOLVED that the Board of Public Works is authorized to direct purchase any material and/or equipment it deems to be in the best interest of the City.

BE IT FURTHER RESOLVED that the contract is made, executed and delivered in the name of the City of La Crosse, Wisconsin.

City of La Crosse Engineering
400 La Crosse Street
La Crosse, WI 54601
Phone (608) 789-7505
Fax (608) 789-8184

07/01/2026

PROJECT: Copeland Park Shelter Building and Site Improvements

To the Honorable Mayor and Common Council of the City of La Crosse, Wisconsin

Dear Mayor and Council Members:

The following bids were received for the **Copeland Park Shelter Building and Site Improvements** project:

Fowler & Hammer, Inc. La Crosse, WI	$1,490,000.00
Americon Tomah, WI	$1,656,000.00
Market & Johnson, Inc. La Crosse, WI	$1,659,800.00
R.J. Jurowski Construction Whitehall, WI	$1,967,223.00
Wieser Brothers General Contractor, Inc. La Crescent, MN	$2,142,000.00

The Director of Engineering & Public Works recommends awarding the bid for the **Copeland Park Shelter Building and Site Improvements** project to **Fowler & Hammer, Inc.** in the amount of **$1,490,000.00,**

Sincerely,

Matthew Gallager
Director of Engineering & Public Works

MG:mh

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0524

Agenda Date: 7/9/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Common Council **File Type:** Resolution

Report of Bids and Resolution awarding contract to A-1 Excavating LLC in the amount of $513,127.00 for the Prospect St - Stoddard St to George St project.

RESOLUTION

BE IT RESOLVED BY THE Common Council of the City of La Crosse that the bid in the amount of $ 513,127.00 of A-1 Excavating LLC on the 1st day of July, 2026 for the performance of the following public work, to-wit:

Prospect St - Stoddard St to George St project

being the lowest responsible bid based upon the project specifications as finally accepted by the Common Council, be and the same is hereby accepted.

BE IT RESOLVED that a contract in the amount of $513,127.00, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 998	Sanitary Sewer Utility Funds	$259,127.00
CIP 998	Water Utility Funds	$254,000.00

BE IT FURTHER RESOLVED that the sum of $76,969.05, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

CIP 998	Sanitary Sewer Utility Funds	$38,869.05
CIP 998	Water Utility Funds	$38,100.00

as and for a Contingency Fund for such public work with the Board of Public Works authorized to make the necessary changes in said contract that the circumstances may warrant and to pay for such changes from such Contingency Fund, all in accordance with the terms in the City of La Crosse Contract Volume.

BE IT FURTHER RESOLVED that the Board of Public Works is authorized to direct purchase any material and/or equipment it deems to be in the best interest of the City.

BE IT FURTHER RESOLVED that the contract is made, executed and delivered in the name of the City of La Crosse, Wisconsin.

City of La Crosse Engineering
400 La Crosse Street
La Crosse, WI 54601
Phone (608) 789-7505
Fax (608) 789-8184

07/01/2026

PROJECT: Prospect St – Stoddard St to George St

To the Honorable Mayor and Common Council of the City of La Crosse, Wisconsin

Dear Mayor and Council Members:

The following bids were received for the **Prospect St – Stoddard St to George St**

project:

A-1 Excavating LLC Bloomer, WI	$513,127.00
Gerke Excavating, Inc. Tomah, WI	$535,938.95
BKC Contracting LLC La Crosse, WI	$557,453.86
McCabe Construction Eau Claire, WI	$590,090.00
Fowler & Hammer, Inc. La Crosse, WI	$634,087.87

The Director of Engineering & Public Works recommends awarding the bid for the **Prospect St – Stoddard St to George St** project to A-1 Excavating LLC in the amount of **$513,127.00,**

Sincerely,

Matthew Gallager
Director of Engineering & Public Works

MG:mh

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0626

Agenda Date: 7/9/2026 **Version:** 1 **Status:** Agenda Ready

In Control: Common Council **File Type:** Resolution

Agenda Number:

Report of Bids and Resolution awarding contract to Gerke Excavating Inc. in the amount of $326,782.55 for the East Avenue S - Jackson St to Mississippi St project.

RESOLUTION

BE IT RESOLVED BY THE Common Council of the City of La Crosse that the bid in the amount of $ 326,782.55 of Gerke Excavating Inc. on the 1st day of July, 2026 for the performance of the following public work, to-wit:

East Avenue S - Jackson St to Mississippi St project

being the lowest responsible bid based upon the project specifications as finally accepted by the Common Council, be and the same is hereby accepted.

BE IT RESOLVED that a contract in the amount of $326,782.55, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

Res 26-0564	Sewer Restricted Bond Funds	$121,378.70
Res 26-0564	Water Utility Funds	$181,031.80
Res 26-0564	Storm Water Utility Funds	$24,372.05

BE IT FURTHER RESOLVED that the sum of $34,732.30, the cost thereof, is and the same is hereby appropriated and ordered paid out of the following:

Res 26-0564	Sewer Restricted Bond Funds	$12,137.87
Res 26-0564	Water Utility Funds	$19,913.50
Res 26-0564	Storm Water Utility Funds	$2,680.93

as and for a Contingency Fund for such public work with the Board of Public Works authorized to make the necessary changes in said contract that the circumstances may warrant and to pay for such changes from such Contingency Fund, all in accordance with the terms in the City of La Crosse Contract Volume.

BE IT FURTHER RESOLVED that the Board of Public Works is authorized to direct purchase any material and/or equipment it deems to be in the best interest of the City.

BE IT FURTHER RESOLVED that the contract is made, executed and delivered in the name of the City of La Crosse, Wisconsin.

City of La Crosse Engineering
400 La Crosse Street
La Crosse, WI 54601
Phone (608) 789-7505
Fax (608) 789-8184

07/01/2026

PROJECT: East Avenue S – Jackson St to Mississippi St

To the Honorable Mayor and Common Council of the City of La Crosse, Wisconsin

Dear Mayor and Council Members:

The following bids were received for the **East Avenue S – Jackson St to Mississippi St** project:

Gerke Excavating, Inc. Tomah, WI	$326,782.55
A-1 Excavating LLC Bloomer, WI	$346,845.00
McCabe Construction Eau Claire, WI	$349,506.56
Fowler & Hammer, Inc. La Crosse, WI	$421,432.34

The Director of Engineering & Public Works recommends awarding the bid for the **East Avenue S – Jackson St to Mississippi St** project to **Gerke Excavating, Inc.** in the amount of **$326,782.55,**

Sincerely,

Matthew Gallager
Director of Engineering & Public Works

MG:mh

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0513

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District – General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Planned Development District - General to the Planned Development District – General & Specific on the Master Zoning Map, to-wit:

Tax Parcel 17-10289-040; 1325 St. Andrew Street

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Borton Development, LLC. 2 Copeland Ave # 201, La Crosse, WI 54603

Owner of site (name and address):

Borton Development, LLC. 2 Copeland Ave # 201, La Crosse, WI 54603

Address of subject premises:

1325 St Andrew St, La Crosse, WI 54603

Tax Parcel No.: 17-10289-040

Legal Description (must be a recordable legal description; see Requirements):

See Certified Survey Map Draft

PDD/TND: ☐ General ☐ Specific ☑ General & Specific

Zoning District Classification: Planned Development District

Proposed Zoning Classification: Planned Development District

Is the property located in a floodway/floodplain zoning district? ☐ Yes ☑ No

Is the property/structure listed on the local register of historic places? ☐ Yes ☑ No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? ☑ Yes ☐ No

Is the consistent with the policies of the Comprehensive Plan? ☑ Yes ☐ No

Property is Presently Used For:

Vacant Land

Property is Proposed to be Used For:

Borton Construction Office and Warehouse

Proposed Rezoning is Necessary Because (Detailed Answer):

The proposed rezoning is necessary to allow for Borton Construction's office and shop, which is not permitted under current zoning. The Planned Development District (PDD) requires higher design and review standards, ensuring the project is well-planned and compatible with surrounding properties.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

Borton Construction's office and shop will operate as a professional business with limited traffic, controlled operations, and minimal disruption. The project will meet City of La Crosse design standards for storm water, parking, and site development, ensuring compatibility with surrounding properties while improving the site's appearance, supporting local employment, and contributing positively to the community.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

The proposed rezoning supports the City's long-range comprehensive plan by promoting responsible commercial growth and expanding local union construction jobs. Borton Construction's office and shop will provide compatible development while supporting sustainable growth and long-term community investment.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the _____ day of

Sale pending between Stitzo Development LLC. and Borton Development LLC. upon approval of PDD and Developers Agreement.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Paul Borsheim
(signature)

608-792-8865 (telephone)

6-5-26 (date)

PaulBorsheim@BortonConstruction.com
(email)

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. ***(Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)***

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 12th day of June, 2026

Signed: _____
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Paul Borsheim, being duly sworn states:

1. That the undersigned is an adult resident of the City of Neillsville, State of WI.

2. That the undersigned is (one of the) legal owner(s) of the property located at 1325 St. Andrew St.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Paul Borsh
Property Owner

Subscribed and sworn to before me this 5th day of June, 2016.

Gretchen Clements
Notary Public
My Commission expires 2-19-27

GRETCHEN CLEMENTS NOTARY PUBLIC STATE OF WISCONSIN

BORTON CONSTRUCTION, INC.

June 5th, 2026

ATTN: City of La Crosse Planning & Development Department

RE: General and Specific Development Plan Narrative – Borton Construction Office & Shop Planned Development District Petition

To Whom It May Concern,

On behalf of Borton Development, LLC, we are pleased to submit this General and Specific Development Plan narrative in support of our Planned Development District petition for the proposed Borton Construction office and shop facility located at 1325 St. Andrew Street, La Crosse, Wisconsin. This development is intended to consolidate Borton Construction's office, warehouse, and operational facilities into a single professional location while contributing positively to the surrounding neighborhood and broader community.

The total site area included in the Planned Development District is approximately 56,518 square feet, with 14,189 square feet (25.10%) designated as open space. The proposed 10,528-square-foot building is comprised of approximately 6,280 square feet of warehouse space, and 4,257 square feet of professional office space. The property is proposed for office and shop use consistent with Borton Construction's operations and is aligned with surrounding zoning patterns that include commercial, planned development, heavy industrial, and light industrial uses. Because no residential development is proposed, residential density, dwelling unit counts, and population impacts are not applicable. Municipal services and utilities are available as indicated on the submitted civil drawings.

The estimated total value of the proposed structures and site improvements, including landscaping and special features, is approximately $1,700,000. Ownership of the property will be held by Borton Development, LLC, whose ownership includes Paul Borsheim, Dan Miller, and Jim Fink. The site will serve as the consolidated office and warehouse for Borton Construction, a local union contractor with longstanding ties to the La Crosse community.

This development is designed to meet or exceed applicable City standards, with significant investment in site aesthetics, stormwater management, and geotechnical preparation. The submitted landscaping plan incorporates a professionally designed mix of native and ornamental trees, shrubs, grasses, and perennial plantings that enhance the site's visual appeal while promoting environmental sustainability. The plan includes a diverse planting palette, dedicated stormwater rain garden areas, and carefully designed buffering that improves compatibility with adjacent multifamily, commercial, and industrial properties. The proposed landscaping approach provides a thoughtful balance between light industrial and industrial landscaping standards, creating a development that is both practical for Borton Construction's operations and appropriately aligned with the character of the surrounding community.

The proposed development also includes a requested variance related to site layout. Due to existing floodplain limitations along the southern portion of the property adjacent to St. Andrew Street, the building cannot be relocated farther south without encroaching into the floodplain. As a result, the parking area is located closer to St. Andrew Street than the building itself. To mitigate the visual impact of this arrangement, the building has been positioned near the future Wood Street extension, helping establish a stronger streetscape presence while maintaining compliance with site constraints. This approach represents a practical compromise that balances floodplain limitations, site functionality, and the City's development objectives.

A geotechnical investigation was completed by Chosen Valley Testing on April 9, 2026, including five soil borings across the site. The results provide the information necessary for foundation design, stormwater management, and site development planning.

Physical development is anticipated to commence on or around September 1st, 2026. Detailed lot layout, utilities, topography, soil conditions, and legal descriptions are included within the accompanying civil plans, certified survey map draft, geotechnical reports, and landscape drawings.

The proposed Borton Construction office and shop has been carefully planned to complement the surrounding area, which includes multifamily housing, commercial businesses, and industrial properties. The office portion of the building will feature a brick façade along the west elevation, complemented by "Central States" concealed-fastener architectural board-and-batten metal siding, commercial-grade aluminum windows and doors, and a shingled roof. The west office elevation consists of approximately 51.5% brick and stone sills (418 SF), 30.5% architectural metal siding and trim (248 SF), and 18.0% glazing (144 SF), creating a balanced and durable architectural appearance. The warehouse portion of the building will incorporate a 3-foot brick wainscot along the North and South elevations. These materials have been selected to provide a professional appearance, long-term durability, and compatibility with the surrounding development. A sample of the selected "Central States" board-and-batten metal panel is shown below.

BORTON CONSTRUCTION, INC.

These materials will provide a professional appearance while ensuring long-term durability and fitting seamlessly with the surrounding development. Through thoughtful architectural design, comprehensive site engineering, and well-managed daily operations, the development will provide a cohesive and compatible addition to the neighborhood. This project will enhance the site's overall appearance while supporting continued economic growth in the area. It will also create and sustain local employment opportunities, encourage long-term private investment, and remain consistent with the established development.

Nearby public and recreational amenities include Logan School approximately 1.1 miles north, Red Cloud Park approximately 0.5 miles east, Goose Green Park approximately 0.3 miles east, and the Lueth Bicycle and Skate Park approximately 1.3 miles south. These surrounding community resources further demonstrate the site's integration within the broader neighborhood fabric. No institutional or recreational facilities are proposed on-site beyond designated open space and stormwater features.

We appreciate the opportunity to present this development plan for review and look forward to working with the City throughout the approval process. Please do not hesitate to reach out with any questions or requests for additional information.

Sincerely,

Paul Borsheim, President

Borton Development, LLC.

BORTON CONSTRUCTION, INC.

General Development Plan Requirements Response

1. Total area to be included in the Planned Development District, area of open space, uses, density, population, utilities

The total site area included in the Planned Development District is approximately 56,518 square feet, with 14,189 square feet (25.10%) designated as open space. The proposed 10,528-square-foot building is comprised of approximately 6,280 square feet of warehouse space, and 4,257 square feet of professional office space.

2. Estimated value of structures and site improvements

The estimated value of the proposed development, including site improvements and landscaping, is approximately $1.7 million.

3. Property owners association / restrictive covenants

Ownership of the property will be held by Borton Development, LLC, whose ownership includes Paul Borsheim, Dan Miller, and Jim Fink. The site will serve as the consolidated office and warehouse for Borton Construction, a local union contractor with longstanding ties to the La Crosse community.

4. Proposed departures and requested waivers

Addressed within the General and Specific Development Plan Narrative. The petition includes a requested departure where the building is located to the north side of the site due to floodplain limitations on the southern portion of the property. The narrative explains the rationale for the parking lot location and building placement.

5. Development schedule and staging

Addressed within the General and Specific Development Plan Narrative. Physical development is anticipated to commence on or around September 1, 2026. No phased development is proposed; construction is anticipated to proceed as a single phase.

6. Sketch plan depicting lot layout, streets, utilities, and open space

Addressed by the submitted civil engineering plans, site plans, architectural drawings, and landscape plans.

7. Legal description

Addressed by the submitted Certified Survey Map and accompanying legal description.

8. Relationship to surrounding properties

Addressed within the General and Specific Development Plan Narrative. The narrative discusses compatibility with surrounding multifamily, commercial, industrial, and planned development properties, as well as buffering and architectural treatments intended to integrate the development into the surrounding area. This is a continued redevelopment by the same development team creating a mixed-use redevelopment of the Plant 6 Site.

9. Institutional, recreational, open space, and public areas

Addressed within the General and Specific Development Plan Narrative and supporting plans. The narrative identifies nearby schools and parks and notes that no institutional or recreational facilities are proposed on-site beyond designated open space and stormwater features.

10. Soil characteristics

Addressed within the General and Specific Development Plan Narrative and the submitted geotechnical report prepared by Chosen Valley Testing.

11. Existing topography

Addressed by the submitted civil engineering plans, which include existing topographic information and grading plans.

12. General landscaping treatment

Addressed within the General and Specific Development Plan Narrative and the submitted landscape plan. The landscape design includes native and ornamental plantings, rain garden areas, buffering, and other site enhancements. The submitted landscape plan accurately reflects existing and proposed site conditions.

BORTON CONSTRUCTION, INC.

PDD Specific Comprehensive Development Plan Requirements Response

i. Detailed Site Plan / Plat Plan

Addressed by the submitted Certified Survey Map, civil engineering plans, architectural site plans, landscape plans, and supporting development drawings showing building locations, parking, utilities, easements, and open space areas.

ii. Legal Description

Addressed by the submitted Certified Survey Map and accompanying legal description.

iii. Relationship to Surrounding Properties

Addressed within the development narrative and supporting plans. The development has been designed to be compatible with adjacent multifamily, commercial, industrial, and planned development properties.

iv. Public and Private Roads, Driveways, and Parking Facilities

Addressed by the submitted civil engineering site plans and Certified Survey Map showing all proposed access drives, parking areas, and circulation routes. As a part of the Borton Development project, there will be a public expansion of Wood Street connecting to the North at Hagar Street.

v. Building Sites and Building Groups

Addressed by the submitted site and architectural plans showing the size, arrangement, and location of the proposed office and warehouse facility.

vi. Institutional, Recreational, Open Space, and Public Use Areas

Addressed within the development narrative and supporting plans. The project includes designated open space and stormwater facilities. Nearby schools, parks, and recreational facilities are identified in the narrative.

vii. Signage and Entrance Features

Signage will be placed on the building to match city standards.

viii. Detailed Landscaping Plans

Addressed by the submitted landscape plans, including plant schedules, landscaping details, buffering, rain gardens, and planting specifications.

ix. Final Architectural Plans and Elevations

Addressed by the submitted architectural plans, elevations, renderings, and material selections.

x. Public Sanitary Sewer, Water, and Stormwater Facilities

Addressed by the submitted civil engineering plans showing existing and proposed utility infrastructure.

xi. Private Utilities and Easements

Addressed by the submitted civil engineering plans and Certified Survey Map.

xii. Soil Characteristics

Addressed by the geotechnical investigation prepared by Chosen Valley Testing and supporting engineering documents.

xiii. Existing Topography

Addressed by the submitted civil engineering plans containing existing topographic information and grading plans.

xiv. Compatibility with Adjoining Lands

Addressed by the site design, landscaping, drainage planning, utility layout, and architectural treatment of the proposed development.

xv. Development Staging Plan

No phased development is proposed. Construction is anticipated to proceed as a single phase.

xvi. Restrictive Covenants

No restrictive covenants are proposed as part of this development.

xvii. Erosion Control and Final Grading Plan

Addressed by the submitted civil engineering plans, erosion control plans, and grading plans.

xviii. Additional Agreed-Upon Conditions

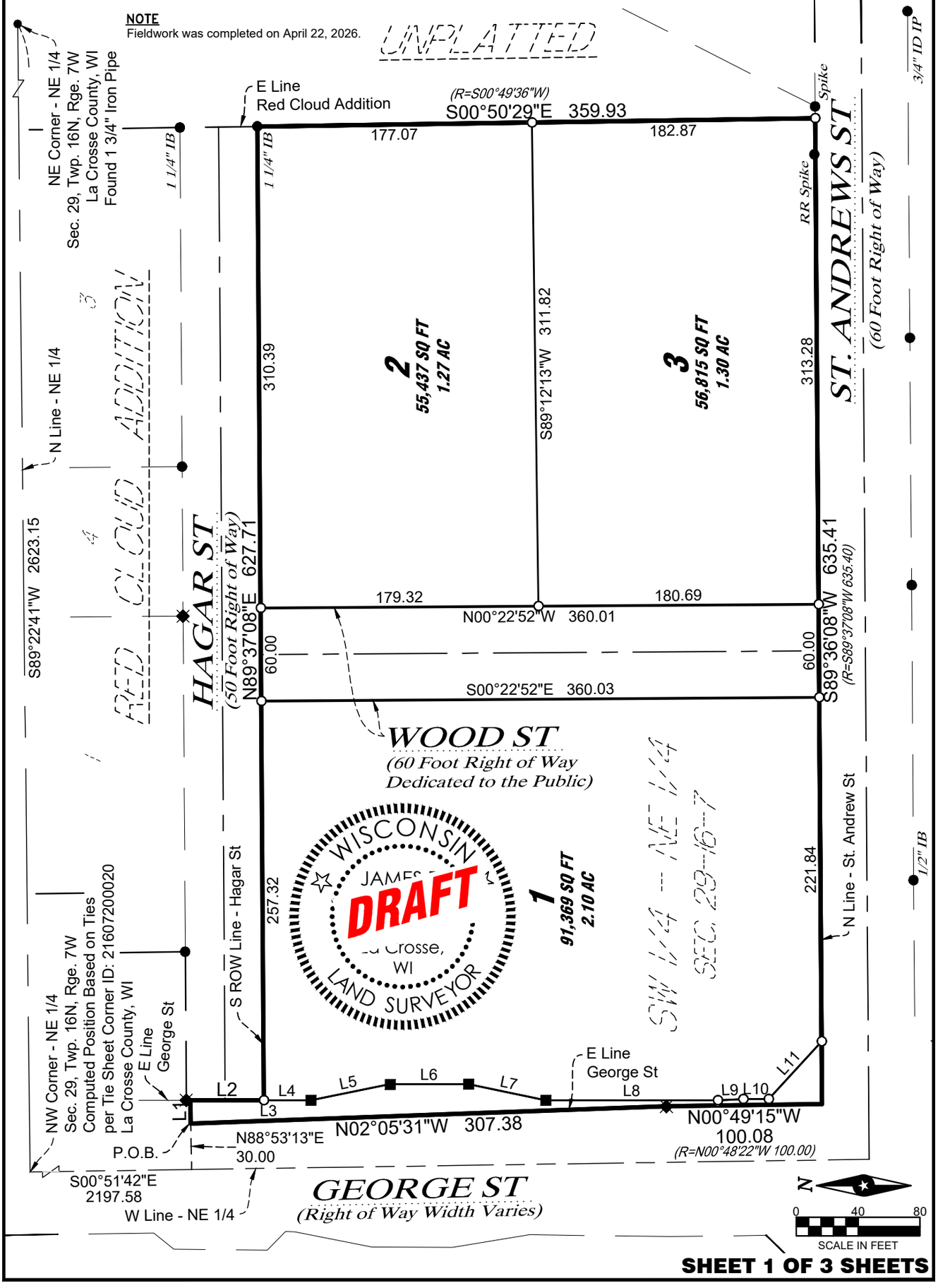
Any conditions imposed or agreed to during the review and approval process will be incorporated into the final development plan.

CERTIFIED SURVEY MAP

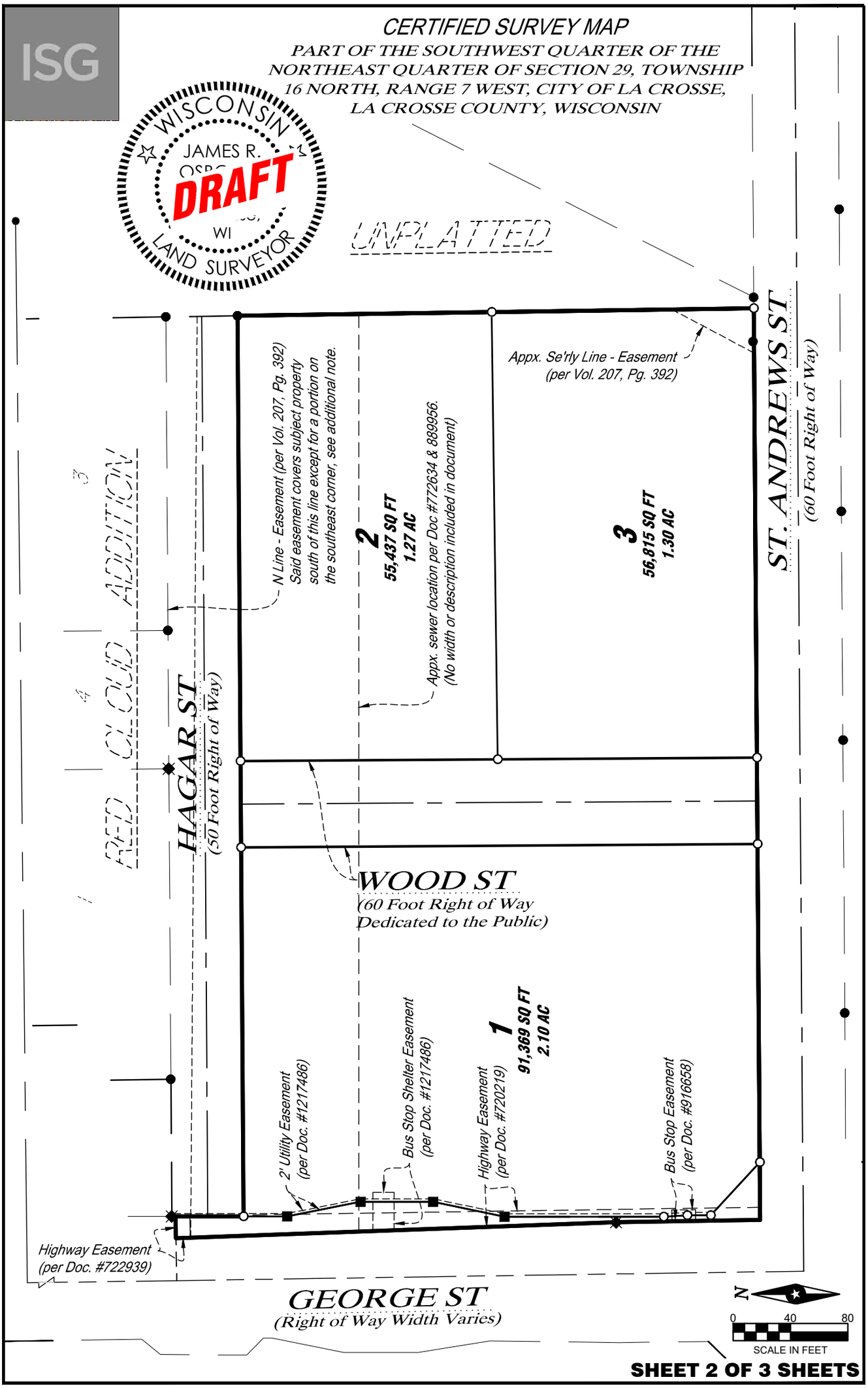
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

BEARING BASIS
The orientation of this bearing system is based upon the west line of the Northeast Quarter of Sec. 29, Twp. 16N, Rge. 7W. Said line bears North 89 degrees 37 minutes 08 seconds East.

NOTE
Fieldwork was completed on April 22, 2026.



SHEET 1 OF 3 SHEETS


ISG
CERTIFIED SURVEY MAP
PART OF THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 29, TOWNSHIP
16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE,
LA CROSSE COUNTY, WISCONSIN
WISCONSIN
JAMES R.
DRAFT
WI
LAND SURVEYOR
UNPLATTED
ST. ANDREWS ST
(60 Foot Right of Way)
Appx. Se'rly Line - Easement
(per Vol. 207, Pg. 392)
N Line - Easement (per Vol. 207, Pg. 392)
Said easement covers subject property
south of this line except for a portion on
the southeast corner, see additional note.
2
55,437 SQ FT
1.27 AC
Appx. sewer location per Doc #772634 & 889956.
(No width or description included in document)
3
56,815 SQ FT
1.30 AC
HAGAR ST
(50 Foot Right of Way)
WOOD ST
(60 Foot Right of Way
Dedicated to the Public)
2' Utility Easement
(per Doc. #1217486)
Bus Stop Shelter Easement
(per Doc. #1217486)
Highway Easement
(per Doc. #720219)
1
91,369 SQ FT
2.10 AC
Bus Stop Easement
(per Doc. #916658)
Highway Easement
(per Doc. #722939)
GEORGE ST
(Right of Way Width Varies)
N
0
40
80
SCALE IN FEET
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

LAND DESCRIPTION:

That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence South 00 degrees 51 minutes 42 seconds East, assumed bearing, on the west line of said Northeast Quarter, 2197.58 feet; thence North 88 degrees 53 minutes 13 seconds East, 30.00 feet to the point of beginning; thence continue North 88 degrees 53 minutes 13 seconds East, 15.10 feet to the east right of way line of George Street; thence South 00 degrees 01 minutes 46 seconds West on said east right of way line, 47.41 feet to the south right of way line of Hagar Street; thence North 89 degrees 37 minutes 08 seconds East on said south right of way line, 627.71 feet to the east line of Red Cloud Addition, City of La Crosse, La Crosse County, Wisconsin; thence South 00 degrees 50 minutes 29 seconds East, 359.93 feet to the north right of way line of St. Andrews Street; thence South 89 degrees 36 minutes 08 seconds West on said north right of way line, 635.41 feet; thence North 00 degrees 49 minutes 15 seconds West, 100.08 feet; thence North 02 degrees 05 minutes 31 seconds West, 307.38 feet to the point of beginning.

CERTIFICATION:

I, James R. Osborne, Professional Land Surveyor, hereby certify that I have surveyed and mapped the lands described hereon, and that this map is a representation thereof, to the best of my knowledge and that I have complied with the City of La Crosse Chapter 113 and Chapter 236.34 of the Wisconsin State Statutes as per agreement with Stizo who has requested such survey.

CITY OF LA CROSSE APPROVAL CERTIFICATE

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

Dated this_____day of _____, 20__.

_____
City Clerk

OWNERS CERTIFICATE

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval, the City of La Crosse.

Dated this_____day of _____, 20__.

_____
Name Title

State of Wisconsin)
County of _____) SS
Personally came before me this _____ day of _____, 20__, the above named Owner to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal)_____ Notary Public, _____ County, Wisconsin
My commission expires:_____

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N88°53'13"E	15.10
L2	S0°01'46"W	47.41
L3	S0°01'46"W	30.26
L4	N0°01'46"E	30.26
L5	N11°26'53"W	51.99
L6	N0°01'42"E	50.90
L7	N11°44'07"E	50.93
L8	N0°01'46"E	110.90
L9	N3°24'15"W	16.43
L10	N0°01'47"E	16.41
L11	N47°18'46"W	50.38

LAND SURVEYOR:

James R Osborne PLS 3068
ISG
201 Main St. Ste. 1022
La Crosse, WI 54601

OWNER:

Stizo Development
1243 Badger St
La Crosse, WI 54601

SHEET 3 OF 3 SHEETS

BORTON CONSTRUCTION

ST. ANDREW STREET
LACROSSE, WI 54601
New 9,918 S.F. SINGLE STORY BUILDING W/1200 S.F. MEZZANINE & 662 S.F. OUTSIDE COVERED STORAGE 10,540 S.F. TOTAL

Graphic Symbols

TOILET RM / 101 — Room Name / Room Number

2 / A6 — Section Number / Sheet Number

2 / A6 — Elevation Number / Sheet Number

2 / A6 — Detail Number / Sheet Number

100 — Door Number

W-1 — Window Type

2 — Key Note

D — Wall Type

TOP OF... 100'-0" — Vertical Working Point Elevation

Material Symbols

(Section View)

- Existing
- Earth
- Concrete
- Concrete Block
- Face Brick
- Stone
- Structural Steel
- Batt Insulation
- Rigid Insulation
- Rough Lumber
- Finish Wood
- Plywood
- Ceramic Tile
- Gyp. Board
- Plaster or Stucco

Typical Abbreviations List

A.F.F.	ABOVE FINISHED FLOOR
A.T.	ACOUSTICAL TILE
ADJ.	ADJUSTABLE
ACP	ACOUSTIC CEILING PANEL
AT	ACOUSTIC CEILING TILE
AWP	ACOUSTIC WALL PANEL
ALT.	ALTERNATE
ALUM.	ALUMINUM
@	AT
BRG.	BEARING
BIT.	BITUMINOUS
BLK'G.	BLOCKING
BR.	BRICK
BLDG.	BUILDING
CAB.	CABINET
CPT.	CARPET
CLG.	CEILING
CT.	CERAMIC TILE
COL.	COLUMN
CONC.	CONCRETE
C.B.	CONCRETE BLOCK
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS - CONTINUED
CONTR.	CONTRACTOR
C.J.	CONTROL JOINT
COORD.	COORDINATE
DIA.	DIAMETER
DRS.	DOORS
D.S.	DOWN SPOUT
E.W.C.	ELECTRIC WATER CHILLIER
ELECT.	ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
E.P.	EPOXY PAINT
EQUIP.	EQUIPMENT
EXIST.	EXISTING
E.P.S.	EXPANDED POLYSTYRENE
EXP.	EXPOSED
EXT.	EXTERIOR
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
F.V.	FIELD VERIFY
FIN.	FINISH
F.E.	FIRE EXTINGUISHER
FL.	FLOOR
F.D.	FLOOR DRAIN
FTG.	FOOTING
FDN.	FOUNDATION
GEN.	GENERAL
G.C.	GENERAL CONTRACTOR
GL.	GLASS OR GLAZING
GL.CMU.	GLAZED CMU
G.F.CMU.	GROUND FACE CMU
GYP. BD.	GYPSUM BOARD
H&V	HEATING & VENTILATION
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.O.	HOLD OPEN ARM
HORIZ.	HORIZONTAL
HR.	HOURS
HYD.	HYDRANT
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
JST.	JOIST

MBD	MARKER BOARD
MAS.	MASONRY
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
P.	PAINT
PLAS.	PLASTER
P. LAM.	PLASTIC LAMINATE
PL.	PLATE
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PCT.	PORCELAIN CERAMIC TILE
P/C	PRECAST
P/C TERR.	PRECAST TERRAZZO
PREFAB.	PREFABRICATED
PREFIN.	PREFINISHED
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REINF.	REINFORCING OR REINFORCEMENT
REQ'D.	REQUIRED
R.	RISERS
R.D.	ROOF DRAIN
RFG.	ROOFING
RM.	ROOM
SCHED.	SCHEDULE
S.	SEALED
SIM.	SIMILAR
SV	SHEET VINYL
S.C.	SOLID CORE
S.SURF.	SOLID SURFACE
SPEC.	SPECIFICATION
SPORT	SPORT
SURF.	SURFACES
ST.	STAIN
S.S.	STAINLESS STEEL
STRUCT.	STRUCTURE OR STRUCTURAL
T.BD.	TACKBOARD
T.S.	TACK SURFACE
TEMP.	TEMPERED
TERR.T.	TERRAZZO TILE
T&G	TONGUE & GROOVE
T/	TOP OF
T.P.	TOILET PARTITION
TR.	TREADS
TYP.	TYPICAL
UNFIN.	UNFINISHED
V.B.	VAPOR BARRIER
VERT.	VERTICALLY
V.C.T.	VINYL COMPOSITION TILE
V.W.C.	VINYL WALL COVERING
VB	VINYL BASE
W.W.F.	WELDED WIRE FABRIC
WDW.	WINDOW
W/	WITH
WD.	WOOD

PROJECT SITE:
BORTON CONSTRUCTION
ST ANDREWS STREET
LACROSSE, WI 54601

NORTH — Site Location Map
N.T.S.

BORTON CONSTRUCTION
ST ANDREWS STREET
LACROSSE, WI 54601

NORTH — Site Vicinity Map
N.T.S.

CODE CRITERIA

GOVERNING CODES – STATE OF WISCONSIN
CITY OF LACROSSE – LACROSSE COUNTY

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING ADOPTED CODES:

2021 IBC WITH WISCONSIN AMENDMENTS (SPS 362)
2021 IMC WITH WISCONSIN AMENDMENTS (SPS 364)
WISCONSIN ELECTRIC CODE (SPS 316)
WISCONSIN PLUMBING CODE (SPS 381-387)
2021 IECC WITH WISCONSIN AMENDMENTS (SPS 362)
2021 NFPA 101 LIFE SAFETY CODE
2021 INTERNATIONAL FIRE CODE
ACCESSIBILITY: 2017 ICC ANSI A117.1 & (2021 IBC CHP 11)

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW 10,528 SQ. FT. SINGLE STORY WOOD FRAMED BUILDING WITH A 1200 SQ. FT. MEZZANINE AND A 662 SQ. FT. EXTERIOR COVERED STORAGE. THIS BUILDING WILL BE OCCUPIED AS A CONSTRUCTION BUSINESS OFFICE AND ASSOCIATED WAREHOUSE.

THE CONSTRUCTION CONSISTS OF A SLAB ON GRADE FLOOR THROUGHOUT WITH A REINFORCED CONCRETE INSULATED FROST WALL FOUNDATION AND FOOTING SYSTEM. HYDRONIC IN FLOOR RADIANT HEAT IS PROVIDED AT THE BUILDING PERIMETER IN 8'-0"

THE MAIN FRAME STRUCTURE AT THE THE BUSINESS OFFICE IS A STANDARD 2X WOOD FRAMED WALL STUD SYSTEM 16" O.C. WITH ENGINEERED WOOD ROOF TRUSSES SET @ 2'-0" O.C.

THE MAIN FRAME STRUCTURE AT THE WAREHOUSE IS A MULTI-PLY 2x LADDER FRAMED POST WALL SYSTEM 4'-0" O.C. WITH 2'-0" O.C. HORIZONTAL GIRTS AND A ENGINEERED WOOD ROOF TRUSSES SET @ 2'-0" O.C.

PROJECT CODE DATA

I. BUILDING INFORMATION:

A. BUILDING DESIGNATION:
BORTON CONSTRUCTION OFFICE BUILDING
BUSINESS / MODERATE HAZARD STORAGE

B. BUILDING LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

II. BUILDING CLASSIFICATIONS:

A. OCCUPANCY GROUP:
–SEC. 304.1 – BUSINESS GROUP B
–SEC. 311.2 – MODERATE HAZARD STORAGE GROUP S-1

–TABLE 508.3 – NONSEPARATED OCCUPANCIES

THIS BUILDING IS DESIGNED WITH NONSEPARATED OCCUPANCIES AND ARE INDIVIDUALLY CLASSIFIED. THE CODE REQUIREMENTS FOR EACH PORTION OF THE BUILDING IS BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE.

FOR DESIGN PURPOSES THE TOTAL NONSEPARATED OCCUPANCY AREA OF THIS BUILDING HAS BEEN DESIGNED FOR THE MOST RESTRICTIVE CODE OF THE 2 OCCUPANCIES INCLUDING THE PROVISIONS CHAPTER 9.

B. BUILDING AREA:
TOTAL SQ. FT. = 10,540 SQ. FT.
BUSINESS OFFICE 3,365 SQ. FT.
WAREHOUSE 6,553 SQ. FT.
COVERED STORAGE 622 SQ. FT.

TAB. 506.2 ALLOWABLE AREA
BUSINESS B, CONSTR. TYPE V-B, NO SPRINKLER = 9,000 S.F.
STORAGE S1, CONSTR. TYPE V-B, NO SPRINKLER = 9,000 S.F.

SEC. 506.3 FRONTAGE INCREASE:
TAB. 506.3.3 – FRONTAGE INCREASE
THIS PROJECT PROVIDES A 30' MINIMUM CLEAR FRONTAGE AT THE COMPLETE BUILDING PERIMETER
10,540/10,540 = 1 – 0.25 = 0.75 (30/30= 1) = 0.75
9,000 x 1.75 = 15,750 S.F. ALLOWABLE

C. CONSTRUCTION TYPE:
–SECTION 602.5 – TYPE V-B UNPROTECTED
(WOOD CONSTRUCTION)

D. SPRINKLER SYSTEMS
–SECTION 903.2.9 – STORAGE GROUP S-1
FIRE AREA: 11,740 S.F.
(WITH 1200 S.F. MEZZANINE)
LESS THAN 12,000 SQ. FT. – NO SPRINKLER SYSTEM REQUIRED

E. OCCUPANCY LOAD: MAX. FLOOR ARE PER OCCUPANT
NUMBERS BASED ON TABLE 1004.5 –
BUSINESS AREA = 150 S.F. PER OCCUPANT GROSS
3,365 / 150 = 23 OCCUPANTS
WAREHOUSE = 150 S.F. PER OCCUPANT GROSS
6,553 / 500 = 14 OCCUPANTS
MEZZANINE = 1200 / 500 3 OCCUPANTS
TOTAL OCCUPANTS 40 OCCUPANTS

F. EXITING:
–TABLE 1006.3.3 – MINIMUM NUMBER OF EXITS
OCCUPANTS 1 -500 = 2 EXITS REQUIRED
3 EXITS ARE PROVIDED FROM EACH BUSINESS TENANT SPACE

–TABLE 1017.2 – EXIT TRAVEL DISTANCE
MAXIMUM TRAVEL DISTANCE 200'
MAXIMUM TRAVEL IN THIS BUILDING DOES NOT EXCEED 150'

–TABLE 1020.2 – CORRIDOR FIRE-RESISTIVE RATING
GROUP B – LESS THAN 30 OCCUPANTS SERVED
NO RATING REQUIRED

G. RESTROOM FACILITIES:
–TABLE 2902.1 – MINIMUM PLUMBING FIXTURES MEN/WOMEN
BUSINESS B
WATER CLOSETS = 1 PER 25
LAVATORIES = 1 PER 40
MEN'S AND WOMEN'S RESTROOMS PROVIDED WITH (1) WATER CLOSETS & (1) LAV. EACH
(1) UNISEX RESTROOM PROVIDED IN WAREHOUSE SPACE

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GENERAL
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C1.0 Architectural Site Plan

ARCHITECTURAL
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A1.1 Mezzanine Plan / Framing Plan
A1.2 Enlarged Restroom & Details
A1.3 Door & Window Schedules
A1.4 Reflected Ceiling Plan
A1.5 Finish Plan & Schedule
A2.0 Exterior Elevations
A3.0 Building Sections
A3.1 Building Section & Details
A3.2 Wall Sections
A3.3 Wall Sections
A3.4 Building & Wall Sections
A3.5 Wall Framing Elevations

STRUCTURAL
S.01 Structural Specifications
S1.0 Foundation Plan
S1.1 Foundation Details
S2.0 Roof Framing Plan
S2.1 Framing Details
S2.2 Shear Wall Plan / Roof Plan

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

I hereby certify that these plans were prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of WISCONSIN Number A-10647 Date 07/31/2026
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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave. Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/04/26 DESIGN

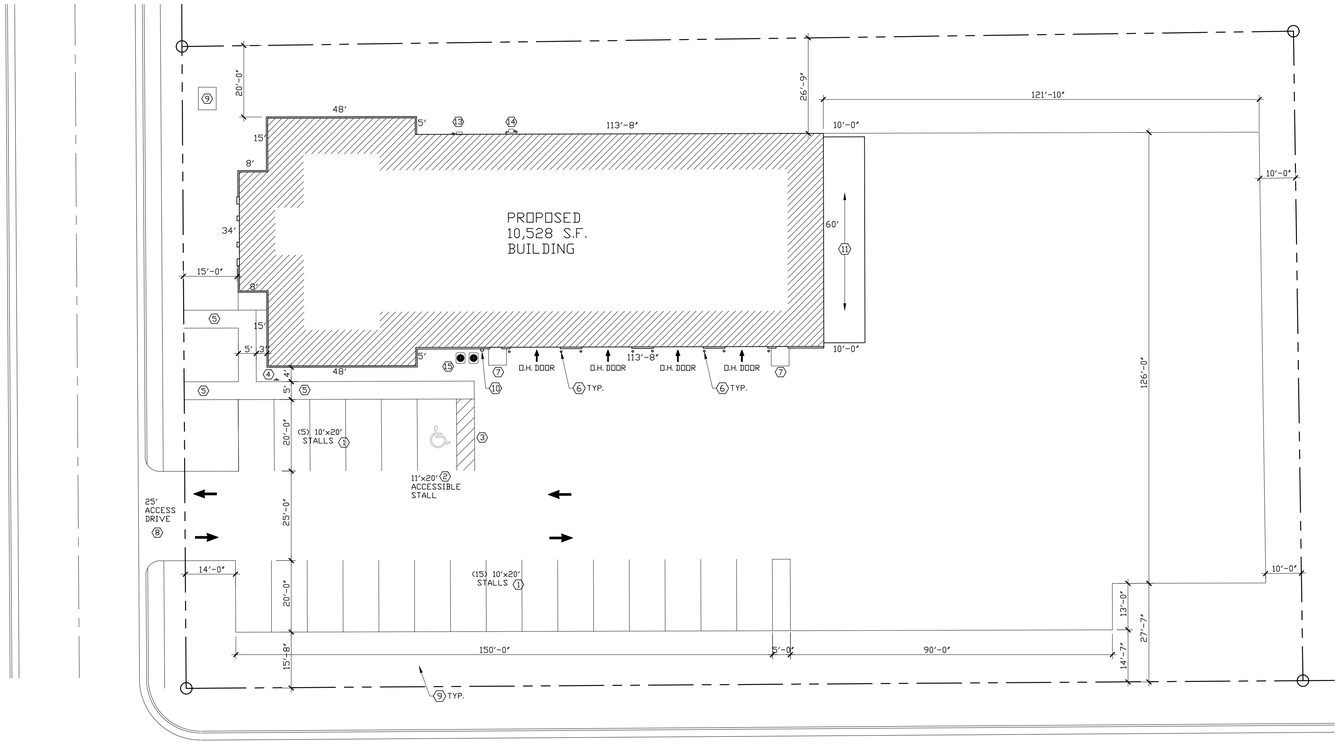
DRAWN BY:

REVISIONS

NO.	DATE

SHEET TITLE
TITLE SHEET
PROJECT INFO
CODE DATA

SHEET NO.
T1.0



ST. ANDREWS STREET

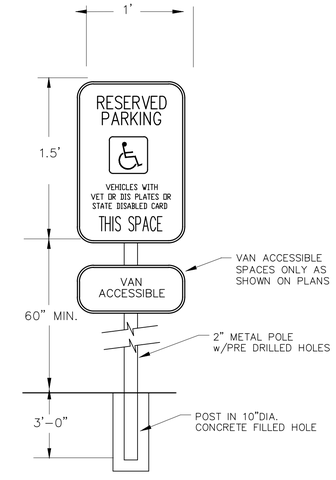
1 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

SITE PLAN GENERAL NOTES

1. OBSERVE ALL STATE AND LOCAL CODES AND ORDINANCES
2. VERIFY ALL EXISTING SITE CONDITIONS. ALL INFORMATION AND DIMENSIONS SHOWN ARE TO BE VERIFIED BY A CERTIFIED SURVEY.
3. PROVIDE POSITIVE STORM WATER DRAINAGE AWAY FROM BUILDING TO DESIGNATED AREA, REFER TO CIVIL DESIGN PLANS
4. PROVIDE EROSION CONTROL FENCING AROUND LOT PERIMETERS. DO NOT REMOVE UNTIL FINAL GRADING IS COMPLETED, REFER TO CIVIL PLANS

KEYNOTES

1. (20) STANDARD 10'x20' PARKING SPACES
2. (1) 11' x 20' PARKING SPACE DESIGNATED ACCESSIBLE
3. 5' WIDE ACCESSIBLE ACCESS AISLE
4. ACCESSIBLE SIGNAGE, REFER TO DETAIL 2/C1.0
5. 5'-0" WIDE CONCRETE WALK.
6. 6" DIA CONCRETE FILLED STEEL BOLLARDS (SAFETY YELLOW)
7. SERVICE DOOR – CONCRETE STOOP
8. VERIFY ACCESS DRIVE LOCATION AND WIDTH, COORDINATE WITH ROAD R.O.W. AND EXISTING CONDITIONS.
9. 5'-0" x6'-4" CONCRETE TRANSFORMER PAD, COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
10. KNOX BOX RAPID ACCESS SYSTEM FIRE DEPARTMENT ACCESS, INSTALL WITHIN 3 FEET HORIZONTALLY OF THE ACCESS DOORS
11. OUTSIDE COVERED AREA AREA
12. REFUSE/ RECYCLE AREA
13. ELECTRICAL SERVICE AND PANEL LOCATIONS, COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
14. GAS SERVICE AND METER LOCATION, COORDINATE WITH CONTRACTOR/DESIGNER
15. HVAC CONDENSER UNITS, COORDINATE WITH HVAC CONTRACTOR/DESIGNER



2 **ACCESSIBLE SIGN DETAIL**
N.T.S.

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

I, Henry, verify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Wisconsin. Statutes 443.03 and 443.04 and 443.14 (2) (j) Information contained in these drawings was prepared for the specific site/project listed. Use of these drawings for any other location or project without the express written consent of the architect ©2026

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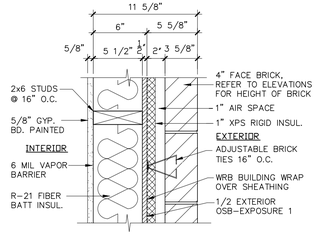
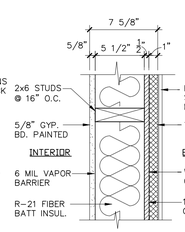
SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NO.
C1.0



A1 TYPE "A1"
EXTERIOR WALL
LOW @ BRICK



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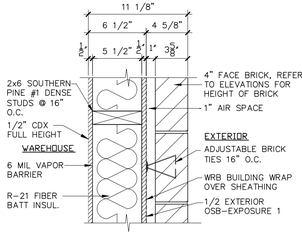
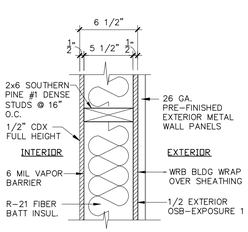
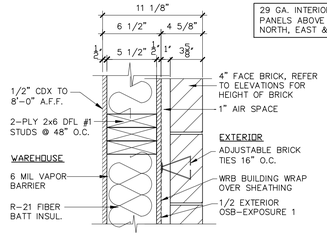
EXTERIOR WALL
HIGH @ PANEL



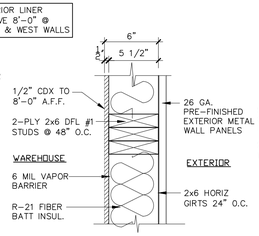
B1 TYPE "B1"
EXTERIOR WALL
LOW BRICK @
WAREHOUSE SOUTH WALL



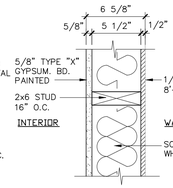
B2 TYPE "B2"
EXTERIOR WALL
HIGH PANEL @
WAREHOUSE SOUTH WALL



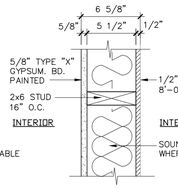
C1 TYPE "C"
EXTERIOR WALL
LOW @ BRICK
@ WAREHOUSE NORTH WALL



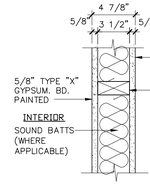
C2 TYPE "C"
EXTERIOR WALL
@ WAREHOUSE
HIGH @ PANEL



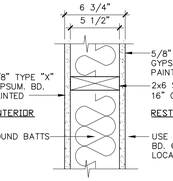
D TYPE "D"
INTERIOR
BRG WALL



E TYPE "E"
INTERIOR
BRG WALL



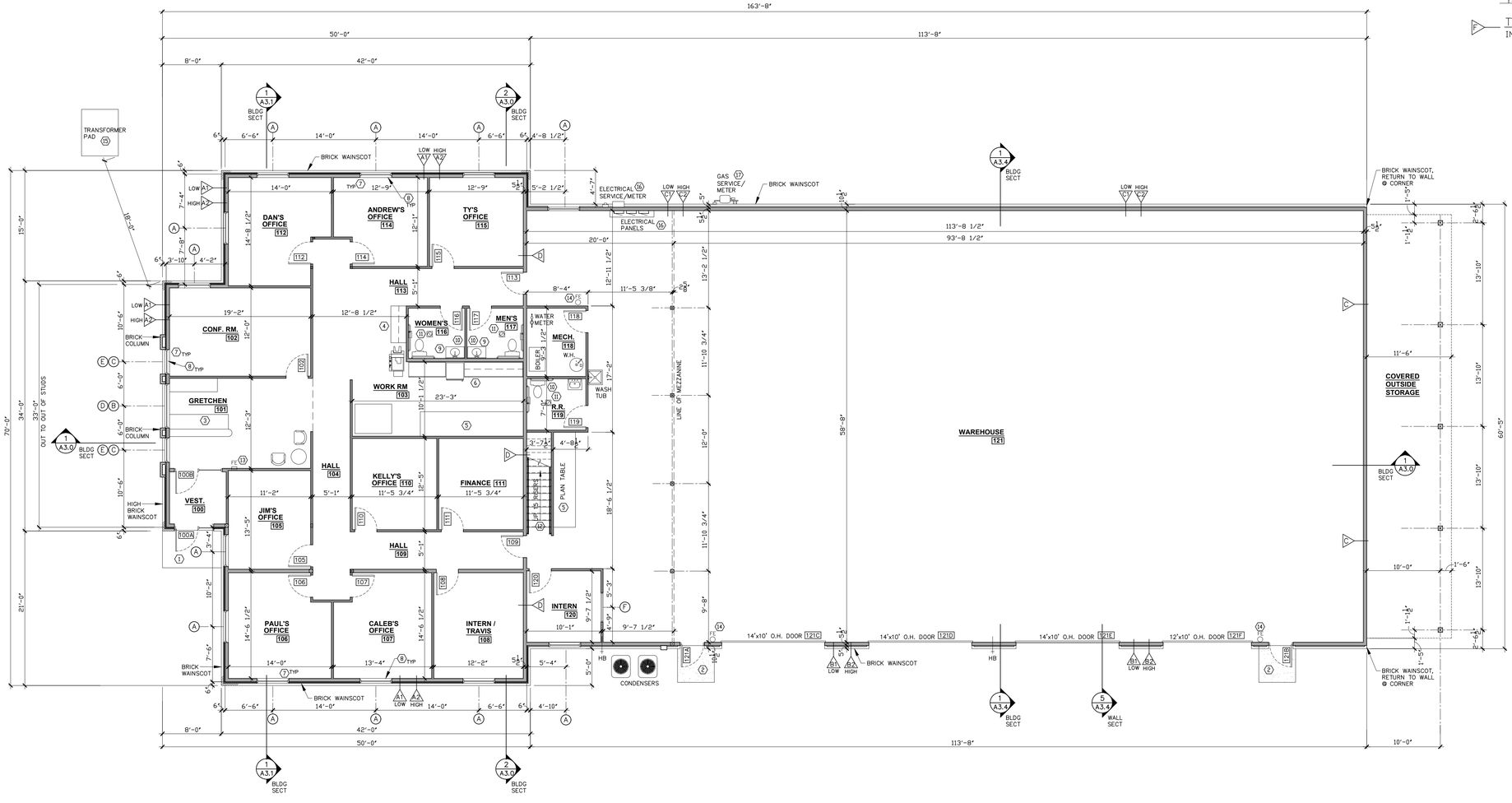
F TYPE "F"
INTERIOR WALL



G TYPE "G"
PLUMBING WALL

2 WALL TYPES
NTS PLAN VIEW

PROVIDE TREATED BOTTOM PLATES @ SLAB



1 FLOOR PLAN
1/8"=1'-0"

GENERAL NOTES

1. OBSERVE ALL STATE, LOCAL CODES AND O.S.H.A. SAFETY STANDARDS. HARD HATS AND EYE PROTECTION TO BE WORN AT ALL TIMES WHILE WORKING ON THIS PROJECT.
2. STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2308 –CONVENTIONAL LIGHT–FRAME CONSTRUCTION.
3. ALL NEW FRAMING TO BE WOOD STUDS PER PLAN. WOOD PLATES SET AGAINST CONCRETE OR CMU TO BE TREATED.
4. ALL GYPSUM BOARD AT WALLS TO BE 5/8" TYPE X. U.N.O.
5. ALL GYPSUM BOARD AT WET WALLS TO BE M.R. GYPSUM BOARD. ALL BACKER BEHIND TILE TO BE CEMENT BOARD "DUROCK" OR EQUAL.
6. DOOR HARDWARE TO MEET ICC/ANSI A117.1, 404.2.6 FOR OPERABILITY.
7. (A) DENOTES WINDOW TYPE. SEE WINDOW SCHEDULE
8. [100] DENOTES DOOR TYPE. SEE DOOR SCHEDULE
9. PROVIDE BLOCKING IN WALLS FOR GRAB BARS, SHELVING AND WALL MOUNTED ITEMS. VERIFY OTHER BLOCKING LOCATIONS WITH OWNER.
10. PREP ALL WALLS AND FLOORS TO RECEIVE FINISHES AS REQ'D PER FINISH MATERIAL MANUFACTURERS SPECIFICATIONS.
11. ALL FINAL SELECTIONS OF COLORS/MATERIALS/FINISHES TO BE APPROVED BY OWNER.
12. ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS FOR ALL ITEMS/ EQUIPMENT BEING INSTALLED ON THIS PROJECT. COORDINATE WITH OWNER ON FINAL KITCHEN EQUIPMENT. PROVIDE GFI'S WHERE REQD.
13. ELECTRICAL DESIGNER/CONTRACTOR TO VERIFY ALL LIGHTING FIXTURES BEING INSTALLED ON THIS PROJECT.
14. ELECTRICAL DESIGNER/CONTRACTOR TO PROVIDE DESIGN LAYOUT DRAWINGS AND SPECIFICATIONS THAT MEET CURRENT CODES AND HAVE READILY AVAILABLE ON SITE FOR INSPECTORS REVIEW.
15. PLUMBING DESIGNER/CONTRACTOR TO VERIFY ALL PLUMBING REQUIREMENTS FOR ALL EQUIPMENT BEING INSTALLED ON THIS PROJECT. VERIFY PLUMBING TIE IN LOCATIONS AND COORDINATE WITH NEW FIXTURE LAYOUT. PROVIDE AIR GAPS, BACK FLOW PREVENTERS AND CLEAN OUTS WHERE REQD. PROVIDE ENGINEERED DESIGNED DRAWINGS TO THE STATE OF WISCONSIN FOR REVIEW/APPROVAL WHEN REQUIRED.
16. HVAC DESIGNER/CONTRACTOR TO VERIFY EXISTING SYSTEM. REWORK DUCTWORK, DIFFUSERS AND RETURN GRILLES AS NEEDED. VERIFY TIE IN LOCATIONS AND COORDINATE WITH LAYOUT. PROVIDE ENGINEERED DESIGNED DRAWINGS TO THE STATE OF WISCONSIN FOR REVIEW/APPROVAL.
17. MEP CONTRACTORS ARE RESPONSIBLE FOR ANY CUTTING AND PATCHING AS NEEDED FOR THE INSTALL OF THEIR WORK. GENERAL CONTRACTOR TO COORDINATE WITH MEP DESIGNERS/CONTRACTORS.
"DO NOT CUT STRUCTURAL MEMBERS".
18. FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECTION 906 AND MAINTAINED PER NFPA 10. LOCATION PER LOCAL FIRE MARSHALL. (75' MAX. SEPARATION)
19. SMOKE DETECTORS, FIRE ALARM, EMERGENCY EXIT LIGHTING, EXIT LIGHTS AND ANY OTHER SERVICES REQUIRED BY THE LOCAL BUILDING CODE OR ANY OTHER APPLICABLE CODES AND BYLAWS SET FORTH BY LOCAL AUTHORITIES MUST BE INSTALLED

WOOD BLOCKING REQUIRED FOR ALL WALL MOUNTED ACCESSORIES, EQUIPMENT & SHELVING. COORDINATE WITH OWNER FOR ADDITIONAL BLOCKING REQUIREMENTS

KEYED NOTES

1. EXTERIOR ACCESSIBLE ENTRY. CONCRETE ENTRY PORCH FLUSH TO FLOOR LEVEL. SLOPE AWAY FROM BUILDING AT 1/4" PER FT MAX. REFER TO SITE PLAN T1.0
2. EXTERIOR CONCRETE STOOP FLUSH TO FLOOR LEVEL, SLOPE AWAY FROM BUILDING AT 1/4" PER FT MAX.
3. RECEPTION CASEWORK, PROVIDE MIN. 36" WIDE SERVICE COUNTER AREA THAT IS 3'–0" MAX. ABOVE FLOOR. COORDINATE LAYOUT AND FINISHES WITH OWNER.
4. COPY AREA CASEWORK, COORDINATE WITH OWNER.
5. PLAN LAYOUT TABLE, COORDINATE WITH OWNER.
6. BREAK AREA CASEWORK, COORDINATE WITH OWNER.
7. GYPSUM BOARD RETURNS AT WINDOW JAMBS AND HEADS. PROVIDE EDGE TRIM TO ALUM. STOREFRONT WINDOW FRAME
8. SOLID SURFACE WINDOW STOOLS, STYLE AND COLOR BY OWNER – TYPICAL ALL WINDOWS
9. LAMINATE COUNTER TOP WITH DROP IN SINKS. PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL. SET TOP OF LAVS @ 34" A.F.F.
10. PROVIDE MOISTURE RESISTANCE GYPSUM BOARD (PURPLE BOARD) AT WET WALL LOCATIONS. RESTROOMS & BREAK ROOM
11. PROVIDE EXHAUST FANS – DUCT TO EXTERIOR
12. STAIRS, PROVIDE HANDRAILS @ EACH SIDE OF STAIR WITH EXTENSION @ TOP & BOTTOM. REFER TO DETAILS SHEET A1.1
13. PROVIDE 10–LB ABC DRY–CHEMICAL FIRE EXTINGUISHER W/SEMI–RECESSED PROTECTIVE WHITE CABINET.
14. FIRE EXTINGUISHERS SHALL BE PROVIDED PER IBC SECTION 906 AND MAINTAINED PER NFPA 10. LOCATIONS PER LOCAL FIRE MARSHALL.
15. 5'–0" x6'–4" CONCRETE TRANSFORMER PAD, COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
16. ELECTRICAL SERVICE AND PANEL LOCATIONS, COORDINATE WITH ELECTRICAL CONTRACTOR/DESIGNER
17. GAS SERVICE AND METER LOCATION, COORDINATE WITH CONTRACTOR/DESIGNER

Askay Architecture
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com
- Commercial
- Industrial
- Residential

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DATE	SET - TYPE
06/04/26	DESIGN

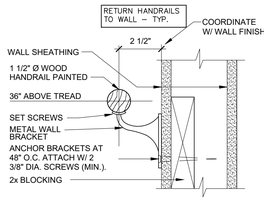
DRAWN BY:

REVISIONS

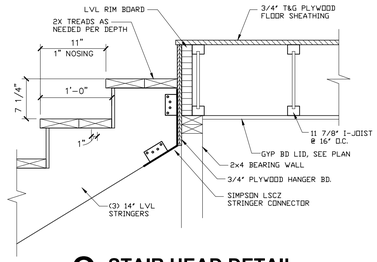
NO.	DATE

SHEET TITLE
OVERALL
FLOOR PLAN

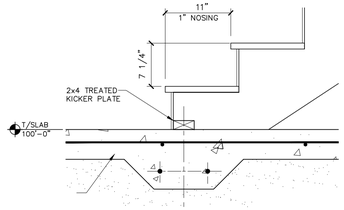
SHEET NO.
A1.0



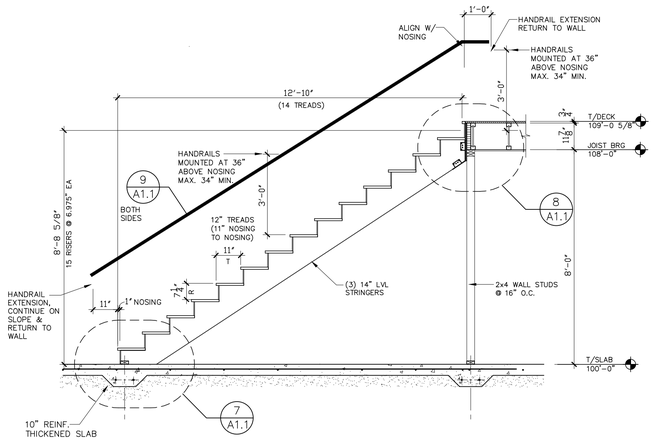
9 HAND RAIL DETAIL
N.T.S. @ BOTH SIDES



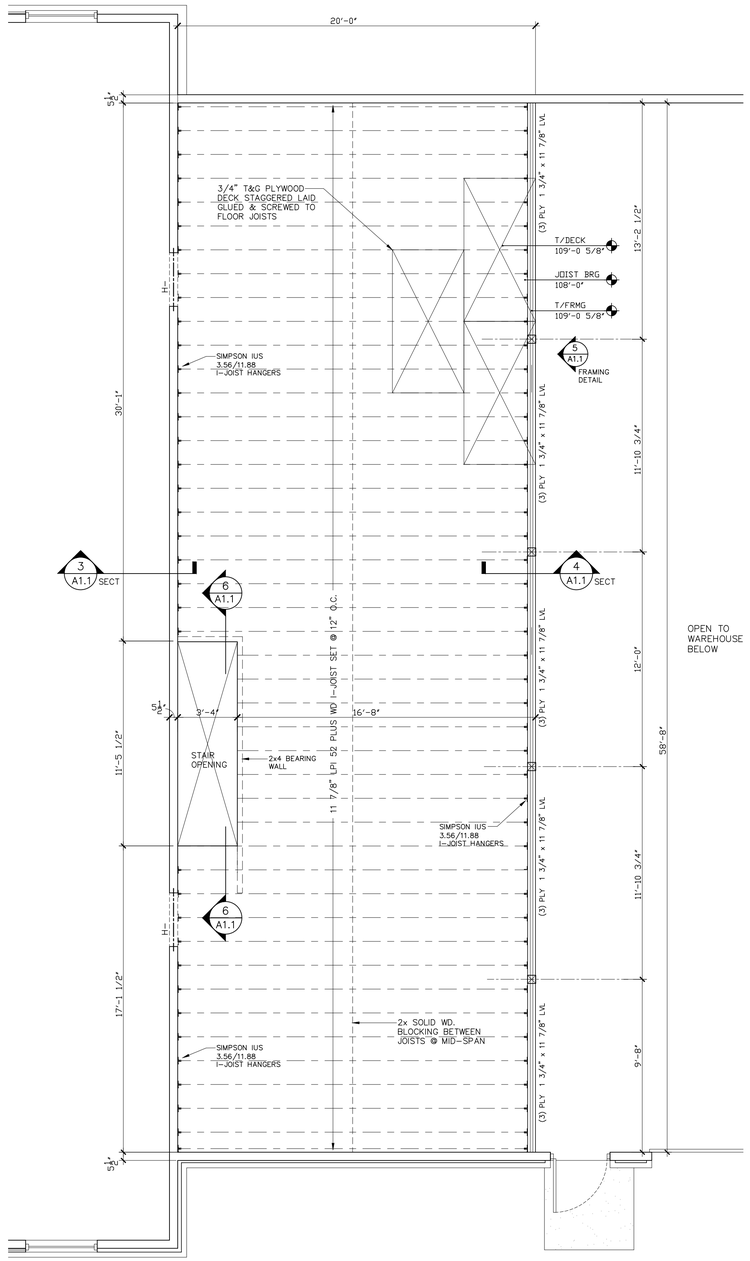
8 STAIR HEAD DETAIL
1 " =1-0"



7 STAIR BASE DETAIL
1 =1-0"



6 STAIR SECTION
3/8"=1'-0"

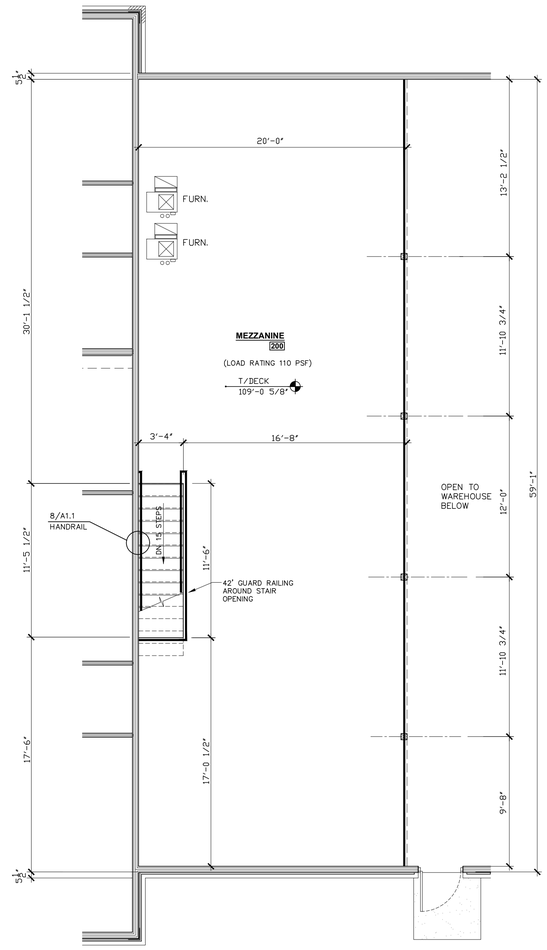


1 MEZZANINE FRAMING PLAN
1/4"=1'-0"

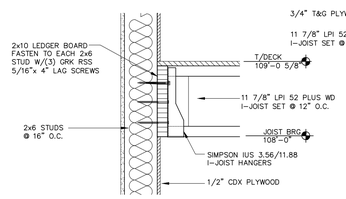
DESIGN LOADS FOR MEZZANINE FRAMING:

LPI 52 PLUS WOOD I-JOISTS @ 12" O.C. = 135 PSF

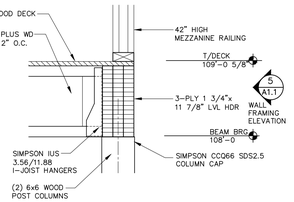
LPI 52 PLUS WOOD I-JOISTS @ 16" O.C. = 100 PSF



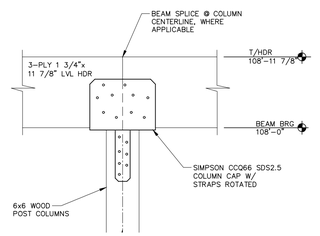
2 MEZZANINE PLAN
3/16"=1'-0"



3 FRAMING DETAIL
1"=1'-0"



4 FRAMING DETAIL
1"=1'-0"



5 FRAMING DETAIL
1"=1'-0"

- Commercial
- Industrial
- Residential

Eskay Architecture
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

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06/04/26	DESIGN

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SHEET TITLE
MEZZANINE PLAN / FRAMING PLAN

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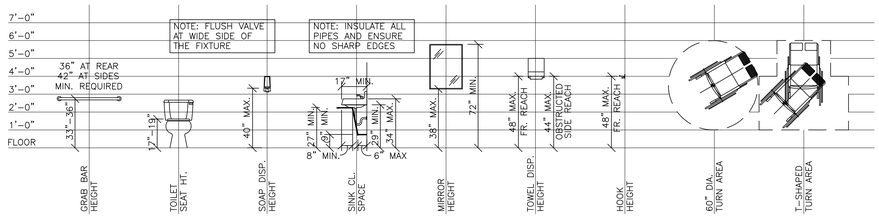
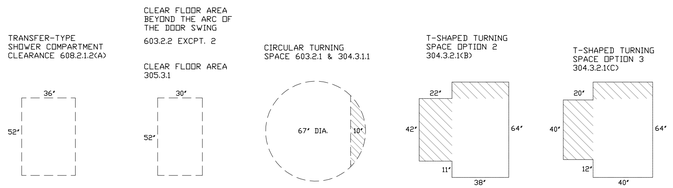
A1.1



10 MOUNTING HEIGHTS
N.T.S.



9 CLEAR AREA DIAGRAMS
N.T.S.

PLUMBING FIXTURE SCHEDULE		
MARK	FIXTURE	MOUNTING HEIGHTS
WATER CLOSETS		
WC-1	TOILET (18" H) ✳	SEAT 18 INCHES A.F.F. – ELONGATED BOWL
LAVATORIES		
LAV-1	30" S.S W. INTEGRAL BOWL	34" MAX HEIGHT, W/KNEE CLEARANCE PANEL
LAV-2	WALL HUNG SINK ✳	34" MAX HEIGHT, INSULATED P-TRAP
ACCESSORIES		
GB-1	36" LONG GRAB BAR	34 INCHES A.F.F. TO CENTERLINE
GB-2	42" LONG GRAB BAR	34 INCHES A.F.F. TO CENTERLINE
GB-3	18" VERTICAL GRAB BAR	49 INCHES A.F.F. TO CENTERLINE
TP-1	TOILET PAPER DISPENSER	14–19 INCHES A.F.F.
PT-1	PAPER TOWEL DISPENSER	MOUNT @ 44 INCHES A.F.F. TO DISPENSER – FURNISHED BY OWNER
SD-1	SOAP DISPENSER	44 INCHES MAX
MIR-1	MIRROR	40" MIN. TO BOTTOM

✳ REFER TO PLUMBING DESIGN PLANS FOR FIXTURES

GENERAL TOILET ROOM REQUIREMENTS

A. ALL CLEARANCES, HEIGHTS, GRAB BARS AND ACCESSIBLE ITEM TO MEET THE REQUIREMENTS OF THE ICC A117.1–2017 STANDARDS

B. HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER PUBLIC LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

C. CONTROLS FOR URINAL AND WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE CLEARANCE SIDE OF THE FIXTURE. THE FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE NO MORE THAN 44 INCHES ABOVE THE FLOOR.

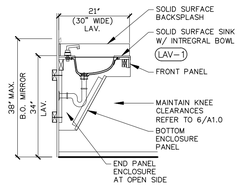
D. THE FORCE REQUIRED TO ACTIVATE FLUSH CONTROL VALVES, FAUCETS, AND OTHER OPERATING MECHANISM CONTROLS SHALL BE NO GREATER THEN 5 FOOT POUNDS.

E. WHERE TOWEL, SANITARY NAPKIN, WASTE RECEPTACLE, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, 40 INCHES OR LESS ABOVE THE FINISHED FLOOR.

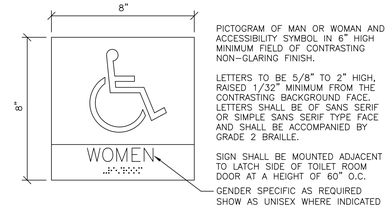
F. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19 INCHES FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

G. THE DIAMETER OR WIDTH OF GRIPPING SURFACES OF A GRAB BAR SHALL BE 1.25 TO 1.5 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1.5 INCHES MINIMUM.

H. THE DIAMETER OR WIDTH OF GRIPPING SURFACES OF A GRAB BAR SHALL BE 1.25 TO 1.5 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1.5 INCHES MINIMUM. THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.125 INCH.



8 LAVATORY 1
1/2" = 1'-0" SIDE VIEW



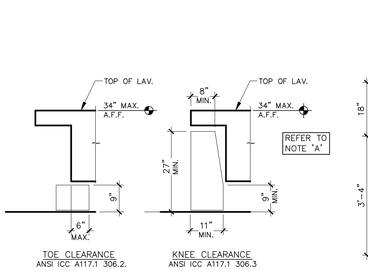
PICTOGRAM OF MAN OR WOMAN AND ACCESSIBILITY SYMBOL IN 6" HIGH MINIMUM FIELD OF CONTRASTING NON-GLARING FINISH.

LETTERS TO BE 5/8" TO 2" HIGH, RAISED 1/32" MINIMUM FROM THE CONTRASTING BACKGROUND FACE. LETTERS SHALL BE OF SANS SERIF OR SIMPLE SANS SERIF TYPE FACE AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.

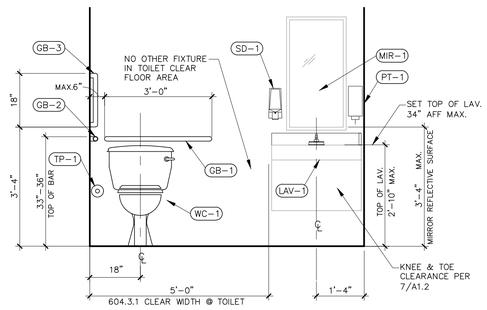
SIGN SHALL BE MOUNTED ADJACENT TO LATCH SIDE OF TOILET ROOM DOOR AT A HEIGHT OF 60" O.C.

GENDER SPECIFIC AS REQUIRED SHOW AS UNISEX WHERE INDICATED

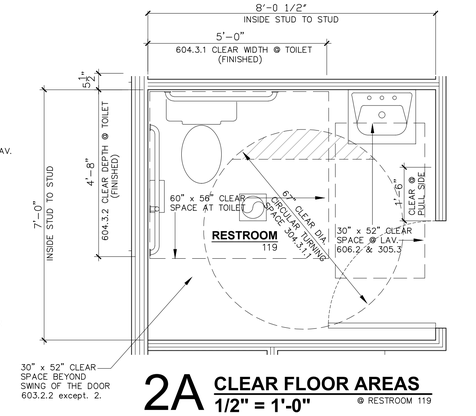
7 TYPICAL RESTROOM SIGNAGE
N.T.S.



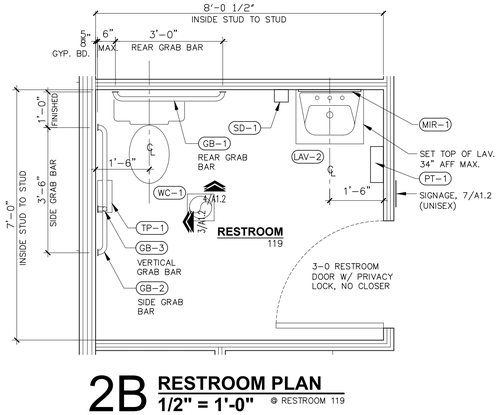
6 LAV. TOE & KNEE CLEARANCE
N.T.S.



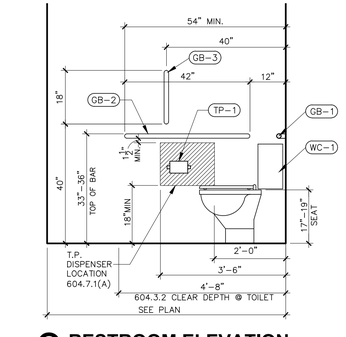
5 RESTROOM ELEVATION
1/2" = 1'-0" @ RESTROOM 116 & 117



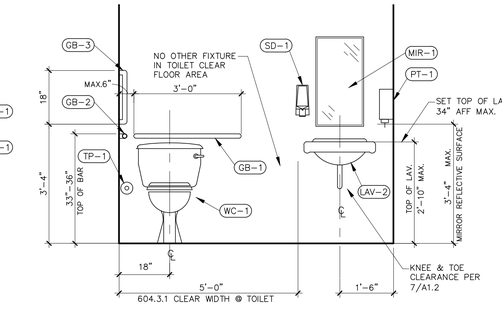
2A CLEAR FLOOR AREAS
1/2" = 1'-0" @ RESTROOM 119



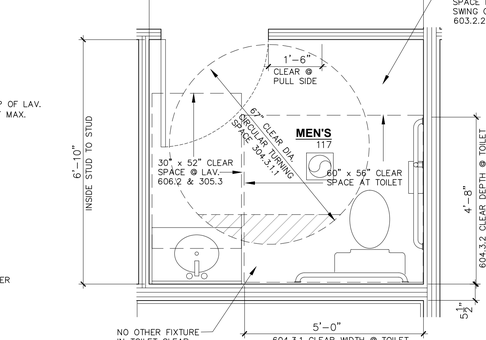
2B RESTROOM PLAN
1/2" = 1'-0" @ RESTROOM 119



3 RESTROOM ELEVATION
1/2" = 1'-0" @ RESTROOMS 116, 117 & 119



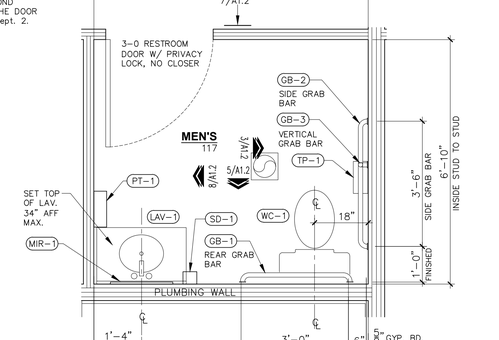
4 RESTROOM ELEVATION
1/2" = 1'-0" @ RESTROOM 119



1A CLEAR FLOOR AREAS
1/2" = 1'-0" @ RESTROOM 117 OPP. @ WOMEN'S R.R. 116

PROVIDE BLOCKING IN WALLS AS NEEDED FOR WALL MOUNTED ITEMS

ITEMS, INFORMATION AND CLEARANCES SHOWN ARE TYPICAL AT RESTROOMS 116 & 117 – (OPPOSITE)



1B RESTROOM PLAN
1/2" = 1'-0" @ RESTROOM 117 OPP. @ WOMEN'S R.R. 116

GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

I, hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of WISCONSIN. I am a duly 10527 on 07/31/2026
Information contained in these drawings was prepared for the specific site/project listed herein. Reuse of drawings for any other purpose is prohibited and strictly prohibited without the prior written consent of the architects. ©2026

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

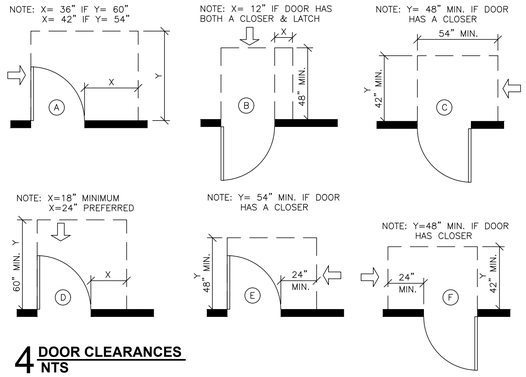
DRAWN BY:

REVISIONS

NO.	DATE

SHEET TITLE
RESTROOM PLANS & DETAILS

SHEET NO.
A1.2



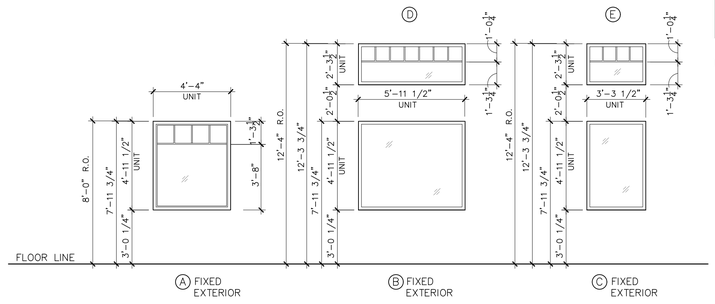
4 DOOR CLEARANCES
NTS

FINISH SCHEDULE NOTES

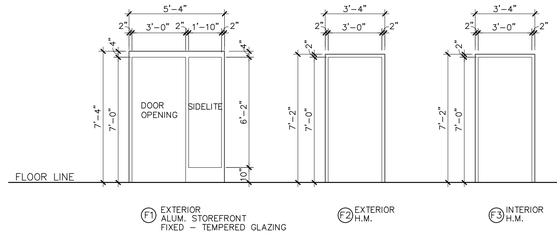
WINDOW SCHEDULE

MARK	QNTY.	UNIT WIDTH	UNIT HEIGHT	R.O. WIDTH	R.O. HEIGHT	U-VALUE	MANUF.	NOTES:
(A)	12	4'-4	4'-11 1/2"	4'-4 1/2"	5'-0"	0.28	T.B.D.	EXTERIOR – FIXED
(B)	1	5'-11"	4'-11"	6'-0"	5'-0"	0.28	T.B.D.	EXTERIOR – FIXED
(C)	2	3'-3 1/2"	4'-11"	3'-4"	2'-9"	0.28	T.B.D.	EXTERIOR – FIXED
(D)	1	5'-11"	2'-3"	6'-0"	2'-4"	0.28	T.B.D.	EXTERIOR – FIXED
(E)	2	3'-3 1/2"	2'-3"	3'-4"	2'-4"	0.28	T.B.D.	EXTERIOR – FIXED

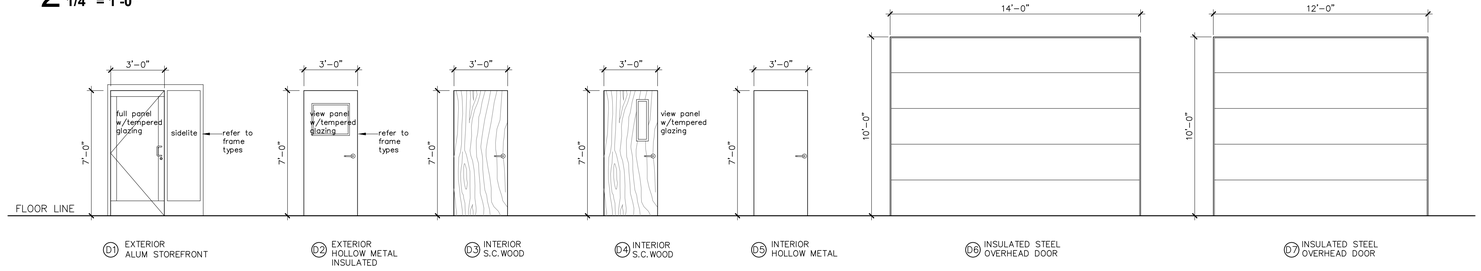
1. VERIFY R.O. WITH WINDOW MANUFACTURER SELECTED
2. MAINTAIN M.O. MODULAR OPENING AND ADJUST WINDOW SIZE AS REQUIRED



3 WINDOW ELEVATIONS
1/4" = 1'-0"



2 FRAME ELEVATIONS
1/4" = 1'-0"



1 DOOR ELEVATIONS
1/4" = 1'-0"

DOOR AND HARDWARE SCHEDULE

DOOR #	DOOR SWING	LOCATION	SIZE	MATERIAL	DOOR TYPE	FRAME TYPE	HARDWARE GROUP	REMARKS
TENANT SPACE 1								
100A	L.H.R.	VESTIBULE	3'–0" x 7'–0"	ALUM STOREFRONT	D1	F1	A	ALUM STOREFRONT WITH (1) SIDELITE – EXTERIOR
100B	L.H.R.	VESTIBULE	3'–0" x 7'–0"	ALUM STOREFRONT	D1	F1	A	ALUM STOREFRONT WITH (1) SIDELITE – INTERIOR
102	R.H.	CONFERENCE ROOM	3'–0" x 7'–0"	S.C. WOOD	D4	F3	E	
105	L.H.	JIM'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
106	R.H.	PAUL'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
107	L.H.	CALEB'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
108	R.H.	INTERN/TRAVIS	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
109	L.H.	HALL	3'–0" x 7'–0"	S.C. WOOD	D4	F3	E	
110	L.H.	KELLY'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
111	L.H.	FINANCE OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
112	L.H.	DAN'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
113	R.H.	HALL	3'–0" x 7'–0"	S.C. WOOD	D4	F3	E	
114	R.H.	ANDREW'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
115	L.H.	TY'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D3	F3	C	
116	L.H.	WOMEN'S R.R.	3'–0" x 7'–0"	S.C. WOOD	D3	F3	D	
117	R.H.	MEN'S R.R.	3'–0" x 7'–0"	S.C. WOOD	D3	F3	D	
118	R.H.	MECHANICAL RM	3'–0" x 7'–0"	S.C. WOOD	D5	F3	F	
119	L.H.	RESTROOM	3'–0" x 7'–0"	S.C. WOOD	D5	F3	D	
120	R.H.	INTERN'S OFFICE	3'–0" x 7'–0"	S.C. WOOD	D5	F3	C	
121A	L.H.R.	WAREHOUSE	3'–0" x 7'–0"	INSUL. H.M.	D2	F2	B	EXTERIOR EXIT DOOR
121B	R.H.R.	WAREHOUSE	3'–0" x 7'–0"	INSUL. H.M.	D2	F2	B	
121C	O.H.	WAREHOUSE	14'–0" x 10–0"	INSUL. STEEL	D6	N/A	N/A	OVERHEAD DOOR WITH HARDWARE
121D	O.H.	WAREHOUSE	14'–0" x 10–0"	INSUL. STEEL	D6	N/A	N/A	OVERHEAD DOOR WITH HARDWARE
121E	O.H.	WAREHOUSE	14'–0" x 10–0"	INSUL. STEEL	D6	N/A	N/A	OVERHEAD DOOR WITH HARDWARE
121F	O.H.	WAREHOUSE	12'–0" x 10–0"	INSUL. STEEL	D7	N/A	N/A	OVERHEAD DOOR WITH HARDWARE

HARDWARE GROUPS

A. ENTRY/EXIT
- 1 1/2 PAIR HINGES
- PUSH/PULL
- DEAD BOLT
- CLOSER
- DOOR SILENCERS
- WEATHER STRIPPING
- SWEEP
- THRESHOLD

B. ENTRY /EXIT
- 1 1/2 PAIR HINGES
- ENTRY LOCKSET (ANSI F89)
- CLOSER
- DOOR SILENCERS
- WEATHER STRIPPING
- SWEEP
- THRESHOLD

C. OFFICE
- 1 1/2 PAIR HINGES
- LEVER HANDLE
- OFFICE LOCKSET (ANSI F82)
- DOOR SILENCERS
- DOOR STOP (WALL)

D. PRIVACY
- 1 1/2 PAIR HINGES
- LEVER HANDLE
- PRIVACY LOCKSET (ANSI 82)
- DOOR SILENCERS
- DOOR STOP (WALL)

E. PASSAGE
- 1 1/2 PAIR HINGES
- LEVER HANDLE
- PASSAGE LOCKSET (ANSI F75)
- DOOR SILENCERS
- CLOSER

F. STOREROOM
- 1 1/2 PAIR HINGES
- LEVER HANDLE
- STOREROOM LOCKSET (ANSI F86)
- CLOSER
- DOOR SILENCERS
- DOOR STOP (WALL)

DOOR - HARDWARE NOTES

1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. THRESHOLDS SHALL NOT EXCEED 1/2" HGT. AND SHALL HAVE BEVELED SIDES THAT SLOPE 1:2 MAXIMUM.
3. PROVIDE KEYED LEVER HANDLES, VERIFY KEYING REQUIREMENTS WITH OWNER.
4. VERIFY FRAME WIDTH WITH WALL TYPE
5. PROVIDE COMMERCIAL GRADE HEAVY DUTY HARDWARE.
6. PROVIDE ALL REQUIRED WEATHER STRIPPING & SEALS @ EXTERIOR DOORS.
7. ALL HARDWARE, STYLE, COLOR AND FINISHES TO BE SELECTED/APPROVED BY OWNER.

NOTE: ALL GLAZING WITHIN DOORS SHALL BE TEMPERED. REFER TO DOOR SCHEDULE FOR ADDITIONAL GLAZING REQUIREMENTS.

- Commercial
- Industrial
- Residential

Eskay Architecture
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

I, me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of WISCONSIN Number A—10547 Date: 07/31/2026 I prepared or approved the following drawings and specifications covering the project listed. Use of these drawings for any other location or project is strictly prohibited without the prior written consent of the architect. ©2026

GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE	SET - TYPE
06/03/26	DESIGN

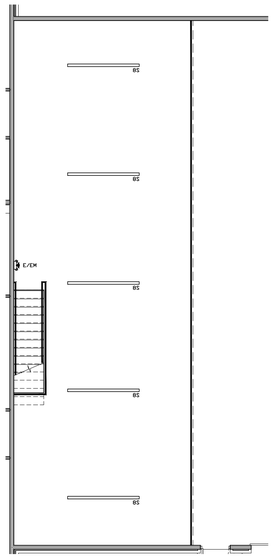
DRAWN BY:

REVISIONS

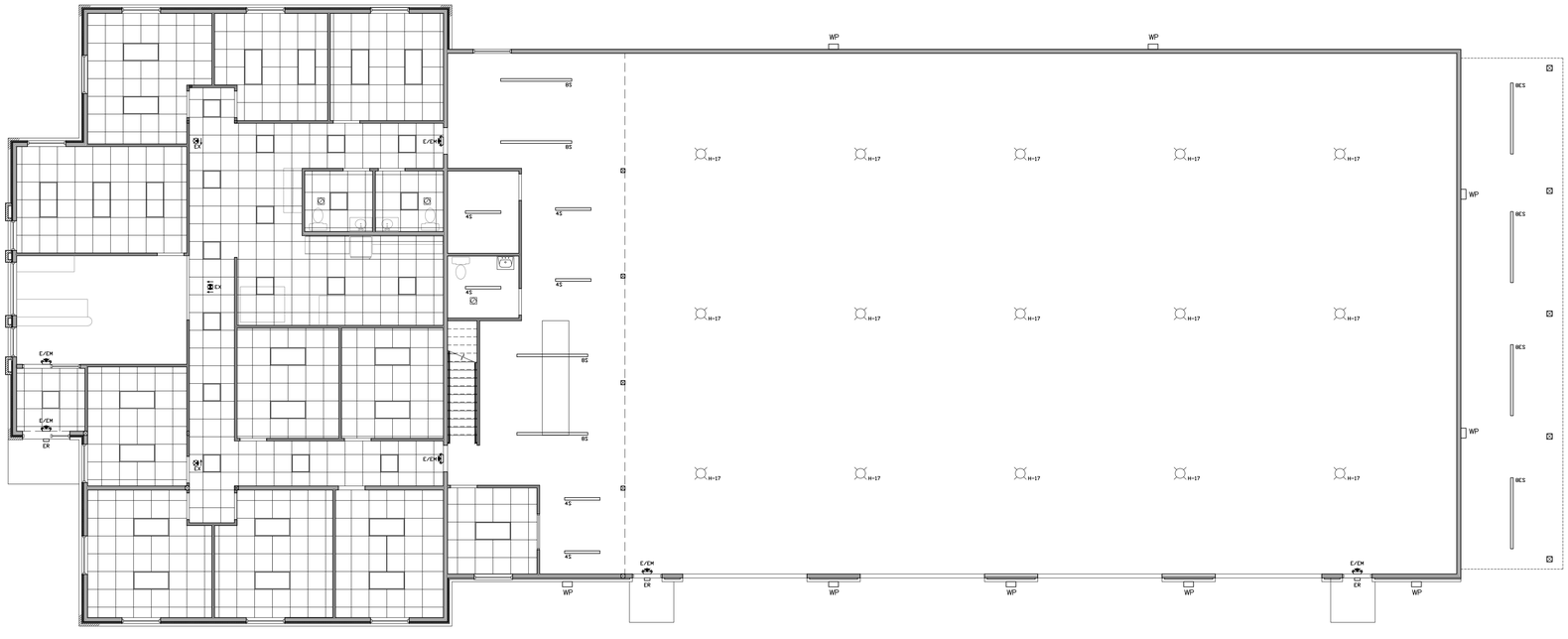
NO.	DATE

SHEET TITLE
DOOR & WINDOW SCHEDULES

SHEET NO.
A1.3



2 REFLECTED CEILING PLAN
1/8"=1'-0"
@ MEZZANINE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8CS
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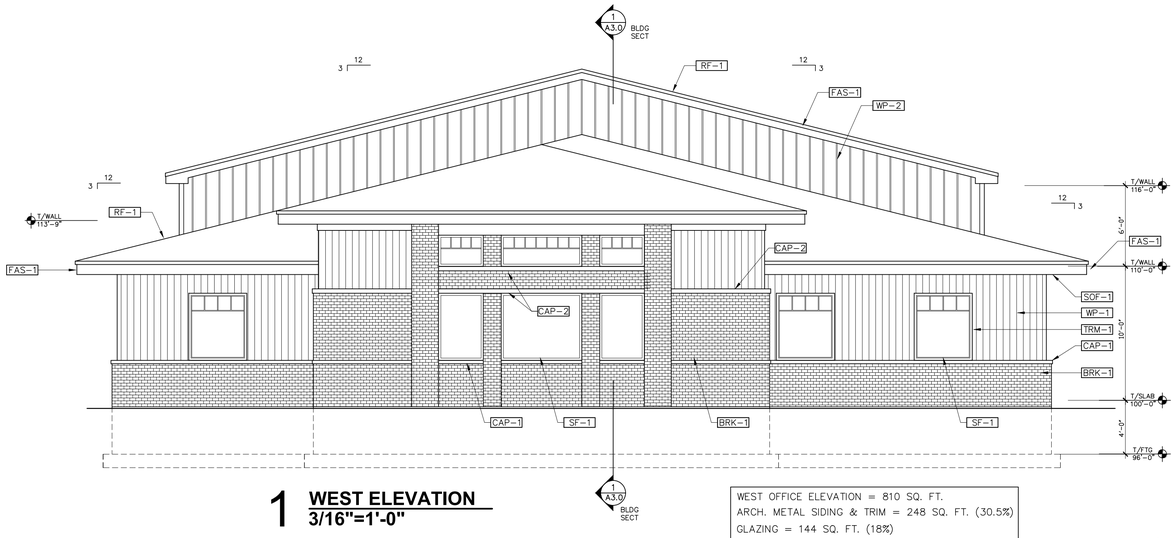
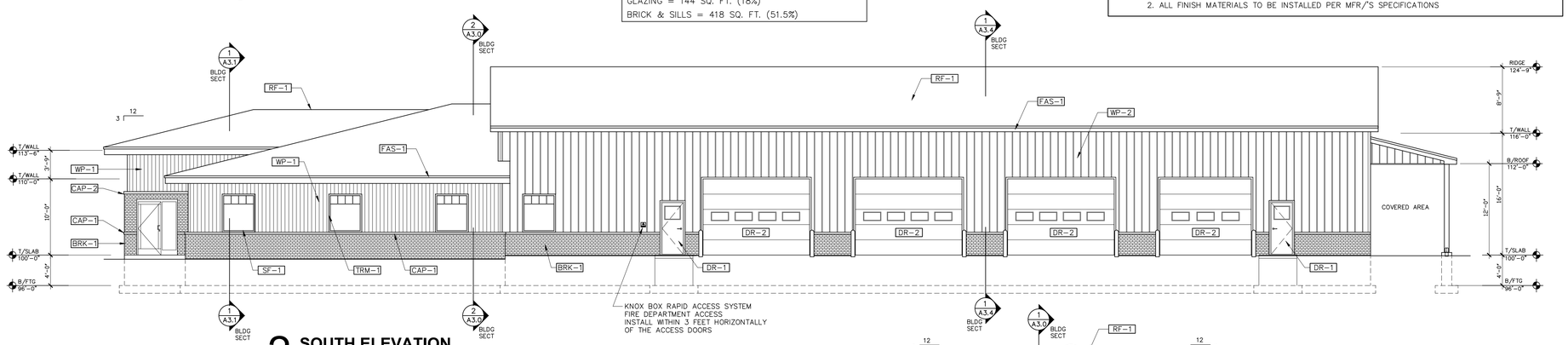


1 WEST ELEVATION
3/16"=1'-0"

WEST OFFICE ELEVATION = 810 SQ. FT.
ARCH. METAL SIDING & TRIM = 248 SQ. FT. (30.5%)
GLAZING = 144 SQ. FT. (18%)
BRICK & SILLS = 418 SQ. FT. (51.5%)

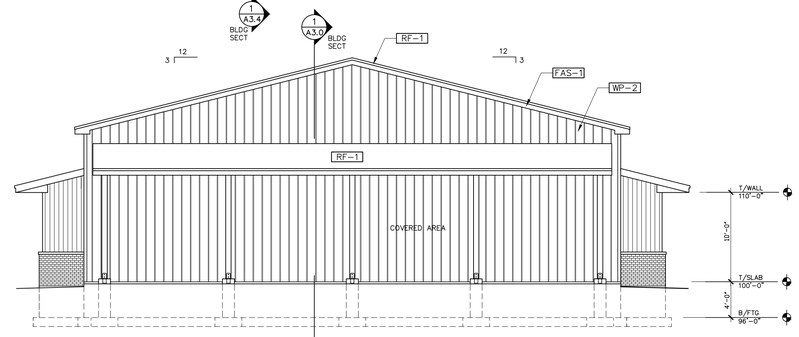
EXTERIOR FINISH LEGEND			
MARK	DESCRIPTION	GENERAL LOCATION	NOTES
WP-1	MCELROY ARCHITECTURAL METAL SIDING BOARD & BATTEN STYLE – BLACK	WALL PANEL 1 – EXTERIOR WALLS SIDE WALLS & LOWER END WALLS	
WP-2	MCELROY ARCHITECTURAL METAL SIDING 26 GA. VERTICAL WALL PANELS – GRAY	END WALL GABLES	
BRK-1	4" BRICK VENEER	EXTERIOR WAINSCOT & WEST WALL	
CAP-1	WAINSCOT CAP – CAST CONC. CAP	WAINSCOT CAP / WINDOW SILLS	
CAP-2	CAST CONCRETE BANDING	WEST WALL BRICK WORK	
SOF-1	EDCO SOFFIT PANEL W/VENTING PERFORATIONS "BLACK"	SIDE WALL SOFFITS NON-VENTED PANELS AT RAKES	
FAS-1	FASCIA – EDCO "BLACK"	BUILDING PERIMETER FASCIA	
TRM-1	MCELROY PRE-FINISHED METAL TRIM FOR BOARD & BATTEN SIDING – BLACK	DOOR, WINDOW AND CORNER TRIM AT OFFICE	
TRM-2	MCELROY PRE-FINISHED METAL TRIM FOR VERTICAL 26 GA. SIDING –GRAY	DOOR, WINDOW AND CORNER TRIM AT WAREHOUSE	
RF-1	ARCHITECTURAL ASPHALT SHINGLES	OFFICE AND WAREHOUSE BUILDING ROOF	
SF-1	STOREFRONT – EXTRUDED PRE-FINISHED ALUMINUM FRAMES – BLACK	WAREHOUSE BUILDING	
DR-1	EXTERIOR METAL SERVICE DOOR INSULATED – WHITE OR GRAY	WAREHOUSE BUILDING	
DR-2	EXTERIOR OVERHEAD DOOR INSULATED – WHITE OR GRAY	WAREHOUSE BUILDING	

NOTES 1. ALL FINISH MATERIALS, MANUFACTURER'S, STYLES, PATTERNS, AND COLORS TO BE SELECTED / APPROVED BY THE OWNER
2. ALL FINISH MATERIALS TO BE INSTALLED PER MFR'S SPECIFICATIONS

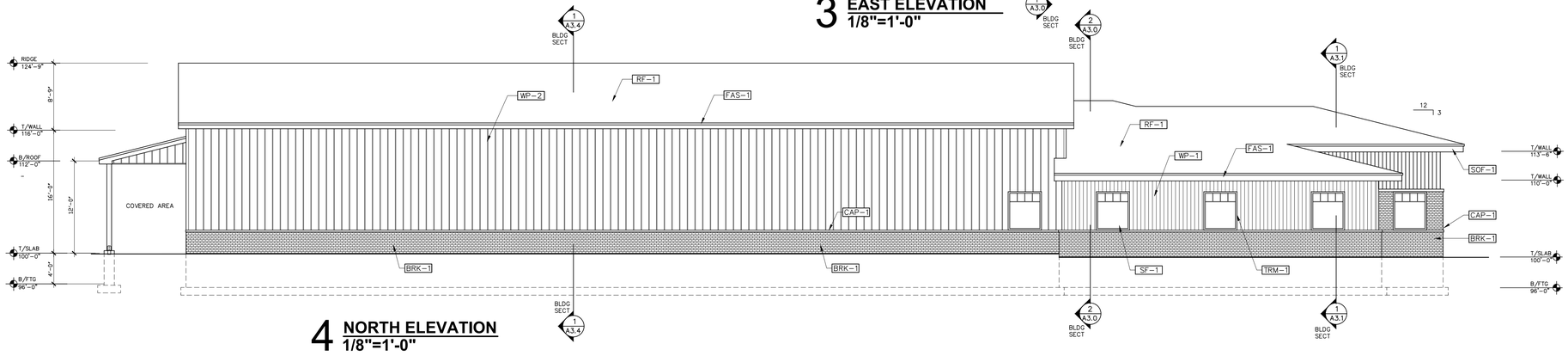


KNOX BOX RAPID ACCESS SYSTEM
FIRE DEPARTMENT ACCESS
INSTALL WITHIN 3 FEET HORIZONTALLY
OF THE ACCESS DOORS

2 SOUTH ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"



4 NORTH ELEVATION
1/8"=1'-0"

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of WISCONSIN Number A-10047 Date: 07/31/2026
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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE	/	SET - TYPE
06/03/26		DESIGN

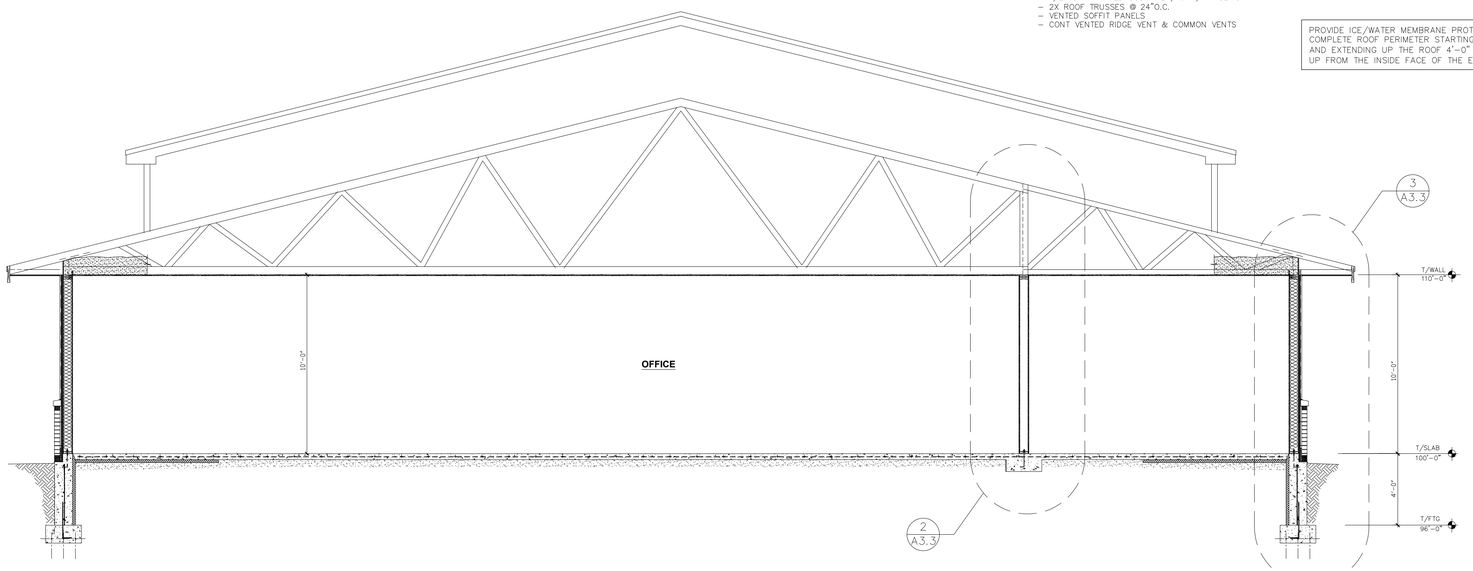
DRAWN BY:

REVISIONS

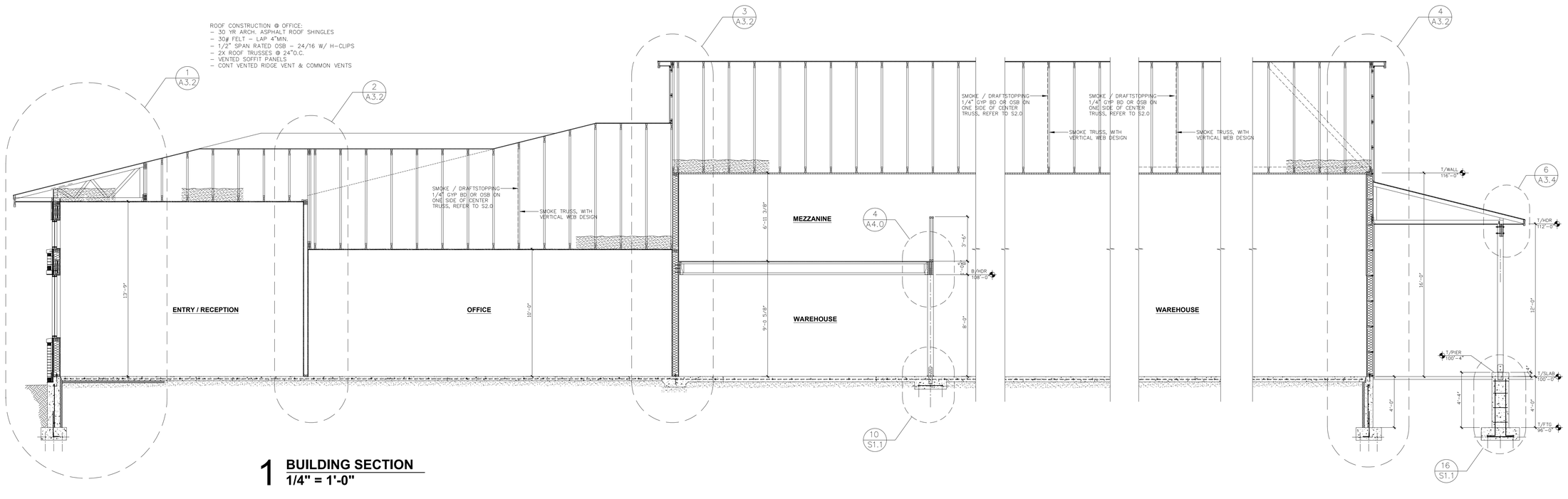
NO.	DATE

SHEET TITLE
ELEVATIONS

SHEET NO.
A2.0



2 BUILDING SECTION
1/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

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Email: eskayarchitect@gmail.com

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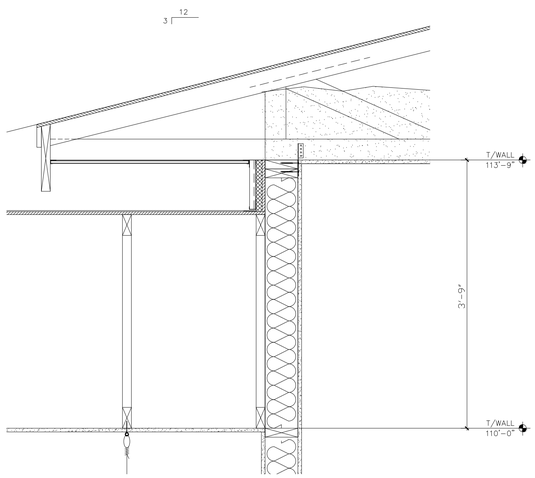
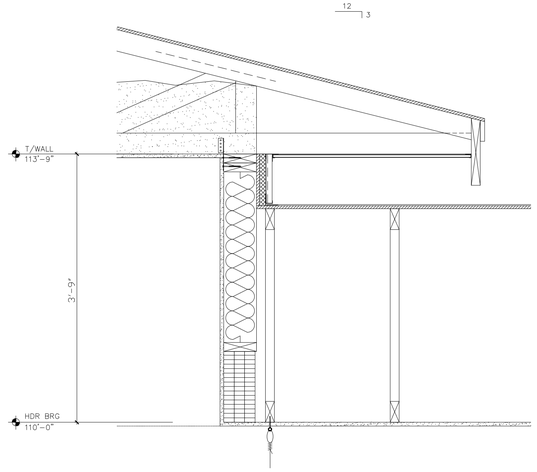
SHEET TITLE
BUILDING SECTIONS

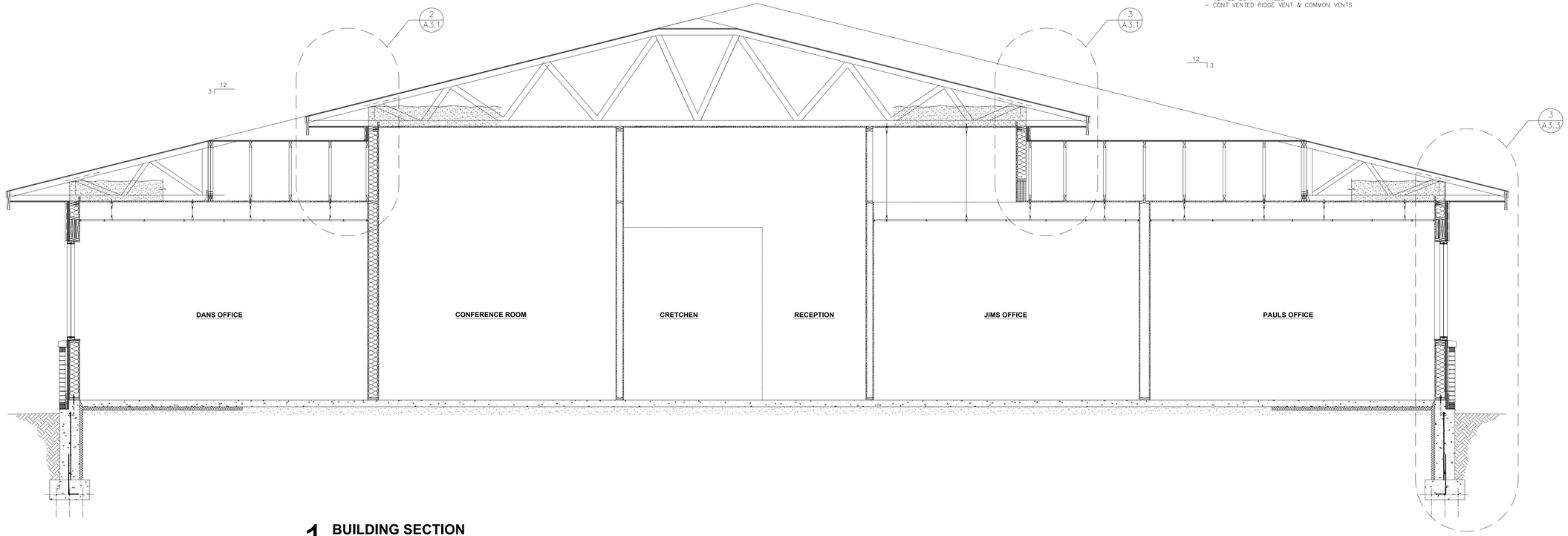
SHEET NO.
A3.0



2 **WALL SECTION**
1" = 1'-0"



3 **WALL SECTION**
1" = 1'-0"



1 **BUILDING SECTION**
1/4" = 1'-0"

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06/03/26		DESIGN

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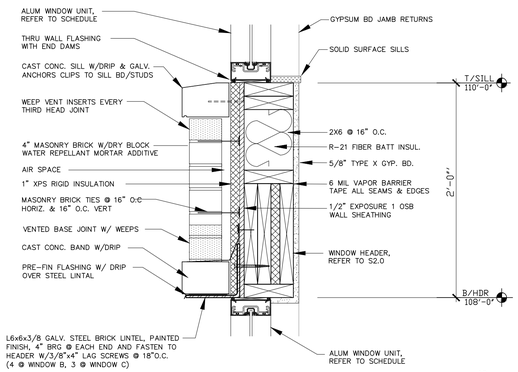
SHEET TITLE

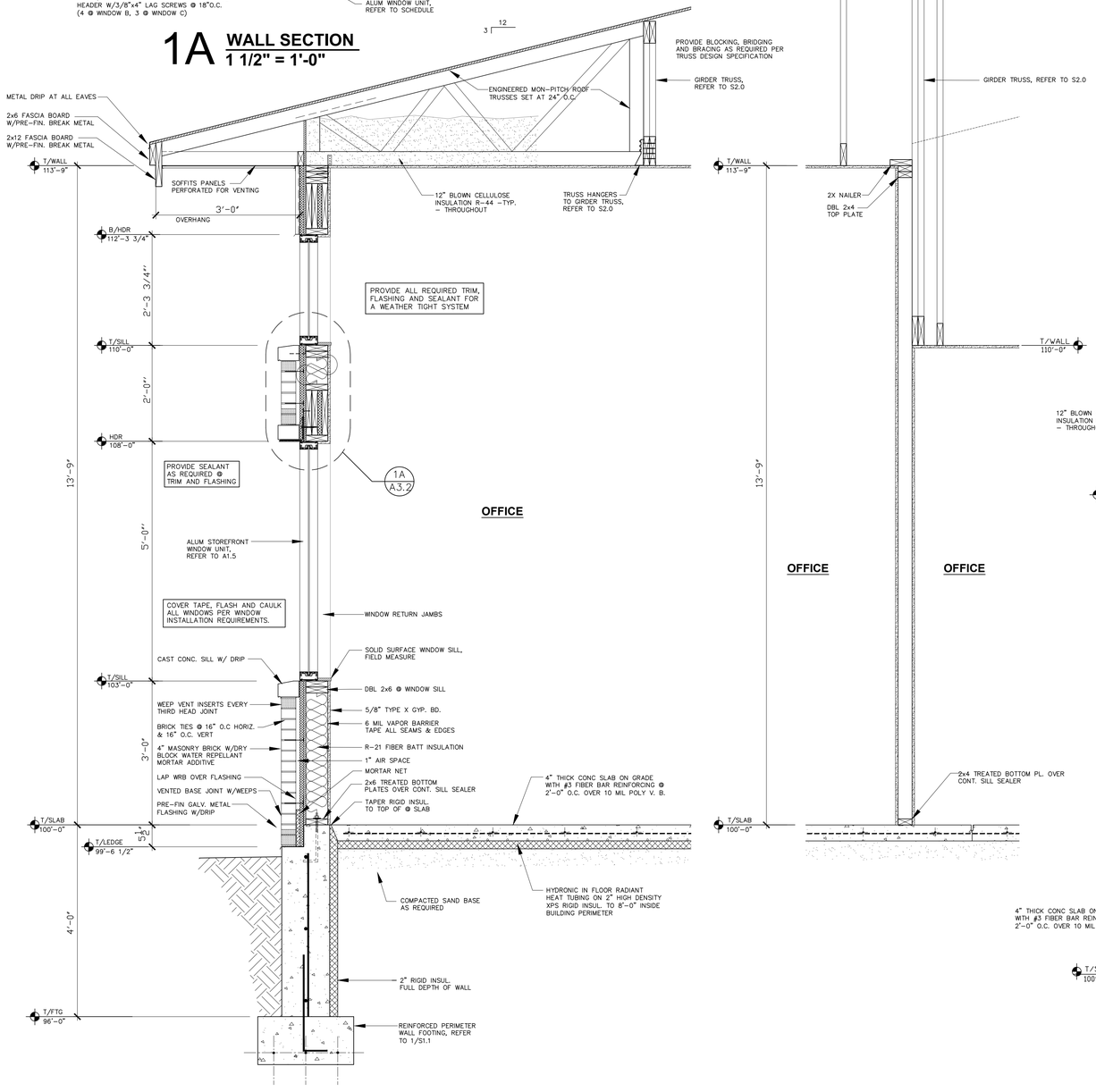
BUILDING SECTIONS

SHEET NO.

A3.1



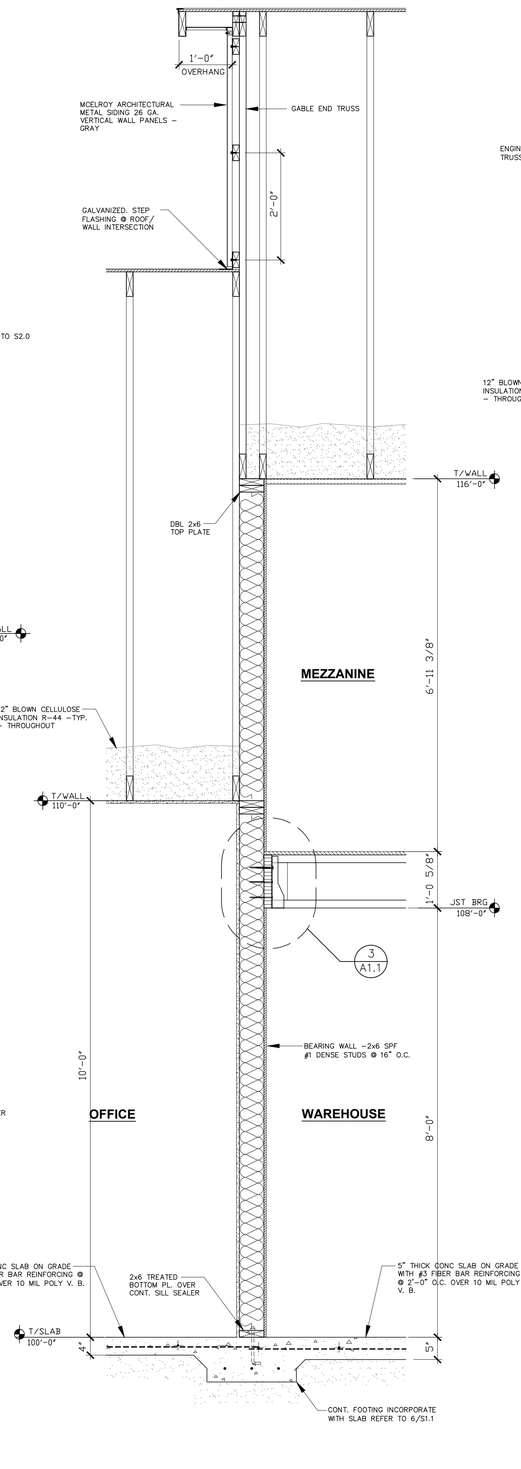
1A WALL SECTION
1 1/2" = 1'-0"



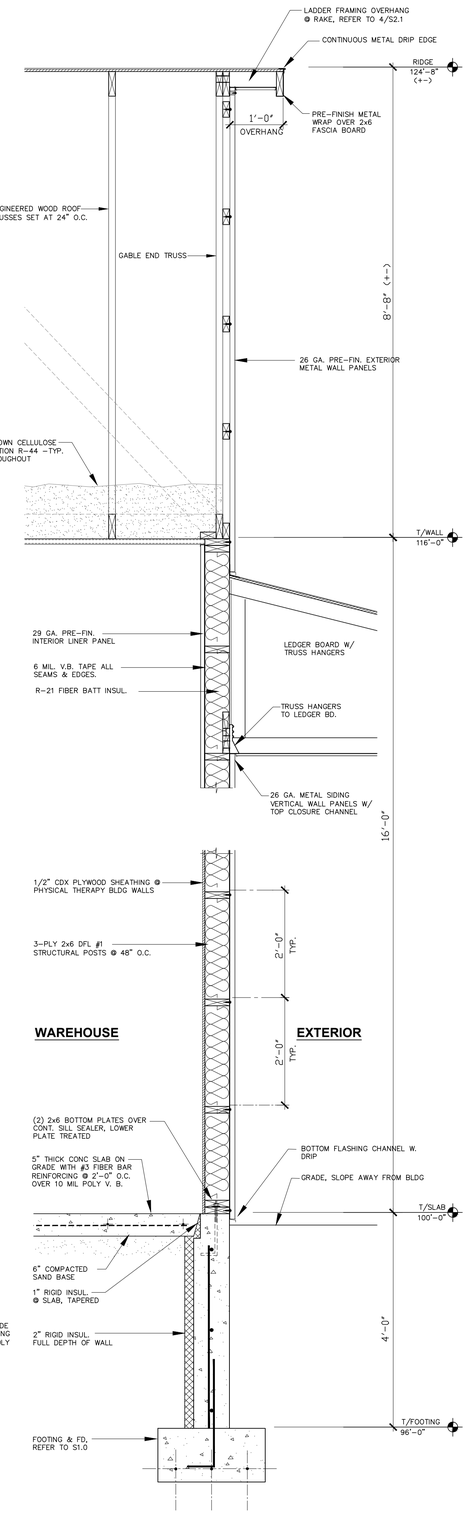
1 WALL SECTION
3/4" = 1'-0"

ROOF CONSTRUCTION @ OFFICE:
- 30 YR ARCH. ASPHALT ROOF SHINGLES
- 30# FELT - LAP 4"MIN.
- 1/2" SPAN RATED OSB - 24/16 W/ H-CLIPS
- 2X ROOF TRUSSES @ 24"O.C.
- VENTED SOFFIT PANELS
- CONT VENTED RIDGE VENT & COMMON VENTS

2 WALL SECTION
3/4" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"



4 WALL SECTION
3/4" = 1'-0"

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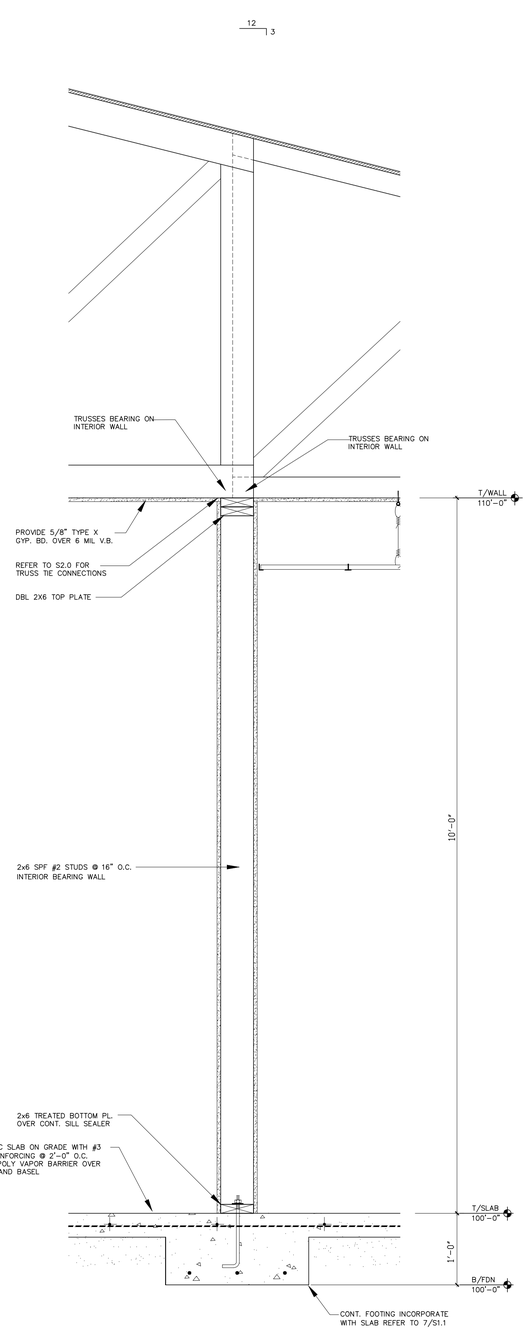
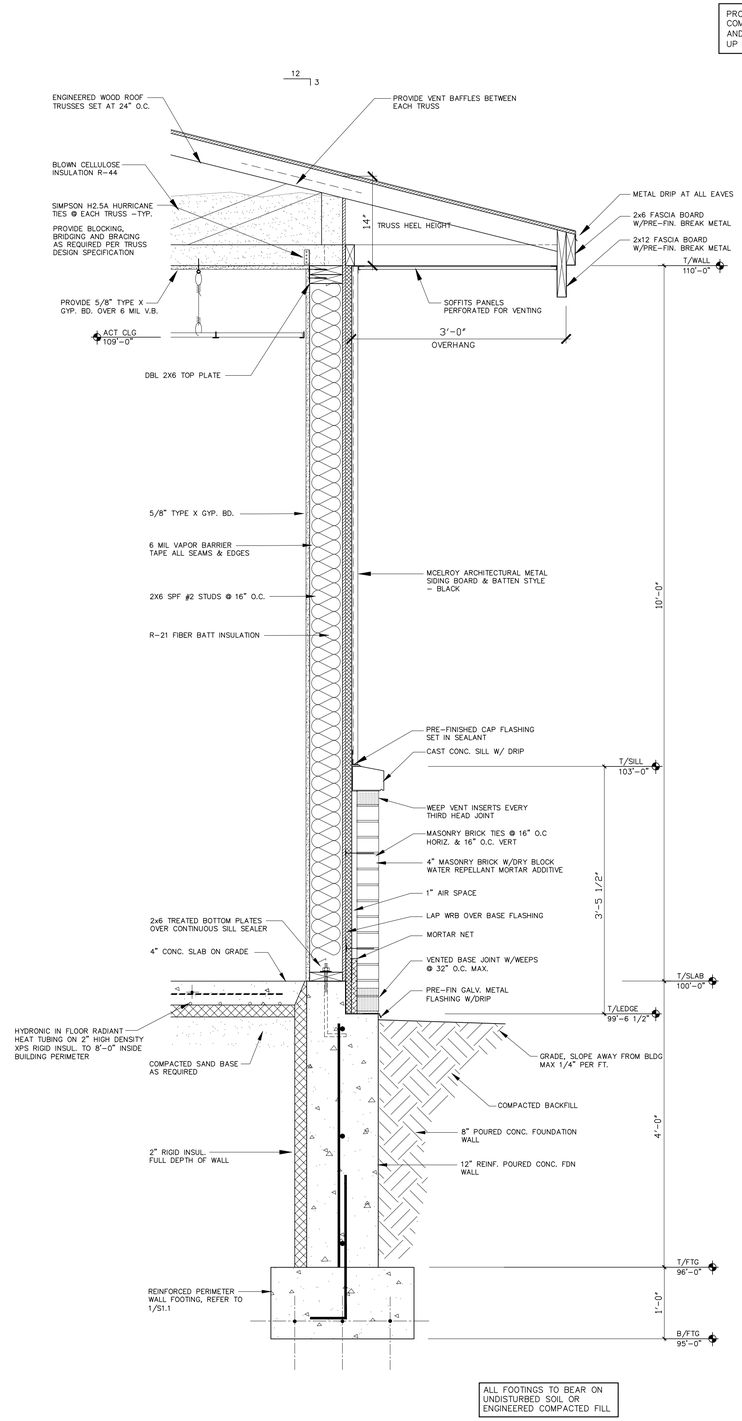
SHEET TITLE
WALL SECTIONS

SHEET NO.
A3.2



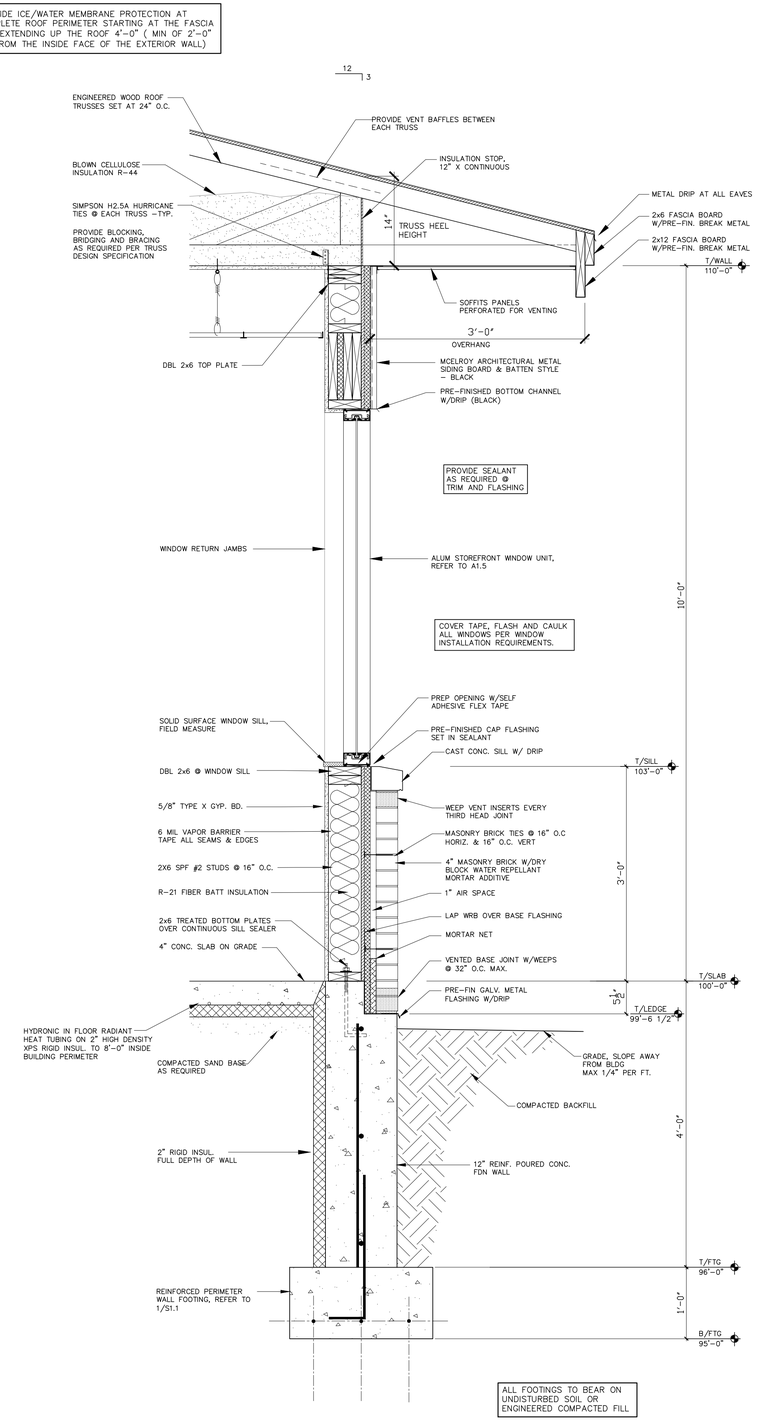
1 **WALL SECTION**
1" = 1'-0" @ INTERIOR BRG WALL



PROVIDE ICE/WATER MEMBRANE PROTECTION AT COMPLETE ROOF PERIMETER STARTING AT THE FASCIA AND EXTENDING UP THE ROOF 4'-0" (MIN OF 2'-0" UP FROM THE INSIDE FACE OF THE EXTERIOR WALL)

ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL

2 **WALL SECTION**
1" = 1'-0" @ OFFICE



ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED COMPACTED FILL

3 **WALL SECTION**
1" = 1'-0" @ OFFICE

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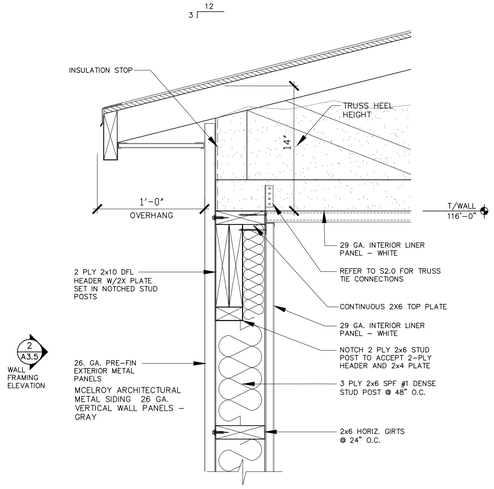
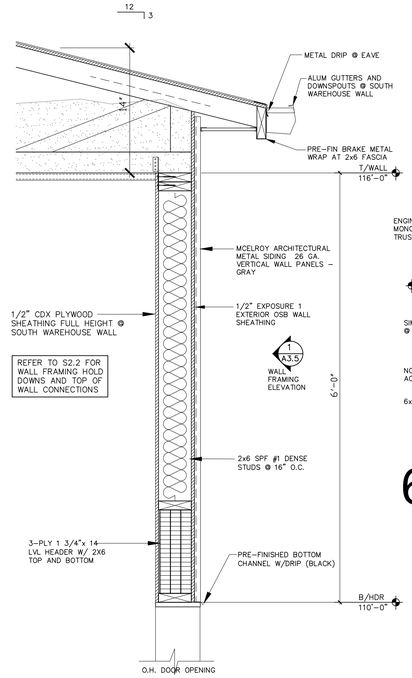
SHEET TITLE
WALL SECTIONS

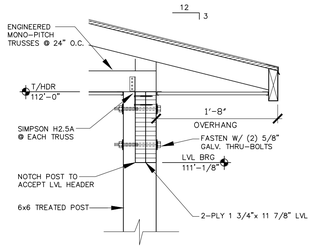
SHEET NO.
A3.3



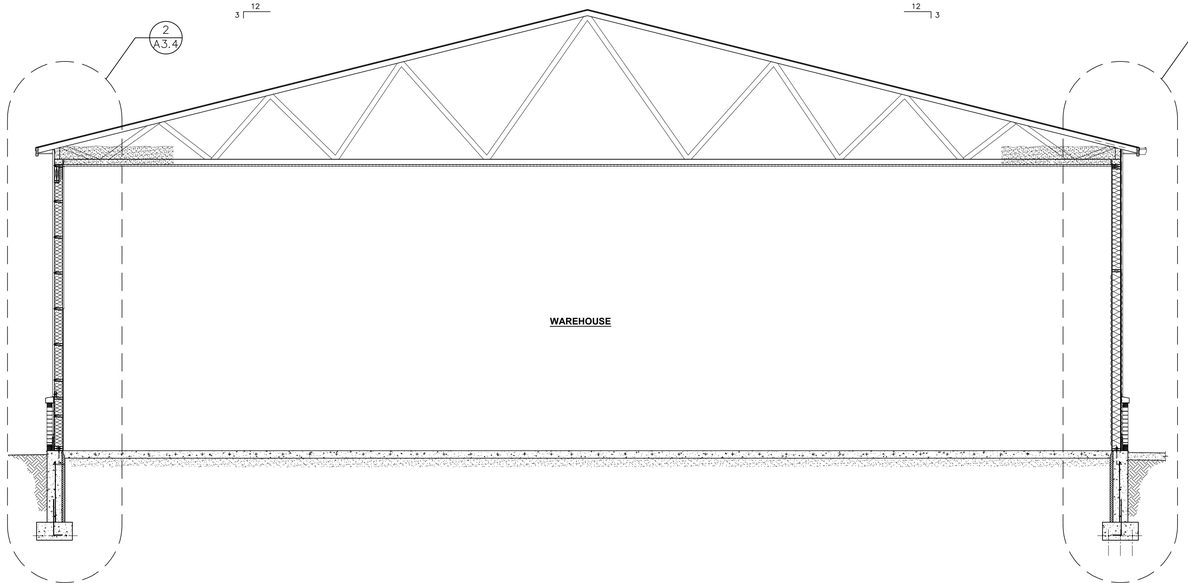
4 WALL FRAMING DETAIL
1 1/2" = 1'-0" @ WAREHOUSE NORTH WALL



5 WALL FRAMING DETAIL
1" = 1'-0" @ WAREHOUSE O.H. DOOR

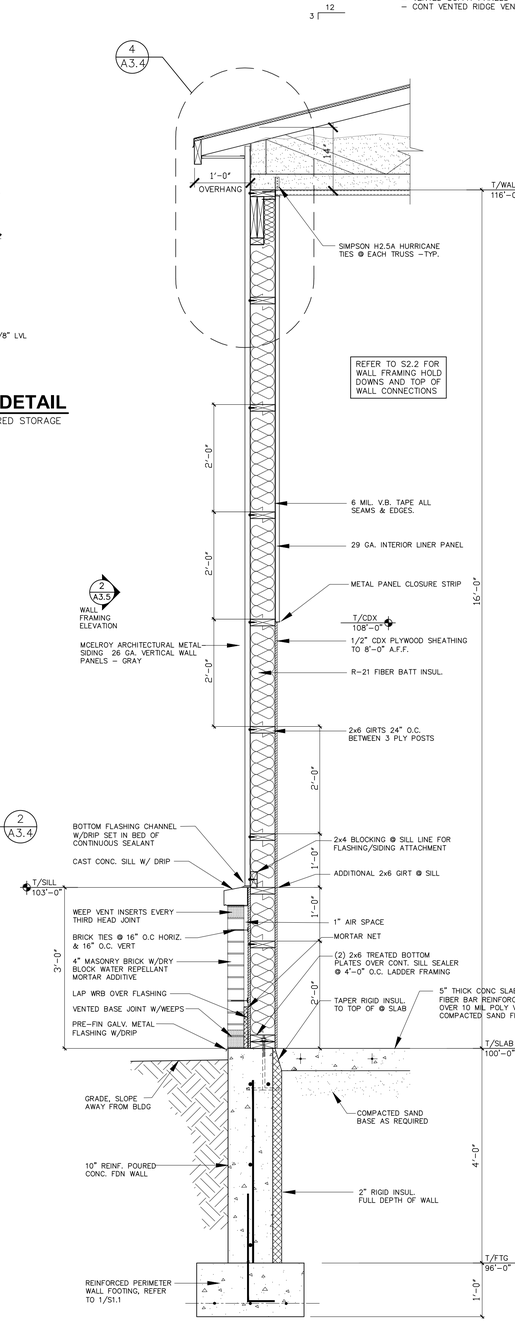


6 POST & BEAM FRAMING DETAIL
1 " = 1'-0" @ EAST COVERED STORAGE

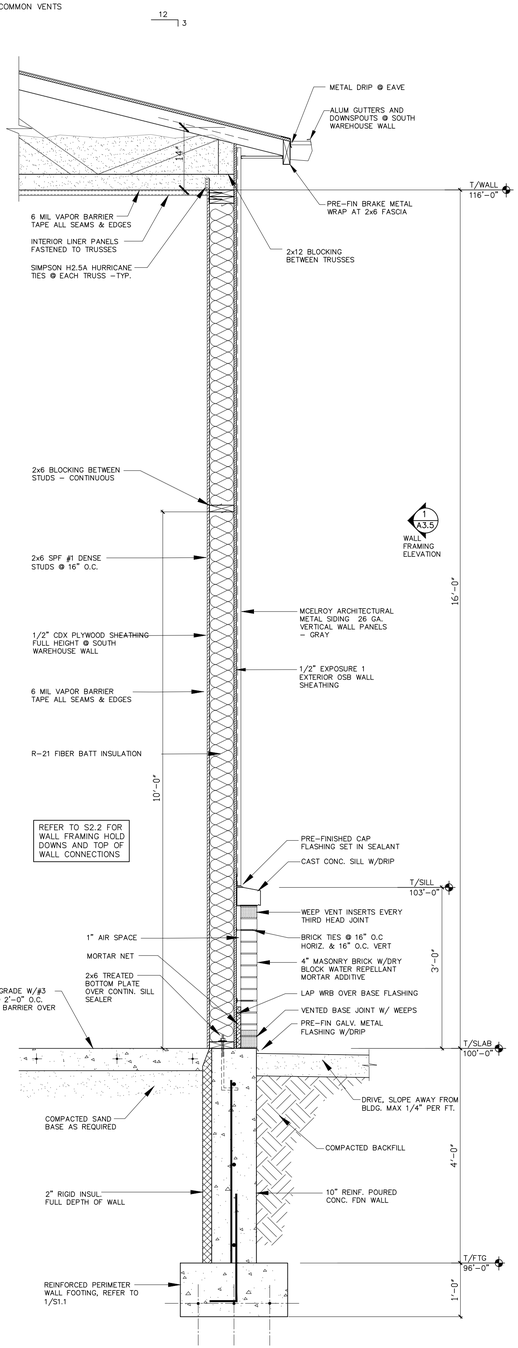


1 BUILDING SECTION
1/4" = 1'-0" @ WAREHOUSE

ROOF CONSTRUCTION @ OFFICE:
- 30 YR ARCH. ASPHALT ROOF SHINGLES
- 30# FELT – LAP 4"MIN.
- 1/2" SPAN RATED OSB – 24/16 W/ H–CLIPS
- 2X ROOF TRUSSES @ 24"O.C.
- VENTED SOFFIT PANELS
- CONT VENTED RIDGE VENT & COMMON VENTS



2 WALL SECTION
3/4" = 1'-0" @ WAREHOUSE NORTH WALL



3 WALL SECTION
3/4" = 1'-0" @ WAREHOUSE SOUTH WALL

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DATE / SET - TYPE
06/03/26 DESIGN

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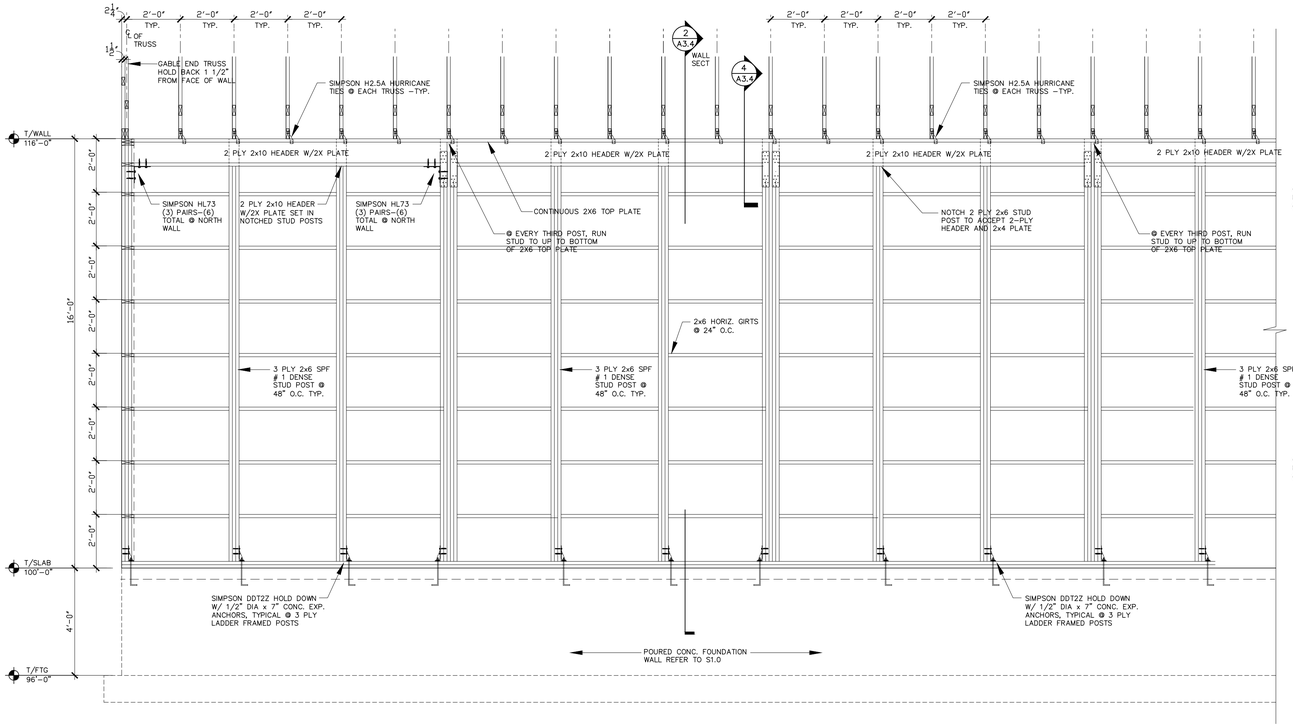
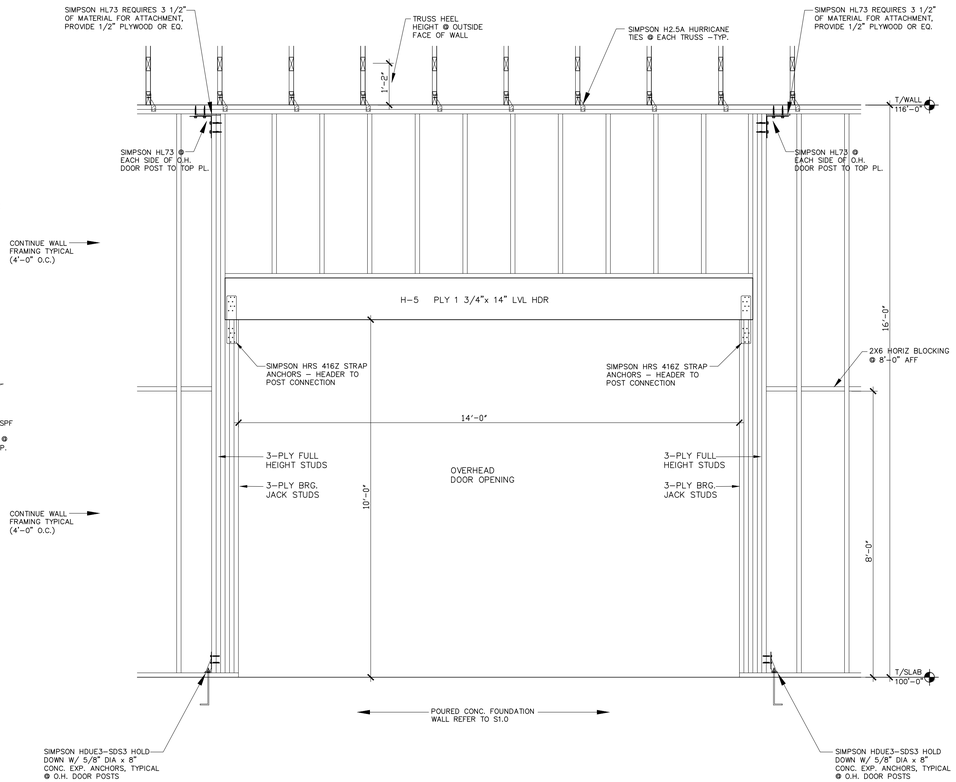
REVISIONS
NO. | DATE

SHEET TITLE
WALL SECTIONS

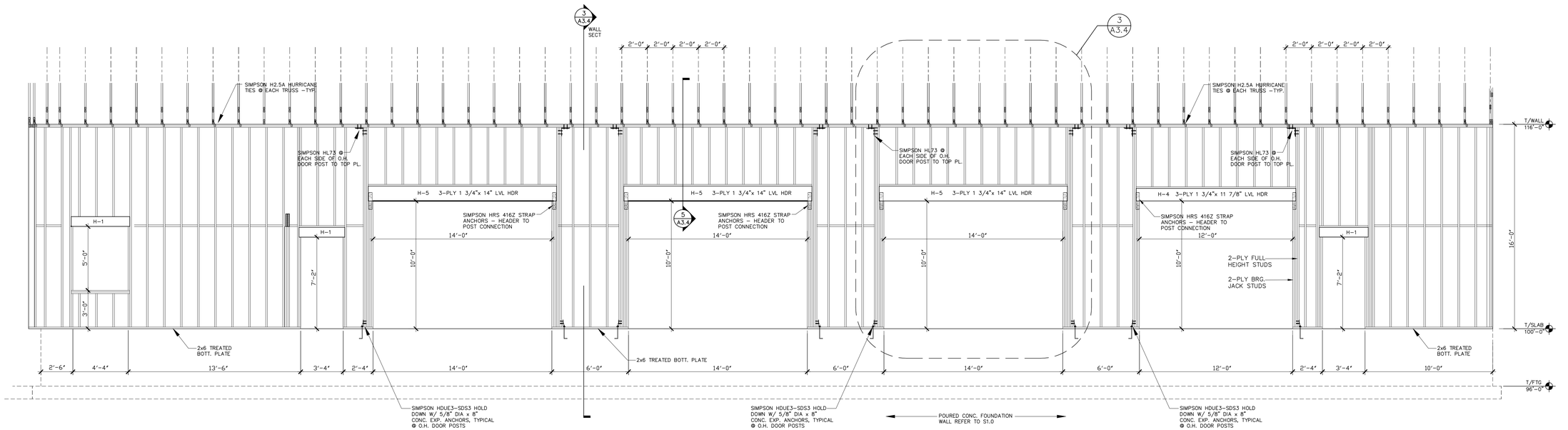
SHEET NO.
A3.4



2 NORTH WALL FRAMING ELEVATION
3/8"=1'-0" @ WAREHOUSE



3 O.H. DOOR FRAMING ELEVATION
1/2"=1'-0" @ WAREHOUSE



1 SOUTH WALL FRAMING ELEVATION
1/4"=1'-0" @ WAREHOUSE

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DATE	SET - TYPE
06/03/26	DESIGN

DRAWN BY:

REVISIONS

NO.	DATE

SHEET TITLE
WALL FRAMING ELEVATIONS

SHEET NO.
A3.5

STRUCTURAL SPECIFICATIONS

DESIGN:

APPLICABLE CODES/STANDARDS:

-2021 INTERNATIONAL BUILDING CODE WITH WISCONSIN MODIFICATIONS
-ASCE 7-2016 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE/SEI 2016

STRUCTURAL DESIGN STANDARDS:

-ACI 318-2019 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY
-ACI 530/530.1-19 BUILDING CODE REQUIREMENTS
-AISC-ASD/LRFD (ASD ONLY) STEEL CONSTRUCTION MANUAL, 13TH EDITION
-AISC-360-2016 STRUCTURAL STEEL
-AISC SEISMIC DESIGN MANUAL
-WS D1.1/D1.1M STRUCTURAL WELDING CODE-SEEL, 2006 EDITION
-NDS-2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ASD/LRFD (ASD ONLY), 2005 EDITION
-NDS-NATIONAL DESIGN SPECIFICATION SUPPLEMENT, DESIGN VALUES FOR WOOD CONSTRUCTION

BUILDING CLASSIFICATION CATEGORY: II

BUILDING DESIGN LIVE LOADS/CRITERIA:
- FLOOR LIVE LOAD - FIRST FLOOR LIVE LOAD: 100 PSF
- SECOND FLOOR (PLATFORMS) LIVE LOAD: 110 PSF

- ROOF SNOW LOADS & DESIGN DATA:
DESIGN ROOF SNOW LOAD: 30.8 PSF
FLAT ROOF SNOW LOAD (Pf)=(0.7*Ce*Ct*Is*Pg): 30.8 PSF
SNOW EXPOSURE FACTOR (Ce): 1.0
SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
ROOF THERMAL FACTOR (Ct): 1.1
GROUND SNOW (Pg): 40.0 PSF
RAIN ON SNOW SURCHARGE: 0
SLOPED ROOF FACTOR (Cs): 1.0
UNBALANCED SNOW LOAD: REFER TO DIAGRAMS S3.0

WIND DESIGN DATA: ASCE 7-10
WIND IMPORTANCE FACTOR (Iw): 1.0
BASIC WIND SPEED (3-SECOND GUST): 115 mph
MEAN ROOF HEIGHT: 21.0 FT
WIND EXPOSURE CATEGORY: B
WIND EXPOSURE CLASSIFICATION: ENCLOSED
BUILDING LENGTH (L): 163.67'
LEAST WIDTH (B): 70.0'
TOPOGRAPHIC FACTOR Kzt: 1.0
EDGE STRIP (a): VARIES
DESIGN PROCEDURE: METHOD 1 (SIMPLIFIED PROCEDURE)

COMPONANT AND CLADDING DESIGN PRESSURES

PER ASCE 7-2016 FIGURE 30-4-2B & TABLE 30.7.2

SEISMIC DESIGN INFORMATION

SEISMIC SITE CLASS "D" (assumed)

SEISMIC USE GROUP 1

SEISMIC DESIGN CATAGORY "A"

SMS = 0.07%
SM1 = 0.03%
SDS = 0.001
SD1 = 0.001

GENERAL:

1. ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS 2015 IBC W/ 2018 WISCONSIN AMENDMENTS - OSHA REGULATIONS
2. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (ARCHITECTURAL, CIVIL, ELECTRICAL, PLUMBING, STRUCTURAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
3. THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS REQUIRED TO CONSTRUCT THIS PROJECT.
4. DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
5. DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS.
6. DO NOT SCALE PLANS.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
8. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO INSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
9. CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
10. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECTS ATTENTION IN WRITING IMMEDIATELY OR SHALL BID THE MOST EXPENSIVE INSTALLATION SPECIFIED.

DEFLECTION LIMITS:

ROOF MEMBERS	LIVE	SNOW OR WIND	DEAD + LIVE/SNOW
SUPPORTING GYPSUM BOARD CEILINGS	L/360	L/360	
SUPPORTING FLEXIBLE CEILINGS	L/240	L/240	
NOT SUPPORTING CEILING	L/240	L/240	
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600 OR 0.3 in	L/600 OR 0.3 in	L/600 OR 0.3 in

LINTEL/HEADER/BEAM MEMBERS			
SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)	L/600 OR 0.3 in	L/600 OR 0.3 in	L/600 OR 0.3 in
SUPPORTING FLEXIBLE MATERIALS (EIFS, SIDING, ETC.)	L/360	L/360	

EXTERIOR WALLS	
WITH RIGID FINISHES (BRICK, MASONRY, ETC.)	L/600 OR 0.3 in
WITH FLEXIBLE FINISHES (EIFS, SIDING, ETC.)	L/360

MATERIAL STRENGTHS:

CAST-IN-PLACE CONCRETE:
FOOTINGS
- MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: f'c = 3000 PSI
- MAXIMUM WATER-CEMENTITIOUS RATIO: 0.55
- MAXIMUM AGGREGATE SIZE: 1 1/2"
- SLUMP LIMIT: 5" +/- 1"
- AIR CONTENT: NO

FOUNDATION WALLS
- MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: f'c = 4000 PSI
- MAXIMUM WATER-CEMENTITIOUS RATIO: 0.50
- MAXIMUM AGGREGATE SIZE: 3/4"
- SLUMP LIMIT: 4" +/- 1"
- AIR CONTENT: NO

INTERIOR SLABS ON GRADE
- MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: f'c = 4000 PSI
- MAXIMUM WATER-CEMENTITIOUS RATIO: 0.47
- MAXIMUM AGGREGATE SIZE: 3/4"
- SLUMP LIMIT: 4" +/- 1"
- AIR CONTENT: NO

EXTERIOR SLABS ON GRADE
- MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: f'c = 4500 PSI
- MAXIMUM WATER-CEMENTITIOUS RATIO: 0.42
- MAXIMUM AGGREGATE SIZE: 3/4"
- SLUMP LIMIT: 3" +/- 1"
- AIR CONTENT: YES 6 +/- 1 1/2 %

PIERS
- MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: f'c = 4000 PSI
- MAXIMUM WATER-CEMENTITIOUS RATIO: 0.47
- MAXIMUM AGGREGATE SIZE: 3/4"
- SLUMP LIMIT: 4" +/- 1"
- AIR CONTENT: NO

REINFORCING STEEL:
- ALL-ASTM A 615, GRADE 60, DEFORMED: Fy = 60,000 PSI
- STEEL WELDED WIRE REINFORCEMENT, FLAT SHEETS: Fy = 60,000 PSI

STRUCTURAL STEEL:
- ROLLED WIDE FLANGE SHAPES, ASTM A 992 GRADE 50: Fy = 50,000 PSI
- CHANNELS, ANGLES, & S SHAPES, ASTM A 36 GRADE 50: Fy = 36,000 PSI
- PLATE & BAR, ASTM A 36 GRADE 50: Fy = 36,000 PSI
- TUBE SHAPES, ASTM A 500 GRADE B: Fy = 46,000 PSI
- PIPE, ASTM A 53, TYPE E OR S, GRADE B: Fy = 46,000 PSI
- ALL OTHER ROLLED SHAPES, ASTM A 36 GRADE 50: Fy = 36,000 PSI

STRUCTURAL BOLTS:
- HIGH STRENGTH BOLTS, NUTS, & WASHERS, ASTM A 325
- ZINC-COATED HIGH STRENGTH BOLTS, NUTS, & WASHERS, ASTM A 325
- STAINLESS STEEL BOLTS, NUTS, & WASHERS, ASTM F 593
- SHEAR CONNECTORS, ASTM A 108 GRADES 1015 THRU 1020
- THREADED RODS, ASTM A 36 GRADE 50
- CLEVISES & TURNBUCKLES, ASTM A 108, GRADE 1035
- EYE BOLTS & NUTS, ASTM A 108, GRADE 1030
- ANCHOR BOLTS, ASTM A 301

WELDED CONNECTIONS:
- WELDING ELECTRODES: E70XX

MASONRY: f'm = 2000 PSI

MASONRY MORTAR:
- TYPE "M" MORTAR BELOW GRADE
- TYPE "M" OR "S" ABOVE GRADE

GROUT BELOW BASE PLATES & BEARING PLATES:
- NONMETALLIC, SHRINKAGE-RESISTANT ASTM C 1107 - MIN GROUT COMPRESSIVE STRENGTH: 5000 PSI

WOOD FRAMING:
- 2x6 & SMALLER: SPF #2
- 2x8 & LARGER: DFL #1
- LAMINATED VENEER LUMBER (LVL): E = 2.0 x 10^6 PSI

ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF ASSUMED

FOUNDATION & EARTHWORK:

1. ALL EXTERIOR FOOTINGS MUST BEAR AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
2. DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
3. BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
4. REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE.
5. CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES UNLESS SPECIFICALLY NOTED OTHERWISE.
6. TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND BEST JUDGMENT OF A SUITABLE BEARING STRATUM. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING STRATUM MUST BE VERIFIED BY THE CONTRACTOR AND A SOILS ENGINEER AT THE TIME OF EXCAVATION.
7. FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICHAL REPORT FOR THIS PROJECT. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS STATED ON CONSTRUCTION DOCUMENTS, EXCAVATIONS SHALL BE EXTENDED UNTIL SOIL WITH STATED BEARING CAPACITY IS REACHED. PLACE COMPACTED FILL BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEERS RECOMMENDATIONS.

CAST-IN-PLACE REINFORCED CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO THE CURRENT EDITION OF ACI 318 (BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE) AND ACI 302 (GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION).
2. CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
3. CONCRETE EXPOSED TO EXTERIOR CONDITIONS SHALL BE AIR-ENTRAINED 6% ± 1.5%.
4. GROUT BELOW BASE PLATES AND BEARING PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT 3/4" THICK MINIMUM.
5. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
6. CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
7. PROVIDE (2)-#5 BARS AROUND ALL OPENINGS AND (2)-#5 BARS DIAGONALLY AT ALL OPENING CORNERS. EXTEND BARS 2'-6" PAST OPENING.
8. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
9. PROVIDE A 1" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
10. DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.
11. SLEEVES, CONDUITS, OR PIPING PASSING THROUGH CONCRETE SLABS AND WALLS SHALL BE PLACED SO THAT THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER AND SO THAT THEY DO NOT DISPLACE REINFORCING.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
13. ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CONCRETE CYLINDERS. ALL TESTING SHALL BE IN ACCORDANCE WITH ACI 318.83 SECTION 4.7. RESULTS OF CYLINDER TESTS SHALL BE SUBMITTED TO THE ARCHITECT. CONCRETE TEST REPORTS SHALL STATE THE FOLLOWING INFORMATION:

    LOCATION ON PROJECT WHERE THE CONCRETE IS USED
    7 DAY COMPRESSIVE STRENGTH
    28 DAY COMPRESSIVE STRENGTH
    AIR CONTENT
    SLUMP
    AMOUNT OF WATER ADDED ON JOB SITE
    MIX USED

15. CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
16. CLASS C FLY ASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT ON A POUND TO POUND BASIS UP TO 25% OF THE TOTAL CEMENTITIOUS CONTENT.
17. ALL CONCRETE SLABS SHALL BE WET CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS.
18. CALCIUM CHLORIDE/ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
19. PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE:

    FOOTINGS - BOTTOM & SIDES: 3"
    FOOTINGS - TOP: 2"
    SLABS - BOTTOM & SIDES: 1"
    SLABS - TOP: 1"
    WALLS - FACE: 3/4"

STRUCTURAL STEEL:

1. DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE CURRENT EDITION OF AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) "MANUAL OF STEEL CONSTRUCTION".
2. STEEL DETAILING AND CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN".
3. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS HOLDING CURRENT AWS CERTIFICATES IN THE TYPES OF WELDING SPECIFIED ON THESE CONSTRUCTION DOCUMENTS.
4. CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
5. CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY BRACING OR GUYS REQUIRED TO ERECT STEEL MEMBERS. TEMPORARY BRACING SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURE IS IN PLACE AND SECURE.
6. PROVIDE 3/16" CAP PLATE AT THE ENDS OF ALL EXPOSED TUBE AND PIPE MEMBERS.
7. STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED BY THE STEEL SUPPLIER.
8. ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN MILL TOLERANCE).
9. CAPACITY OF BOLTED OR WELDED CONNECTIONS SHALL BE EQUAL TO OR EXCEED 120% OF BEAM REACTION PRODUCED BY MAXIMUM ALLOWABLE UNIFORM LOAD ON THE GIVEN MEMBER SPAN.
10. UNLESS OTHERWISE NOTED ON CONSTRUCTION DOCUMENTS, ALL BEAM CONNECTIONS SHALL BE DOUBLE ANGLE CONNECTIONS WITH A325N BOLTS. AT BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS, PROVIDE AS MANY BOLTS AS POSSIBLE IN BEAM FLANGE. DOUBLE ANGLE WELDED CONNECTIONS MAY BE USED TO DEVELOP THE SAME CAPACITY AS A BOLTED CONNECTION.
11. ALTERNATE CONNECTIONS FROM WHAT IS SPECIFIED ON THE CONSTRUCTION DOCUMENTS WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
12. USE STANDARD AISC DOUBLE ANGLE CONNECTIONS WHERE POSSIBLE. ALL STANDARD DOUBLE ANGLE CONNECTIONS SHALL BE IN ACCORDANCE WITH ASD NINTH EDITION AND SHALL BE TYPE 2 FRAMING CONNECTIONS UNLESS NOTED OTHERWISE.
13. WHERE WOOD MEMBERS FRAME INTO STEEL MEMBERS, PROVIDE A SADDLE CONNECTION.
14. PROVIDE STIFFENER PLATES ON BOTH SIDES OF BEAM WEBS AT ALL CONCENTRATED LOADS ABOVE AND BELOW A BEAM. UNLESS NOTED OTHERWISE, FRAME THE LARGEST BEAM OVER COLUMNS AT BEAM TO BEAM INTERSECTIONS.

WOOD FRAMING:

1. DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "NATIONAL DESIGN SPECIFICATION FOR WOOD CONTRUCTION", AMERICAN FOREST AND PAPER ASSOCIATION.
2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL PLYWOOD FRAMING SHALL CONFORM TO THE CURRENT EDITION OF "PLYWOOD DESIGN SPECIFICATIONS", AMERICAN PLYWOOD ASSOCIATION.
3. PLYWOOD SHEATHING SHALL CONFORM TO THE CURRENT EDITION OF "U.S. PRODUCT STANDARD PS-1" FOR SOFTWOOD PLYWOOD AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
4. PLYWOOD SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH THE LONG DIMENSION OF THE SHEATHING LAID PERPENDICULAR TO THE SUPPORTS. STAGGER ALL JOINTS.
5. PLYWOOD SHEATHING SHALL BE FASTENED TO SUPPORTS w/ 1 1/2" 16 GA. STAPLES SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
6. ANY PLYWOOD SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.
7. PLYWOOD PANEL EDGES SHALL BEAR ON THE FRAMING SUPPORT MEMBERS AND BUTT ALONG THEIR CENTER LINES. NAILS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM THE PANEL EDGE.
8. WOOD SILL PLATES AND OTHER WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
9. MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
10. 2x WOOD JOISTS SHALL HAVE 1x3 SPF NO.2 CROSS BRIDGING AT 8'-0" o/c MAXIMUM.
11. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
12. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHERS BETWEEN NUT AND WOOD.
13. ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
14. MAKE NO SUBSTITUTIONS OF ANY ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SPECIFIED ON ANY FRAMING PLANS WITHOUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER AND ARCHITECT.

METAL PLATE CONNECTED WOOD TRUSS NOTES/CRITERIA:

1. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT EDITIONS OF "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES" BY TRUSS PLATE INSTITUTE (TPI) AND "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
    TOP CHORD LIVE LOAD: 30.8 PSF + UNBALANCED SNOW LOAD + DRIFT
    TOP CHORD DEAD LOAD @ OFFICE: 10 PSF
    TOP CHORD DEAD LOAD @ P.T. AREA: 7 PSF
    BOTTOM CHORD LIVE LOAD: 0 PSF
    BOTTOM CHORD DEAD LOAD: 10 PSF
3. IN ADDITION TO THE LOADS STATED ABOVE THE TRUSSES SHALL BE DESIGNED FOR ANY SNOW DRIFTING, MECHANICAL, AND/OR ANY SPECIAL LOAD CONDITIONS AS SHOWN ON STRUCTURAL PLANS AND AS REQUIRED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2002.
4. FABRICATION, HANDLING, STORAGE, AND ERECTION SHALL BE IN ACCORDANCE WITH "TRUSS PLATE INSTITUTION" RECOMMENDED PRACTICES AND SHALL BE DONE IN A WORKMAN LIKE MANNER SO AS TO NOT DAMAGE THE TRUSSES. TRUSSES SHALL NOT BE CUT, ADDED ONTO OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE TRUSS DESIGNER, ENGINEER, AND ARCHITECT.
5. WOOD TRUSS DESIGNER/SUPPLIER SHALL SUBMIT FORMAL STAMPED CALCULATIONS BY A REGISTERED ENGINEER IN THE STATE OF WISCONSIN FOR REVIEW BEFORE FABRICATION.
6. SUBMIT FIVE SETS OF TRUSS SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
7. SHOP DRAWING SUBMISSIONS SHALL INCLUDE THE FOLLOWING INFORMATION:
    THE NAME, ADDRESS, PHONE NUMBER, AND FAX NUMBER OF THE SUPPLIER.
    SLOPE OR DEPTH, SPAN AND SPACING
    LOCATION OF ALL JOINTS
    ALL DESIGN LOADS
    ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE VALUES FOR CONDITIONS OF USE
    EACH REACTION FORCE AND DIRECTION
    METAL CONNECTOR PLATE TYPE, SIZE, GAUGE, AND THE DIMENSIONAL LOCATION OF EACH CONNECTOR PLATE.
    LUMBER SIZE, SPECIES, AND GRADE FOR EACH TRUSS MEMBER.
    CONNECTION REQUIREMENTS FOR TRUSS TO TRUSS GIRDER, TRUSS PLY TO PLY, AND FIELD SPLICES.
    CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD.
    SPECIFY ALL TRUSS TO TRUSS CONNECTIONS AND HANGERS.
    SPECIFY AND SHOW ALL PERMANENT TRUSS BRACING REQUIRED BY DESIGN.
8. CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION PROCEDURES AND TEMPORARY TRUSS BRACING REQUIREMENTS DURING ERECTION IN ACCORDANCE WITH TPI's COMMENTARY AND RECOMMEDATIONS FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-91 BOOKLET) AND THE CURRENT EDITION OF ANSI/TPI-1.
9. TRUSSES EXPOSED TO MOISTURE SHALL BE CONTRUCTED OF PRESSURE TREATED WOOD AND GALVANIZED METAL PLATES.
10. FLOOR TRUSS SPACING SHOWN ON FRAMING PLANS ARE MAXIMUM SPACINGS. TRUSS DESIGNER SHALL REDUCE SPACING AS REQUIRED TO SUPPORT ALL LOADS SPECIFIED ON THESE PLANS AND BY CODE.
11. DESIGN ROOF TRUSSES TO RESIST ALL WIND LOADS INCLUDING UPLIFT AS REQUIRED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE 2002. MINIMUM NET UPLIFT = 10 PSF, 20 PSF AT CANOPIES & OVERHANGS.
12. ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE DESIGNED, DETAILED, AND SUPPLIED BY THE TRUSS SUPPLIER.
13. TRUSS FABRICATOR SHALL FIELD VERIFY ALL SPAN DIMENSIONS BEFORE FABRICATING.

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- Industrial
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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

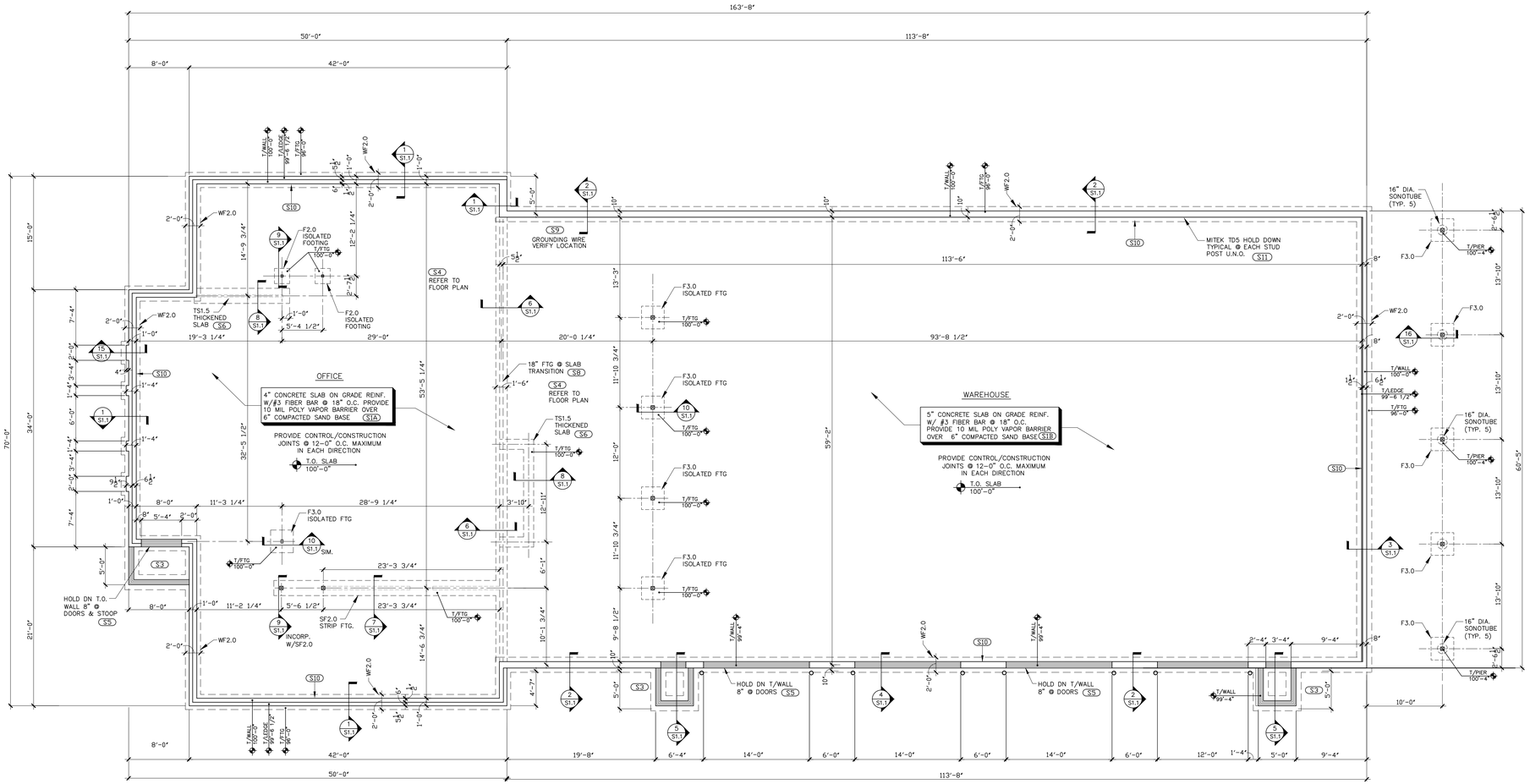
DRAWN BY:

REVISIONS

NO.	DATE

SHEET TITLE
STRUCTURAL SPECIFICATIONS

SHEET NO.
S0.1



1 FOUNDATION PLAN
1/8"=1'-0"

FOUNDATION GENERAL NOTES

1. OBSERVE ALL STATE AND LOCAL CODES
2. ALL REBAR USED SHALL BE CLEAN AND FREE OF OIL, DIRT OR OTHER CONTAMINANTS THAT WILL PREVENT COMPLETE BONDING TO THE CONCRETE.
3. CONTRACTOR SHALL PROVIDE FROST AND MOISTURE PROTECTION FOR FOOTINGS EXPOSED DURING CONSTRUCTION.
4. CENTER COLUMN AND WALL FOOTINGS IN CENTERLINE OF SUPPORTED MEMBER CENTERLINES U.N.O.
5. SLOPE SLABS TO FLOOR DRAINS FOR POSITIVE DRAINAGE WHERE APPLICABLE.

(XX) FOUNDATION KEYED NOTES:

(S1A) 4" POURED CONCRETE SLAB ON GRADE REINF. W/#3 FIBER BAR @ 1'-6" O.C. EACH WAY. PROVIDE 10 MIL POLY VAPOR BARRIER OVER COMPACTED SAND BASE. WET CURE SLAB WITH COVER FOR 7 DAYS.

(S1B) 5" POURED CONCRETE SLAB ON GRADE REINF. W/#3 FIBER BAR @ 1'-6" O.C. EACH WAY. PROVIDE 10 MIL POLY VAPOR BARRIER OVER COMPACTED SAND BASE. WET CURE SLAB WITH COVER FOR 7 DAYS.

(S2) TYPICAL SLAB CONTROL JOINT MAX SPACING 15'-0", REFER TO 14/S1.1 – TYPICAL THROUGHOUT (SLAB CONSTRUCTION JOINT, WHERE APPLICABLE)

(S3) PROVIDE MIN. 5'-0" x 5' CONC. STOOP AT EXTERIOR DOORS, OFFSET TO OPERABLE SIDE AS SHOWN ON PLAN. PROVIDE FULL FROST WALL AND FOUNDATION

(S4) FLOOR DRAINS AND CLEAN OUTS, SLOPE SLAB TO DRAINS AS REQUIRED COORDINATE WITH PLUMBING DESIGN PLANS

(S5) HOLD DOWN TOP OF WALL 8" FROM TOP OF SLAB AT EXTERIOR DOOR OPENINGS. TYPICAL U.N.O.

(S6) THICKENED SLAB FOOTING REINFORCED WITH (2) #4 FIBER BAR CONTINUOUS, REFER TO 8/S1.1

(S7) 6" DIA. CONC. FILLED PIPE BOLLARDS TYP. @ EACH SIDE OF O.H. DOORS, REFER TO 12/S1.2

(S8) INTERIOR SLAB 4" TO 5" SLAB TRANSITION AND FOOTING, REFER TO 6/S1.1

(S9) GROUNDING WIRE FOR ELECTRICAL PANELS BONDED TO REBAR IN FOOTINGS, COORDINATE AND VERIFY LOCATION OF ELECTRICAL SERVICE WITH ELECTRICAL CONTRACTOR.

(S10) 2" XPS RIGID INSULATION @ INTERIOR SIDE OF FOUNDATION WALL.

(S11) MITEK TD5 HOLD DOWN TYPICAL @ EACH STUD POST REFER TO 11/S1.1

FOOTING SCHEDULE (3000 spf)

MARK	DIMENSIONS WIDTH	DIMENSIONS LENGTH	DIMENSIONS DEPTH	REINFORCING	REMARKS
TS1.5	1'-4"	CONT.	1'-0"	(2) #4 BAR x CONT.	DETAIL 8/S1.1
SF2.0	2'-0"	CONT.	1'-0"	(3) #4 BAR EA. WAY	DETAIL 7/S1.1
WF2.0	2'-0"	CONT.	1'-0"	(3) #4 BAR x CONT.	DETAILS 1/S1.1, 2/S1.1
F2.0	2'-0"	2'-0"	1'-0"	(3) #4 BAR EA. WAY	DETAIL 9/S1.1 – INCORP. W/SLAB
F3.0	3'-0"	3'-0"	1'-0"	(3) #4 BAR EA. WAY	DETAIL 10/S1.1 – INCORP. W/SLAB

HOLD DOWN SCHEDULE

LOCATION	TYPE	ANCHOR POST	ANCHOR POST FASTENERS	ANCHOR BOLT	A.B. EMBEDMENT
O.H. DOOR JAMBS	MITEK HTT45	MULTI PLY 2x6	(18) 16d x 2 1/2"	5/8" A36 ROD	8"
TYP. STUD @ WAREHOUSE	MITEK TD5	MULTI PLY 2x6	(2) 3/4" x 4" BOLTS	3/4" DIA. A.B.	8"

HOLD DOWN NOTES:

1. ALL HOLD DOWN ANCHOR BOLT CONNECTING TO CONCRETE SHALL BE ASTM F1554 GRADE 36 THREADED ROD W/EPOXY ADHESIVE.
2. ACCURATELY LOCATE ANCHORS TO ALIGN WITH HOLD DOWNS ON PLAN.
3. ANCHOR POSTS SPECIES AND GRADE SHALL MATCH THE STUD MATERIAL SPECIFIED IN THE WALL STUD SCHEDULE.

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I certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of WISCONSIN Number A-1067 Date: 07/31/2026
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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

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REVISIONS

NO.	DATE

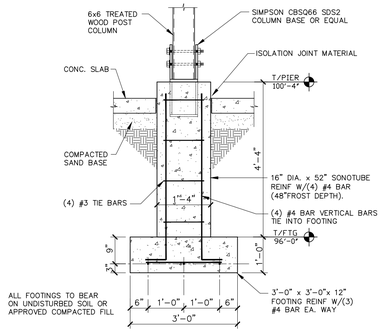
SHEET TITLE
FOUNDATION PLAN

SHEET NO.
S1.0

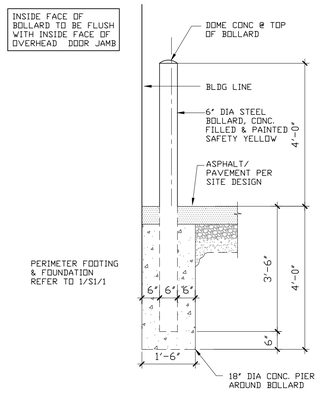
REBAR LAP /SPLICE SCHEDULE

	3,000 PSI CONCRETE					4,000 PSI CONCRETE				
	DEVELOPMENT LENGTHS		CLASS "B" TENSION LAP SPLICE LENGTH		STND HOOK DEVELOPMENT LENGTH, Ldh	DEVELOPMENT LENGTHS		CLASS "B" TENSION LAP SPLICE LENGTH		STND HOOK DEVELOPMENT LENGTH, Ldh
BAR SIZE	STANDARD	TOP BAR	STANDARD	TOP BAR		STANDARD	TOP BAR	STANDARD	TOP BAR	
#3	12"	13"	13"	17"	6"	12"	12"	16"	16"	6"
#4	14"	18"	18"	23"	8"	12"	15"	16"	20"	7"
#5	17"	22"	22"	28"	10"	15"	19"	19"	24"	9"
#6	20"	26"	26"	34"	12"	18"	23"	23"	29"	10"
#7	33"	43"	43"	55"	14"	29"	37"	37"	48"	12"
#8	42"	54"	54"	70"	16"	36"	47"	47"	61"	14"
#9	51"	66"	66"	86"	18"	44"	57"	57"	75"	15"
#10	63"	81"	81"	105"	20"	54"	70"	70"	91"	17"
#11	75"	97"	97"	126"	22"	65"	54"	84"	109"	19"

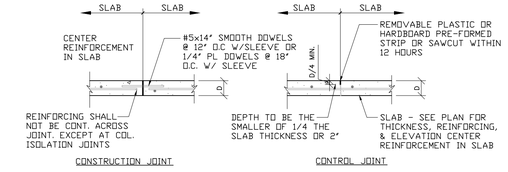
NOTES:
1. VALUES BASED ON MIN 1 1/2" CLEAR COVER & MIN. 6" CENTER TO CENTER
2. STANDARD HOOK BAR EXTENSION = MIN. BEND DIA. + 1/2db
3. MINIMUM BEND DIA. = 6db FOR #3–#8 (8db FOR #9–#11)
4. SPLICE LENGTHS ARE BASED ON LARGER BAR BEING SPLICED
5. HOOK BAR DEVELOPED LENGTHS, Ldh, ASSUMED
   a) side cover ≥ 2 1/2"
   b) end cover @ extension ≥ 2"



16 **FOUNDATION SECTION**
1/2" = 1'-0" @ EAST LEAN TO PIERS

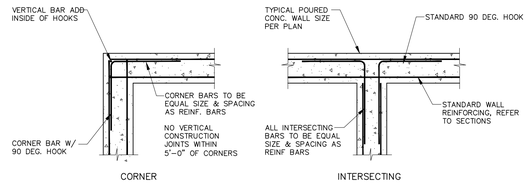


12 **BOLLARD DETAIL**
1/2" = 1'-0"

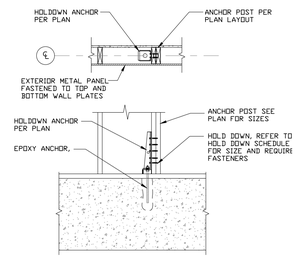


1. SEE FOUNDATION PLAN FOR SLAB THICKNESSES, REINFORCEMENT AND JOINT LOCATIONS
2. SLABS SHALL BE PLACED USING 'STRIP' OR 'LANE' CONSTRUCTION
3. PROVIDE MIN 10 MIL. VAPOR BARRIER UNDER ALL SLABS

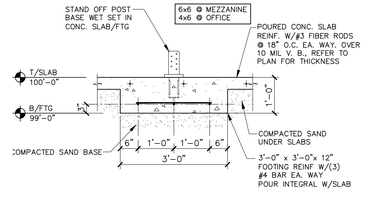
14 **SLAB CONTROL JOINT**
N.T.S. TYPICAL



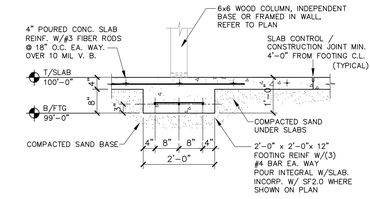
13 **TYPICAL FOOTING REINFORCING**
N.T.S.



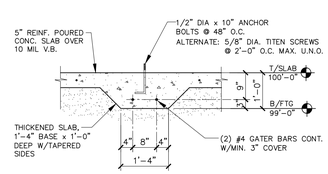
11 **HOLD DOWN DETAIL**
N.T.S.



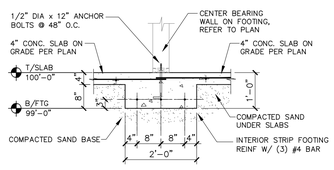
10 **FOOTING SECTION**
1/2" = 1'-0" @ POST COLUMNS



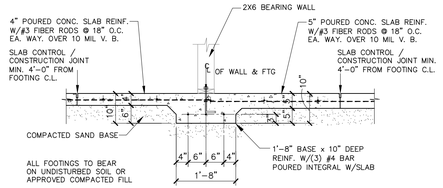
9 **FOOTING SECTION**
1/2" = 1'-0" @ INTERIOR OFFICE COLUMNS



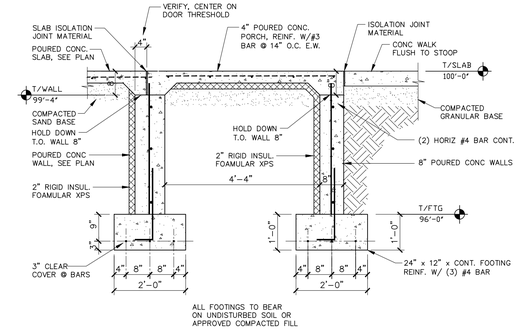
8 **THICKENED SLAB FOOTING**
1/2" = 1'-0" INTERIOR BRG WALLS @ P.T.



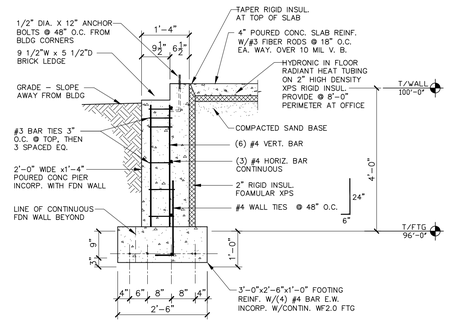
7 **STRIP FOOTING SECTION**
1/2" = 1'-0" @ INTERIOR BRG WALL



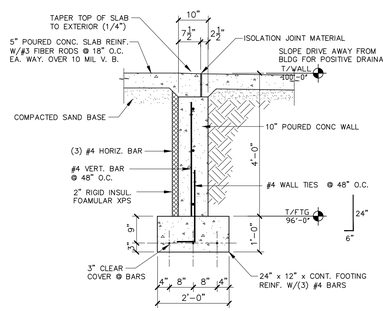
6 **THICKENED SLAB FOOTING**
1/2" = 1'-0" INTERIOR BRG WALL @ OFFICE/WAREHOUSE



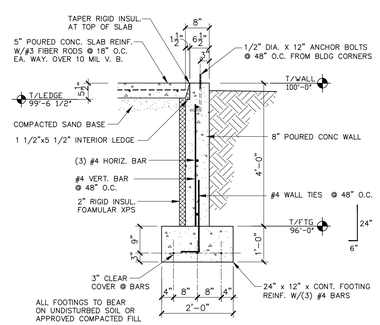
5 **FOUNDATION SECTION**
1/2" = 1'-0" @ TYP. STOOP



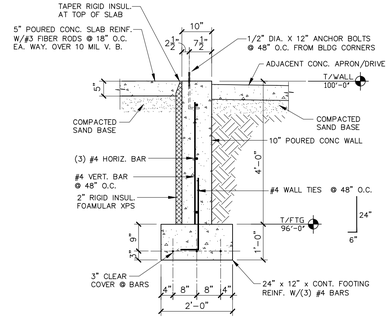
15 **FOUNDATION SECTION**
1/2" = 1'-0" @ WEST WALL PIERS



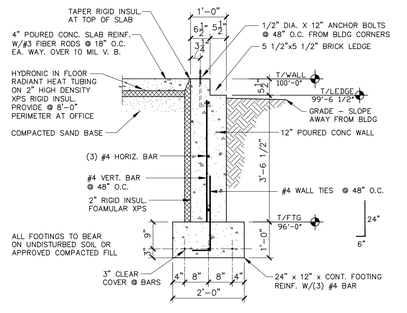
4 **FOUNDATION SECTION**
1/2" = 1'-0" @ O.H. DOORS



3 **FOUNDATION SECTION**
1/2" = 1'-0" @ WAREHOUSE



2 **FOUNDATION SECTION**
1/2" = 1'-0" @ WAREHOUSE



1 **FOUNDATION SECTION**
1/2" = 1'-0"

Eskay Architecture
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- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE	SET - TYPE
06/03/26	DESIGN

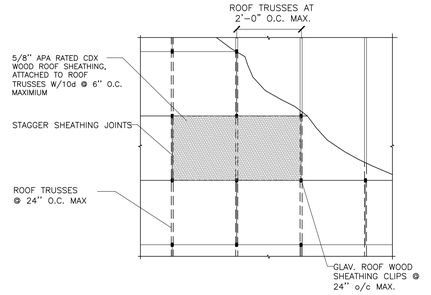
DRAWN BY:

REVISIONS

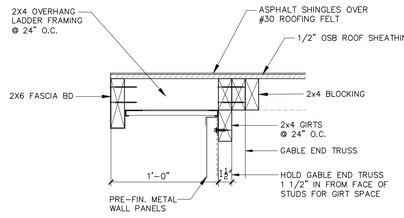
NO.	DATE

SHEET TITLE
FOUNDATION DETAILS

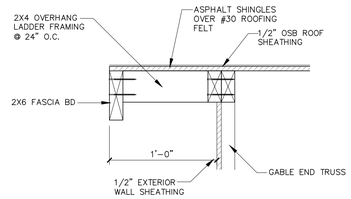
SHEET NO.
S1.1



2 TYPICAL ROOF SHEATHING ATTACHMENT
NTS



3 GABLE END RAKE O.H.
1 1/2" = 1'-0" @ WAREHOUSE



4 GABLE END RAKE O.H.
1 1/2" = 1'-0" @ OFFICE

ROOF PLAN GENERAL NOTES

A. REFER TO S0.1 FOR ROOF DESIGN LOADS AND SPECIFICATIONS.

B. COORDINATE INSTALL AND PLACEMENT OF ROOF TRUSSES WITH ENGINEERED TRUSS DESIGN PLANS AND SPECIFICATIONS

C. PROVIDE ALL BRIDGING, BLOCKING, BRACING AND SUPPORT FRAMING AS REQUIRED BY ENGINEERED TRUSS DESIGN REQUIREMENTS AND BCSI STANDARDS.

D. PROVIDE POSITIVE TRUSS CONNECTION TO WALL PER SCHEDULE THIS SHEET.

E. ROOFING CONTRACTOR TO PROVIDE COMPLETE WEATHERTIGHT ROOFING SYSTEM INSTALL PER MANUFACTURERS SPECIFICATIONS.

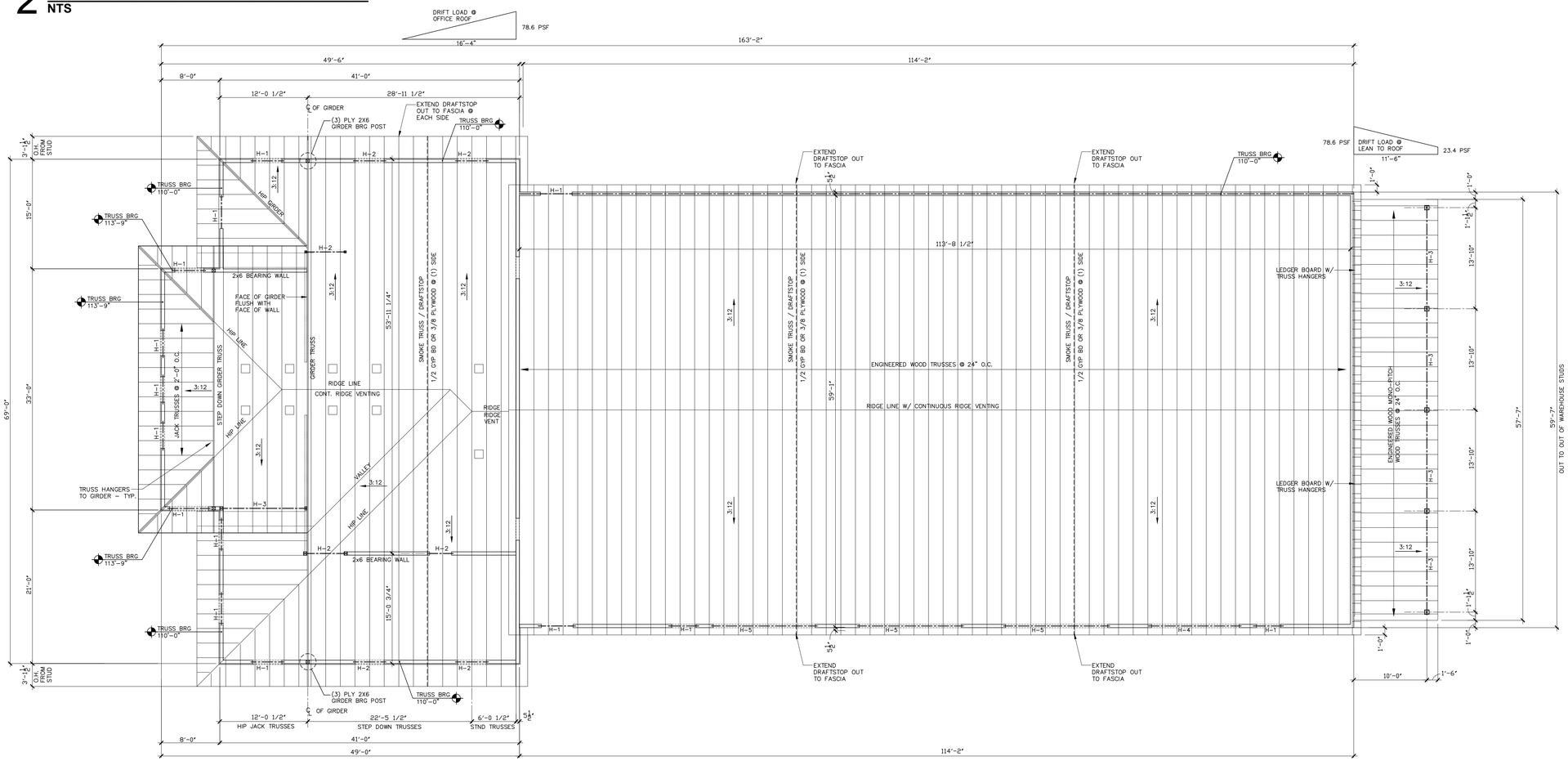
F. PROVIDE VENTING OF ENCLOSED ROOF SPACE AT A RATE OF 1/300 OF ROOF AREA. PROVIDE 50% OF VENTING AREA AT THE HIGH SIDE (RIDGE)AND 50% OF VENTING LOW (SOFFIT)

G. CONTINUOUS GUTTER WITH DOWNSPOUTS AY OFFICE AREA, FIELD VERIFY LOCATIONS TO AVOID DOORS AND SITE EQUIPMENT. COORDINATE WITH CIVIL PLANS

H. VERIFY ALL ROOF PENETRATIONS WITH RESPECTIVE TRADES AND PROVIDE ALL REQUIRED THRU ROOF EXTENSIONS MIN. OF 12" ABOVE FINISHED ROOF. PROVIDE ALL RELATED CURBS, PIPE BOOTS AND FLASHINGS AS REQUIRED FOR A WEATHERTIGHT FINISH.

I. REFER TO SITE PLAN AND STORM WATER DESIGN FOR STORM WATER RUNOFF AND DOWNSPOUTS TO RETENTION AREAS.

J. PROVIDE INSULATION THICKNESS MARKERS LABELED FOR INCHES INSTALLED PER EVERY 300 SQ. FT. IN ATTIC SPACE. NUMBERS MIN. 1" TALL, AFFIXED TO TRUSSES, FACING ATTIC ACCESS.



1 ROOF FRAMING PLAN
1/8"=1'-0"

TRUSS HOLD DOWN SCHEDULE (HURRICANE TIES)

MARK	LOCATION	QNTY	FASTENER	DETAIL
THD1	COMMON TRUSS BEARING OUTSIDE WALLS ONLY	(1)	SIMPSON H2.5 @ EA. END OF TRUSS	4/S2.1
THD2	GIRDER TRUSS BEARING OUTSIDE WALLS ONLY	(1)	SIMPSON LGT-2 TRUSS TO TOP PLATE & STUDS W/DTT2Z HOLD DOWN @ BASE TO CONC.	3/S2.1
THD3	JACK TRUSSES	(1)	SIMPSON H1 @ EA. END OF TRUSS	4/S2.1

ROOF VENTING
1/300 MINIMUM

HIGH VENTING

RIDGE VENT = 18" SQ. IN PER LIN. FT.
ROOF LOUVER = 50" SQ. IN

LOW VENTING

PERFORATED ALUM SOFFIT = 14" SQ. IN. P.L.F.
2" SOFFIT VENT STRIP = 9" SQ. IN PER LIN. FT.

50% VENTING HIGH MAX. 40% MIN.(RIDGE)
50% INTAKE LOW MIN. 60% MAX. (SOFFIT)

VERIFY VENTING FREE AREA SPECIFICATIONS WITH MFR. SELECTED

TRUSS LAYOUT NOTE:

REFER TO ENGINEERED TRUSS DESIGN DRAWINGS FOR SPECIFIC TRUSS TYPE, TAGS AND LAYOUT.

NOTE: TRUSS DESIGN

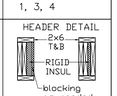
ROOF TRUSSES TO BE DESIGNED BY LICENSED WISCONSIN ENGINEER. TRUSS DESIGNER SHALL USE ALL CURRENT CODES AND DESIGN CRITERIA. UNBALANCED SNOW LOADS AND SNOW DRIFT LOADS SHALL BE CONSIDERED FOR TRUSS DESIGN. TRUSS SUPPLIER TO PROVIDE CERTIFIED TRUSS DRAWINGS AND CALCULATION, STAMPED AND SIGNED BY ENGINEER OF RECORD FOR SUBMISSION TO STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES.

HEADER SCHEDULE

MARK	SIZE	JAMB STUDS	FULL HGT. STUDS	NOTES
H1	2 PLY 2 x 12	(1)	(1)	1, 2, 4
H2	3 PLY 2 x 12	(2)	(2)	1, 2, 4
H3	2 PLY 1 3/4 x 11 7/8 LVL	(2)	(2)	1, 3, 4
H4	3 PLY 1 3/4 x 11 7/8 LVL	(2)	(2)	1, 3, 4
H5	3 PLY 1 3/4 x 14 LVL	(3)	(3)	1, 3, 4

NOTES:
1. MINIMUM HEADER SIZE IS INDICATED. ADDITIONAL AND/OR DEEPER MEMBERS MAY BE ADDED TO FILL OUT STUD SPACE OR OTHERWISE SIMPLIFY FRAMING PROCEDURES.
2. NAIL HEADER MEMBERS W/(3) ROWS 10d NAILS @ 12" O.C. EACH FACE.
3. NAIL HEADER MEMBERS W/(3) ROWS 16d NAILS @ 12" O.C. EACH FACE.
4. PROVIDE BLOCKING AT INTERIOR SIDE OF HEADERS AS NEEDED FOR WINDOW TREATMENTS, COORDINATE WITH OWNER

HEADER DETAIL



Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

Licensed to practice architecture by the State of Wisconsin. I certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Wisconsin. Registration Number A-10047 Date: 07/31/2026
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GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

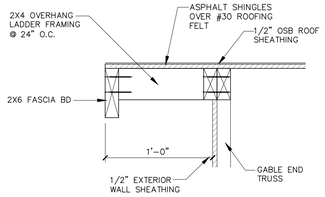
DRAWN BY:

REVISIONS

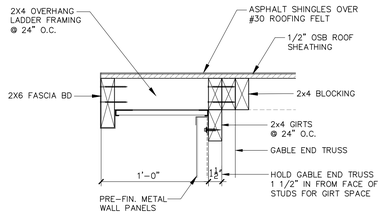
NO.	DATE

SHEET TITLE
ROOF FRAMING PLAN

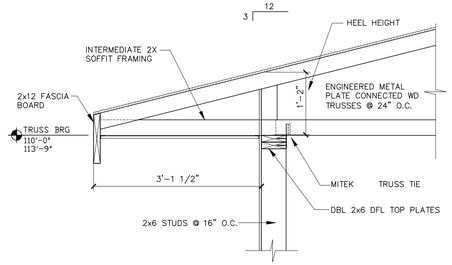
SHEET NO.
S2.0



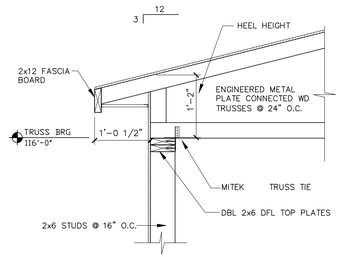
2 GABLE END RAKE O.H.
1 1/2" = 1'-0" @ OFFICE



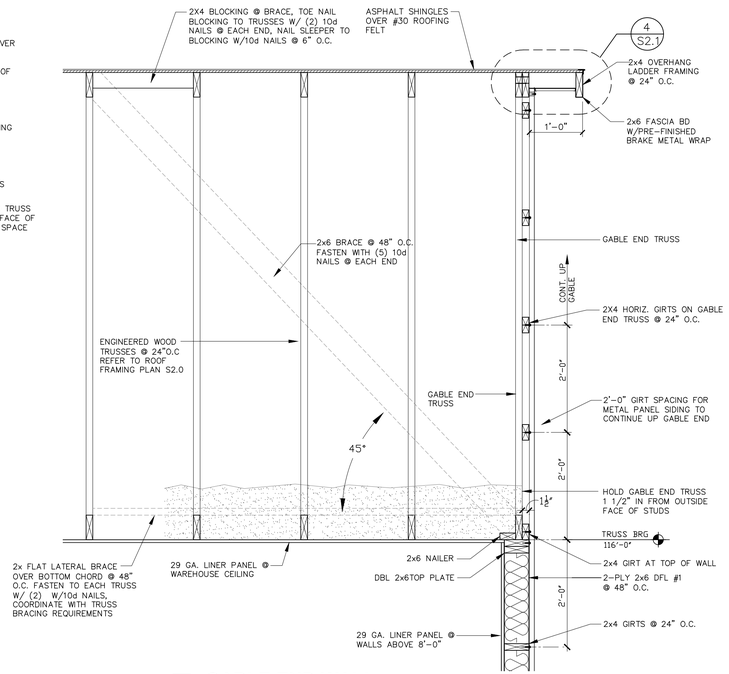
4 GABLE END RAKE O.H.
1 1/2" = 1'-0" @ WAREHOUSE



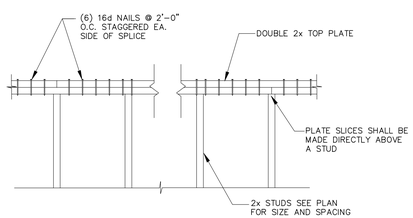
1 TRUSS CONNECTION
3/4" = 1'-0" TYP. TRUSS BRG @ OFFICE



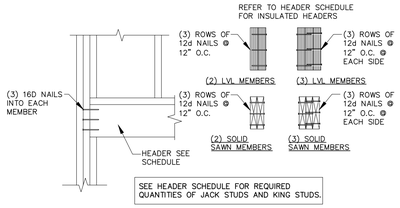
3 TRUSS CONNECTION
3/4" = 1'-0" @ WAREHOUSE SOUTH WALL



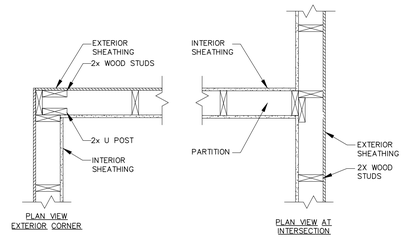
5 GABLE END WALL
3/4" = 1'-0" @ WAREHOUSE EAST WALL



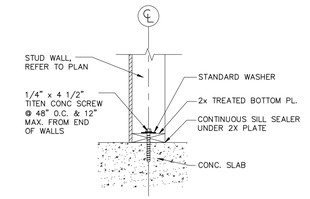
6 TOP PLATE FRAMING DETAIL
NTS



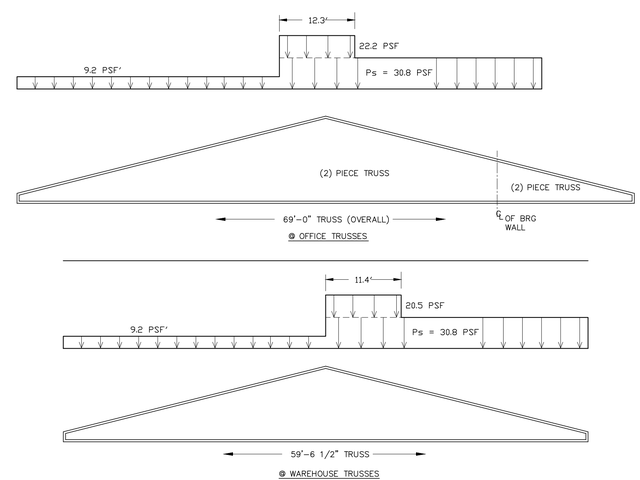
7 HEADER FRAMING DETAIL
NTS



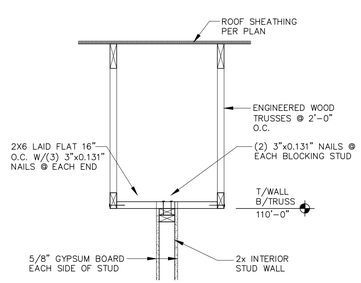
8 CORNER FRAMING DETAILS
NTS @ STANDARD FRAMING LOCATIONS



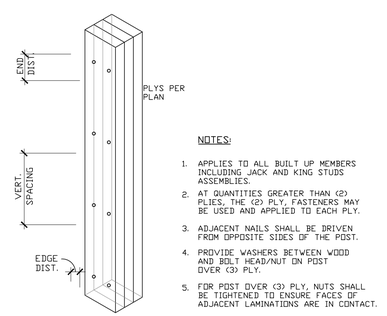
9 BOTTOM PLATE TO SLAB DETAIL
NTS @ INTERIOR NON-BEARING WALLS



13 UNBALANCED SNOW LOAD DIAGRAM
N.T.S.



10 STUD FRAMING DETAIL
NTS @ TRUSSES RUNNING PARALLEL TO WALL



COLUMN MEMBER	QUANTITY	FASTENERS	END DISTANCE	EDGE DISTANCE	VERT. SPACING
2x6	(2)	10d NAILS	3 1/2"	1"	8"
	(3)	16d NAILS	3 1/2"	1"	8"
	(4)OR (5)	30d nAILS	4"		
2x8	(2)	10d NAILS	3 1/2"	1"	8"
	(3)	16d NAILS	3 1/2"	1"	8"
	(4)OR (5)	30d nAILS	4"	2"	8"

12 WOOD STUD POST CONNECTION
1" = 1'-0" TYPICAL

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

I certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Wisconsin Number A-10047 Date: 07/31/2026
Information contained in these drawings for any other location or project, is strictly prohibited without the expressed written consent of the architect. ©2026

GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

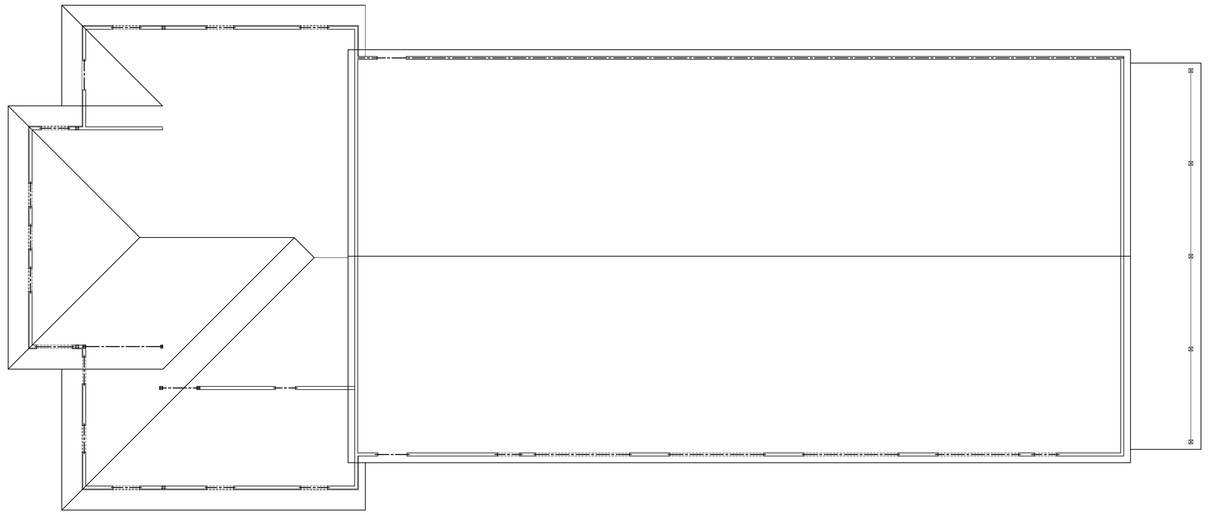
DRAWN BY:

REVISIONS

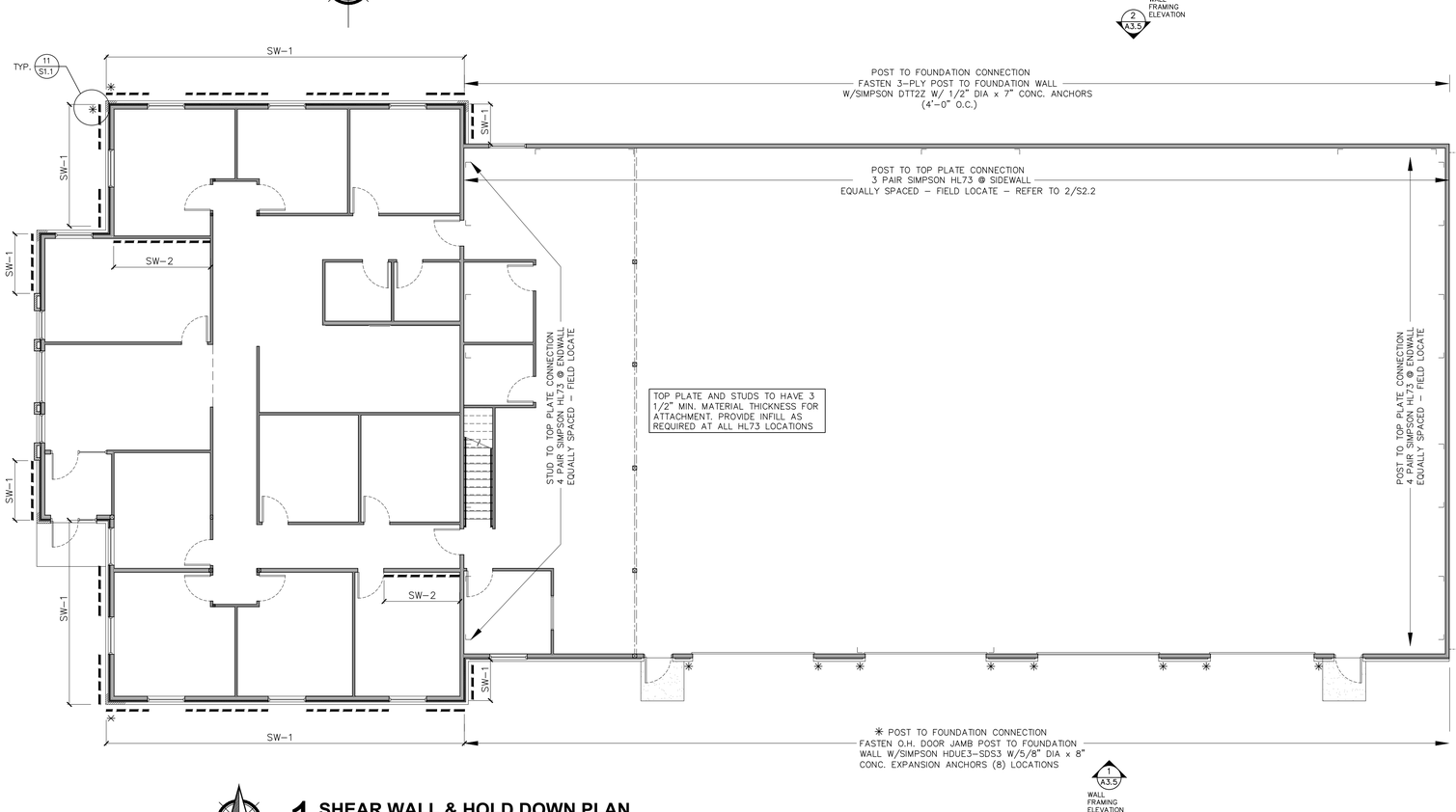
NO.	DATE

SHEET TITLE
FRAMING DETAILS

SHEET NO.
S2.1



1 ROOF PLAN
3/32"=1'-0"



1 SHEAR WALL & HOLD DOWN PLAN
1/8"=1'-0"

SHEAR WALL SCHEDULE

TAG	WALL TYPE	SHEAR WALLS	MATERIAL	FASTENERS
SW–1	2X STUD WALL	OSB PLYWOOD SHEAR WALLS PER AWC–SDPWS TABLE 4.3A	15/32" OSB STRUCTURAL 1 EXTERIOR SHEATHING	10d NAILS @ 6" O.C. @ EDGES & INTERMEDIATE, BLOCK ALL JOINTS, REFER TO 2/S2.1 FASTEN BOTTOM PLATE TO FOUNDATION WALL W/ 1/2" DIA. ANCHOR BOLTS @ 4'–0"
SW–2	2X STUD WALL	GYPSUM BOARD SHEAR WALLS PER AWC–SDPWS TABLE 4.3C	5/8" GYPSUM BOARD @ EACH SIDE OF STUDS	1 7/8" NAILS @ 4" O.C. @ EDGES & 12" O.C. INTERMEDIATE, BLOCK ALL JOINTS

SIMPSON HL73 HEAVY ANGLE INSTALLED IN PAIRS PER MFR'S. SPECIFICATIONS, STUDS / STUD POST TO TOP PLATE / HEADER CONNECTION REQUIRES TO BE ANCHORED INTO MEMBERS THAT ARE A MINIMUM OF 3 1/2" THICK. PROVIDE INFILL AS REQUIRED.

SIMPSON HDUE3–SDS3 FASTEN WITH SIMPSON PROVIDED SDS SCREWS TO STUDS / STUD POSTS AND 5/8" DIA x 8" CONC. EXPANSION ANCHORS TO FOUNDATION

SIMPSON DTT2Z W/1/2" DIA x 7" CONC. ANCHORS @ EACH 3–PLY POST TO FOUNDATION WALL

Eskay Architecture
- Commercial
- Industrial
- Residential
Onalaska, WI 54650 Ph: 608-317-1565
Email: eskayarchitect@gmail.com

I, Henry, verify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Wisconsin. Statutes 443.03 (1) (2) (3) (4) (5) 7/1/2025
Information contained in these drawings was prepared for the specific site/project listed. Use of these drawings for any other location or project is prohibited without the written permission of the contractor. ©2026

GENERAL CONTRACTOR:
Borton CONSTRUCTION
2 Copeland Ave, Ste 201
LaCrosse, WI 54603

PROJECT TITLE:
BORTON CONSTRUCTION
10,528 S.F. W/1200 SQ. FT. MEZZANINE

PROJECT LOCATION:
ST. ANDREWS STREET
LACROSSE, WI 54601

DATE / SET - TYPE
06/03/26 DESIGN

DRAWN BY:

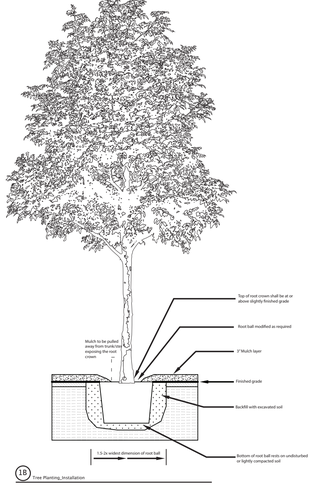
REVISIONS

NO.	DATE

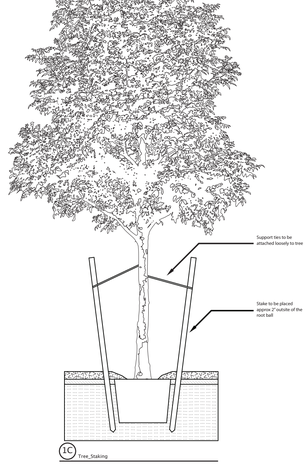
SHEET TITLE
SHEAR WALL AND HOLD DOWN PLAN

SHEET NO.
S2.2

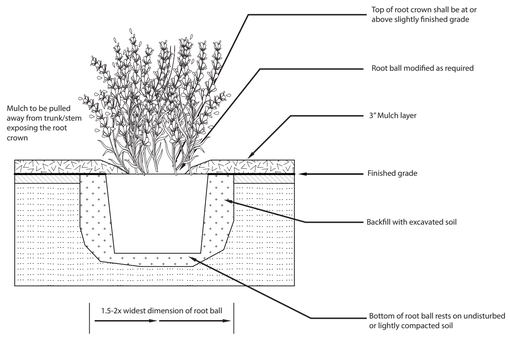
Common Name	Botanical Name	# Qty	Size / Container	Recommended Spacing	Expected Height	Expected Width
Eastern Redbud	Cercis canadensis	2	2" Caliper	35 ft+	20-30 ft	25-35 ft
Autumn Brilliance® Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2	#20 Container Tree	35 ft+	15-25 ft	15-20 ft
Trautman Chinese Juniper	Juniperus chinensis 'Trautmani'	3	5'	8-12 ft	10-15 ft	4-6 ft
Arctic Fire® Dogwood	Cornus stolonifera 'Farrow'	9	#5 Container	5-6 ft	3-5 ft	3-5 ft
Purple Pavement Rose	Rosa 'Purple Pavement'	5	#3 Container	5-6 ft	3-5 ft	3-5 ft
St. John's Wort	Hypericum kalmianum	9	#5 Container	5-6 ft	2-4 ft	2-4 ft
Dwarf Bush Honeysuckle	Diervilla lonicera	6	#2 Container	5-6 ft	2-4 ft	3-5 ft
Regent Saskatoon Serviceberry	Amelanchier alnifolia 'Regent'	6	#5 Container	5-6 ft	4-6 ft	4-6 ft
Blue Muffin® Arrowwood Viburnum	Viburnum dentatum 'Christom'	6	#5 Container	5-6 ft	5-7 ft	5-7 ft
False Blue Indigo	Baptisia australis	6	#2 Container	5-6 ft	3-4 ft	3-4 ft
Prairie Dropseed	Sporobolus heterolepis	37	#1 Container	3-4 ft	2-3 ft	2-3 ft
Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	46	#1 Container	3-4 ft	4-5 ft	2-3 ft
Purple Coneflower	Echinacea purpurea	3	#1 Container	3-4 ft	2-4 ft	1.5-2 ft
Stiff Coreopsis	Coreopsis palmata	3	#1 Container	3-4 ft	2-3 ft	2-3 ft
Aromatic Aster	Symphyotrichum oblongifolium	3	#1 Container	3-4 ft	1-3 ft	1-3 ft
Orange Coneflower	Rudbeckia fulgida	6	#1 Container	3-4 ft	2-3 ft	2-3 ft
Ostrich Fern	Matteuccia struthiopteris	6	#1 Container	3-4 ft	3-6 ft	3-4 ft
Muskingum (Palm) Sedge	Carex muskingumensis	3	#1 Container	3-4 ft	2-3 ft	2-3 ft
Rain garden Plugs	Rain garden Plugs	400	2" Container	3' ft	Varies	Varies



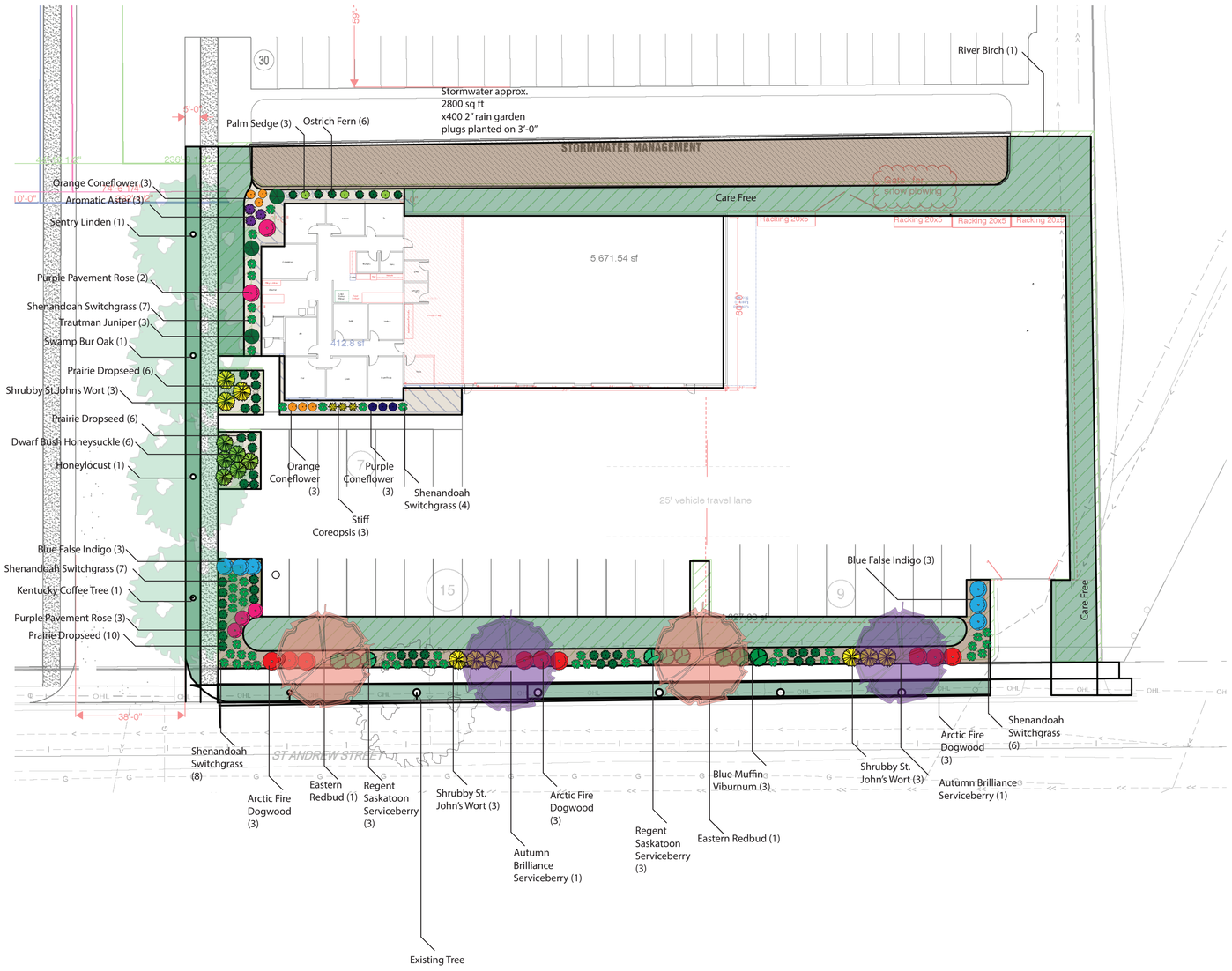
1B Tree Planting_Installation



1C Tree_Staking



1B Planting_Installation



Site Notes

Coulee Region Ecoscapes LLC
1522 Green Bay St.
La Crosse, WI 54601
(608) 799-2797
coulleregionecoscapes@gmail.com

Borton Office

Title:
Proposed Landscape Plan

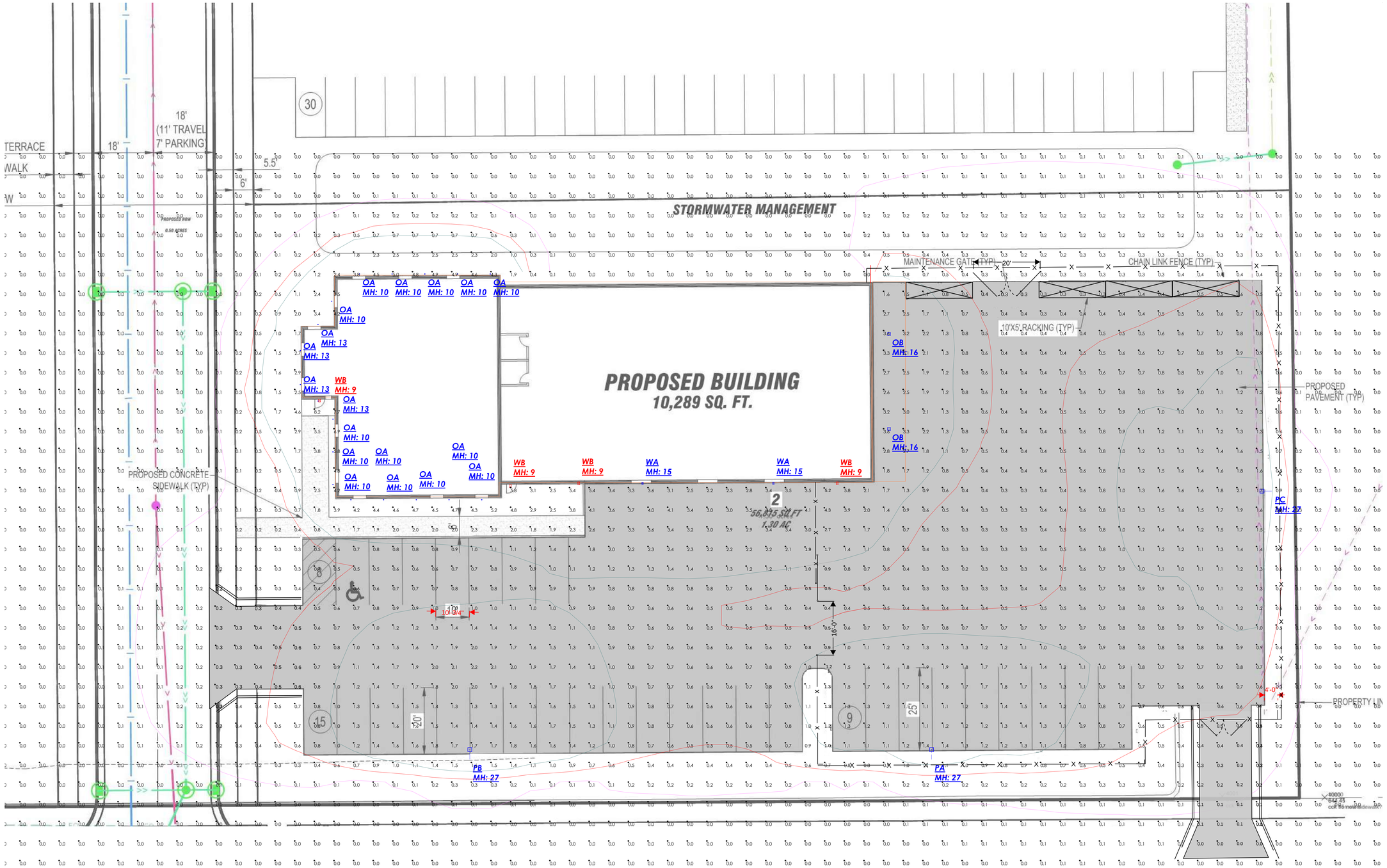
Revision Date:
06/05/2026

Scale 1:20

N

0 10 20

Sheet Number:
L:100



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.54	8.2	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	18	OA	COOPER LIGHTING SOLUTIONS - HALO	LCR408RD9FSE020 - HL4RSMF	Single	869	9.2	0.900
	2	OB	SLG Lighting	CSC LS1 G1 FSK	Single	4128	25.97	0.900
	1	PA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA1B-750-U-T2U-HSS	Single	6893	74	0.900
	1	PB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-750-U-T3-HSS	Single	11626	112	0.900
	1	PC	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-750-U-T4W-HSS	Single	11268	112	0.900
	2	WA	SLG Lighting	WFV LS70 G2 FSK	Single	4398	27.18	0.900
	4	WB	SLG Lighting	WME L14 G2 FSK	Single	1351	10.43	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
1.6350 W. GLENDALE DR.
NEW BERLIN, WI 53151
(p) 414-943-1915
(f) 952-943-8088
www.mlazgar.com

#	Date	Comments

Revisions

RLMA Project #: 188081
Drawn By: EP
Date:5/8/2026

Scale: 1" = 12' 0"

PHOTOMETRIC SITE PLAN

BORTON
LACROSSE, WI

BORTON CONSTRUCTION
NEW OFFICE
CITY SDP SUBMITTAL

LA CROSSE, WISCONSIN

ISG PROJECT # 26-34320

LOCATION MAP

SHEET INDEX

C0-00	TITLE SHEET
C0-01	LEGEND AND NOTES
C0-20	TYPICAL DETAILS
C0-21	TYPICAL DETAILS
C0-22	TYPICAL DETAILS
C0-23	TYPICAL DETAILS
C1-10	SWPPP NARITIVE
C1-11	SWPPP NARITIVE
C1-12	SWPPP DETAILS
C1-13	PRE CONSTRUCTION SWPPP
C1-14	POST CONSTRUCTION SWPPP
C2-10	EXISTING SITE AND REMOVALS
C3-10	SITE AND UTILITY PLAN
C4-10	GRADING PLAN

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS. WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "DIGGERS HOTLINE" FOR UTILITY LOCATIONS A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-242-8511).

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

PROJECT INDEX:

OWNER:
BROTON CONSTRUCTION, INC.

PAUL BORSHEIM
2 COPELAND AVENUE + SUITE 201
LA CROSSE, WISCONSIN, 54603

PHONE: 608.779.0400
paulborhseim@bortonconstruction.com

PROJECT
ADDRESS / LOCATION:

1325 ST ANDREW ST
LA CROSSE, WISCONSIN, 54603

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

LA CROSSE OFFICE
201 MAIN STREET
SUITE 1020
LA CROSSE, WI 54601
PHONE: 608.789.2034

PROJECT MANAGER: KRIS ROPPE
EMAIL: Kristopher.Roppe@ISGInc.com

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA CROSSE STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2025 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT (NAD83(2011)) ON THE LA CORSSE COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

B.M. ELEVATION=645.45
TNH NW CORNER OF
ST. ANDREWS AND WOOD STREET

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MAY 2026 BY ISG.

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C0-GENERAL
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

TITLE SHEET

SHEET

C0-00

SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO >>	STORM CLEANOUT	>>
>>	STORM CULVERT	>>
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO >	SANITARY CLEANOUT	>
EX LIFT STATION LS	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
EX HH	HANDHOLE	
EX ELEC MH	ELECTRIC MANHOLE	
EM	ELECTRIC METER	
V	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GGV	GAS VALVE	
SB-1	SOIL BORING	
	FLAG POLE	
MB	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
OHL	OVERHEAD UTILITY	OHL
UTL	UNDERGROUND UTILITY	UTL
FBO	FIBER OPTIC	FO
WET	WETLAND	WET
W	WATER EDGE	
	DITCH / SWALE	
X X	FENCE LINE	X X
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
△ △	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	GAL	GALLON	PP	POLYPROPYLENE
ADD	ADDENDUM	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
AFF	ABOVE FINISHED FLOOR	GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE
AGG	AGGREGATE	GD	GROUND	PVMT	PAVEMENT
APPROX	APPROXIMATE	GFE	GARAGE FLOOR ELEVATION	QTY	QUANTITY
ARCH	ARCHITECT, ARCHITECTURAL	GL	GUTTERLINE	R	RIM
BFE	BASEMENT FLOOR ELEVATION	GPM	GALLONS PER MINUTE	RAD	RADIUS
BIT	BITUMINOUS	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING	HDPE	HIGH DENSITY POLYETHYLENE	RD	ROOF DRAIN
BM	BENCHMARK	HD	HEAVY DUTY	REBAR	REINFORCING BAR
CAD	COMPUTER-AIDED DESIGN	HH	HANDHOLE	REM	REMOVE
CB	CATCH BASIN	HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL	R/W	RIGHT OF WAY
CF	CUBIC FOOT	HR	HOUR	SAN	SANITARY
CI	CAST IRON	HWL	HIGH WATER LEVEL	SCH	SCHEDULE
CIP	CAST IRON PIPE	HWY	HIGHWAY	SF	SQUARE FOOT
CIPC	CAST IN PLACE CONCRETE	HYD	HYDRANT	SPEC	SPECIFICATION
CJ	CONTROL JOINT	I	INVERT	SQ	SQUARE
CL	CENTERLINE	ID	INSIDE DIAMETER	STA	STATION
CMP	CORRUGATED METAL PIPE	IN	INCH	STM	STORM
CO	CLEANOUT	INV	INVERT	SY	SQUARE YARD
CONC	CONCRETE	IP	IRON PIPE	T/C	TOP OF CURB
CONST	CONSTRUCTION	IPS	IRON PIPE SIZE	TEL	TELEPHONE
CONT	CONTINUOUS	J-BOX	JUNCTION BOX	TEMP	TEMPORARY
CR	COUNTY ROAD	JT	JOINT	THRU	THROUGH
CY	CUBIC YARD	LF	LINEAR FEET	TNFH	TOP NUT OF FIRE HYDRANT
C&G	CURB AND GUTTER	LIN	LINEAR	TRANS	TRANSFORMER
DEMO	DEMOLITION	LPS	LOW PRESSURE STEAM	TV	TELEVISION
DI	DROP INTAKE	LS	LUMP SUM	T/W	TOP OF WALL
DIA	DIAMETER	LSO	LOWEST STRUCTURAL OPENING	TYP	TYPICAL
DIM	DIMENSION	MAX	MAXIMUM	UT	UTILITY, UNDERGROUND TELEPHONE
DS	DOWNSPOUT	MB	MAIL BOX	VCP	VITRIFIED CLAY PIPE
EA	EACH	MECH	MECHANICAL	W/O	WITHOUT
EG	EXISTING GROUND	MH	MANHOLE	W/	WITH
ELEC	ELECTRICAL	MIN	MINIMUM	YD	YARD
ELEV	ELEVATION	MISC	MISCELLANEOUS	YR	YEAR
EOF	EMERGENCY OVERFLOW	NO	NUMBER		
EQ	EQUAL	NTS	NOT TO SCALE		
EX	EXISTING	NWL	NORMAL WATER LEVEL		
FG	FINISHED GROUND	OC	ON CENTER		
F/G	FORM GRADE	OCEW	ON CENTER EACH WAY		
FDC	FIRE DEPARTMENT CONNECTION	OD	OUTSIDE DIAMETER		
FDN	FOUNDATION	OH	OVERHEAD		
FES	FLARED END SECTION	OHWL	ORDINARY HIGH WATER LEVEL		
FFE	FINISHED FLOOR ELEVATION	OHD	OVERHEAD DOOR		
FPM	FEET PER MINUTE	OZ	OUNCE		
FPS	FEET PER SECOND	PCC	PORTLAND CEMENT CONCRETE		
FT	FOOT, FEET	PED	PEDESTAL, PEDESTRIAN		
FTG	FOOTING	PERF	PERFORATED		
GA	GAUGE	PL	PROPERTY LINE		

ISG

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

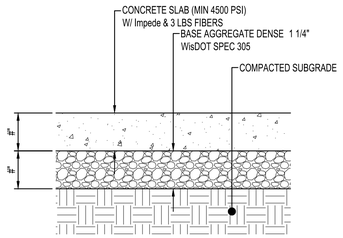
PROJECT NO.	26-34320
FILE NAME	34320 C0-GENERAL
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

LEGEND AND NOTES

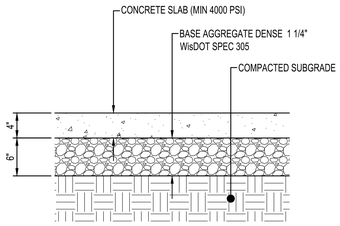
SHEET

C0-01



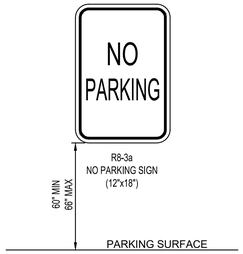
STANDARD 6" CONCRETE PAVEMENT

NTS ST130



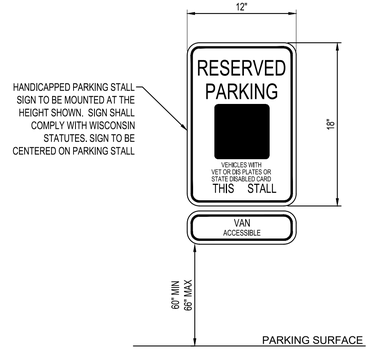
CONCRETE WALK

NTS



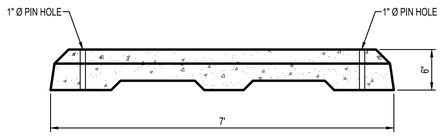
NO PARKING SIGN

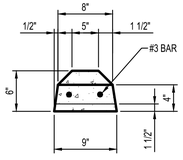
NTS PM110



ACCESSIBLE PARKING SIGN

NTS PM100





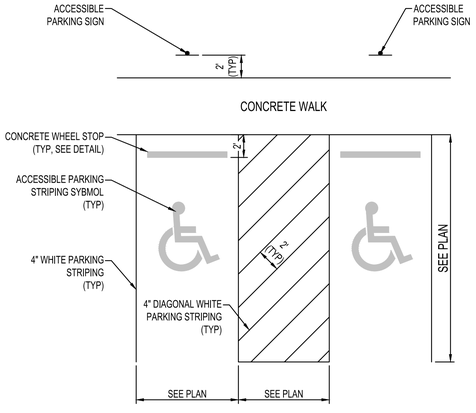
NOTES:

1. TOTAL WEIGHT
   -6' PARKING BUMPER = 280 LBS
   -7' PARKING BUMPER = 328 LBS
2. CONCRETE SPEC = 5000 PSI
3. REINFORCEMENT = 2 - #3 BARS

*OR APPROVED EQUAL

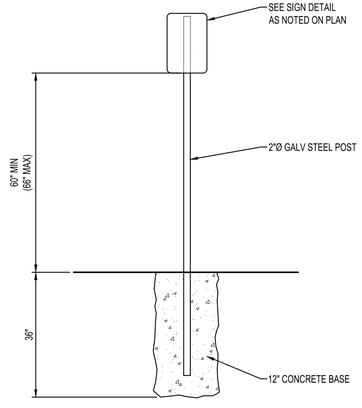
CONCRETE WHEEL STOP

NTS LD150-U



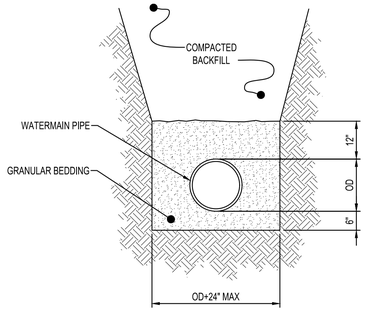
ACCESSIBLE PARKING AREA

NTS PM302



TYPICAL SIGN POST

NTS PM200



NOTE:

1. GRANULAR BEDDING AND ENCASEMENT FOR WATERMAIN PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

PIPE BEDDING WATERMAIN

NTS WM300-U

ISG

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

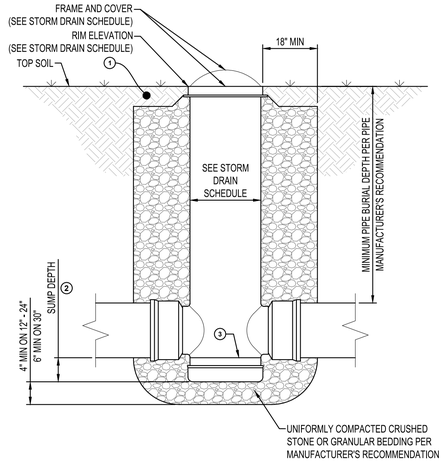
PROJECT NO.	26-34320
FILE NAME	34320 C0-DETAILS
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

TYPICAL DETAILS

SHEET

C0-20

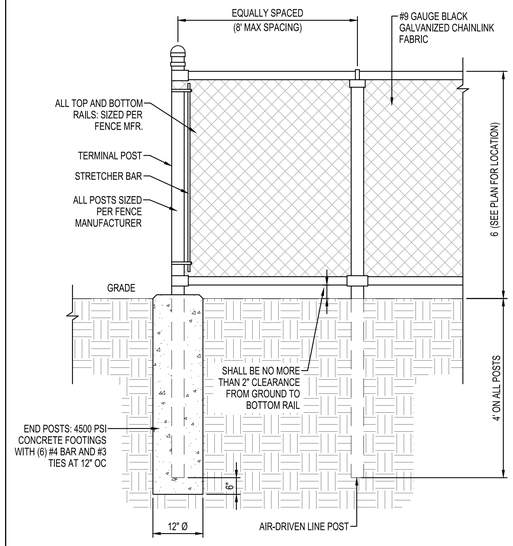


KEY NOTES:

1. IF ASPHALT PAVEMENT, TOP OF CONCRETE COLLAR SHOULD BE SET AT BOTTOM OF NON-WEAR COURSE.
2. 6" MIN ON 8" - 24" DRAIN BASIN, 10" MIN ON 30" DRAIN BASIN. VERIFY WITH MANUFACTURER'S RECOMMENDATIONS.
3. INVERT ELEVATION (SEE STORM DRAIN SCHEDULE)

DRAIN BASIN IN TURF

NTS SD320-U

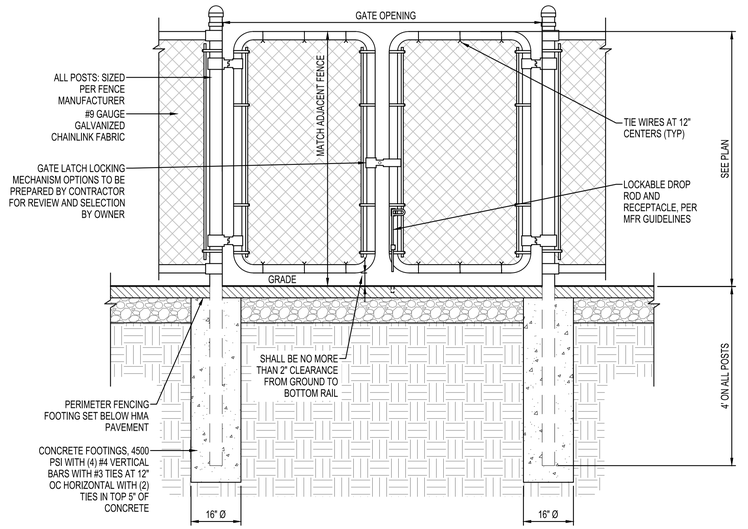


6' CHAINLINK FENCE

NTS AT600-U

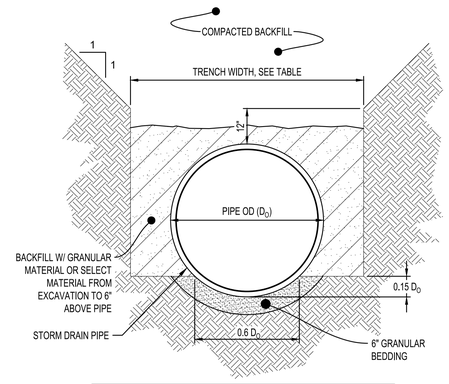
NOTE:

1. VERIFY GATE OPENING WIDTH REQUIREMENT WITH MANUFACTURER



DOUBLE SWING GATE

NTS AT652-U



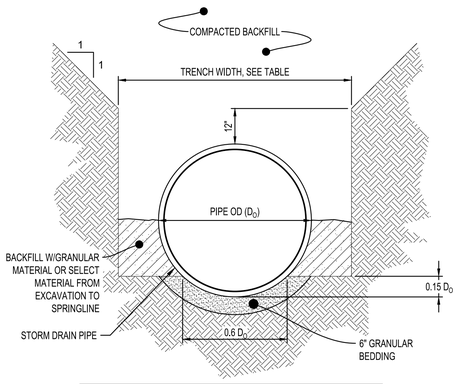
TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	D_O + 24"
42" TO 54"	1.5 x D_O
60" OR OVER	D_O + 36"

NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

NON-CONCRETE STORM DRAIN PIPE BEDDING

NTS SD600-MN



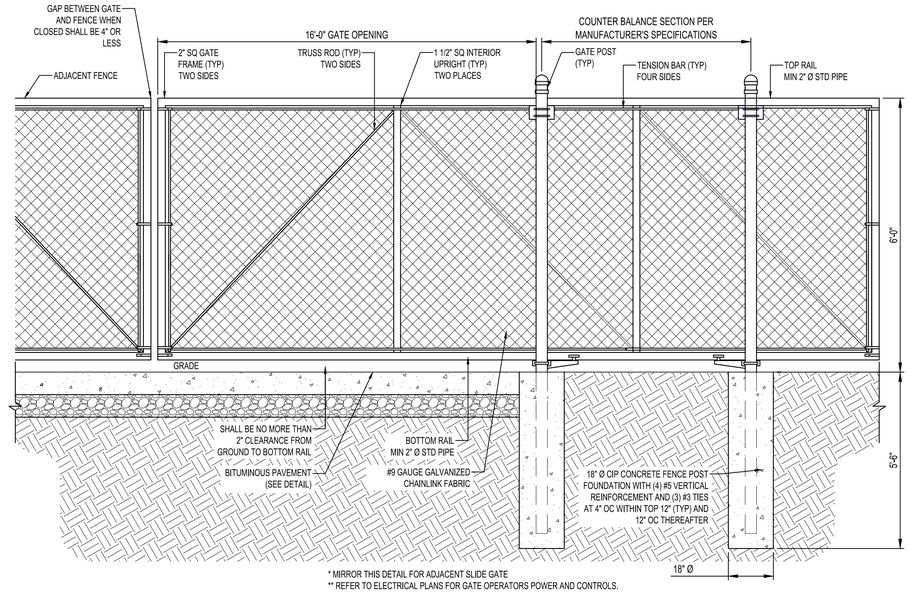
TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	D_O + 24"
42" TO 54"	1.5 x D_O
60" OR OVER	D_O + 36"

NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

REINFORCED CONCRETE STORM DRAIN PIPE BEDDING

NTS SD601-MN



* MIRROR THIS DETAIL FOR ADJACENT SLIDE GATE
** REFER TO ELECTRICAL PLANS FOR GATE OPERATORS POWER AND CONTROLS.

16' MANUAL SLIDING GATE

NTS

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PROJECT

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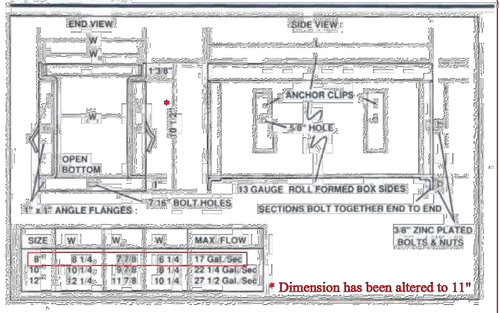
TITLE

TYPICAL DETAILS

SHEET

C0-21

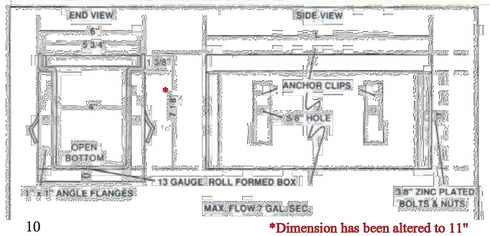
PREFORM - Industrial/Commercial



SIZE	W	W_2	W_3	MAX. FLOW
8"	8 1/4"	7 7/8"	6 1/4"	17 Gal./Sec
10"	10 1/4"	9 7/8"	8 1/4"	22 1/4 Gal./Sec
12"	12 1/4"	11 7/8"	10 1/4"	27 1/2 Gal./Sec

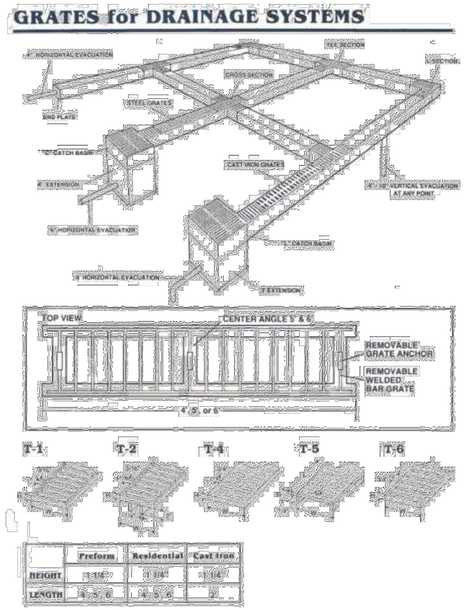
* Dimension has been altered to 11"

PREFORM RESIDENTIAL and Commercial



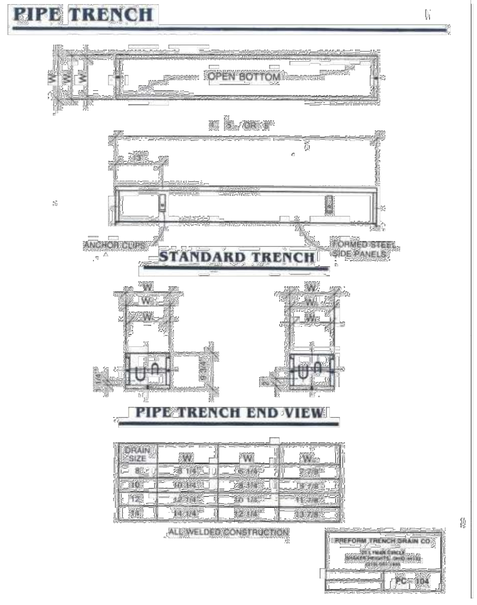
*Dimension has been altered to 11"

GRATES for DRAINAGE SYSTEMS



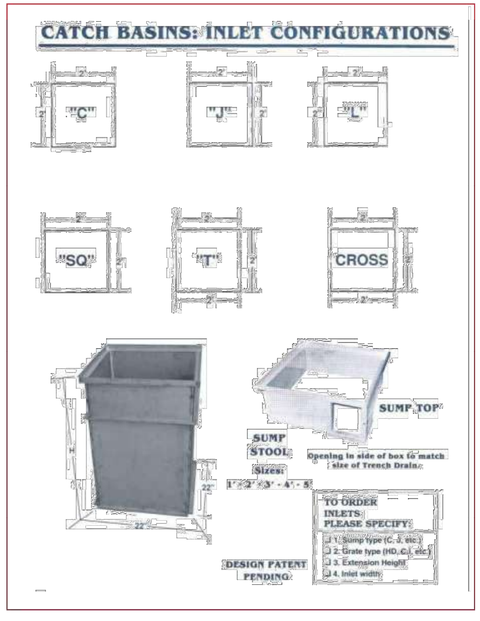
	Preform	Residential	Cast Iron
HEIGHT	3 3/16"	3 3/4"	3 3/4"
LENGTH	4 5 6	4 5 6	5

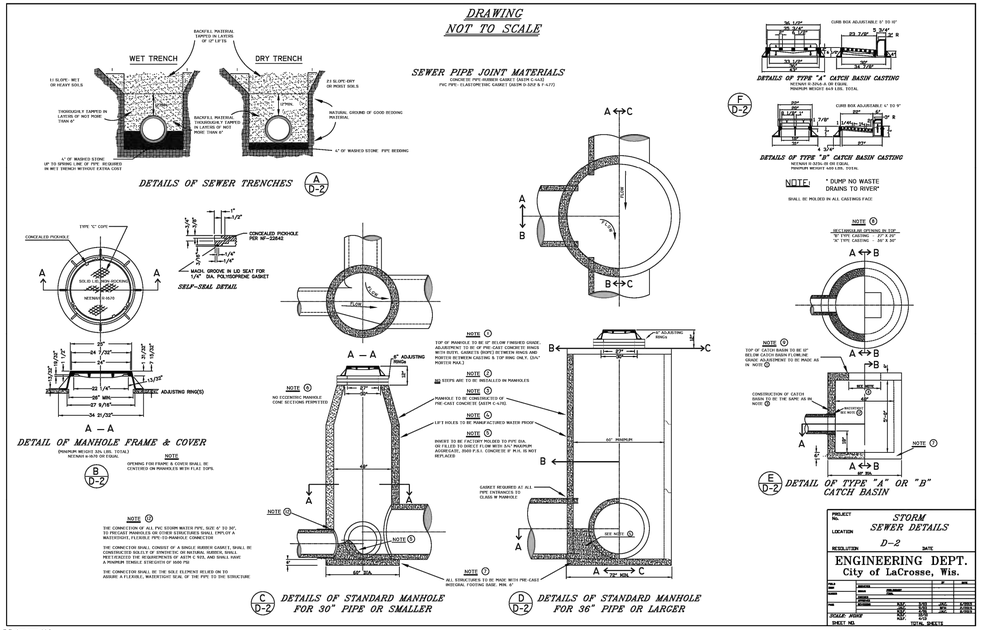
PIPE TRENCH

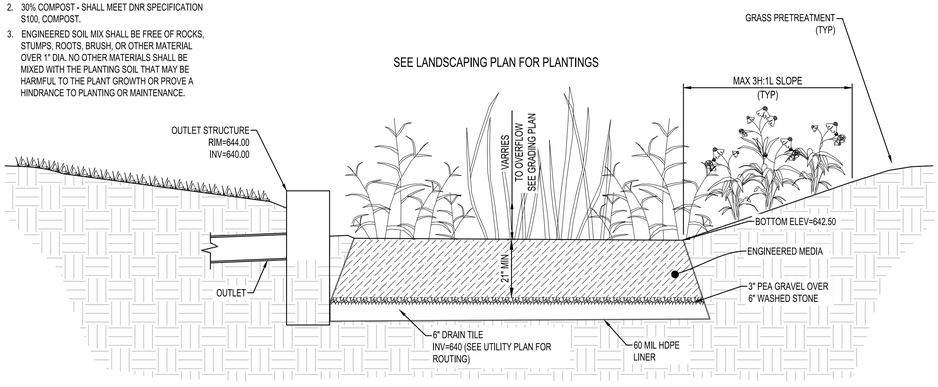


DRAIN SIZE	W	W_2	W_3
8"	8 1/4"	7 7/8"	6 1/4"
10"	10 1/4"	9 7/8"	8 1/4"
12"	12 1/4"	11 7/8"	10 1/4"
15"	15 1/4"	14 7/8"	13 7/8"

CATCH BASINS: INLET CONFIGURATIONS







BIO-FILTRATION BASIN
NTS SD800

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

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DRAWN BY	AAE
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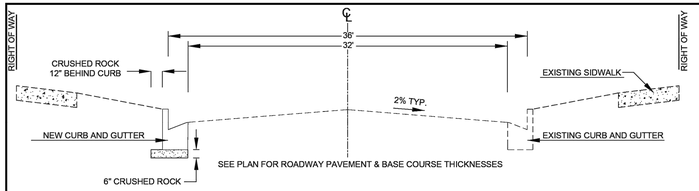
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

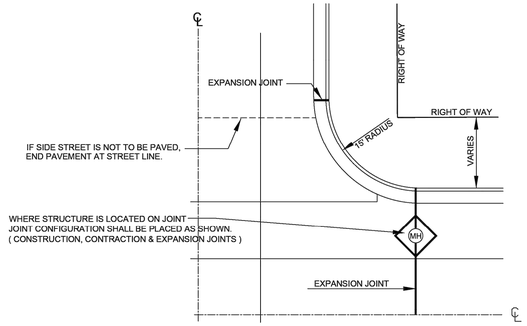
TYPICAL DETAILS

SHEET

C0-22



TYPICAL CROSS SECTION FOR 36' ROADWAY

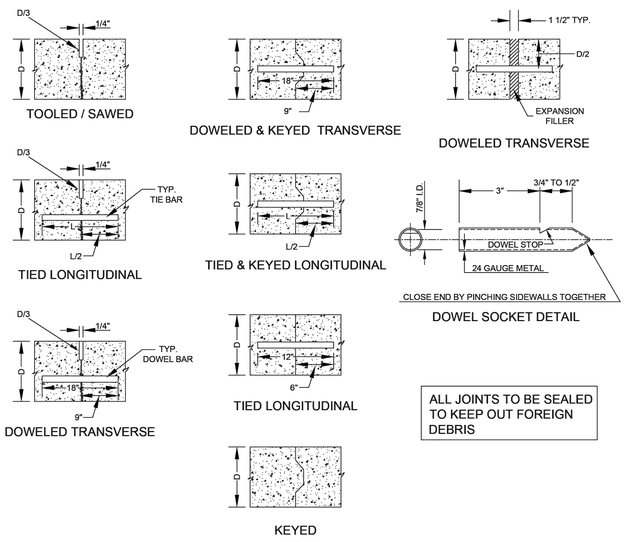


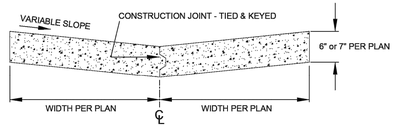
1/4 TYPICAL INTERSECTION

NOTES: JOINTS

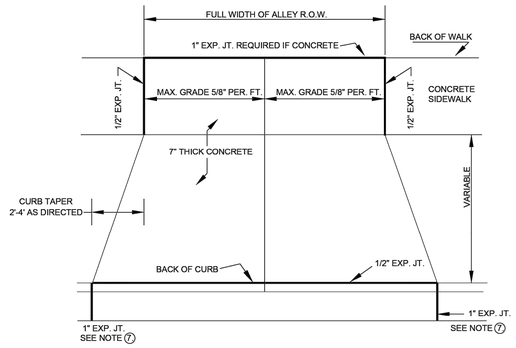
1. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AT STREET INTERSECTIONS AND MID-BLOCK BETWEEN INTERSECTIONS. IN NO CASE SHALL THE DISTANCE BETWEEN EXPANSION JOINTS EXCEED 160 FEET.
2. THE DISTANCE BETWEEN TRANSVERSE JOINTS SHALL NOT BE LESS THAN 10 FEET AND SHALL BE TYPICALLY 20 FEET APART.
3. LONGITUDINAL CONSTRUCTION JOINTS BETWEEN CURB AND GUTTER SECTION AND CONC. PAVING SECTION SHALL BE SEALED AS SHOWN ON JOINT DETAILS.

CONCRETE PAVEMENT JOINT DETAILS

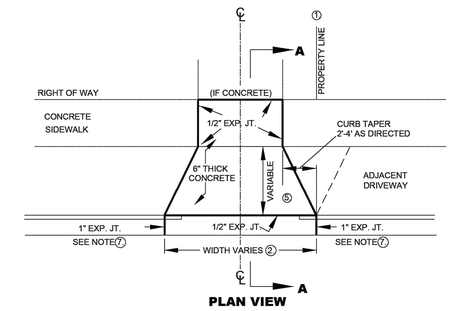




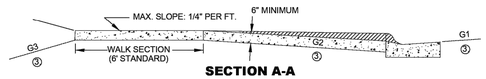
TYPICAL ALLEY PAVEMENT SECTION DETAIL



STANDARD ALLEY DRIVEWAY DETAIL



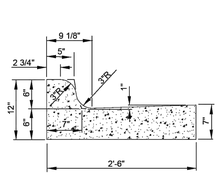
PLAN VIEW



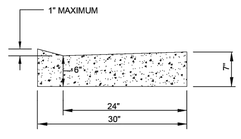
SECTION A-A

STANDARD DRIVEWAY DETAIL

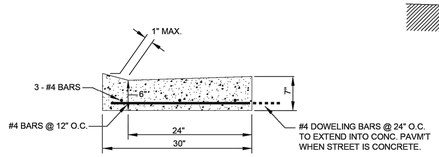
1. DRIVE SECTION SHALL NOT OVERLAP PROPERTY LINE EXTENDED, EXCEPT WHERE PERMITTED BY THE ENGINEER, OR WHEN A JOINT DRIVEWAY AGREEMENT IS EXECUTED BY OWNERS OF ADJACENT PROPERTIES.
2. MAXIMUM DRIVEWAY WIDTH AT THE CURB AND SIDEWALK IS SET FORTH IN CITY ORDINANCE SEC. 40-4. FINAL DIMENSIONS SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT.
3. THE BREAKOVER ANGLE (CAUSE OF CARS BOTTOMING) BECOMES CRITICAL WHEN THE ALGEBRAIC DIFFERENCE OF GRADES (G1, G2, & G3) EXCEEDS 11%.
4. A REINFORCED DRIVE SECTION IS REQUIRED FOR CURB & GUTTER IN AREAS ZONED INDUSTRIAL OR COMMERCIAL.
5. BACK OF CURB TO FRONT OF CONCRETE SIDEWALK MUST BE CONCRETE, BRICK OR ASPHALT.
6. MECHANICAL COMPACTION OF SUBSOIL IN LAYERS LESS THAN 12" TO ACHIEVE MINIMUM COMPACTION OF 95% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR IS REQUIRED. (INCLUDING STREET SIDE AFTER FORMS ARE REMOVED)
7. EXPANSION JOINT IS REQUIRED AT BOTH ENDS OF DRIVEWAY WHEN ONLY DRIVEWAY IS INSTALLED OR REPLACED. WHEN ENTIRE BLOCK OF CURB & GUTTER IS INSTALLED THE EXPANSION JOINT AT DRIVEWAY ENDS MAY BE OMITTED.
8. TURNING OF 2' DIAMETER DRIVEWAY RETURNS IN LIEU OF DIMINISHING CURB AS SHOWN IS PERMITTED IF DESIRED BY PROPERTY OWNER.
9. INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB ONLY IS NOT ALLOWED. ENTIRE EXISTING C&G MUST BE REMOVED FOR NEW DRIVEWAYS. SAWING & REMOVAL OF A MINIMUM 2' WIDTH OF ASPHALT STREET PAVEMENT TO INSTALL FRONT FORMS IS REQUIRED.



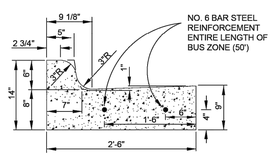
STANDARD CURB & GUTTER SECTION



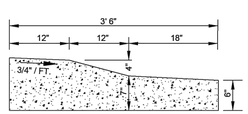
GUTTER ONLY SECTION



REINFORCED DRIVEWAY SECTION (4)

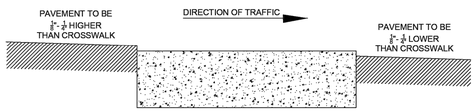


REINFORCED CURB & GUTTER SECTION (BUS STOP LOCATIONS)



TRAFFIC CIRCLE CURB SECTION

DRAWINGS NOT TO SCALE



CONCRETE CROSSWALK DETAIL

STANDARD DETAIL D-1-1

CONCRETE PAVEMENT & CURB AND GUTTER

ENGINEERING DEPT.
City of LaCrosse, Wis.

		BY	DATE
FIELD BOOK	SURVEYED		
	DRAWN PREL'MINARY		
NUMBER	DRAWN FINAL		
	CHECKED		
	APPROVED		01/2021
PAGE	REVISIONS	JMC	11/2024

SCALE: NONE

D-1-1 CONCRETE-C&G 2021

D-1-1 Concrete-C&G.dwg

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PROJECT

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NEW OFFICE

LA CROSSE WISCONSIN

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TITLE

TYPICAL DETAILS

SHEET

C0-23

EROSION CONTROL NOTES

PROJECT LOCATION
PROJECT LOCATION:
CITY/TOWNSHIP:
COUNTY/STATE:
ZIP CODE:
LATITUDE/LONGITUDE:

PROJECT DESCRIPTION
THE PROJECT INCLUDES CONSTRUCTION OF AN APARTMENT BUILDING, CONCRETE PAVEMENT, ASPHALT PAVEMENT, CURB & GUTTER, AND CONCRETE WALK, ALONG WITH ALL THE NECESSARY GRADING, UTILITIES, STORM WATER MANAGEMENT, EROSION CONTROL, AND ANY ADDITIONAL COMPONENTS.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)	
CONSTRUCTION ACTIVITIES:	**ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:**
CLEARING AND GRUBBING OPERATIONS, GRADING, BASIN EXCAVATION	APRIL – JUNE 2024
BASIN SEEDING	JUNE 2024
BRIDGE	APRIL – OCTOBER 2024
CULVERT REMOVAL AND REPLACEMENT	JUNE – AUGUST 2024
CURB & GUTTER/SIDEWALK	AUGUST – OCTOBER 2024
PAVING	SEPTEMBER – OCTOBER 2024
INITIAL TURF, BRIDGE RAILING/LIGHTING	NOVEMBER 2024
LANDSCAPING, FINAL TURF, MISC.	APRIL – AUGUST 2024

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS
TOTAL AREA TO BE DISTURBED = XXXX ACRES
MINIMUM AREA REQUIREING WPDES PERMIT = 1.00 ACRES
****PROJECT DOES/DOES NOT REQUIRE A WPDES PERMIT****
IMPERVIOUS AREA: PRE-CONSTRUCTION = X.XX ACRES[1]/POST-CONSTRUCTION = X.XX ACRES[2]
NET INCREASE OF IMPERVIOUS AREA = X.XX ACRES[3] (*AREAS EXCLUDES 0.525 ACRES MILL & OVERLAY ON EXCELSIOR BLVD.)

CONTACT INFORMATION/RESPONSIBLE PARTIES
THE OWNER OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER IS THE OWNER CO-PERMITTEE APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS EROSION CONTROL PLAN AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE EROSION CONTROL PLAN IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: COMPANY (CONTACT NAME, TITLE)
ADDRESS
CITY, STATE ZIP
000.000.0000/EMAIL

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE APPLYING FOR PERMIT COVERAGE ON THE WPDES, AND THEREBY AGREE TO IMPLEMENT THIS EROSION CONTROL PLAN IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO EROSION CONTROL AMENDMENT SECTION).

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE EROSION CONTROL PLAN HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE WPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR ACTIVITIES WHICH INFLUENCE WPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS.

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE EROSION CONTROL PLAN FOR THIS PROJECT. ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE WPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

DESIGNER:
ISG INC. (XXXXXX)
201 MAIN ST., SUITE 1020
LA CROSSE, WI 54601
XXX-XXX-XXXX/XXXXXXX@ISGINC.COM

PERMENANT STORMWATER MANAGEMENT DESIGNER:
ISG INC. (XXXXXXXXXXX)
201 MAIN ST., SUITE 1020
LA CROSSE, WI 54601
XXX-XXX-XXXX/XXXXXX@ISGINC.COM

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES
SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S EROSION CONTROL PLAN AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. THE ON-SITE SOILS INCLUDE TOPSOIL, SAND AND LEAN CLAY AT X% TO X% SLOPES. REFER TO THE GEOTECHNICAL REPORT INCLUDED WITHIN THE PROJECT SPECIFICATIONS FOR MORE DETAILED SOIL INFORMATION. THE EXISTING SITE INCLUDES PAVED AND GRAVEL SURFACING, VEGETATED AREAS ARE GRASS IN FAIR CONDITION AND A PORTION OF THE SITE IS FARMED. NO HISTORIC SITE CONTAMINATION IS KNOWN.

IMMEDIATE RECEIVING WATERS: STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO SEVERAL CONSTRUCTED DITCHES AND STORMWATER PONDS. PROJECT DISCHARGE POINTS DISCHARGE TO DES PLAINES RIVER (WBIC 734000). A RECEIVING WATERS REVIEW WAS COMPLETED ON X/XX/2018. BASED ON THIS REVIEW THE RECEIVING WATER DES PLAINES RIVER IS AN OUTSTANDING RESOURCE WATER (ORW), EXCEPTIONAL RESOURCE WATER (ERW), FISH AND AQUATIC LIFE WATER AND/OR AN IMPAIRED WATER, THEREFORE SECTION 4.4 REQUIREMENTS APPLY TO THIS PROJECT.
THE RECEIVING WATER DES PLAINES RIVER IS NOT AN OUTSTANDING RESOURCE WATER (ORW), EXCEPTIONAL RESOURCE WATER (ERW), FISH AND AQUATIC LIFE WATER AND/OR AN IMPAIRED WATER.

ORW, ERW AND IMPAIRED WATER STORMWATER DISCHARGE: STORMWATER DISCHARGE THAT WOULD FIRST OCCUR AFTER THE PERMITTEE'S START DATE OF COVERAGE TO A SURFACE WATER TO WHICH THE SITE DID NOT PREVIOUSLY DISCHARGE STORM WATER SHALL NOT BE ESTABLISHED DIRECTLY TO AN ORW, ERW, FISH AND AQUATIC LIFE WATER OR IMPAIRED WATER UNLESS THE DISCHARGE OF POLLUTANTS IS LESS THAN OR EQUAL TO THE EXISTING LEVELS OF POLLUTANTS IMMEDIATELY UPSTREAM OF THE DISCHARGE SITE.

PROTECTIVE AREA OF NO LESS THAN 75 FEET SHALL BE MAINTAINED TO ANY ORW AND ERW.

DISCHARGE OF POLLUTANT(S) OF CONCERN VIA STORMWATER TO AN IMPAIRED WATER OR APPROVED TMDL SHALL BE MANAGED BY XXXX CONTROL MEASURES AND MANAGEMENT PRACTICES THAT WILL COLLECTIVELY BE USED TO REDUCE OR ELIMINATE THE STORMWATER DISCHARGE OF POLLUTANT(S) OF CONCERN THAT CONTRIBUTE TO THE IMPAIRMENT OF THE WATER BODY. THESE CONTROL MEASURES AND MANAGEMENT PRACTICES WERE CHOSEN OPPOSED TO OTHER ALTERNATIVES BECAUSE XXX.

PERMANENT STORMWATER TREATMENT SYSTEMS
THIS SITE IS A NEW DEVELOPMENT / REDEVELOPMENT AND IS REQUIRED TO MEET XX% TSS REMOVAL FROM THE POST-CONSTRUCTION SITE. POST-DEVELOPMENT PEAK RUNOFF DISCHARGE RATES SHALL BE EQUAL TO OR LESS THAN PRE-DEVELOPMENT CONDITIONS FOT THE 1-YEAR, 24-HOUR AND THE 2-YEAR, 24-HOUR DESIGN STORMS. THE POST-DEVELOPMENT SITE HAS LOW / MODERATE / HIGH IMPERVIOUSNESS AND SHALL INFILTRATE AT LEAST XX% OF THE PRE-DEVELOPMENT INFILTRATION VOLUME.
HYDROLOGIC AND WATER QUALITY MODELING DATA AND THE CONTAMINATION CHECKLIST IS AVAILABLE UPON REQUEST.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE
THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS EROSION CONTROL PLAN HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24 HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS EROSION CONTROL PLAN. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED
AREAS NOT TO BE DISTURBED ARE TO BE DELINEATED BEFORE WORK BEGINS. PERMITEES ARE RESPONSIBLE FOR PRESERVING A 75 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND DOCUMENTED) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROADSIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

EXISTING VEGETATION SHALL BE PRESERVED WHERE FEASIBLE AND LAND DISTURBING CONSTRUCTION ACTIVITIES SHALL BE STAGED TO LIMIT EXPOSED SOIL AREAS SUBJECT TO EROSION. DISTURBED PORTIONS OF THE CONSTRUCTION SITE ARE TO BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS PRACTICABLE AND SHALL BE INITIATED NO LATER THAN THE END OF THE NEXT WORKDAY FOLLWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED AS SOON AS PRACTICABLE.

EROSION AND SEDIMENT CONTROL BMPS
EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE USED TO PREVENT OR REDUCE THE FOLLOWING IN ORDER TO DISCHARGE NO MORE THAN 5 TONS PER ACRE PER YEAR OF SEDIMENT FROM THE DISTURBED AREA.

THE OPERATOR SHALL CLEARLY IDENTIFY THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT ARE RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE, UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE EROSION CONTROL PLAN. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN A REASONABLE TIMEFRAME FOR EXPOSED SOILS.

DEWATERING
DEWATERING, STREAM DIVERSION, OR BASIN DRAINING MAY BE REQUIRED DURING CONSTRUCTION OF THIS PROJECT. WHEN DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST BE DESIGNED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 INCLUDE BMP'S TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE EROSION CONTROL PLAN. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS, IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SANDBAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION
NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE EROSION CONTROL PLAN CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMP'S AND A CHAIN OF RESPONSIBILITY FOR EROSION CONTROL PLAN IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON-SITE BMP'S IN ACCORDANCE WITH THE WPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS FROM ANY DISCHARGES UNDER COVERAGE OF THE WPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMP'S MAY BE NEEDED TO MEET THESE REQUIREMENTS.

TEMPORARY & PERMANENT EROSION PREVENTION BMPS

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS HOWEVER MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYARCRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
USE THE REQUIRED CLASS AND TYPE OF EROSION MAT THE PLANS SHOW OR IS SPECIFIED.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS, TO ACHIEVE A MINIMUM OF 90% GROUND COVER.
METHOD A, NETTING: SECURLY ANCHOR MULCHING MATERIAL BY APPROVED NETTING AND PEGS OR STAPLES
METHOD B, TACKIFIER: UTILIZE A TACKIFIER TO TREAT OR APPLY TO THE MULCHING MATERIAL

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE EROSION CONTROL PLAN MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS, PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROLS BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND/IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

TEMPORARY SEDIMENTATION BASINS AND TRAPS: THE BASIN INTAKE MUST BE DESIGNED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1063. THE BASIN SHALL WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES 1/2 THE LIVE STORAGE VOLUME.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY, OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEE(S) OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/DOT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE EROSION CONTROL PLAN.

CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE SWPEROSION CONTROL PLAN TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

POLLUTION PREVENTION MANAGEMENT MEASURES
THE FOLLOWING PREVENTATIVE MEASURES SHALL BE INCORPORATED:
1. MAINTENANCE OF EXISTING VEGETATION, ESPECIALLY ADJACENT TO SURFACE WATERS WHENEVER POSSIBLE;
2. MINIMIZATION OF SOIL COMPACTION AND PRESERVATION OF TOP-SOIL;

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C1-SWPPP
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

SWPPP NARITIVE

SHEET

C1-10

3. MINIMIZATION OF LAND DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE;
4. DEVELOPMENT OF SPILL PREVENTION AND RESPONSE PROCEDURES.

POTENTIAL SOURCES OF UNAUTHORIZED DISCHARGES CONSTRUCTION ACTIVITIES INCLUDE WASTEWATER DISCHARGES FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS AND OTHER POLLUTANTS USED IN VEHICLE OPERATION AND MAINTENANCE; AND SOAPS OR SOLVENTS USED IN VEHICLE AND/OR EQUIPMENT WASHING.

THE PERMITTEE SHALL NOTIFY THE DEPARTMENT OF ANY RELEASE OR SPILL O FA HAZARDOUS SUBSTANCE TO THE ENVIRONMENT IN ACCORDANCE WITH S. 292.11, WIS. STATS., AND CH. CR 706 WIS. ADM. CODE AT (800) 943-0003.

INSPECTIONS & MAINTENANCE

THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST EROSION CONTROL INSPECTION REPORT. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH TECHNICAL STANDARDS DEVELOPED PURSUANT TO SUBCH. V OF CH. NR 151, WIS. ADM. CODE. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE EROSION CONTROL PLAN. THE DEPARTMENT HAS DEVELOPED A MODEL INSPECTION REPORT AVAILABLE AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/CONSTRUCTION/FORMS.HTML OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE, TIME AND EXACT LOCATION OF THE INSPECTION;
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
C. AN ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS;
D. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION;
E. DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION AT THE SITE AND ANY SCHEDULE MODIFICATIONS THAT MAY INCREASE SEDIMENT DISCHARGE.

THE OWNER SHALL BE IN CHARGE OF THE LONG-TERM MAINTENANCE OF PERMANENT BMPS.

EROSION CONTROL PLAN AMENDMENTS & RECORD KEEPING

EROSION CONTROL PLAN AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED EROSION CONTROL PLAN AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE EROSION CONTROL PLAN.

THE EROSION CONTROL PLAN SHALL BE AMENDED IF:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE AT THE CONSTRUCTION SITE, WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS;
2. THERE IS A CHANGE IN THE SEQUENCE, SCHEDULE, OR PHASING OF CONSTRUCTION AT THE CONSTRUCTION SITE WHICH HAS A REASONABLE POTENTIAL TO CAUSE AN EXCEEDANCE OF THE 5 TONS PER ACRE PER YEAR SEDIMENT PERFORMANCE STANDARD;
3. THE ACTIONS REQUIRED BY THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE STORM WATER RUNOFF.

FOR CONSTRUCTION SITES FOR WHICH THERE HAS BEEN EARLIER DEPARTMENT REVIEW OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, IF THE PERMITTEE IDENTIFIES CHANGES NEEDED IN EITHER PLAN, THE PERMITTEE SHALL NOTIFY THE DEPARTMENT AT LEAST 5 WORKING DAYS PRIOR TO MAKING THE CHANGES IN THE PLAN.

THE EROSION CONTROL PLAN (ORIGINAL OR COPIES), ALL CHANGES TO THE EROSION CONTROL PLAN, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE EROSION CONTROL PLAN CAN BE KEPT IN THE FIELD OFFICE OR ON SITE VEHICLE DURING NORMAL WORKING HOURS. THE PERMITEES MUST KEEP AND MAKE AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN FIVE DAYS THE EROSION CONTROL PLAN, OTHER STORMWATER RELATED PERMITS, RECORDS OF ALL INSPECTION/MAINTENANCE, ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER INFORMATION REQUIRED BY THE GENERAL PERMIT FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

NOTICE OF TERMINATION

THE PERMITEE SHALL SIGN AND SUBMIT A NOTICE OF TERMINATION (NOT) (AVAILABLE THROUGH THE DEPARMENT AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/CONSTRUCTION/FORMS.HTML) TO THE DEPARTMENT WITHIN 45 DAYS AFTER FINAL STABILIZATION, REMOVAL OF TEMPORARY EROSION CONTROL BMPS AND ALL LAND DISTURBING CONSTRUCTION ACTIVITY UNDER THIS PERMIT HAVE CEASED.

FINAL STABILIZATION MEANS THAT ALL LAND DISTURBING CONSTRUCTION ACTIVITIES AT THE CONSTRUCTION SITE HAVE BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

TERMINATION OF COVERAGE UNDER THIS PERMIT SHALL BE EFFECTIVE UPON THE DEPARTMENT'S WRITTEN CONFIRMATION OF PERMIT TERMINATION TO THE PERMITEE.

EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (REV. FEBRUARY 2017)
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (REV. FEBRUARY 2017)
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
24. THE CONTRACTOR IS RESPONSIBLE FOR UPDATING THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRITE MATRIX IN WISDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WISDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
28. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: HTTP://DNR.WI.GOV/BOTW/
29. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SPILL PLAN. REFER TO THIS DOCUMENT IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.
30. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FRAC OUT PLAN IF DRILLING IS TO OCCUR. REFER TO THIS DOCUMENT IF AN INADVERTANT DISCHARGE OF DRILLING FLUIDS ("FRAC OUT") OCCURS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.
31. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: HTTPS://WWW3.EPA.GOV/NPDES/PUBS/CONCRETEWASHOUT.PDF. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

ISG

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C1-SWPPP
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

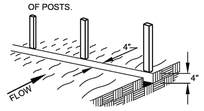
TITLE

SWPPP NARITIVE

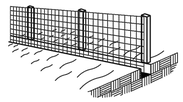
SHEET

C1-11

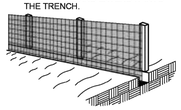
1. SET POSTS AND EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



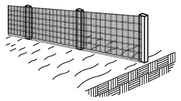
2. STAPLE WIRE FENCING TO THE POSTS.



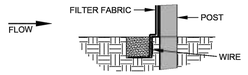
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

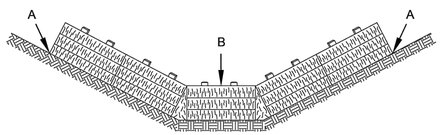


EXTENSION OF FABRIC & WIRE INTO TRENCH



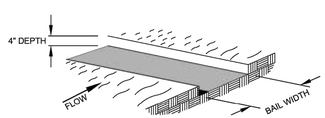
CONSTRUCTION OF A SILT FENCE
CHANNELIZED FLOW

PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY

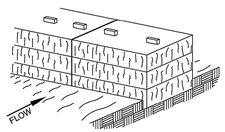


POINTS "A" SHOULD BE HIGHER THAN POINT "B"

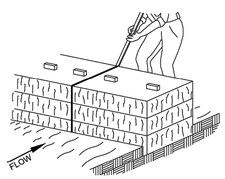
1. EXCAVATE THE TRENCH.



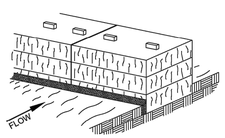
2. PLACE AND STAKE STRAW BALES.

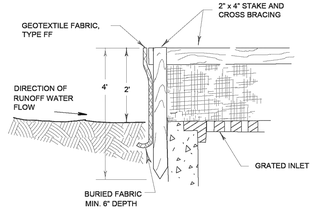


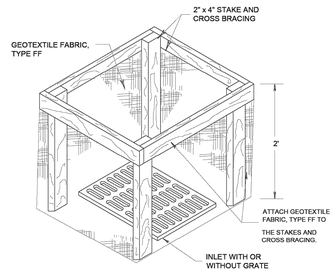
3. WEDGE LOOSE STRAW BETWEEN BALES.



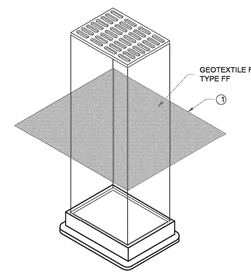
4. BACKFILL & COMPACT THE EXCAVATED SOIL.



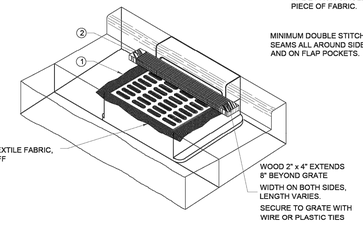




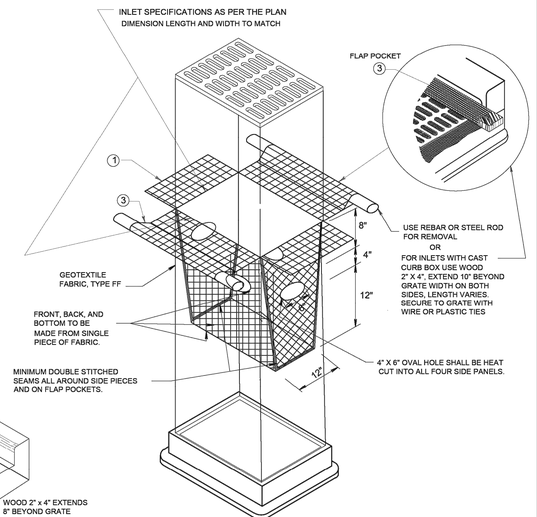
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE) ②

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

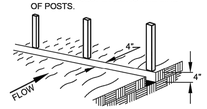
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

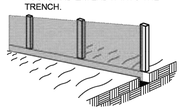
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION
TYPE A, B, C, AND D

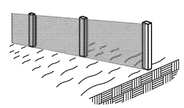
1. SET POSTS AND EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



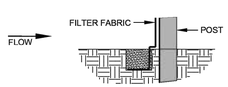
2. STAPLE THE FILTER FABRIC TO THE POSTS AND EXTEND IT INTO THE TRENCH.



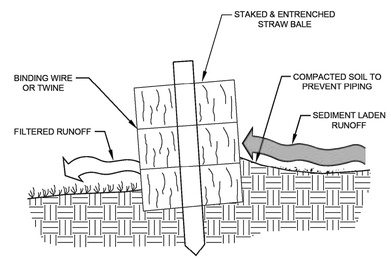
3. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC INTO TRENCH



CONSTRUCTION OF A FILTER BARRIER



CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

EDF #

DWG NAME: EROSION-CONTROL.DWG

PROJECT No.

EROSION CONTROL DETAILS
D-1-2

LOCATION

RESOLUTION

DATE

ENGINEERING DEPT.
City of La Crosse, Wis.

		BY	DATE
FIELD BOOK	SURVEYED		
	DRAWN PRELIMINARY		
NUMBER	FINAL	JMC	2/2009
	CHECKED		
	APPROVED		
PAGE	REVISIONS		

SHEET NO.

TOTAL SHEETS

ISG

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C1-SWPPP
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

SWPPP DETAILS

SHEET

C1-12

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

MAINTAIN INLET PROTECTION
FROM STREET CONSTRUCTION
THROUGH SITE CONSTRUCTION

ST ANDREW STREET

N

0 20 40
SCALE IN FEET

ISG

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PROJECT

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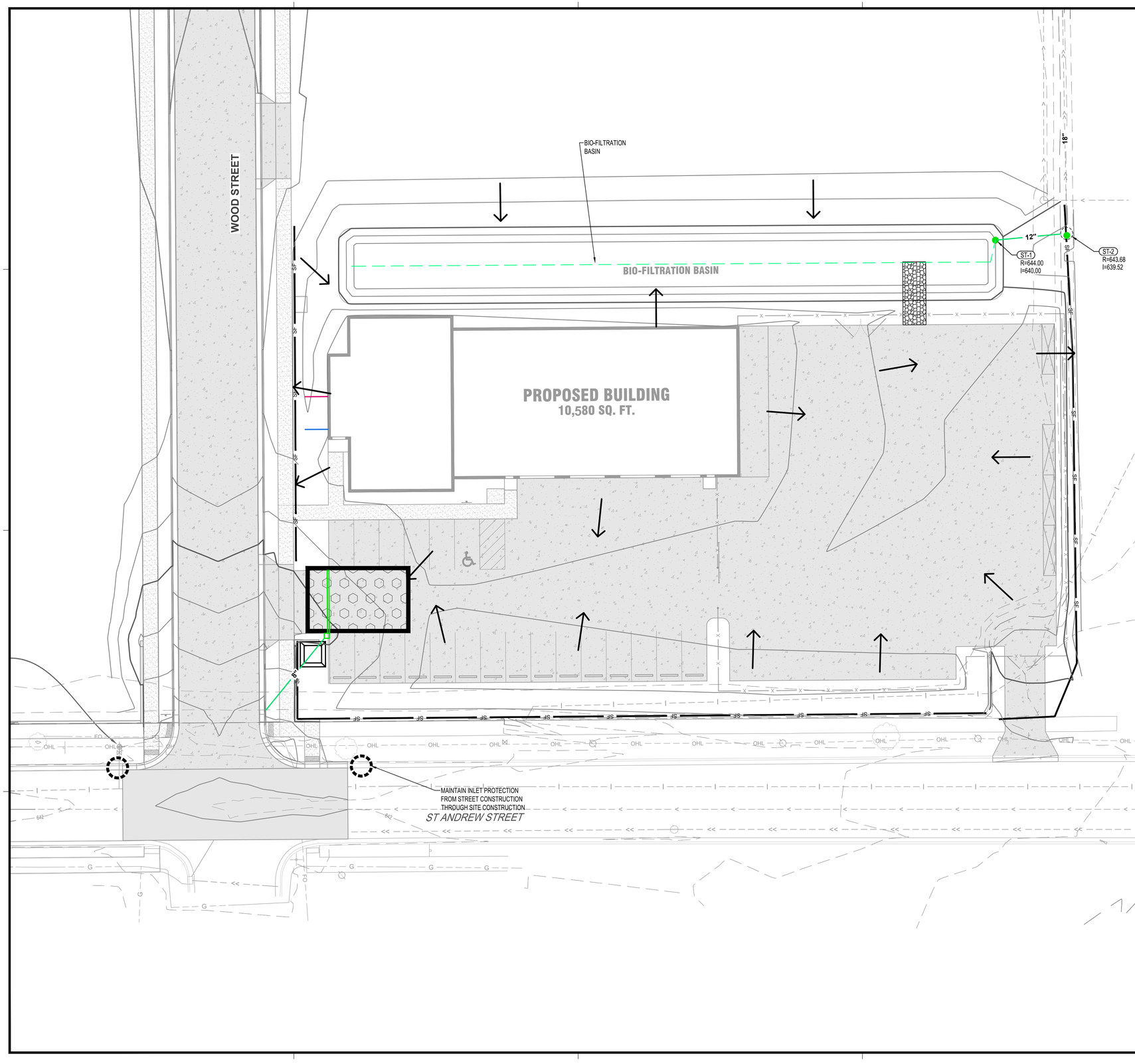
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

PRE CONSTRUCTION SWPPP

SHEET

C1-13



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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PROJECT

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NEW OFFICE

LA CROSSE WISCONSIN

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REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

POST CONSTRUCTION SWPPP

SHEET

C1-14

2
55,437 SQ FT
1.27 AC

3
56,815 SQ FT
1.30 AC

EX SAN MH
R=648.04
I=634.18

CAP EXISTING WATERMAIN AT PROPERTY AND ABAONDON

REMOVALS BY OTHER PART OF WOOD STREET EXTENSION

EXISTING DECIDUOUS TREE (TYP)

SAWCUT AND REMOVE CONCRETE SIDEWALK

REMOVE OBJECT MARKERS (BY CITY)

EXISTING CURB AND GUTTER (TYP)

SAWCUT AND REMOVE CURB AND GUTTER

EXISTING RETAINING WALL (TYP)

EXISTING STORMWATER (TYP)

EXISTING WATER MAIN (TYP)

EX CB
T/C=641.91
I=637.58 (12" PVC) S

EX SAN MH
R=642.05
I=634.35 (10" PVC), ETLOW DIRECTION E-W
I=634.83 (10" PVC) W

EX CB
T/C=641.62
I=636.91 (12" PVC) E
I=636.92 (12" PVC) NE

EX STM MH
R=641.80
I=637.14 (") CENTER
I=637.08 (12" PVC) SW
I=637.44 (12" PVC) N
I=637.05 (18" PVC) W
I=637.05 (18" PVC) E

EX STM MH
R=642.34

ST ANDREW STREET

N

0 20 40
SCALE IN FEET

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

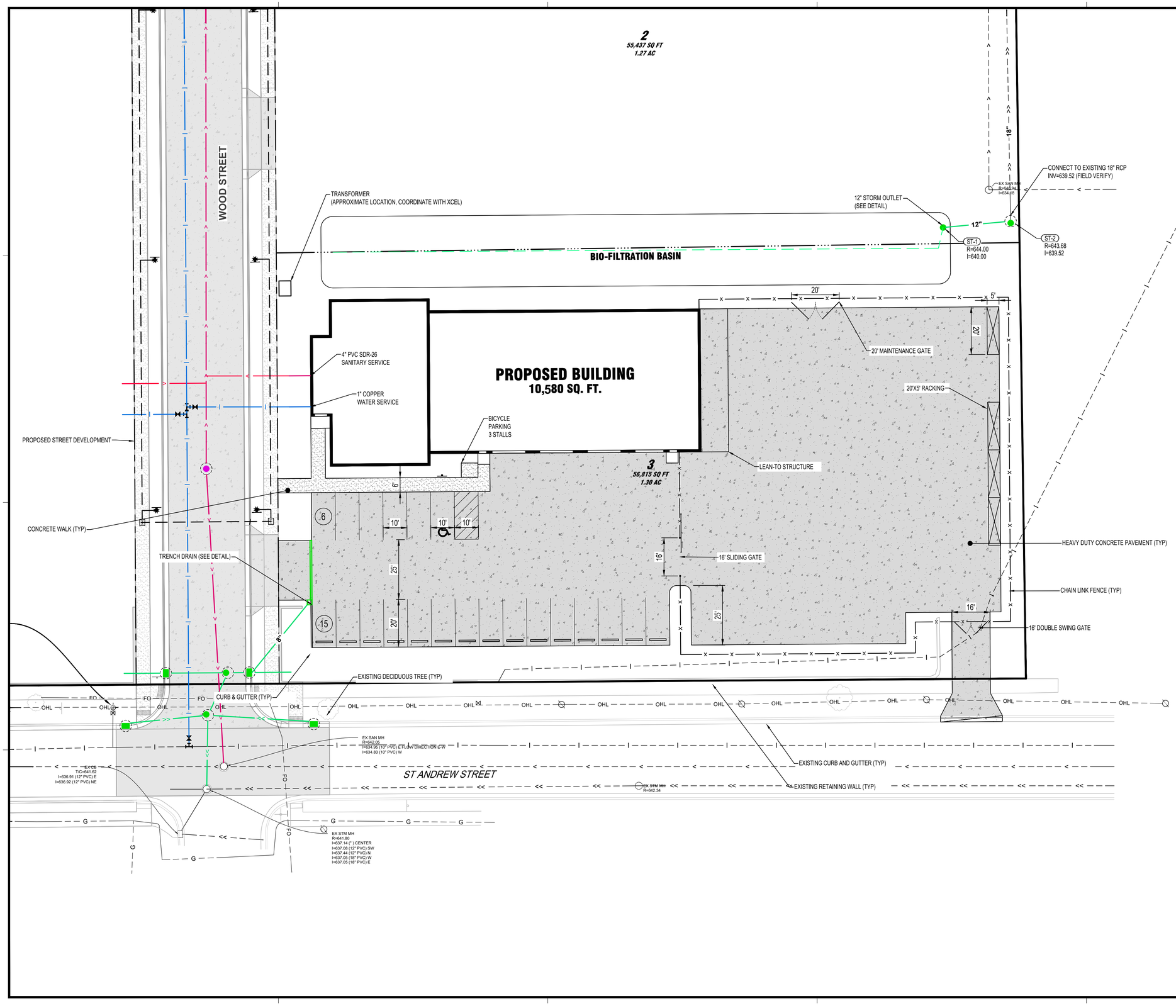
PROJECT NO.	26-34320
FILE NAME	34320 C2-EXIST
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVALS

SHEET

C2-10



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	STANDARD CURB AND GUTTER

ISG

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

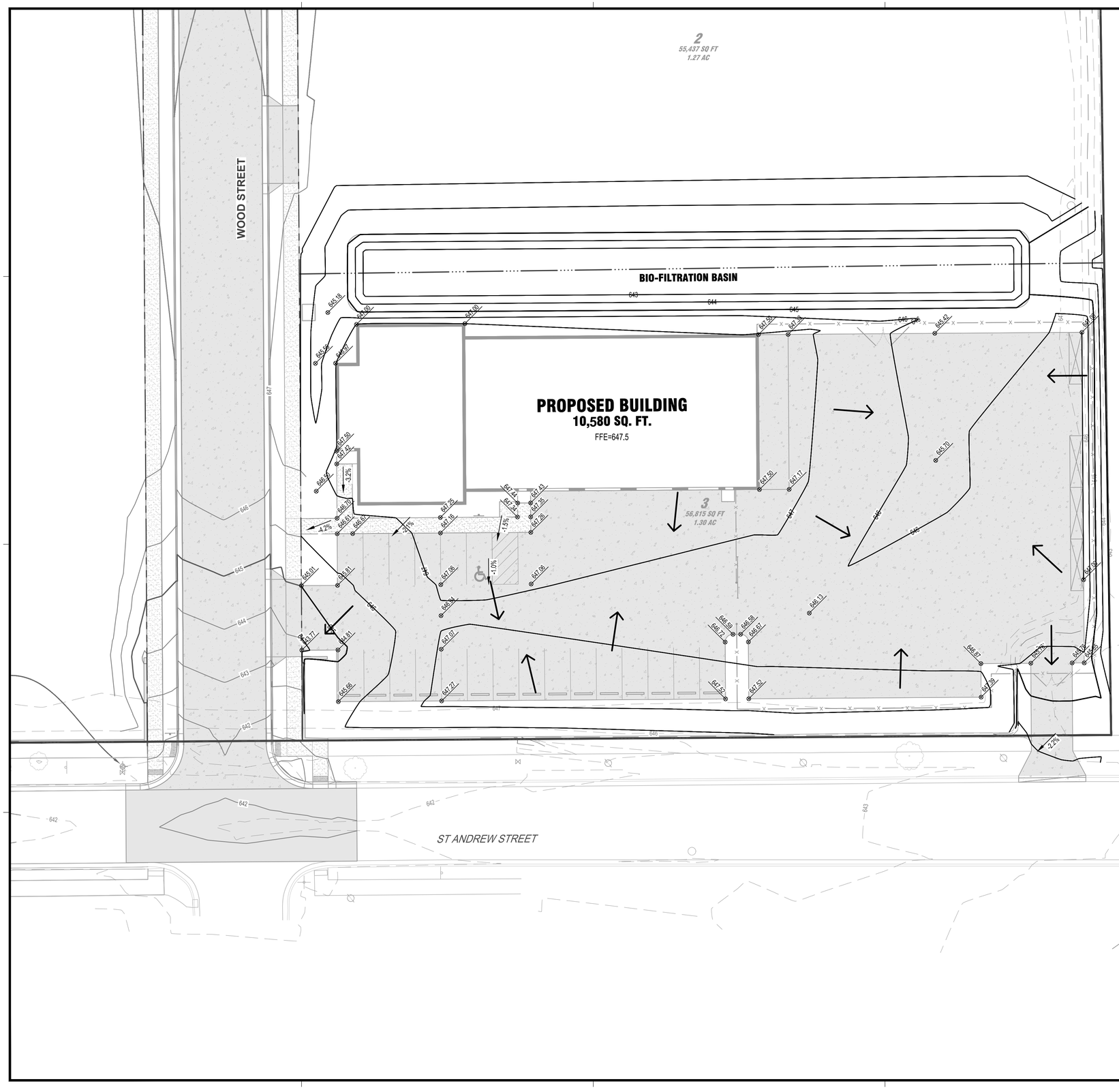
PROJECT NO.	26-34320
FILE NAME	34320 C3-SITE
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

SITE AND UTILITY PLAN

SHEET

C3-10



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
XXX.XX T/W XXX.XX FG	PROPOSED TOP OF RETAINING WALL (T/W) AND FINISHED GRADE (FG) AT BOTTOM OF RETAINING WALL
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

ISG

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PROJECT

BORTON CONSTRUCTION

NEW OFFICE

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320 C4-GRAD
DRAWN BY	AAE
DESIGNED BY	AAE
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	06/05/2026
CLIENT PROJECT NO.	-

TITLE

GRADING PLAN

SHEET

C4-10

Memorandum

Borton Construction Office – Stormwater Management

To:	City of La Crosse – Engineering Department
	Attn: Yuri Nasonovs
From:	Kris Roppe, PE
Date:	June 05, 2026
Subject:	Borton Construction Office – Stormwater Management

This stormwater management memo has been prepared to accompany the submitted plans and stormwater calculations for the proposed Bortonc Construction Office which will be located at 1325 Saint Andrew ST. The property is currently zoned Planned Development. Therefore, the project will need to meet the requirements of the City of La Crosse Commercial Design Standards Handbook. The project will consist of the construction of a new office and warehouse for Borton Construction, along with concrete pavement, concrete walk, utilities, erosion control, stormwater management, and landscaping. Since the project will be commercial the City of La Crosse Commercial Design standards have been followed. A project location map is provided on Sheet C0-00 in the submitted plan set.

A geotechnical Investigation has been completed by Braun Intertec, Inc. A previous report was also prepared by Braun Intertec on August 15, 2019 and is included for reference. Soil evaluations indicate that the infiltration rates on site range from 0.5 inches/hour to 3.6 inches/hour based on the requirements of Wisconsin DNR Conservation Practice Standard 1002. Although infiltration rates are generally adequate for stormwater infiltration no infiltration has been included as part of the project since soil and groundwater contamination are present at the site.

DESIGN STANDARDS

The existing site is currently vacant however was fully developed prior to 2008/2009. Therefore, the project will follow redevelopment standards from NR 151 and City of La Crosse Code of Ordinances Section 105-61 listed in the table below.

Table 1. Design Criteria

	Performance Standard	Requirements
Wisconsin Department of Natural Resources NR 151	Total Suspended Solids NR 151.122	Redevelopment – 40% TSS reduction from parking areas and roads.
	Peak Discharge NR 151.123	Exempt per NR 151.123(2)(b) – Redevelopment Site.
	Infiltration NR 151.124	Exempt per NR 151.124 (3)(b)3 – Redevelopment Site.
	Protective Areas NR 151.125	N/A – No protective areas within proposed site.
	Fueling & Vehicle Maintenance NR 151.126	N/A – No fueling or vehicle maintenance areas within proposed site.
	Location NR 151.127	BMP's will be located on site.
	Timing NR 151.128	BMP's will be installed prior to final stabilization.

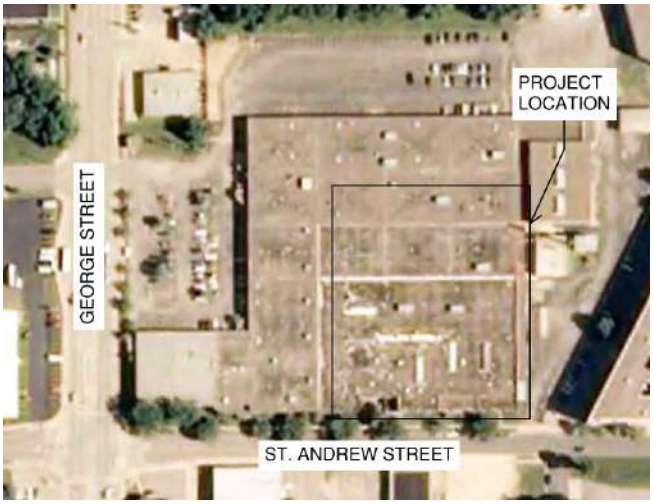
	Performance Standard	Requirements
City of La Crosse Municipal Code of Ordinances Section 105-61	Total Suspended Solids Sec. 105-61(b)(4)a.	Redevelopment – 40% TSS reduction from parking areas and roads.
	Peak Discharge Sec. 105-61(b)(4)b.	Maintain or reduce 2-yr and 10-yr 24-hour post construction peak runoff to predevelopment rates
	Safe Outlet Sec. 105-61(b)(4)c.	Safe passage of 100-year storm event
	Infiltration Sec. 105-61(b)(4)d.	Redevelopment site (exempt)
	Protective Areas Sec. 105-61(b)(4)e.	N/A – No protective areas within proposed site
	Fueling and vehicle maintenance Sec. 105-61(b)(4)f.	N/A – No fueling or vehicle maintenance areas within proposed site.
	Swale Treatment for Transportation Facilities Sec. 105-61(b)(4)f.	N/A

The disturbed area for this project is 1.5 acres and will decrease the onsite impervious area by 0.568 acres compared to existing conditions. Due to the fact that the disturbed area for this project is over an acre, a Wisconsin DNR WPDES permit will be required.

EXISTING CONDITIONS

The existing site is currently vacant grass area which has been raised up approximately 5 feet to get out of the floodplain. There are retaining walls along the north, south, and west side of the site. The previous use of the site was an industrial facility with 100% impervious cover in the location of the project as show in Figure 1 below.

Figure 1. September 2008 Google Aerial



PROPOSED CONDISTIONS

The proposed site has been separated into 3 drainage areas. Stormwater management for the site will consist of a Biofiltration Basin for site stormwater runoff. The basom will provide both water quality and peak flow reduction for 2 separate lots (Lot 2 and 3 per proposed CSM) within the development. The system has been designed with a liner to prevent stormwater from infiltrating into the soils below. The proposed watersheds and ground cover are provided in the attachments.

CALCULATION SUMMARY

Water quantity calculations were completed using hydraulic models developed by utilizing the design data and the HydroCAD Version 10.20-7a computer modeling system. This was used to provide sizing and analysis for the bio-filtration basin. Hydrographs for existing and proposed scenarios were generated and routed through these models using the Atlas-14 rainfall distribution. The proposed runoff from the analyzed events is provided in the table below. The HydroCAD calculations for the proposed conditions are included in the attachments. The table below shows that the runoff from the site is reduced compared to existing conditions up to the 100-year storm event and the 100-year storm event is safely conveyed by the proposed stormwater management for the site.

Table 2. Runoff Calculations

Rainfall Event	Existing Conditions Peak Flow (CFS)	Proposed Conditions Peak Flow (CFS)
2-Year	8.22	0.84
10-Year	12.03	3.31
100-Year	18.26	8.37

Water quality calculations were completed by utilizing the design data and the WinSLAMM Version 10.5.0 computer modeling system. This was used to provide analysis of the reduction in total suspended solids for the biofiltration basin. Results show a reduction of 68.51% of the total suspended solids from the proposed site conditions using suitable parameters for the La Crosse area when compared to no controls. The WinSLAMM models show that the proposed conditions meet the City and State requirements to reduce total suspended solids by 40% from parking areas and road surfaces compared to no controls. The WinSLAMM Output Report with input parameters can be found in the attachments.

A maintenance agreement with the City will be required for the biofiltration basin. A draft maintenance plan for the permanent stormwater management facilities on site will be prepared for the two sites sharing the stormwater management system along with stormwater management applications once the CSM is reviewed and finalized so the lots can be created.

Attachments:

- Borton Construction Office Site Plans
- Braun Intertec Geotechnical Report
- Proposed Drainage Map
- HydroCAD Analysis
- WinSLAMM Report

Geotechnical Evaluation Report

Proposed STAR Center Facility
1319 and 1325 St. Andrew Street
La Crosse, Wisconsin

Prepared for

STAR Association

Professional Certification:
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.

Benjamin R. Sullivan, PE
Project Engineer
License Number: 46821
August 15, 2019

Project B1907847

Braun Intertec Corporation

BRAUN INTERTEC
The Science You Build On.

Braun Intertec Corporation
2309 Palace Street
La Crosse, WI 54603

Phone: 608.781.7277
Fax: 608.781.7279
Web: braunintertec.com

August 15, 2019 Project B1907847

Ms. Virginia Wintersteen
STAR Association
PO Box 1024
La Crosse, Wisconsin 54602

Re: Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 St. Andrew Street
La Crosse, Wisconsin

Dear Ms. Wintersteen:

We are pleased to present this Geotechnical Evaluation Report for the proposed STAR Center Facility to be located at 1319 and 1325 St. Andrew Street in La Crosse, Wisconsin.

Thank you for making Braun Intertec your geotechnical consultant for this project. If you have questions about this report, or if there are other services that we can provide in support of our work to date, please contact Ben Sullivan or Brandon Wright at 608.781.7277 or by email at bsullivan@braunintertec.com or bwright@braunintertec.com.

Sincerely,

BRAUN INTERTEC CORPORATION

Benjamin R. Sullivan, PE
Project Engineer

Brandon K. Wright, PE
Senior Engineer

AA/EOE

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Soil Boring Location Sketch
Log of Boring Sheets (ST-1 to ST-6)
Fence Diagram
Descriptive Terminology of Soil
Mechanical Sieve Analysis Test Report
Wisconsin DNR – Soil Evaluation Storm Form

A. Introduction

A.1. Project Description

This Geotechnical Evaluation Report addresses the proposed design and construction of the STAR Center Facility to be located at 1319 and 1325 St. Andrew Street in La Crosse, Wisconsin. The project will include construction of an approximate 63,435 square-foot, one- and two-story, structural-steel framed building with structural masonry walls and concrete floor slabs. Construction will also include pavements for parking lots as well as associated utilities and storm water improvements. Table 1 provides the project details.

Table 1. Project Description

Aspect	Description
Proposed STAR Center Facility	▪ One- and two-story, structural steel-framed building with structural masonry walls and concrete floor slabs. ▪ Construction will also include an in-ground swimming pool and therapy pool supported on pier foundations with structural floor slabs. ▪ We have assumed that column loads will be 350 kips or less, walls loads will be 25 kips per lineal foot or less, and interior floor slabs will support 100 pounds per square foot or less. ▪ According to I & S Group, Inc. the preliminary finished floor elevation is reported to be 648.0 with fills of less than 1-foot expected to achieve finished floor elevation.
Pavement and Assumed Traffic Loads	▪ Bituminous flexible pavements for the parking lot. ▪ Concrete rigid pavements for access drives. ▪ Light-duty parking areas: 50,000 ESALs* ▪ Heavy-duty drive lanes: 250,000 ESALs* ▪ Cuts and fills of 2 feet or less assumed.

*Equivalent 18,000-lb single axle loads based on 20-year design for bituminous pavements and 35-year for concrete pavements.

The figure below shows an illustration of the proposed site layout.

Figure 1. Site Layout

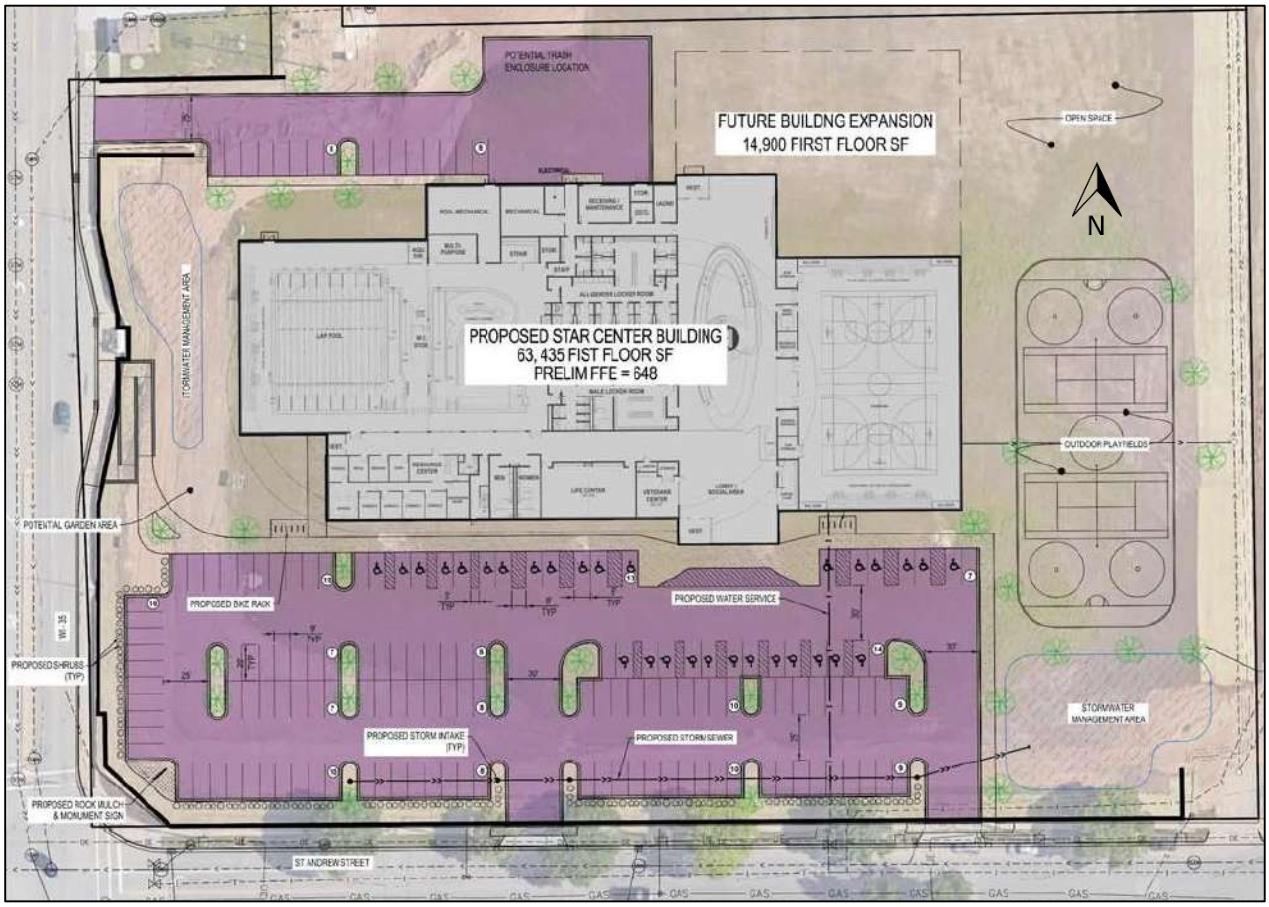


Figure provided by I & S Group, Inc., dated August 2, 2019.

We have described our understanding of the proposed construction and site to the extent others reported it to us. Depending on the extent of available information, we may have made assumptions based on our experience with similar projects. If we have not correctly recorded or interpreted the project details, the project team should notify us. New or changed information could require additional evaluation, analyses and/or recommendations.

A.2. Site Conditions and History

Based on our referenced documents and knowledge of the site, we understand the site was previously developed. The previous structure was demolished and backfilled. To our knowledge, earthwork associated with the backfill, including proper lift thickness, compaction effort, testing records, and

documentation of the backfill was not conducted during the demolition process. The site was then elevated above the flood plain by importing approximately 60,000 cubic yards of soil, bringing the site to the approximate elevation of 648. The additional fill brought to the site was tested for in-place density and level of compaction.

The site currently exists as a vacant lot with surficial vegetation. Based on elevations at the boring locations, the site is relatively flat and has less than 1-foot of relief. The photograph below provides an aerial image of the site.

Photograph 1. Aerial Photograph of the Site

Photograph provided by Google Earth, dated September 28, 2015.

A.3. Purpose

The purpose of our geotechnical evaluation was to characterize subsurface geologic conditions at selected exploration locations, evaluate their impact and provide geotechnical recommendations for the design and construction of the proposed building and associated site improvements.

A.4. Background Information and Reference Documents

We reviewed the following information:

- Historical aerial photographs and topographic maps of the site.
- Geologic maps of La Crosse County, Wisconsin.
- Preliminary site layout plan prepared by I & S Group, Inc., dated August 2, 2019.
- Proposed concept design prepared by I & S Group, River Architects, and KPF, dated August 2, 2019.
- Final site grading plan prepared by Cedar Corporation, dated September 2015.
- Previous Geotechnical Evaluation Report prepared by Braun Intertec, project number B1407491, dated December 17, 2014.
- Addendum to Final Case Closure with Continuing Obligations Letter Dated January 30, 2014; Former Trane Company Plant #6 Located at 606 George Street/1319 St. Andrew Street (f/k/a 1305 St. Andrew Street) La Crosse, Wisconsin WDNR BRRT Activity # 02-32-000195 & # 07-32-547753, dated April 30, 2015.
- Communications with River Architects, Inc., and I & S Group, Inc. regarding project details.

Our referenced documents and past project experience in the general area indicate that the site is underlain with engineered fill over uncontrolled fill and undocumented fill over buried topsoil and alluvial sand soils.

A.5. Scope of Services

We performed our scope of services for the project in accordance with our Proposal QTB104228 to STAR Association, dated July 17, 2019, who authorized us to proceed. The following list describes the geotechnical tasks completed in accordance with our authorized scope of services.

- Reviewing the background information and reference documents previously cited.

- Staking and clearing the exploration location of underground utilities. I & S Group, Inc. selected, and we staked the boring exploration locations. We acquired the surface elevations and locations with GPS technology using the State of Minnesota's permanent GPS base station network. The Soil Boring Location Sketch included in the Appendix shows the approximate locations of the borings.

- Performing six (6) standard penetration test (SPT) borings, denoted as ST-1 to ST-6, to nominal depths of 15 to 30 feet below grade across the site.

- Performing laboratory testing on select samples to aid in soil classification and engineering analysis.

- Preparing this report containing a boring location sketch, logs of soil borings, a summary of the soils encountered, results of laboratory tests, and recommendations for structure and pavement subgrade preparation and the design of foundations, floor slabs, below-grade walls, exterior slabs, pavements, underground utilities, and stormwater improvements.

Our scope of services did not include environmental services or testing, and we did not train the personnel performing this evaluation to provide environmental services or testing. We can provide these services or testing at your request.

B. Results

B.1. Geologic Overview

We based the geologic origins used in this report on the soil types, laboratory testing, and available common knowledge of the geological history of the site. Because of the complex depositional history, geologic origins can be difficult to ascertain. We did not perform a detailed investigation of the geologic history for the site.

B.2. Previous Geotechnical Information

We performed six (6) soil borings at this site in October of 2014 and completed a Geotechnical Evaluation Report for a proposed site redevelopment. The previous evaluation was completed prior to the additional fill brought to the site to raise site grades above the flood plain to elevation 648. Those borings encountered approximately 4 to 9 feet of uncontrolled and undocumented fill that contained pockets of debris including concrete, glass, bricks, and large voids over buried topsoil. Below the fill and buried topsoil, the borings encountered alluvial sand soils.

B.3. Boring Results

Table 2 provides a summary of the soil boring results, in the general order we encountered the strata. Please refer to the Log of Boring sheets in the Appendix for additional details. The Descriptive Terminology sheets in the Appendix include definitions of abbreviations used in Table 2.

Table 2. Subsurface Profile Summary*

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Topsoil Fill	SM	---	▪ Topsoil fill was encountered at the ground surface in all borings. ▪ The topsoil fill consisted of silty sand (SM) with roots that was dark brown in color and was moist. ▪ Thicknesses at the boring locations varied from less than ½-foot to 2 feet.

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Engineered Fill	SP, SP-SM	9 to 42 BPF	▪ Engineered fill was encountered below the topsoil in all borings and extended to depths of about 4 to 5 feet. ▪ This fill was placed to elevate the site above the flood plain and has been tested for in-place density and level of compaction during placement. ▪ The fill consisted of fine- to medium-grained poorly graded sand (SP) and poorly graded sand with silt (SP-SM) that was brown and was moist.
Undocumented Fill	SP, SP-SM	4 to 28 BPF	▪ Fill was encountered in all borings below the topsoil fill and engineered fill, and extended to depths of approximately 8 to 17 feet. ▪ General penetration resistance suggests the fill received variable compaction. ▪ The fill consisted of fine- to medium-grained poorly graded sand (SP), poorly graded sand with silt (SP-SM), and silty sand (SM) that was light brown, brown, and yellowish brown in color and was moist to wet. ▪ The fill contained various amounts of gravel.
Alluvial	SP, SP-SM, SM	3 to 21 BPF	▪ Alluvial soils were encountered in all borings below the topsoil fill and fill and extended to the termination depths of our borings. ▪ Penetration resistance testing in the sandy alluvial soils indicates they are very loose to medium dense in relative density. ▪ Consisted of fine- to coarse-grained poorly graded sand (SP), poorly graded sand with silt (SP-SM), and silty sand (SM) that contained with traces of gravel that was brown and gray in color. ▪ Moisture condition was wet. ▪ Trace organics encountered in Boring ST-4 at a depth of 12 to 14 feet.

*Abbreviations defined in the attached Descriptive Terminology sheets.

B.4. Groundwater

Table 3 summarizes the depths where we observed groundwater; the attached Log of Boring sheets in the Appendix also include this information and additional details. Corresponding groundwater elevations were determined from comparisons of the measured/estimated depths to groundwater and surface elevations and were rounded to the nearest ½-foot.

Table 3. Groundwater Summary

Location	Surface Elevation	Measured or Estimated Depth to Groundwater (ft)	Corresponding Groundwater Elevation (ft)
ST-1	647.7	11	636 ½
ST-2	647.8	12	636
ST-3	647.7	12	635 ½
ST-4	648.0	11	637
ST-5	647.6	9 ½	638
ST-6	647.9	10	638

At the time of our observation, we observed groundwater at depths of 9 ½ to 12 feet as our borings were advanced. These depths correspond to elevation 635 ½ to 638. Seasonal and annual fluctuations of groundwater should also be anticipated.

B.5. Environmental Discussion

We understand contaminated soil, slag, and rubble were identified in Wisconsin Department of Natural Resources (WDNR) approved NR700 Remedial Action Plan. The cleanup site is register as WDNR BRRTS #02-32-000195 and #07-32-547753. Continuing obligations remain associated with the site. It is imperative that a soil management plan be developed and implemented prior to any earthwork taking placed in the impacted areas. The soil management plan will provide direction to properly handle all impacted soils properly during all aspects of the new construction. We can be contacted to help the project team with the soil management plan prior to construction.

B.6. Laboratory Test Results

Overall, the soils encountered within our borings at this site consisted of sandy soils. These soils are not expansive. More information, soil characteristics, and test results are presented in the following sections.

B.6.a. Mechanical Sieve Analysis Tests

We performed a mechanical sieve analysis (ASTM D6913) on a selected sample from Boring ST-3 at a depth of 20 feet to assist in classification. The test indicated the sample tested classified as poorly graded sand (SP). The Log of Boring sheets present the percent passing a #200 sieve result and the Appendix includes a graph showing the results of the mechanical sieve analysis.

B.6.b. Moisture Content and Particles Passing a #200 Sieve Tests

Results of our laboratory tests for soil classification, moisture content, and particles passing a #200 sieve are presented below in Table 4.

Table 4. Laboratory Classification Test Results

Location	Sample Depth (ft)	Classification	Moisture Content (w, %)	Percent Passing a #200 Sieve
ST-1	5	FILL: Poorly Graded Sand (SP)	8	5
ST-2	6	FILL: Poorly Graded Sand (SP)	8	5
ST-3	20	Poorly Graded Sand (SP)	23	1
ST-4	2 ½	FILL: Poorly Graded Sand with Silt (SP-SM)	9	9
ST-5	2	FILL: Poorly Graded Sand with Silt (SP-SM)	9	10

C. Basis for Recommendations

C.1. Design Considerations

C.1.a. Introduction

The site contains fill that extends to depths of 8 to 17 feet across the site, corresponding to elevation 631 to 640. The fill was noted to have variable compaction and consistency. Based on previous site explorations, buried topsoil is also likely present beneath the fill. These materials are not suitable for

support of the proposed building. To limit post-construction settlement, the building should be supported on improved subgrades or intermediate foundation systems. Removal and replacement of the soils will require installation of dewatering systems and careful handling of contaminated fill soils. Installation of intermediate foundation systems, however, would limit the need for dewatering systems and reduce the handling and amount of disturbance to the contaminated soils. After discussing this with I & S Group, Inc. and River Architects, we developed our recommendations for improving subgrades by installation of rammed aggregate piers.

C.1.b. Building Support

As mentioned above, to reduce the risk of future excessive building and site settlements it is our opinion the building will need to be supported on intermediate foundations. The proposed building foundations, pools, and interior slabs should be supported on rammed aggregate piers.

Alternatively, if the owner is willing to accept the risk of some settlement, then the fill below the interior slabs could be surface-compacted and left in place provided the building foundations and pool areas are supported on rammed aggregate piers. The amount of settlement associate with this approach is dependent on the amount of compacted soil below the structure and the composition of the existing fill but is expected to be less than 1-inch under the assumed loads. Additional settlements may occur if undetected loose fill, deleterious material, or voids are present within the fill that were not detected by the soil borings.

There is some risk associated with this approach. The recommendations and parameters discussed below are based on the conditions encountered in our borings and our experiences on similar sites. Please note that actual settlements will vary and could be much higher, if voids or compressible materials are concealed by the fill. The owner needs to accept the additional risk of differential settlement by leaving the fill in place, in return for the cost savings. These risks can be reduced through additional testing and observations but cannot be eliminated unless the fill is removed in its entirety, or an intermediate foundation system is used to support all components of the proposed building.

C.1.c. Swimming Pools and Below-Grade Walls

Swimming pools and below-grade walls should be backfilled with medium- to coarse-grained sand or gravel to limit buildup of hydrostatic pressure on the walls and to promote drainage of subsurface and accumulated water to a drain tile or sump pump.

C.1.d. Pavements

Areas receiving new pavements should be prepared by removing the topsoil fill and surficial vegetation from below the proposed pavement subgrade elevations and be replaced with granular fill. Prior to elevating or placing additional fill required, the exposed subgrade soils should be surface-compacted to densify and enhance uniformity of the exposed soils. The fill present below these materials appeared to be free of debris and can be left in place provided it is evaluated for suitability at the time of construction. If the fill is considered suitable, it should be surface-compacted. If the fill is unsuitable, additional sub-cuts and subgrade improvements may be required. A proofroll should also be performed after the aggregate base material is in place, and prior to placing bituminous or concrete pavement.

C.2. Construction Considerations

From a construction perspective, the project team should also be aware that:

- Excavations will penetrate the groundwater surface at a depth of approximately 9 ½ to 12 feet. Dewatering will be required for excavations that extent below elevation 638 to facilitate an evaluation of the geologic materials exposed in the excavation sides and bottoms, and the placement and compaction of backfill.

- The on-site existing fill can be considered for re-use as backfill and additional required fill provided debris and organic soils (if encountered) is first removed. The alluvial soils can also be considered for reuse as backfill and additional required fill.

- Imported material needed to replace excavation spoils or balance cut and fill quantities, should consist of sandy soils having less than 20 percent of the particles by weight passing a #200 sieve. Soil needed to facilitate drainage should consist of sand and gravel soils with less than 5 percent passing a #200 sieve.

D. Recommendations

D.1. Earthwork

D.1.a. Building Subgrade Preparation

We recommend removing the topsoil fill and surficial vegetation from below the proposed building footprint and their oversize areas. To provide support for construction equipment for installation of the rammed aggregate piers, we recommend the building pad be filled to subgrade elevation with granular soils having less than 20 percent passing a #200 sieve followed by 6 inches of aggregate base.

A geotechnical representative should observe the excavations to make the necessary field judgments regarding the suitability of the exposed soils.

D.1.b. Excavated Slopes

Based on the borings, we anticipate on-site soils in excavations will consist of sandy fill and alluvial sand soils. These soils are considered Type C Soil under OSHA (Occupational Safety and Health Administration) guidelines. OSHA guidelines indicate unsupported excavations in Type C soils should have a gradient no steeper than 1 ½H:1V. Slopes constructed in this manner may still exhibit surface sloughing. OSHA requires an engineer to evaluate slopes or excavations over 20 feet in depth.

An OSHA-approved qualified person should review the soil classification in the field. Excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, “Excavations and Trenches.” This document states excavation safety is the responsibility of the contractor. The project specifications should reference these OSHA requirements.

D.1.c. Excavation Dewatering

We recommend removing groundwater from the excavations with well points. Dewatering of high-permeability soils (e.g., sands) from within the excavation with conventional pumps has the potential to loosen the soils, due to upward flow. A dewatering contractor should develop a dewatering plan; the design team should review this plan.

D.1.d. Surface Compaction

Due to the areas of loose sandy fill soils below the proposed building and pavement areas, we recommend that exposed soils be surface-compacted prior to placing additional required fill and slabs for

the proposed building and pavement areas. This will densify and enhance uniformity of the exposed soils.

D.1.e. Engineered Fill Materials and Compaction

We recommend spreading fill in loose lifts of approximately 12 inches thick. Table 5 below contains our recommendations for fill materials, gradation, and minimum compaction level for compacted fills.

Table 5. Soil for Fill Description*

Fill Classification	Locations to Be Used	Fill Source and Soil Descriptions	Gradation	Relative Compaction, percent (ASTM D1557 – Modified Proctor)
Structural fill	▪ General site grading ▪ Elevating the building pad to finished floor elevation ▪ Interior and exterior foundation wall backfill ▪ Below interior and exterior slabs	On-site fill free of debris or imported sand and gravel consisting of GP, GW, SW, SP, SP-SM, SM	100% passing 2-inch sieve <20% passing #200 sieve < 2% Organic Content (OC)	95
Non-frost-susceptible fill	Non-frost-susceptible below building entry slabs	Imported sand or gravel: GP, GW, SP, SW	100% passing 1-inch sieve < 50% passing #40 sieve < 5% passing #200 sieve < 2% OC	95
Retained fill	Drainage layer behind below-grade walls and retaining walls	Imported sand or gravel: GP, GW, SP, SW	100% passing 3-inch sieve < 5% passing #200 sieve < 2% OC	95
	Re-placed or retained on-site soils	On-site soils or imported sand and gravel consisting of GP, GW, SW, SP, SP-SM, SM	100% passing 2-inch sieve <20% passing #200 sieve < 2% OC	95
Non-structural fill	Below landscaped surfaces, where subsidence is not a concern	On-site soils and imported soils	100% passing 6-inch sieve < 10% OC	90

* More select soils comprised of coarse sands with < 5% passing #200 sieve may be needed to accommodate work occurring in periods of wet or freezing weather.

Sand soil with less than 12 percent particles by weight passing a number 200 sieve may be compacted without moisture conditioning, although, some water may be needed to achieve compaction. Silty sand,

soils used as backfill should be moisture conditioned to between 3 percent below to 3 percent above their optimum moisture content.

The project documents should not allow the contractor to use frozen material as fill or to place fill on frozen material. Frost should not penetrate under foundations or slabs during construction.

We recommend performing density tests in fill to evaluate if the contractors are effectively compacting the soil and meeting project requirements.

D.2. Foundation Support on Rammed Aggregate Piers

D.2.a. Rammed Aggregate Piers

Based on the anticipated depth of excavations needed to remove the existing fill from the proposed building footprint, it appears that conventional soil corrections would add a significant cost to the project. Thus, we recommend performing ground improvements with rammed aggregate piers.

A subgrade improved with rammed aggregate piers will reduce the potential for detrimental settlement associated with the existing fill to occur, provide adequate bearing capacity, eliminate the need for deep excavations, reduce the need to dewatering excavations, reduce the need to handle contaminated soils, reduce impacts to adjacent site features, and reduce the volume of subgrade soils disturbed at this site.

Different contractors use varying techniques to construct rammed aggregate piers, but generally consist of excavating soil from a hole with an auger or vibrating a probe into the ground, and then building a column of clean, open-graded aggregate. The contractor constructs the pier by placing the aggregate in lifts from the bottom of the pier and compacting each lift before placing aggregate for the subsequent lift. The vibratory energy, and sometimes ramming action, causes the aggregate to interlock, forming a stiff pier that provides soil reinforcement and increases shear resistance. Due to the many variations in techniques, we recommend using performance-based specifications with design-build contracting. We recommend requiring the contractor to have at least five years of experience in performing this work, and to demonstrate performing the proposed protection system(s) on at least three previous projects of similar size and scope. The specifications should require the design engineer be licensed in the project state. We can assist you with developing a list of pre-qualified contractors prior to bidding or with reviewing contractor experience as part of the bidding process.

Rammed aggregate piers are a Special Inspection item in accordance with Chapter 17 of the IBC. The observations should include installed length, consistency of soil profile with the geotechnical evaluation confirmation of the materials, and confirmation of installation techniques.

We recommend installing rammed aggregate piers under both foundations and pools for the building. The rammed aggregate piers should extend through the existing fill to bear on the alluvial sand soils at depth.

D.2.b. Spread Footing Design Parameters

Table 6 below contains our design parameters for foundations supported on rammed aggregate piers.

Table 6. Recommended Spread Footing Design Parameters on Rammed Aggregate Piers

Item	Description
Maximum net allowable bearing pressure (psf) Interior column pad footings Perimeter strip footings	Determined by aggregate pier designer.
Minimum embedment below final exterior grade for heated structures (inches)	48
Minimum embedment below final exterior grade for unheated structures or for footings not protected from freezing temperatures during construction (inches)	60
Total and Differential settlement	Typically, less than 1-inch and ½-inch, respectively. *

* Actual settlement amounts will depend on final loads, foundation layout, and design criteria from aggregate pier designer.

D.3. Interior Slabs

D.3.a. Subgrade Modulus

We recommend the interior slabs be supported on rammed aggregate piers that extend through the existing fill to bear on the alluvial sand soils at depth. The aggregate pier designer will provide a modulus of subgrade reaction for slab design based on the pier layout and load transfer platform design.

Alternatively, if the owner is willing to accept the risk of some settlement, then interior slabs could be supported on the existing fill provided it is surface-compacted prior to place additional fill required or

concrete. Interiors slabs supported on surface-compacted engineered fill may be designed using a modulus of subgrade reaction, k, of 200 pounds per square inch per inch of deflection (pci). If the slab design requires placing 6 inches of compacted crushed aggregate base immediately below the slab, the slab design may increase the k-value by 50 pci. We recommend that the aggregate base materials be free of bituminous. In addition to improving the modulus of subgrade reaction, an aggregate base facilitates construction activities and is less weather sensitive.

There is an elevated risk of settlement with this approach based on the nature of the fill and that the fill could contain voids or compressible materials. The owner needs to accept the additional risk of differential settlement by leaving a portion of the fill in place, in return for the cost savings. These risks can be reduced through additional testing and observations but cannot be eliminated unless the interior slabs are supported on rammed aggregate piers.

D.3.b. Moisture Vapor Protection

Excess transmission of water vapor could cause floor dampness, certain types of floor bonding agents to separate, or mold to form under floor coverings. If project planning includes using floor coverings or coatings, we recommend placing a vapor retarder or vapor barrier immediately beneath the slab. We also recommend consulting with floor covering manufacturers regarding the appropriate type, use and installation of the vapor retarder or barrier to preserve warranty assurances.

D.3.c. Water Table Separation

We recommend maintaining a 5-foot separation from anticipated long-term water levels. This separation will reduce the risk of seepage, buoyant forces, and other water related issues.

D.4. Swimming Pool and Therapy Pool

D.4.a. Swimming Pool and Therapy Pool Support

We understand the swimming pool and therapy pool will be supported on rammed aggregate piers with a structural floor slab around the pools.

D.4.b. Hydrostatic Pressure

The swimming pool and therapy pool should be designed for hydrostatic uplift up to elevation 641 (this is the anticipated groundwater elevation due to seasonal fluctuation).

We recommend the fill located within 5 feet of the walls consist of free-draining fill with less than 5 percent passing a #200 sieve. This material will control lateral pressures on the wall. If final design uses non-sand material for fill, project planning should account for the following items:

- Other fill material may result in higher lateral pressure on the wall.
- Other fill material may be more difficult to compact.
- Post-construction consolidation of other fill material may result in settlement-related damage to the structures or slabs supported on the fill.

D.4.c. Configuring and Resisting Lateral Loads

The swimming pool and therapy pool wall design can use at-rest earth pressure conditions. Table 7 presents our recommended equivalent fluid pressures for wall design of active, at-rest, and passive earth pressure conditions. The table also provides recommended wet unit weights and internal friction angles. Designs should also consider the slope of any fill and dead or live loads placed behind the walls within a horizontal distance that is equal to the height of the walls. Our recommended values assume the wall design provides drainage, so water cannot accumulate behind the walls. The construction documents should clearly identify what soils the contractor should use for the fill of walls.

Table 7. Recommended Pool Wall Design Parameters – Drained Conditions

Retained Soil	Wet Unit Weight (pcf)	Friction Angle (degrees)	Active Equivalent Fluid Pressure* (pcf)	At-Rest Equivalent Fluid Pressure* (pcf)	Passive Equivalent Fluid Pressure* (pcf)
Free-draining fill	120	32	37	56	390

* Based on Rankine model for soils in a region behind the wall extending at least 2 horizontal feet beyond the bottom outer edges of the wall footings and then rising up and away from the wall at an angle no steeper than 60 degrees from horizontal.

The values presented in the table above are un-factored.

D.5. Below-Grade Walls

D.5.a. Below-Grade Wall Support

We understand the below-grade walls for elevator pits and pool maintenance room will be supported by rammed aggregate piers with a concrete floor slab below.

D.5.b. Hydrostatic Pressure

Below-grade walls that extent below the groundwater table should be designed for hydrostatic uplift up to elevation 641 (this is the anticipated groundwater elevation due to seasonal fluctuation).

We recommend the fill located within 5 feet of the walls consist of free-draining fill with less than 5 percent passing a #200 sieve. This material will control lateral pressures on the wall. If final design uses non-sand material for fill, project planning should account for the following items:

- Other fill material may result in higher lateral pressure on the wall.
- Other fill material may be more difficult to compact.
- Post-construction consolidation of other fill material may result in settlement-related damage to the structures or slabs supported on the fill.

D.5.c. Drainage Control and Waterproofing

We recommend below-grade walls be backfilled with medium- to coarse-grained sand or gravel to limit buildup of hydrostatic pressure on the walls. We also recommend general waterproofing of below-grade walls that surround occupied or potentially occupied areas because of the potential cost impacts related to seepage after construction is complete.

D.5.d. Configuring and Resisting Lateral Loads

Below-grade wall design can use at-rest earth pressure conditions. Table 8 presents our recommended equivalent fluid pressures for wall design of active, at-rest, and passive earth pressure conditions. The table also provides recommended wet unit weights and internal friction angles. Designs should also consider the slope of any fill and dead or live loads placed behind the walls within a horizontal distance that is equal to the height of the walls. Our recommended values assume the wall design provides drainage, so water cannot accumulate behind the walls. The construction documents should clearly identify what soils the contractor should use for the fill of walls.

Table 8. Recommended Below-Grade Wall Design Parameters – Drained Conditions

Retained Soil	Wet Unit Weight (pcf)	Friction Angle (degrees)	Active Equivalent Fluid Pressure* (pcf)	At-Rest Equivalent Fluid Pressure* (pcf)	Passive Equivalent Fluid Pressure* (pcf)
Free-draining fill	120	32	37	56	390

* Based on Rankine model for soils in a region behind the wall extending at least 2 horizontal feet beyond the bottom outer edges of the wall footings and then rising up and away from the wall at an angle no steeper than 60 degrees from horizontal.

Sliding resistance between the bottom of the footing and the soil can also resist lateral pressures. We recommend assuming a sliding coefficient equal to 0.40 between the concrete and soil.

The values presented in this section are un-factored.

D.6. Pavements and Exterior Slabs

D.6.a. Pavement Subgrade Preparation

We recommend areas receiving new pavement be prepared by removing the topsoil fill and surficial vegetation from below the proposed pavement subgrade elevations and be replaced with granular fill. Prior to elevating or placing additional fill required, we recommend surface-compacting the exposed subgrade soils to densify and enhance uniformity of the exposed soils. The fill present below these materials appeared to be free of debris and could be left in place provided it is evaluated for suitability at the time of construction. If the fill is considered suitable, it should be surface compacted. If the fill is unsuitable, additional sub-cuts and subgrade improvements may be required.

We also recommend performing a proofroll with a fully loaded tandem-axle truck after the aggregate base material is in place, and prior to placing bituminous or concrete pavement. The contractor should correct areas that display excessive yielding or rutting during the proofroll, as determined by the geotechnical representative. Possible options for subgrade correction include moisture conditioning and re-compaction or sub-cutting and replacement with soil or crushed aggregate.

D.6.b. Pavement and Exterior Slab Design Sections

Our scope of services for this project did not include laboratory tests on subgrade soils to determine a California Bearing Ratio (CBR) value for pavement design. Based on our experience with sand soils anticipated at the pavement subgrade elevation, we recommend pavement design assume a CBR-value of 15. Note the contractor may need to perform limited removal of unsuitable or less suitable soils and

surface compact subgrade soils to achieve this value. Table 9 provides recommended bituminous pavement sections, based on the soils estimated support and assumed traffic loads.

Table 9. Recommended Bituminous Pavement Sections

Pavement Material	Light Duty Pavements Thickness/Preparations	Heavy Duty Pavements Thickness/Preparations
Minimum Bituminous Thickness (in.)	3	4
Minimum Aggregate Base Thickness (in.)	8	12
Subgrade Preparation	Surface compact, then proofroll after placement of aggregate base to locate loose or weak subgrade materials prior to placement of pavement materials.	

For concrete pavements based upon the aforementioned traffic loads and an estimated modulus of subgrade reaction (k) of 200 pci, we recommend light- and heavy-duty pavement section as shown in Table 10 below.

Table 10. Recommended Concrete Pavement Sections

Pavement Material	Light Duty Pavements Thickness/Preparations	Heavy Duty Pavements Thickness/Preparations
Minimum Concrete Thickness (in.)	5	6 ½
Minimum Aggregate Base Thickness (in.)	4	4
Subgrade Preparation	Surface compact, then proofroll after placement of aggregate base to locate loose or weak subgrade materials prior to placement of pavement materials.	

D.6.c. Bituminous Pavements

Appropriate mix designs are critical to the performance of flexible pavements. We recommend utilizing hot mix asphalt meeting the specifications of Wisconsin Department of Transportation (WisDOT) Section 460. We recommend utilizing a nominal 12.5 mm gradation for the base course and a nominal 9.5 mm gradation for the surface course as defined in Table 460-1 in Section 460.2.2.3. We recommend the Performance Graded Asphalt cement be a PG 58-28 in the lower layer and a PG 58-28 in the upper layer.

D.6.d. Concrete Pavements

We recommend specifying concrete for pavements that has a minimum 28-day compressive strength of 4,000 psi, and a modulus of rupture (M_r) of at least 600 psi. We also recommend Type I cement meeting the requirements of ASTM International C 150. We recommend specifying 5 to 7 percent entrained air

for exposed concrete to provide resistance to freeze-thaw deterioration. We also recommend using a water/cement ratio of 0.45 or less for concrete exposed to deicers.

We assumed the concrete pavement sections in Table 10 will have edge support. We recommend placing an aggregate base below the pavement to provide a suitable subgrade for concrete placement, reduce faulting and help dissipate loads. Appropriate mix designs, panel sizing, jointing, doweling and edge reinforcement are critical to performance of rigid pavements. We recommend you contact your civil engineer to determine the final design or consult with us for guidance on these items.

D.6.e. Pavement Materials and Compaction

Table 11 below contains our recommendations for fill materials, minimum compaction level, and moisture content for compacted fills.

Table 11. Recommended Pavement Materials and Compaction

Locations to Be Used	Fill Source and Soil Descriptions	Gradation	Relative Compaction, percent (ASTM D1557 – Modified Proctor)	Moisture Content Variance from Optimum, percentage points
Dense Graded Base	Imported aggregate	WisDOT Standard Spec 305 Dense Graded Base	95	-3 to +3 for aggregate base
Granular Subbase	Imported sand and gravel	WisDOT Standard Spec 209 Grade 1 or Grade 2	95	-6 to +3 for granular subbase
Pavements subgrades and grading	On-site soils	100% passing 3-inch sieve < 2% OC	95	-6 to +3 for pavement subgrade

D.6.f. Performance and Maintenance

We based the above pavement designs on a 20-year performance life for bituminous and a 35-year life for concrete. This is the amount of time before we anticipate the pavement will require reconstruction. This performance life assumes routine maintenance, such as seal coating and crack sealing. The actual pavement life will vary depending on variations in weather, traffic conditions and maintenance.

It is common to place the binder course of bituminous and then delay placement of wear course. For this situation, we recommend evaluating if the reduced pavement section will have sufficient structure to support construction traffic.

Many conditions affect the overall performance of the exterior slabs and pavements. Some of these conditions include the environment, loading conditions and the level of ongoing maintenance. With

regard to bituminous pavements in particular, it is common to have thermal cracking develop within the first few years of placement and continue throughout the life of the pavement. We recommend developing a regular maintenance plan for filling cracks in exterior slabs and pavements to lessen the potential impacts for cold weather distress due to frost heave or warm weather distress due to wetting and softening of the subgrade.

D.7. Utilities

D.7.a. Subgrade Stabilization

Earthwork activities associated with utility installations located inside the building area should adhere to the recommendations in Section D.1.

For exterior utilities, we anticipate the soils at typical invert elevations will be suitable for utility support. However, if construction encounters unfavorable conditions such as soft clay, organic soils or perched water at invert grades, the unsuitable soils may require some additional sub cutting and replacement with sand or crushed rock to prepare a proper subgrade for pipe support. Project design and construction should not place utilities within the 1H:1V oversizing of foundations.

D.7.b. Corrosion Potential

A majority of the soil borings indicated the site predominantly consists of sandy soils. We consider these soils non- to slightly-corrosive to metallic conduits. If utilities extend through clay soils, we recommend bedding the utilities in sandy soil free of any clay lumps or constructing the utilities with non-corrosive materials.

D.8. Storm Water

Borings ST-2, ST-3, ST-5, and ST-6 were drilled and sampled continuously to depths of approximately 15 feet near the proposed storm water drainage system locations. The borings encountered fill and alluvial soils consisting of fine- to coarse-grained loamy sand, sandy loam, and sand. Groundwater was encountered at depths of 9 ½ to 12 feet as our borings were advanced. These depths correspond to elevation 635 ½ to 638 and are the elevations of the limiting factor per the Wisconsin DNR. Seasonal and annual fluctuations of groundwater should also be anticipated.

Infiltration rates associated with the soils present at this location are included on the Soil Evaluation – Storm form included in the Appendix of this report. The reported infiltration rates were determined by

referencing Table 2 in the Wisconsin DNR Storm Water Infiltration Technical Standard 1002, dated September 2017.

Fine-grained soils (silts and clays), topsoil or organic matter that mixes into or washes onto the soil will lower the permeability. The contractor should maintain and protect infiltration areas during construction. Furthermore, organic matter and silt washed into the system after construction can fill the soil pores and reduce permeability over time. Proper maintenance is important for long-term performance of infiltration systems.

This geotechnical evaluation does not constitute a review of site suitability for storm water infiltration or evaluate the potential impacts, if any, from infiltration of large amounts of storm water.

D.9. Equipment Support

The recommendations included in the report may not be applicable to equipment used for the construction and maintenance of this project. We recommend evaluating subgrade conditions in areas of shoring, scaffolding, cranes, pumps, lifts and other construction equipment prior to mobilization to determine if the exposed materials are suitable for equipment support or require some form of subgrade improvement. We also recommend project planning consider the effect that loads applied by such equipment may have on structures they bear on or surcharge – including pavements, buried utilities, below-grade walls, etc. We can assist you in this evaluation.

E. Procedures

E.1. Penetration Test Borings

We drilled the penetration test borings with a truck-mounted core and auger drill equipped with hollow-stem auger. We performed the borings in general accordance with ASTM D6151 taking penetration test samples at 2 ½- or 5-foot intervals in general accordance to ASTM D1586. The boring logs show the actual sample intervals and corresponding depths.

We sealed penetration test boreholes meeting the Wisconsin Administrative Code NR 141.25 criteria using 3/8-inch bentonite chips. A copy of the sealing record can be obtained upon request.

E.2. Exploration Logs

E.2.a. Log of Boring Sheets

The Appendix includes Log of Boring sheets for our penetration test borings. The logs identify and describe the penetrated geologic materials and present the results of penetration resistance and other in-situ tests performed. The logs also present the results of laboratory tests performed on penetration test samples and groundwater measurements. The Appendix also includes a Fence Diagram intended to provide a summarized cross-sectional view of the soil profile across the site.

We inferred strata boundaries from changes in the penetration test samples and the auger cuttings. Because we did not perform continuous sampling, the strata boundary depths are only approximate. The boundary depths likely vary away from the boring locations, and the boundaries themselves may occur as gradual rather than abrupt transitions.

E.2.b. Geologic Origins

We assigned geologic origins to the materials shown on the logs and referenced within this report, based on: (1) a review of the background information and reference documents cited above, (2) visual classification of the various geologic material samples retrieved during the course of our subsurface exploration, (3) penetration resistance testing performed for the project, (4) laboratory test results, and (5) available common knowledge of the geologic processes and environments that have impacted the site and surrounding area in the past.

E.3. Material Classification and Testing

E.3.a. Visual and Manual Classification

We visually and manually classified the geologic materials encountered based on ASTM D2488. When we performed laboratory classification tests, we used the results to classify the geologic materials in accordance with ASTM D2487. The Appendix includes a chart explaining the classification system we used.

E.3.b. Laboratory Testing

The exploration logs in the Appendix note most of the results of the laboratory tests performed on geologic material samples. The remaining laboratory test results follow the exploration logs. We performed the tests in general accordance with ASTM procedures.

E.4. Groundwater Measurements

The drillers checked for groundwater while advancing the penetration test borings, and again after auger withdrawal. We then filled the boreholes or allowed them to remain open for an extended period of observation, as noted on the boring logs.

F. Qualifications

F.1. Variations in Subsurface Conditions

F.1.a. Material Strata

We developed our evaluation, analyses and recommendations from a limited amount of site and subsurface information. It is not standard engineering practice to retrieve material samples from exploration locations continuously with depth. Therefore, we must infer strata boundaries and thicknesses to some extent. Strata boundaries may also be gradual transitions, and project planning should expect the strata to vary in depth, elevation and thickness, away from the exploration locations.

Variations in subsurface conditions present between exploration locations may not be revealed until performing additional exploration work or starting construction. If future activity for this project reveals any such variations, you should notify us so that we may reevaluate our recommendations. Such variations could increase construction costs, and we recommend including a contingency to accommodate them.

F.1.b. Groundwater Levels

We made groundwater measurements under the conditions reported herein and shown on the exploration logs and interpreted in the text of this report. Note that the observation periods were relatively short, and project planning can expect groundwater levels to fluctuate in response to rainfall, flooding, irrigation, seasonal freezing and thawing, surface drainage modifications and other seasonal and annual factors.

F.2. Continuity of Professional Responsibility

F.2.a. Plan Review

We based this report on a limited amount of information, and we made a number of assumptions to help us develop our recommendations. We should be retained to review the geotechnical aspects of the designs and specifications. This review will allow us to evaluate whether we anticipated the design correctly, if any design changes affect the validity of our recommendations, and if the design and specifications correctly interpret and implement our recommendations.

F.2.b. Construction Observations and Testing

We recommend retaining us to perform the required observations and testing during construction as part of the ongoing geotechnical evaluation. This will allow us to correlate the subsurface conditions exposed during construction with those encountered by the borings and provide professional continuity from the design phase to the construction phase. If we do not perform observations and testing during construction, it becomes the responsibility of others to validate the assumption made during the preparation of this report and to accept the construction-related geotechnical engineer-of-record responsibilities.

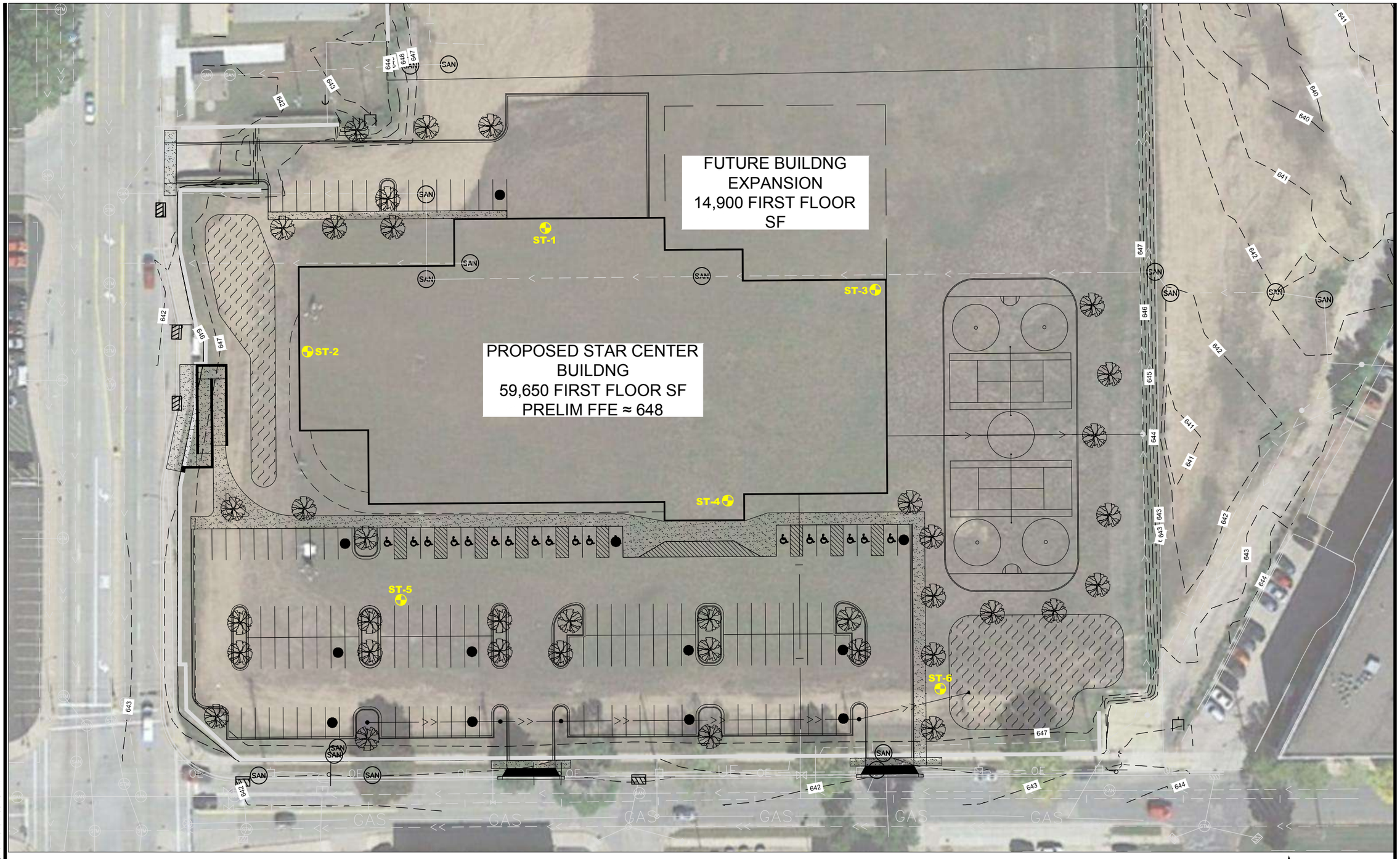
F.3. Use of Report

This report is for the exclusive use of the addressed parties. Without written approval, we assume no responsibility to other parties regarding this report. Our evaluation, analyses and recommendations may not be appropriate for other parties or projects.

F.4. Standard of Care

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Appendix



DENOTES APPROXIMATE LOCATION OF STANDARD PENETRATION TEST BORING

30' 0 60'

SCALE: 1"= 60'

BRAUN INTERTEC
The Science You Build On.

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Drawing Information

Project No:	B1907847
Drawing No:	B1907847
Drawn By:	JAG
Date Drawn:	7/23/19
Checked By:	BS
Last Modified:	7/31/19

Project Information

Proposed STAR Center Facility

1319 and 1325 St. Andrew Street

La Crosse, Wisconsin

Soil Boring Location Sketch

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-1**

LOCATION: See attached sketch

NORTHING:	139810	EASTING:	448635
DRILLER:	Geotechnical Drilling Contractors	LOGGED BY:	B. Sullivan
START DATE:	07/30/19	END DATE:	07/30/19
SURFACE ELEVATION:	647.7 ft	RIG:	Subcontractor
METHOD:	4 1/4" HSA	SURFACING:	Grass
WEATHER:	Sunny		

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
647.2		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					Benchmark: Boring elevations and surface elevations were measured with GPS technology.
0.5		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, moist to wet		6-8-11 (19)			
			5	5-7-12 (19)		8	P200=5%
				7-7-14 (21)			
			10	6-8-12 (20)			
	▽			5-7-8 (15)			
634.7							
13.0		POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, wet, loose (ALLUVIUM)					
			15	4-4-6 (10)			
630.7							
17.0		POORLY GRADED SAND (SP), fine to coarse-grained Sand, trace Gravel, brown, wet, loose (ALLUVIUM)					
				3-4-5			

Continued on next page

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-1**
LOCATION: See attached sketch
NORTHING: 139810 EASTING: 448635
START DATE: 07/30/19 END DATE: 07/30/19
SURFACE ELEVATION: 647.7 ft
DRILLER: Geotechnical Drilling Contractors
LOGGED BY: B. Sullivan
RIG: Subcontractor
METHOD: 4 1/4" HSA
SURFACING: Grass
WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		POORLY GRADED SAND (SP), fine to coarse-grained Sand, trace Gravel, brown, wet, loose (ALLUVIUM)		(9)			
			25	4-4-5 (9)			
619.7							
28.0		POORLY GRADED SAND (SP), fine-grained Sand, brown, wet, loose (ALLUVIUM)					
			30	2-3-5 (8)			
616.7							
31.0		END OF BORING					Water observed at 11.0 feet while drilling.
		Boring immediately backfilled with bentonite grout					Cave-in depth of 13.0 feet immediately after withdrawal of auger.
			35				

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-2**
LOCATION: See attached sketch
NORTHING: 139731 EASTING: 448482
START DATE: 07/30/19 END DATE: 07/30/19
SURFACE ELEVATION: 647.8 ft
DRILLER: Geotechnical Drilling Contractors
LOGGED BY: B. Sullivan
RIG: Subcontractor
METHOD: 4 1/4" HSA
SURFACING: Grass
WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
645.8		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					
2.0 644.8		FILL: POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained Sand, brown, moist		4-6 (10)			
3.0		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, trace Gravel, yellowish brown, moist to wet		6-8 (14)			
				6-14 (20)			
			5	21-21 (42)		8	P200=5%
				14-14 (28)			
				11-12 (23)			
				10-11 (21)			
				14-14 (28)			
			10	8-12 (20)			
				12-12 (24)			
	▽			8-10 (18)			
				10-9 (19)			
				8-12 (20)			
			15	7-7 (14)			No recovery
630.8							
17.0		POORLY GRADED SAND (SP), fine to coarse-grained Sand, trace Gravel, brown, wet, medium dense to loose (ALLUVIUM)					
				3-4-7			

Continued on next page

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-2**
LOCATION: See attached sketch
NORTHING: 139731 EASTING: 448482
START DATE: 07/30/19 END DATE: 07/30/19
SURFACE ELEVATION: 647.8 ft
DRILLER: Geotechnical Drilling Contractors
LOGGED BY: B. Sullivan
RIG: Subcontractor
METHOD: 4 1/4" HSA
SURFACING: Grass
WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		POORLY GRADED SAND (SP), fine to coarse-grained Sand, trace Gravel, brown, wet, medium dense to loose (ALLUVIUM)		(11)			
25				3-4-6 (10)			
30				3-3-4 (7)			
616.8 31.0		END OF BORING Boring immediately backfilled with bentonite grout					Water observed at 12.0 feet while drilling. Cave-in depth of 11.0 feet immediately after withdrawal of auger.
35							

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-3**
LOCATION: See attached sketch
NORTHING: 139771 EASTING: 448847
START DATE: 07/30/19 END DATE: 07/30/19
SURFACE ELEVATION: 647.7 ft
DRILLER: Geotechnical Drilling Contractors
LOGGED BY: B. Sullivan
RIG: Subcontractor
METHOD: 4 1/4" HSA
SURFACING: Grass
WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
647.0		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					
0.7		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, moist		4-5 (9)			
				5-7 (12)			
				4-5 (9)			
			5	6-5 (11)			
				4-4 (8)			
				2-2 (4)			
				5-8 (13)			No recovery
				8-7 (15)			
			10	5-7 (12)			
				7-7 (14)			
635.7	▽						
12.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained Sand, brownish gray, moist (ALLUVIUM)		7-8 (15)			
				8-10 (18)			
				5-8 (13)			
			15	10-11 (21)			
630.7							
17.0		POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, wet, loose to medium dense (ALLUVIUM)					
				2-2-3		23	P200=1%

Continued on next page

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-3**

LOCATION: See attached sketch

NORTHING: 139771 EASTING: 448847

DRILLER: Geotechnical Drilling Contractors | LOGGED BY: B. Sullivan | START DATE: 07/30/19 | END DATE: 07/30/19

SURFACE ELEVATION: 647.7 ft | RIG: Subcontractor | METHOD: 4 1/4" HSA | SURFACING: Grass | WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, wet, loose to medium dense (ALLUVIUM)		(5)			
25				4-5-7 (12)			
30				3-5-7 (12)			
616.7 31.0		END OF BORING Boring immediately backfilled with bentonite grout					Water observed at 12.0 feet while drilling. Cave-in depth of 15.0 feet immediately after withdrawal of auger.
35							

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-4**
LOCATION: See attached sketch
NORTHING: 139635 EASTING: 448752
START DATE: 07/30/19 END DATE: 07/30/19
SURFACE ELEVATION: 648.0 ft
DRILLER: Geotechnical Drilling Contractors
LOGGED BY: B. Sullivan
RIG: Subcontractor
METHOD: 4 1/4" HSA
SURFACING: Grass
WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
646.8		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					
1.2		FILL: POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained Sand, brown, moist		6-8-12 (20)		9	P200=9%
			5	8-12-12 (24)			
				4-5-6 (11)			
			10	4-4-5 (9)			
636.0	▽						
12.0		SILTY SAND (SM), fine to medium-grained Sand, trace organics, gray, wet, loose (ALLUVIUM)		3-4-4 (8)			
634.0							
14.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained Sand, brownish gray, wet, loose (ALLUVIUM)	15	2-3-4 (7)			
631.0							
17.0		POORLY GRADED SAND (SP), fine to medium-grained Sand, light brown, wet, loose to medium dense (ALLUVIUM)					
				2-4-6			

Continued on next page

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-4**

LOCATION: See attached sketch

NORTHING: 139635 EASTING: 448752

DRILLER: Geotechnical Drilling Contractors | LOGGED BY: B. Sullivan | START DATE: 07/30/19 | END DATE: 07/30/19

SURFACE ELEVATION: 648.0 ft | RIG: Subcontractor | METHOD: 4 1/4" HSA | SURFACING: Grass | WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		POORLY GRADED SAND (SP), fine to medium-grained Sand, light brown, wet, loose to medium dense (ALLUVIUM)		(10)			
25				3-5-9 (14)			
30				5-7-7 (14)			
617.0 31.0		END OF BORING Boring immediately backfilled with bentonite grout					Water observed at 11.0 feet while drilling. Cave-in depth of 12.5 feet immediately after withdrawal of auger.
35							

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-5**

LOCATION: See attached sketch

NORTHING: 139572 EASTING: 448542

DRILLER: Geotechnical Drilling Contractors | LOGGED BY: B. Sullivan | START DATE: 07/30/19 | END DATE: 07/30/19

SURFACE ELEVATION: 647.6 ft | RIG: Subcontractor | METHOD: 4 1/4" HSA | SURFACING: Grass | WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
645.8		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					
1.8		FILL: POORLY GRADED SAND with SILT (SP-SM), with Gravel, brown, moist		10-10 (20)		9	P200=10%
				12-14 (26)			
				12-12 (24)			
			5	14-7 (21)			
641.6							
6.0		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, trace Gravel, brown, moist		10-10 (20)			
				11-14 (25)			
				6-8 (14)			
				2-3 (5)			
637.6	▽		10				
10.0		POORLY GRADED SAND (SP), fine-grained Sand, brown, wet, very loose to medium dense (ALLUVIUM)		2-1 (3)			
				3-3 (6)			
		Silt seam at 12 feet		2-4 (6)			
				5-7 (12)			
				2-4 (6)			
			15	6-4 (10)			
631.6							
16.0		END OF BORING					Water observed at 9.5 feet while drilling.
		Boring immediately backfilled with bentonite grout					

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LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B1907847
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

BORING: **ST-6**

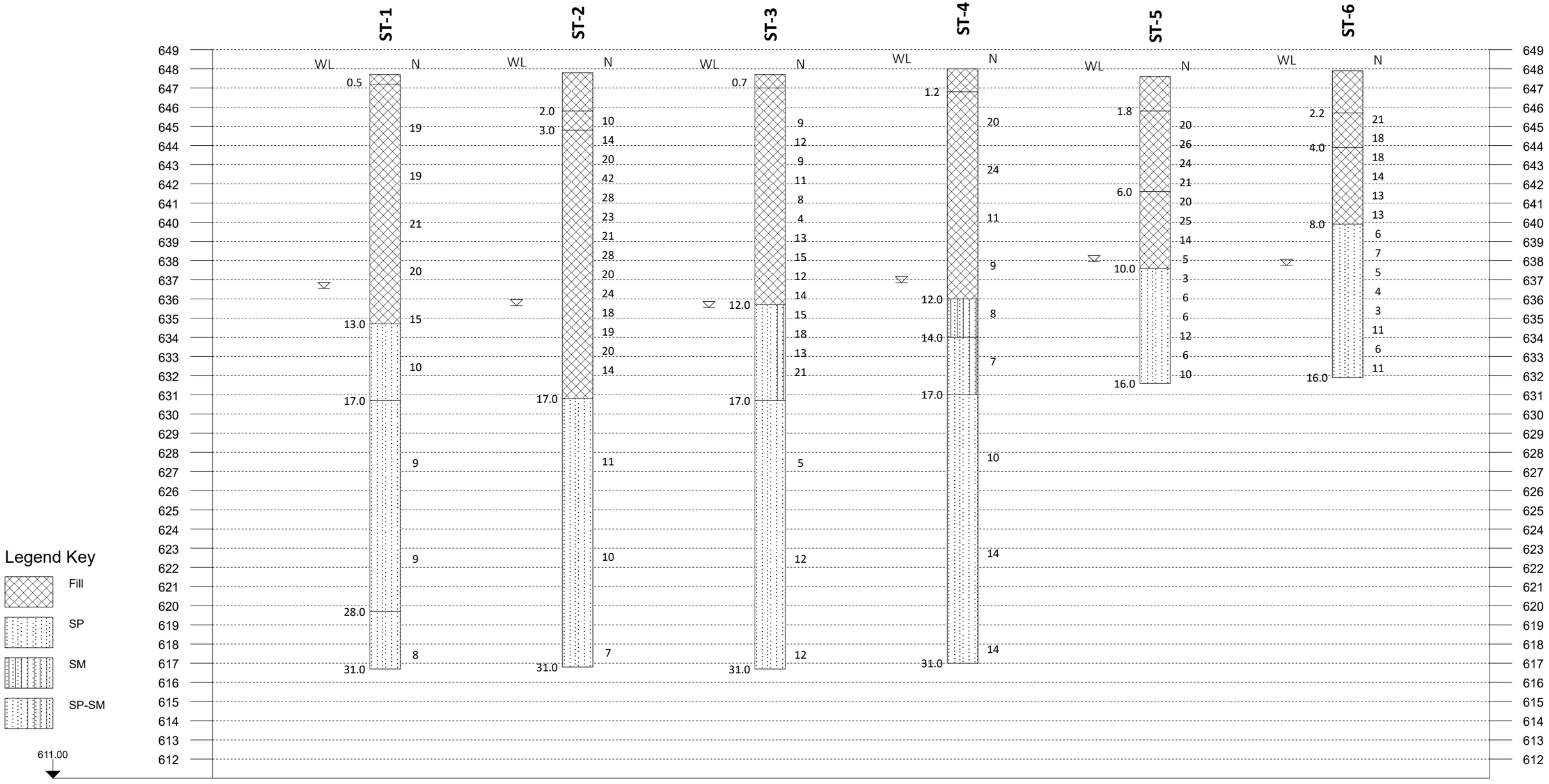
LOCATION: See attached sketch

NORTHING: 139514 EASTING: 448889

DRILLER: Geotechnical Drilling Contractors | LOGGED BY: B. Sullivan | START DATE: 07/30/19 | END DATE: 07/30/19

SURFACE ELEVATION: 647.9 ft | RIG: Subcontractor | METHOD: 4 1/4" HSA | SURFACING: Grass | WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
645.7		SILTY SAND (SM), fine-grained Sand, with roots, dark brown, moist (TOPSOIL FILL)					
2.2		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, brown, moist		10-11 (21)			
643.9				9-9 (18)			
4.0		FILL: POORLY GRADED SAND (SP), fine to medium-grained Sand, light brown, moist	5	9-9 (18)			
639.9				8-6 (14)			
				6-7 (13)			
				7-6 (13)			
8.0	▽	POORLY GRADED SAND (SP), fine to medium-grained Sand, black, moist to wet, very loose to medium dense (ALLUVIUM)		3-3 (6)			
				3-4 (7)			
			10	2-3 (5)			
				2-2 (4)			
				1-2 (3)			
				4-7 (11)			
				3-3 (6)			
			15	4-7 (11)			
631.9							
16.0		END OF BORING Boring immediately backfilled with bentonite grout					Water observed at 10.0 feet while drilling. Cave-in depth of 11.0 feet immediately after withdrawal of auger.



Project ID: B1907847
Vert. Scale: 1"= 5"
Hor. Scale: NTS
Date: 08-07-2019

Fence Diagram
Geotechnical Evaluation
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, Wisconsin

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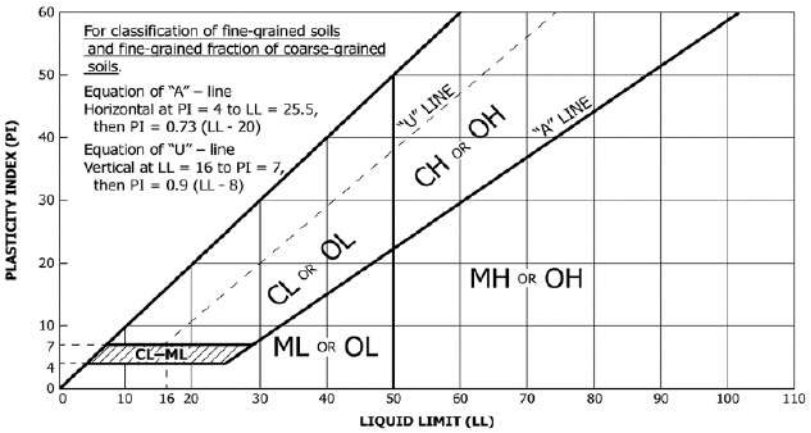
Descriptive Terminology of Soil

Based on Standards ASTM D2487/2488
(Unified Soil Classification System)

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests[A]				Soil Classification	
				Group Symbol	Group Name[B]
Coarse-grained Soils (more than 50% retained on No. 200 sieve)	Gravels (More than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (Less than 5% fines[C])	$C_u \geq 4$ and $1 \leq C_c \leq 3$[D]	GW	Well-graded gravel[E]
			$C_u < 4$ and/or ($C_c < 1$ or $C_c > 3$)[D]	GP	Poorly graded gravel[E]
		Gravels with Fines (More than 12% fines[C])	Fines classify as ML or MH	GM	Silty gravel[E F G]
			Fines Classify as CL or CH	GC	Clayey gravel[E F G]
	Sands (50% or more coarse fraction passes No. 4 sieve)	Clean Sands (Less than 5% fines[H])	$C_u \geq 6$ and $1 \leq C_c \leq 3$[D]	SW	Well-graded sand[I]
			$C_u < 6$ and/or ($C_c < 1$ or $C_c > 3$)[D]	SP	Poorly graded sand[J]
		Sands with Fines (More than 12% fines[H])	Fines classify as ML or MH	SM	Silty sand[F G I]
			Fines classify as CL or CH	SC	Clayey sand[F G I]
Fine-grained Soils (50% or more passes the No. 200 sieve)	Silts and Clays (Liquid limit less than 50)	Inorganic	PI > 7 and plots on or above "A" line[J]	CL	Lean clay[K L M]
			PI < 4 or plots below "A" line[J]	ML	Silt[K L M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried <0.75	OL	Organic clay[K L M N] / Organic silt[K L M O]
	Silts and Clays (Liquid limit 50 or more)	Inorganic	PI plots on or above "A" line	CH	Fat clay[K L M]
			PI plots below "A" line	MH	Elastic silt[K L M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried <0.75	OH	Organic clay[K L M P] / Organic silt[K L M Q]
Highly Organic Soils		Primarily organic matter, dark in color, and organic odor		PT	Peat

A. Based on the material passing the 3-inch (75-mm) sieve.
B. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
C. Gravels with 5 to 12% fines require dual symbols:
   GW-GM well-graded gravel with silt
   GW-GC well-graded gravel with clay
   GP-GM poorly graded gravel with silt
   GP-GC poorly graded gravel with clay
D. $C_u = D_{60} / D_{10}$ $C_c = (D_{30})^2 / (D_{10} \times D_{60})$
E. If soil contains ≥ 15% sand, add "with sand" to group name.
F. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
G. If fines are organic, add "with organic fines" to group name.
H. Sands with 5 to 12% fines require dual symbols:
   SW-SM well-graded sand with silt
   SW-SC well-graded sand with clay
   SP-SM poorly graded sand with silt
   SP-SC poorly graded sand with clay
I. If soil contains ≥ 15% gravel, add "with gravel" to group name.
J. If Atterberg limits plot in hatched area, soil is CL-ML, silty clay.
K. If soil contains 15 to < 30% plus No. 200, add "with sand" or "with gravel", whichever is predominant.
L. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to group name.
M. If soil contains ≥ 30% plus No. 200 predominantly gravel, add "gravelly" to group name.
N. PI ≥ 4 and plots on or above "A" line.
O. PI < 4 or plots below "A" line.
P. PI plots on or above "A" line.
Q. PI plots below "A" line.



Particle Size Identification

Boulders..... over 12"
Cobbles..... 3" to 12"
Gravel
  Coarse..... 3/4" to 3" (19.00 mm to 75.00 mm)
  Fine..... No. 4 to 3/4" (4.75 mm to 19.00 mm)
Sand
  Coarse..... No. 10 to No. 4 (2.00 mm to 4.75 mm)
  Medium..... No. 40 to No. 10 (0.425 mm to 2.00 mm)
  Fine..... No. 200 to No. 40 (0.075 mm to 0.425 mm)
Silt..... No. 200 (0.075 mm) to .005 mm
Clay..... < .005 mm

Relative Proportions[L, M]

trace..... 0 to 5%
little..... 6 to 14%
with..... ≥ 15%

Inclusion Thicknesses

lens..... 0 to 1/8"
seam..... 1/8" to 1"
layer..... over 1"

Apparent Relative Density of Cohesionless Soils

Very loose ..... 0 to 4 BPF
Loose ..... 5 to 10 BPF
Medium dense..... 11 to 30 BPF
Dense..... 31 to 50 BPF
Very dense..... over 50 BPF

Consistency of Cohesive Soils	Blows Per Foot	Approximate Unconfined Compressive Strength
Very soft	0 to 1 BPF	< 0.25 tsf
Soft	2 to 4 BPF	0.25 to 0.5 tsf
Medium	5 to 8 BPF	0.5 to 1 tsf
Stiff	9 to 15 BPF	1 to 2 tsf
Very Stiff	16 to 30 BPF	2 to 4 tsf
Hard	over 30 BPF	> 4 tsf

Moisture Content:

Dry: Absence of moisture, dusty, dry to the touch.
Moist: Damp but no visible water.
Wet: Visible free water, usually soil is below water table.

Drilling Notes:

Blows/N-value: Blows indicate the driving resistance recorded for each 6-inch interval. The reported N-value is the blows per foot recorded by summing the second and third interval in accordance with the Standard Penetration Test, ASTM D1586.

Partial Penetration: If the sampler could not be driven through a full 6-inch interval, the number of blows for that partial penetration is shown as #/x" (i.e. 50/2"). The N-value is reported as "REF" indicating refusal.

Recovery: Indicates the inches of sample recovered from the sampled interval. For a standard penetration test, full recovery is 18", and is 24" for a thinwall/shelby tube sample.

WOH: Indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WOR: Indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

Water Level: Indicates the water level measured by the drillers either while drilling (▽), at the end of drilling (▼), or at some time after drilling (▼).

Laboratory Tests

DD	Dry density, pcf	**OC**	Organic content, %	**LL**	Liquid limit
WD	Wet density, pcf	**q_p**	Pocket penetrometer strength, tsf	**PL**	Plastic limit
P200	% Passing #200 sieve	**MC**	Moisture content, %	**PI**	Plasticity index
		q_U	Unconfined compression test, tsf		

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Sieve Analysis Of Soil

ASTM D6913

8/6/2019

2309 Palace Street
La Crosse, WI 54603
Phone: 608-781-7277

Client:

STAR (Sports, Therapeutic and Adaptive Recreation) Association
PO Box 1024
Lacrosse, WI 54602

Project:

B1907847
Proposed STAR Center Facility
1319 and 1325 Saint Andrew Street
La Crosse, WI 54602

Sample Information

Sample Number: 258813
Depth (ft): 20
Sampling Method: Penetration Boring ASTM D1586
Sampled By: Contractor
Boring Number: ST-3
Location: Native Soil
Location Details: Proposed building footprint
Sample Date: 07/30/2019
Received Date: 07/31/2019
Lab: 2309 Palace Street, La Crosse, WI
Tested Date: 08/02/2019

Sieve Data

Sieve Size	Percent Passing	Specifications
4.75 mm (No. 4)	100	-
2 mm (No. 10)	100	-
850 µm (No. 20)	99	-
600 µm (No. 30)	96	-
425 µm (No. 40)	74	-
300 µm (No. 50)	22	-
250 µm (No. 60)	11	-
150 µm (No. 100)	3	-
75 µm (No. 200)	1.3	-

Classification: SP Poorly graded sand
Specimen Obtained: Moist
Test Method: Method A (Composite Sieving)
Dispersion Apparatus: Shaking

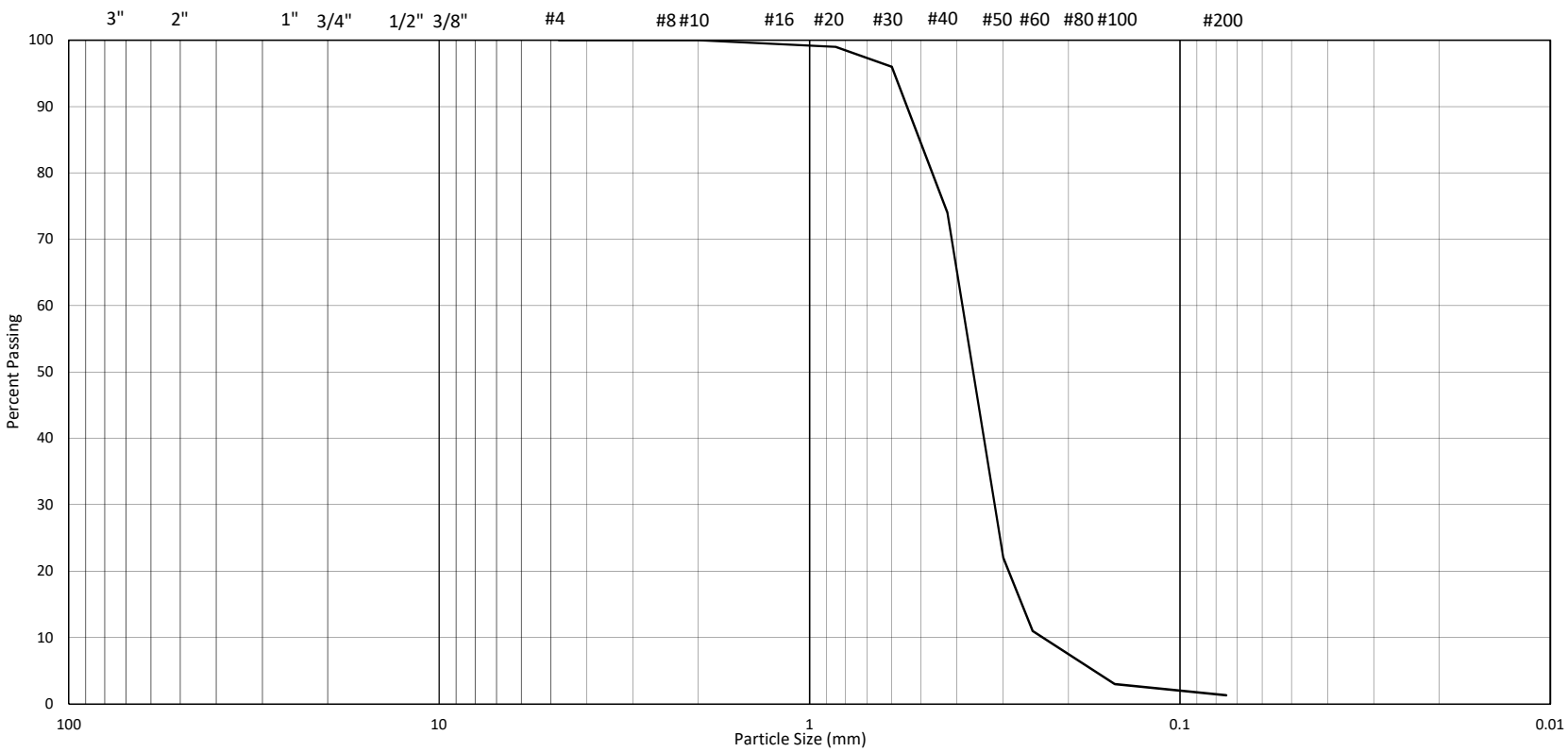
General

Results: The test is for informational purposes.

See Gradation G-01.pdf in the documents section at the end of this report.

Grain Size Accumulation Curve (ASTM)

Gravel		Sand			Fines
Coarse	Fine	Coarse	Medium	Fine	Silt & Clay



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Project Number	B1907847
Sample Number	G-01
Boring Number	ST-3
Depth	20

Gravel	0.0		
Sand	98.7		
Silt & Clay	1.3		
D60=	0.3910	Cu=	1.6
D30=	0.3190		
D10=	0.2380	Cc=	1.1

Classification

Brown Poorly Graded Sand (SP)

1002-CPS-23
Division of Industry Services
PO Box 2658
Madison, Wisconsin

Attachment 2:

SOIL AND SITE EVALUATION - STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Attach a complete site plan on paper not less than 8 ½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM reference to nearest road. ***Please print all information*** Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]	County La Crosse Parcel I.D. 17-10289-40 Reviewed by: Date:

Property Owner: Stizo Development, LLC	Property Location Govt. Lot SW¼ NE¼ S29 T07 R16 W		
Property Owner's Mailing Address: PO Box 609	Lot	Block #	Subd. Name or CSM #
City, State Zip Phone Number La Crosse, WI 54602	☒ City ☐ Village ☐ Town La Crosse		Nearest Road Saint Andrew Street

Drainage Area _____ ☐ sq. ft. ☐ acres Test site suitable for (check all that apply): ☐ Bio-retention; ☐ Subsurface Dispersal System; ☐ Reuse; ☐ Irrigation ☒ Other	Hydraulic Application Test Method ☒ Morphological Evaluation ☐ Double Ring Infiltrometer Other: (specify)	Soil Moisture Date of soil Borings: July 30, 2019 USDA-NRCS WETS Value: ☐ Dry = 1; ☒ Normal = 2; ☒ Wet = 3.

ST-2 #OBS ☐ Pit ☒ Boring Ground surface Elevation 647.8 ft. Elevation of limiting factor 12 ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
FILL	0 - 25	10YR 3/2	---	f.sl	0.sg.f	ml	c	0	< 20	0.50
FILL	25 - 36	10YR 3/3	---	f.ls	0.sg.f	ml	a	0	< 10	0.50
FILL	36 - 204	2.5Y 7/6	---	f.s	0.sg.f	ml	c	10	< 5	0.50
C	204 - 372	10YR 5/3	---	c.s	0.sg.c	ml	c	10	< 5	3.60

Comments: Groundwater was encountered at 12 feet while drilling and is a limiting layer. Seasonal and annual fluctuations of groundwater should also be anticipated.

ST-3 #OBS ☐ Pit ☒ Boring Ground surface Elevation 647.7 ft. Elevation of limiting factor 12 ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
FILL	0 - 8	10YR 3/2	---	f.sl	0.sg.f	ml	c	0	< 20	0.50
FILL	8 - 144	10YR 4/4	---	f.s	0.sg.f	ml	g	0	< 5	0.50
FILL	144 - 204	10YR 4/1	---	f.ls	0.sg.f	ml	g	0	< 10	0.50
C	204 - 372	10YR 5/3	---	m.s	0.sg.m	ml	g	0	< 5	3.60

Comments: Groundwater was encountered at 12 feet while drilling and is a limiting layer. Seasonal and annual fluctuations of groundwater should also be anticipated.

Name: Benjamin R. Sullivan	Signature: Ben Sullivan	Credential Number: 1324025
Address: 2309 Palace Street, La Crosse, WI	Date of Evaluation: 8/2/2019	Phone Number: 608.781.7277

SBD-10793 (R01/17)
WDNR
September 2017

ST-5 #OBS ☐ Pit ☒ Boring Ground surface Elevation 647.6 ft. Elevation of limiting factor 9 ½ ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
FILL	0 - 22	10YR 3/2	---	f.sl	0.sg.f	ml	c	0	< 20	0.50
FILL	22 - 72	10YR 4/4	---	f.ls	0.sg.f	ml	g	15	< 10	0.50
FILL	72 - 120	10YR 4/4	---	f.s	0.sg.f	ml	g	0	< 5	0.50
C	120 - 192	10YR 4/3	---	f.s	0.sg.f	ml	g	0	< 5	0.50

Comments: Groundwater was encountered at 9 ½ feet while drilling and is a limiting layer. Seasonal and annual fluctuations of groundwater should also be anticipated.

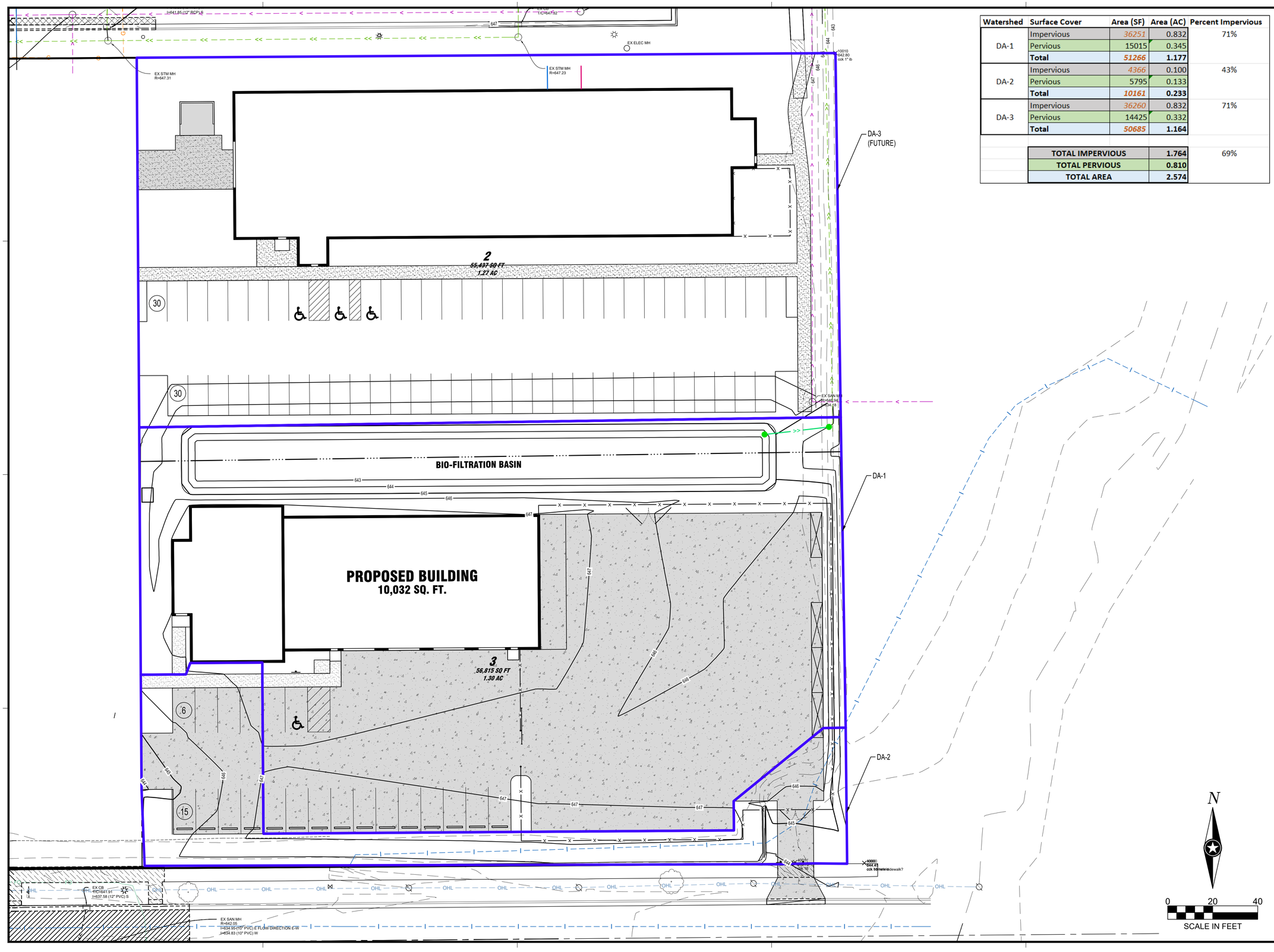
ST-6 #OBS ☐ Pit ☒ Boring Ground surface Elevation 647.9 ft. Elevation of limiting factor 10 ft.

Horizon	Depth In.	Dominate Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr.
FILL	0 - 26	10YR 3/2	---	f.sl	0.sg.f	ml	c	0	< 20	0.50
FILL	26 - 48	10YR 5/4	---	f.s	0.sg.f	ml	g	0	< 5	0.50
FILL	48 - 96	10YR 5/3	---	f.s	0.sg.f	ml	g	0	< 5	0.50
C	96 - 192	10YR 5/6	---	f.s	0.sg.f	ml	g	0	< 5	0.50

Comments: Groundwater was encountered at 10 feet while drilling and is a limiting layer. Seasonal and annual fluctuations of groundwater should also be anticipated.

Overall Site Comments: The site contains deep fills that consist of sandy soils. Groundwater was encountered at depths of 9 ½ to 12 feet across the site.

Watershed	Surface Cover	Area (SF)	Area (AC)	Percent Impervious
DA-1	Impervious	36251	0.832	71%
	Pervious	15015	0.345	
	Total	**51266**	**1.177**	
DA-2	Impervious	4366	0.100	43%
	Pervious	5795	0.133	
	Total	**10161**	**0.233**	
DA-3	Impervious	36260	0.832	71%
	Pervious	14425	0.332	
	Total	**50685**	**1.164**	
	TOTAL IMPERVIOUS		**1.764**	69%
	TOTAL PERVIOUS		**0.810**	
	TOTAL AREA		**2.574**	



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BORTON CONSTRUCTION NEW OFFICE

LA CROSSE WI

REVISION SCHEDULE

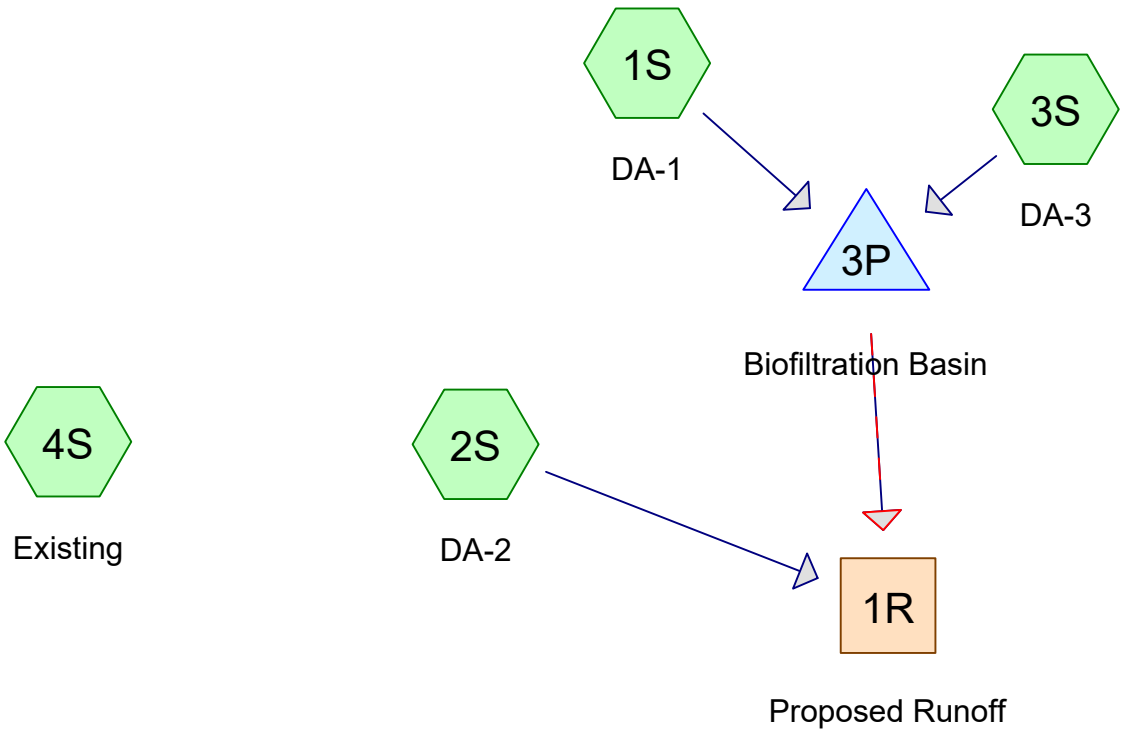
DATE	DESCRIPTION	BY

PROJECT NO.	PROJ. NO
FILE NAME	34320 PROPOSED CONDITIONS
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PROPOSED DRAINAGE MAP

SHEET 1 OF 1



Subcat Reach Pond Link

Routing Diagram for 34320 Proposed Conditions
Prepared by I&S Group, Inc, Printed 6/5/2026
HydroCAD® 10.20-7a s/n 02403 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr	fe_text_mean 24-hr S0	2-yr	Default	24.00	1	3.01	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.810	61	>75% Grass cover, Good, HSG B (1S, 2S, 3S)
1.764	98	Impervious, HSG B (1S, 2S, 3S)
2.574	98	Roofs, HSG B (4S)
5.148	**92**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
5.148	HSG B	1S, 2S, 3S, 4S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
5.148		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.810	0.000	0.000	0.000	0.810	>75% Grass cover, Good	1S, 2S, 3S
0.000	1.764	0.000	0.000	0.000	1.764	Impervious	1S, 2S, 3S
0.000	2.574	0.000	0.000	0.000	2.574	Roofs	4S
0.000	**5.148**	**0.000**	**0.000**	**0.000**	**5.148**	**TOTAL AREA**	

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: DA-1 Runoff Area=1.177 ac 70.69% Impervious Runoff Depth=1.75"
Tc=5.0 min CN=87 Runoff=3.69 cfs 0.171 af

Subcatchment2S: DA-2 Runoff Area=0.233 ac 42.92% Impervious Runoff Depth=1.08"
Tc=5.0 min CN=77 Runoff=0.43 cfs 0.021 af

Subcatchment3S: DA-3 Runoff Area=1.164 ac 71.48% Impervious Runoff Depth=1.75"
Tc=5.0 min CN=87 Runoff=3.65 cfs 0.170 af

Subcatchment4S: Existing Runoff Area=2.574 ac 100.00% Impervious Runoff Depth=2.78"
Flow Length=100' Slope=0.0100 '/' Tc=13.3 min CN=98 Runoff=8.22 cfs 0.596 af

Reach 1R: Proposed Runoff Inflow=0.84 cfs 0.362 af
Outflow=0.84 cfs 0.362 af

Pond 3P: Biofiltration Basin Peak Elev=643.93' Storage=7,075 cf Inflow=7.34 cfs 0.341 af
Primary=0.51 cfs 0.341 af Secondary=0.00 cfs 0.000 af Outflow=0.51 cfs 0.341 af

Total Runoff Area = 5.148 ac Runoff Volume = 0.958 af Average Runoff Depth = 2.23"
15.73% Pervious = 0.810 ac 84.27% Impervious = 4.338 ac

Summary for Subcatchment 1S: DA-1

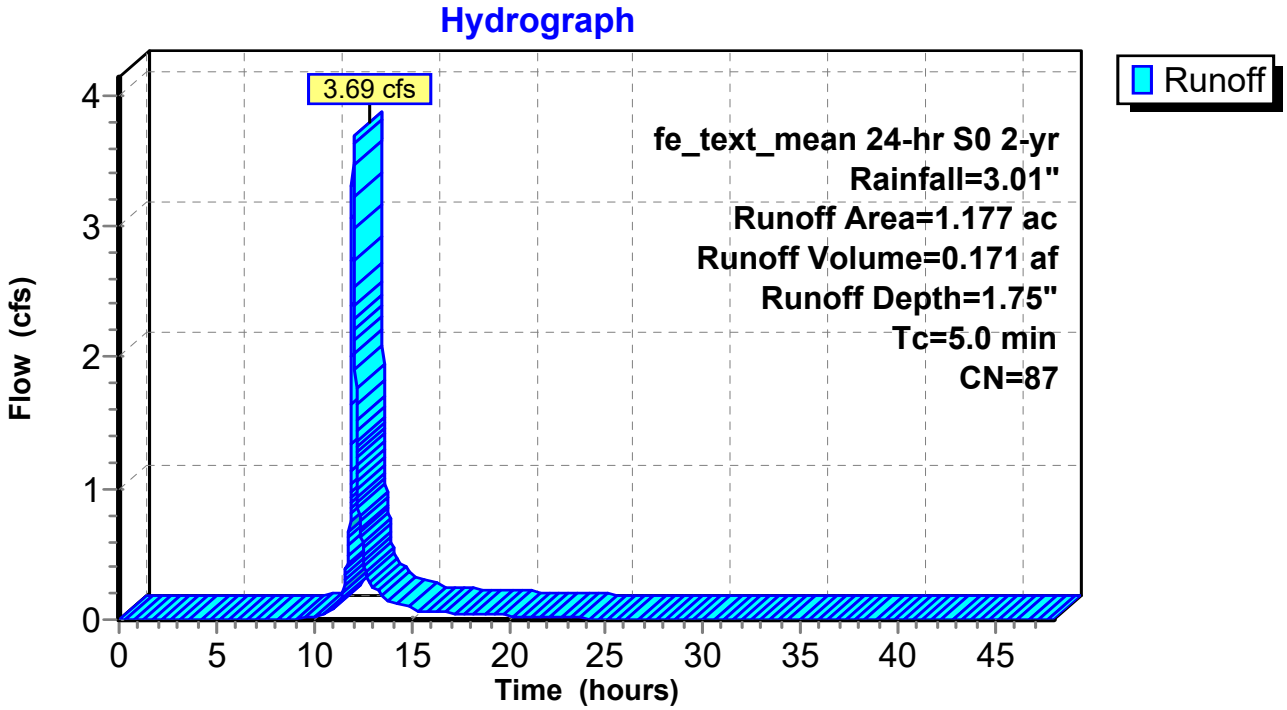
Runoff = 3.69 cfs @ 12.03 hrs, Volume= 0.171 af, Depth= 1.75"
Routed to Pond 3P : Biofiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
fe_text_mean 24-hr S0 2-yr Rainfall=3.01"

	Area (ac)	CN	Description
*	0.832	98	Impervious, HSG B
	0.345	61	>75% Grass cover, Good, HSG B
	1.177	87	Weighted Average
	0.345		29.31% Pervious Area
	0.832		70.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: DA-1



Summary for Subcatchment 2S: DA-2

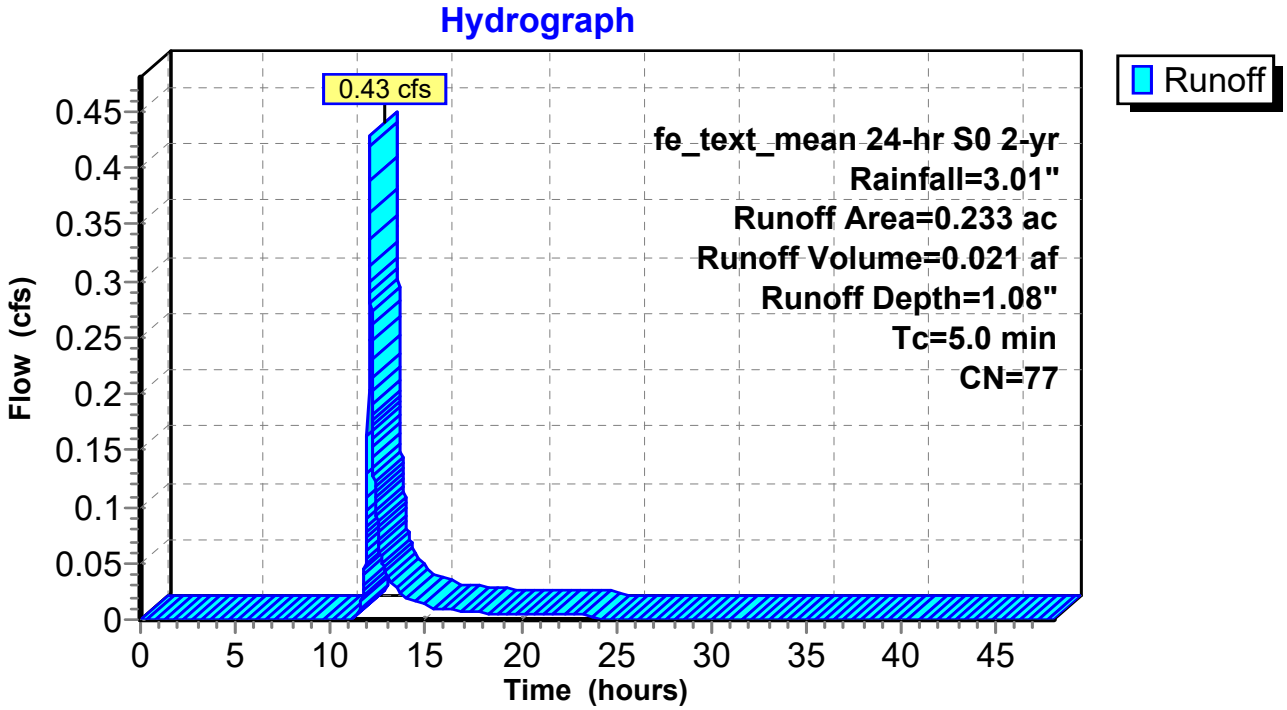
Runoff = 0.43 cfs @ 12.03 hrs, Volume= 0.021 af, Depth= 1.08"
Routed to Reach 1R : Proposed Runoff

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
fe_text_mean 24-hr S0 2-yr Rainfall=3.01"

	Area (ac)	CN	Description
*	0.100	98	Impervious, HSG B
	0.133	61	>75% Grass cover, Good, HSG B
	0.233	77	Weighted Average
	0.133		57.08% Pervious Area
	0.100		42.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: DA-2



Summary for Subcatchment 3S: DA-3

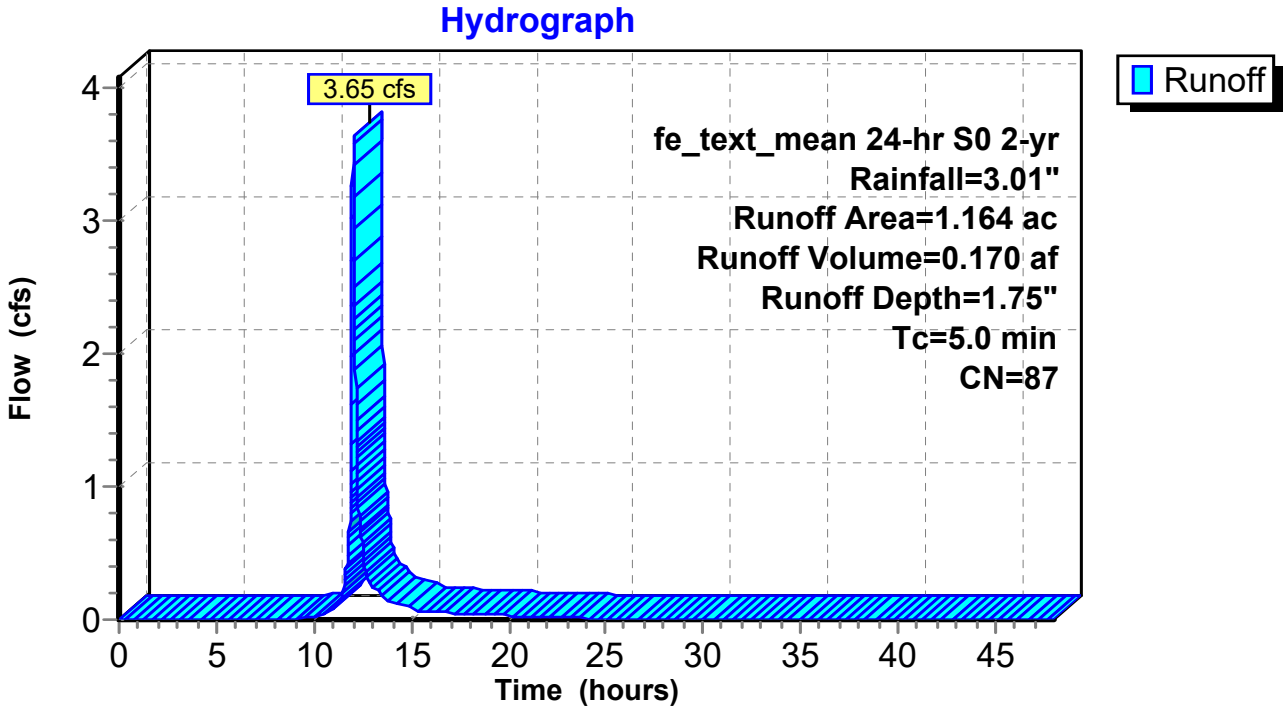
Runoff = 3.65 cfs @ 12.03 hrs, Volume= 0.170 af, Depth= 1.75"
Routed to Pond 3P : Biofiltration Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
fe_text_mean 24-hr S0 2-yr Rainfall=3.01"

	Area (ac)	CN	Description
*	0.832	98	Impervious, HSG B
	0.332	61	>75% Grass cover, Good, HSG B
	1.164	87	Weighted Average
	0.332		28.52% Pervious Area
	0.832		71.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: DA-3



Summary for Subcatchment 4S: Existing

Runoff = 8.22 cfs @ 12.13 hrs, Volume= 0.596 af, Depth= 2.78"

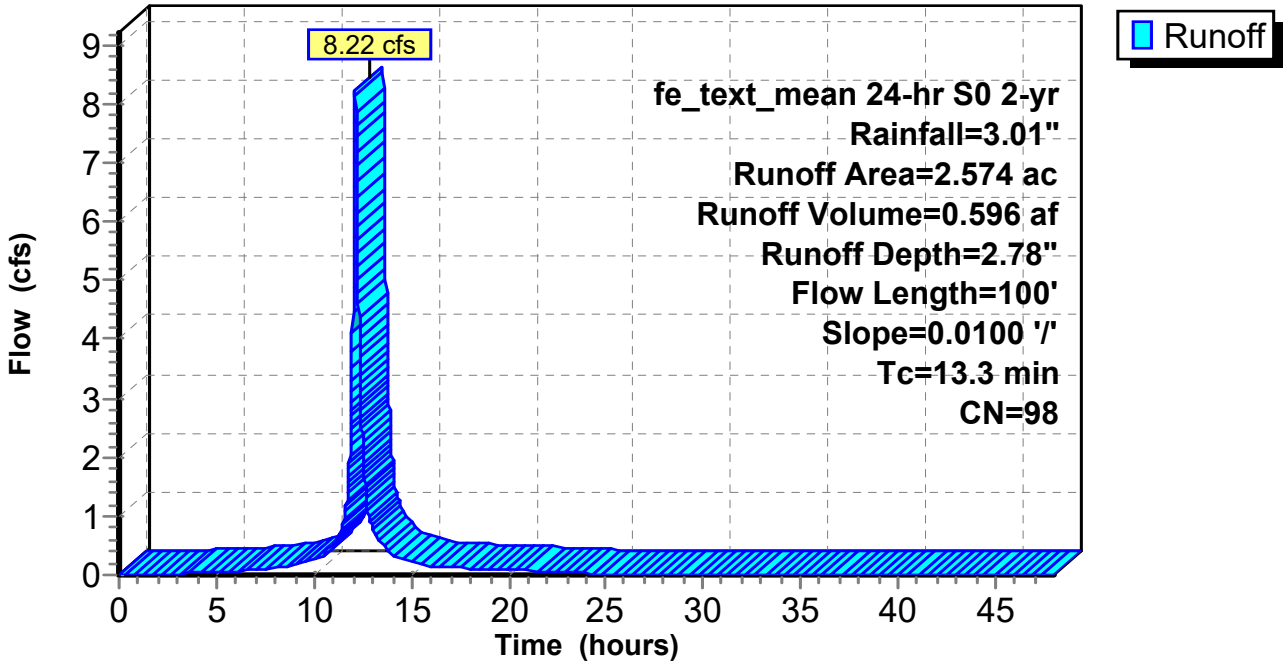
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
fe_text_mean 24-hr S0 2-yr Rainfall=3.01"

Area (ac)	CN	Description
2.574	98	Roofs, HSG B
2.574		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.3	100	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.01"

Subcatchment 4S: Existing

Hydrograph

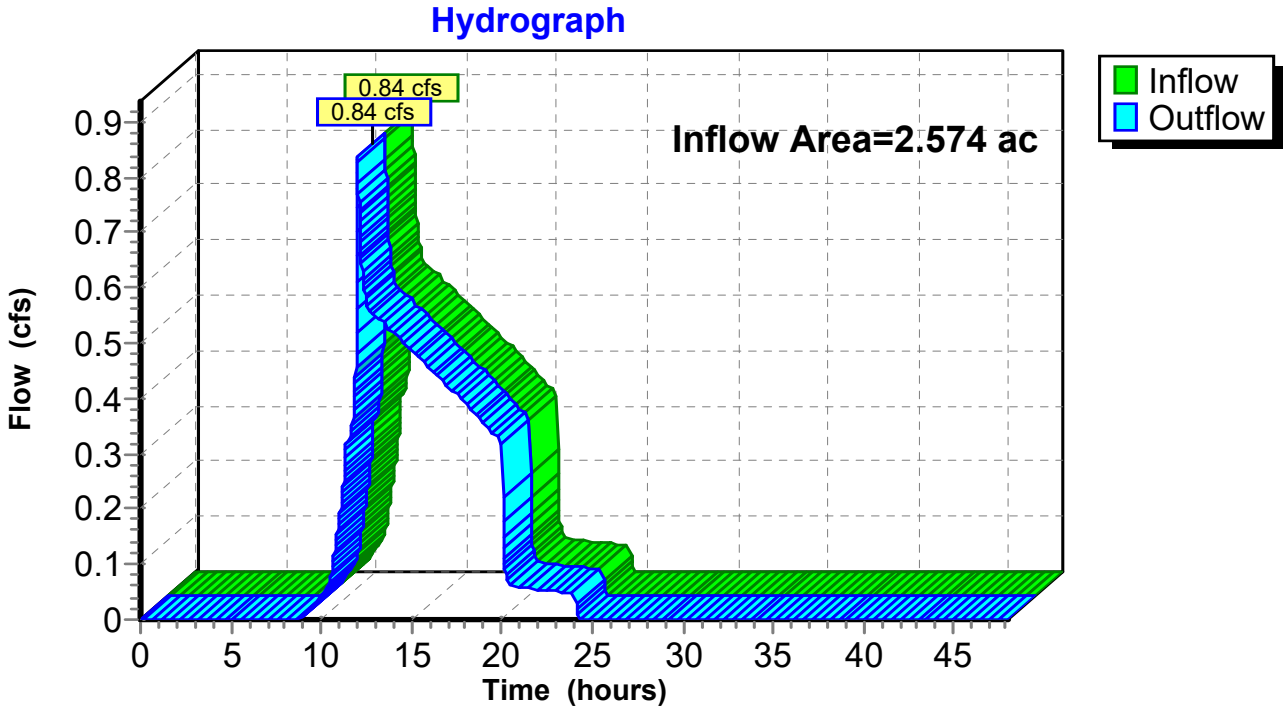


Summary for Reach 1R: Proposed Runoff

Inflow Area = 2.574 ac, 68.53% Impervious, Inflow Depth = 1.69" for 2-yr event
Inflow = 0.84 cfs @ 12.04 hrs, Volume= 0.362 af
Outflow = 0.84 cfs @ 12.04 hrs, Volume= 0.362 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 1R: Proposed Runoff



Summary for Pond 3P: Biofiltration Basin

Inflow Area = 2.341 ac, 71.08% Impervious, Inflow Depth = 1.75" for 2-yr event
Inflow = 7.34 cfs @ 12.03 hrs, Volume= 0.341 af
Outflow = 0.51 cfs @ 13.05 hrs, Volume= 0.341 af, Atten= 93%, Lag= 61.5 min
Primary = 0.51 cfs @ 13.05 hrs, Volume= 0.341 af
Routed to Reach 1R : Proposed Runoff
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Reach 1R : Proposed Runoff

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 643.93' @ 13.05 hrs Surf.Area= 6,126 sf Storage= 7,075 cf

Plug-Flow detention time= 134.7 min calculated for 0.341 af (100% of inflow)
Center-of-Mass det. time= 134.7 min (937.0 - 802.3)

Volume	Invert	Avail.Storage	Storage Description
#1	642.50'	26,209 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
642.50	3,735	0	0
645.00	7,900	14,544	14,544
646.00	15,430	11,665	26,209

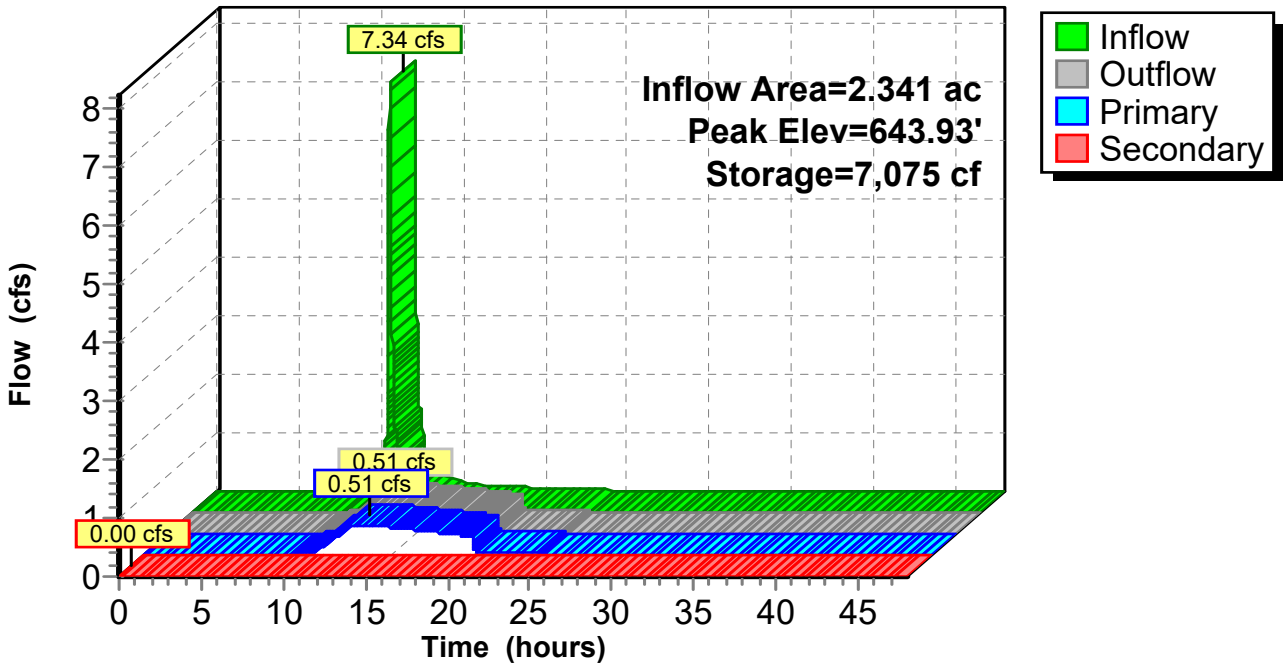
Device	Routing	Invert	Outlet Devices
#1	Primary	642.50'	**3.600 in/hr Exfiltration over Surface area** Phase-In= 0.01'
#2	Primary	644.00'	**12.0" Horiz. Orifice/Grate** C= 0.600 in 12.0" Grate (100% open area) Limited to weir flow at low heads
#3	Secondary	645.00'	**5.0' long x 5.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

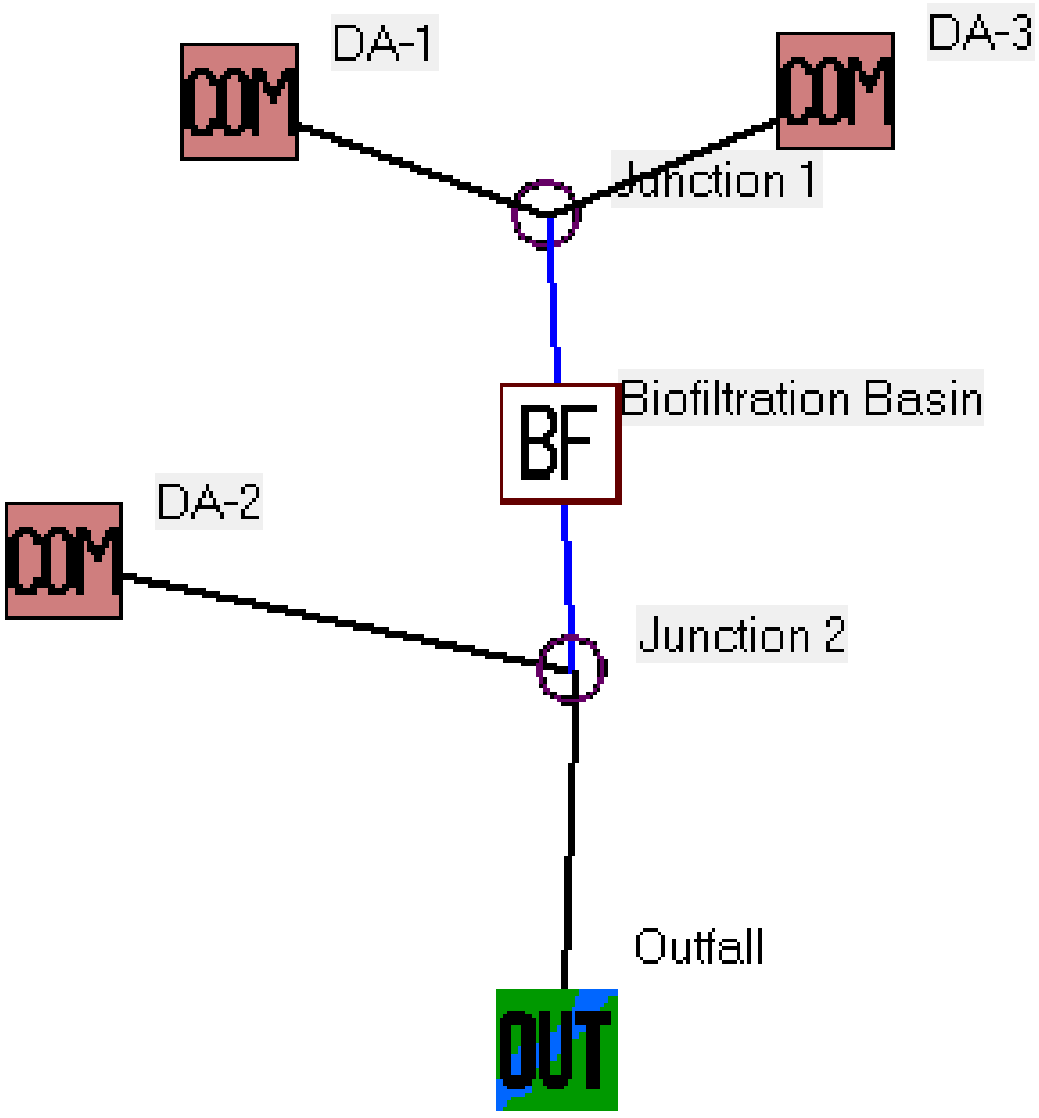
Primary OutFlow Max=0.51 cfs @ 13.05 hrs HW=643.93' TW=0.00' (Dynamic Tailwater)
└─**1=Exfiltration** (Exfiltration Controls 0.51 cfs)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=642.50' TW=0.00' (Dynamic Tailwater)
└─**3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Biofiltration Basin

Hydrograph




DA-1
DA-3
COM
COM
Junction 1
BF
Biofiltration Basin
DA-2
COM
Junction 2
Outfall
OUT

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WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Minneapolis MN 1959.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
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Residential Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
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Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/02/59 Study period ending date: 12/28/59
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 06-05-2026 Time: 09:35:22
Site information:

LU# 1 - Commercial: DA-1 Total area (ac): 1.177
1 - Roofs 1: 0.240 ac. Flat Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.592 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.277 ac. Moderately Compacted Sandy PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM F
70 - Water Body Areas: 0.068 ac. PSD File: Source Area PSD File:

LU# 2 - Commercial: DA-3 Total area (ac): 0.832
1 - Roofs 1: 0.346 ac. Flat Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.486 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: DA-2 Total area (ac): 0.233
13 - Paved Parking 1: 0.100 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.133 ac. Moderately Compacted Sandy PSD File: C:\WinSLAMM Files\NURP.cpz Source Area PSD File: C:\WinSLAMM F

Control Practice 1: Biofilter CP# 1 (DS) - Biofiltration Basin
1. Top area (square feet) = 7900
2. Bottom aea (square feet) = 3735
3. Depth (ft): 5
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0.75
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 1.75
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0
Soil Data Soil Type Fraction in Eng. Soil
User-Defined Media Type 1.000
Saturation water content (Porosity) = 0
Field capacity (fraction) = 0
Permanent Wilting Point (fraction) = 0
Infiltration rate (in/hr) = 3.6
Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 5
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 4.99
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 1
2. Stand pipe height above datum (ft): 4
Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

SLAMM for Windows Version 10.5.0
(c) Copyright Robert Pitt and John Voorhees 2019, All Rights Reserved

Data file name: S:\Projects\34000 PROJ\34300-34399\34320 5th Ward SE Development Site D-La Crosse WI\34320 Practice Groups\Civil-Survey\Civil Calcs\34320 Pr
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Minneapolis MN 1959.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/02/59 Study period ending date: 12/28/59
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/02/59 Model Run End Date: 12/28/59
Date of run: 06-05-2026 Time of run: 09:34:49
Total Area Modeled (acres): 2.242
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	136280	-	109.3	930.2	-
Outfall Total with Controls:	136567	-0.21%	34.35	292.9	68.51%
Annualized Total After Outfall Controls:	138463			296.9	

Biofilter # 1 is expected to clog in 9.6 years.. Percent Solids Reduction due to Engineered Media = 80

C V T

Chosen Valley Testing, Inc.

Legend

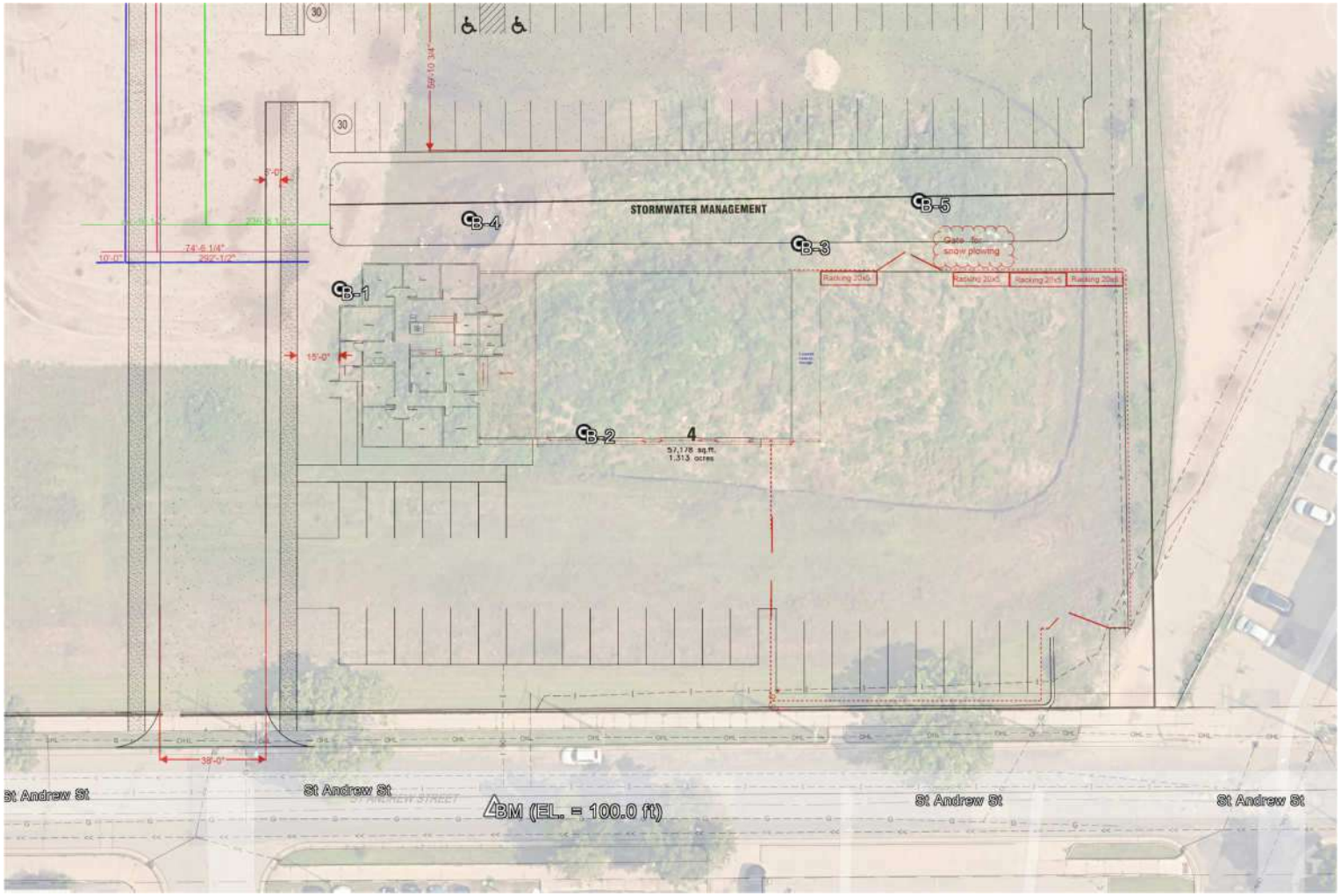
Boring Locations

Benchmark

N

Boring Location Sketch

New Borton Office & Shop
St. Andrew Street
La Crosse, Wisconsin
CVT #: 27570.26.WIL



LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 27570.26.WIL Design Phase Geotecnical Investigation Proposed New Borton Office & Shop St Andrew Street La Crosse, Wisconsin	BORING: **B-1** LOCATION: See attached sketch DATE: 4/9/2026 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
105.2	0.0	SM	**FILL**, silty sand, trace gravel, fine grained, brown, moist.	14		Benchmark: Centerline of St. Andrew Street south of the site, assigned elevation 100 feet.
			Trace brick around 5'.	15		
98.7	6.5	SP	**FILL**, poorly graded sand, fine grained, brown, moist.	15		
				11		
92.7	12.5	SC	**Slightly Organic CLAYEY SAND** trace roots, fine grained, black, wet.	9		
91.2	14.0		(Topsoil)		▽	
		SP	**POORLY GRADED SAND** fine grained, gray, water bearing, loose to medium dense. (Alluvium)	11		
				8		
79.2	26.0			9		
			End of boring. Water observed during drilling below around 14'. Boring sealed upon completion.			

CVT STANDARD 27570.26.WIL (BORTON OFFICE & SHOP).GPJ LOG A GNNN06.GDT 4/15/26

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 27570.26.WIL Design Phase Geotecnical Investigation Proposed New Borton Office & Shop St Andrew Street La Crosse, Wisconsin	BORING: **B-2** LOCATION: See attached sketch DATE: 4/9/2026 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
106.1	0.0	SM	**FILL**, silty sand, trace gravel, fine grained, yellowish brown, moist.			Benchmark: Centerline of St. Andrew Street south of the site, assigned elevation 100 feet.
			Brown below 2.5'.	9		
			Trace concrete below 5'.	16		
99.6	6.5	SP	**FILL**, poorly graded sand,	15		
				11		
94.6	11.5	CL	**LEAN CLAY** black, wet, medium. (Alluvium / B-Horizon)	8	▽	
93.1	13.0	SM	**SILTY SAND** fine grained, brown, water bearing, loose. (Alluvium)			
92.1	14.0	SP	**POORLY GRADED SAND** fine grained, brown, water bearing, loose. (Alluvium)	7		
				7		
80.1	26.0			8		
			End of boring. Water observed during drilling below around 13'. Boring sealed upon completion.			

CVT STANDARD 27570.26.WIL (BORTON OFFICE & SHOP).GPJ LOG A GNNN06.GDT 4/15/26

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 27570.26.WIL Design Phase Geotecnical Investigation Proposed New Borton Office & Shop St Andrew Street La Crosse, Wisconsin	BORING: **B-3** LOCATION: See attached sketch DATE: 4/9/2026 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
106.0	0.0	SP SM	**FILL**, poorly graded sand with SILT **trace gravel, fine grained, yellowish brown, moist.**	9		Benchmark: Centerline of St. Andrew Street south of the site, assigned elevation 100 feet.
			Brown and black mixed below 5'.	13		
97.0	9.0			14		
		SP	**FILL**, poorly graded sand, fine grained, brown, moist.	4		
94.5	11.5					
		SM	**SILTY SAND** fine grained, dark brown, wet to water bearing, loose. (Alluvium / B-Horizon) Water bearing below 13'.	6	▽	
91.0	15.0					
		SP	**POORLY GRADED SAND** fine grained, brown, water bearing, loose. (Alluvium)	9		
				5		
80.0	26.0			6		
			End of boring. Water observed during drilling below around 13'. Boring sealed upon completion.			

CVT STANDARD 27570.26.WIL (BORTON OFFICE & SHOP).GPJ LOG A GNNN06.GDT 4/15/26

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 27570.26.WIL Design Phase Geotecnical Investigation Proposed New Borton Office & Shop St Andrew Street La Crosse, Wisconsin	BORING: **B-4** LOCATION: See attached sketch DATE: 4/9/2026 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
105.2	0.0					
104.4	0.8	SM	**Slightly Organic SILTY SAND** black. (Topsoil / Fill)	*		Benchmark: Centerline of St. Andrew Street south of the site, assigned elevation 100 feet.
102.7	2.5	SP SM	**FILL**, poorly graded sand with silt, trace gravel, fine grained, yellowish brown, moist.	*		* 4 / 4 / 4 / 4
99.7	5.5	SC	**FILL**, clayey sand with gravel, fine grained, brown, moist.	*		* 4 / 5 / 6 / 6
90.7	14.5	SP	**FILL**, poorly graded sand, fine grained, brown, moist.	*		* 6 / 5 / 4 / 5
				*		* 5 / 5 / 5 / 5
				*		* 4 / 6 / 4 / 5
				*		* 5 / 5 / 6 / 5
				*		* 3 / 5 / 4 / 4
89.7	15.5	SC	**CLAYEY SAND** fine grained, black, water bearing, loose.	*	▽	* 1 / 2 / 4 / 6
85.2	20.0	SP	(Alluvium / B-Horizon) **POORLY GRADED SAND** fine grained, gray, water baring, loose. (Alluvium)	*		* 2 / 3 / 4 / 5
				*		* 4 / 5 / 4 / 4
			End of boring. Water observed during drilling below around 14.5'. Boring sealed upon completion.			

CVT STANDARD 27570.26.WIL (BORTON OFFICE & SHOP).GPJ LOG A GNNN06.GDT 4/15/26

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 27570.26.WIL Design Phase Geotecnical Investigation Proposed New Borton Office & Shop St Andrew Street La Crosse, Wisconsin	BORING: **B-5** LOCATION: See attached sketch DATE: 4/9/2026 SCALE: 1" = 4'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
105.4	0.0					Benchmark: Centerline of St. Andrew Street south of the site, assigned elevation 100 feet.
104.4	1.0	CL OL	**Slightly Organic LEAN CLAY** black. (Topsoil)	*		* 1 / 4 / 5 / 7
102.9	2.5	SM	**FILL**, silty sand with gravel, fine to medium grained, brown, moist.			
		SP SM	**FILL**, poorly graded sand with silt, trace gravel, fine grained, yellowish brown, moist.	*		* 8 / 6 / 5 / 6
			Brown below 5.5'. Trace concrete below 5.5'.	*		* 5 / 7 / 8 / 11
96.9	8.5			*		* 6 / 6 / 5 / 4
		SP	**FILL**, poorly graded sand, trace gravel, fine grained, brown, moist.	*		* 4 / 5 / 6 / 5
92.9	12.5			*		* 4 / 3 / 3 / 4
91.9	13.5	CL	**SANDY LEAN CLAY** black, wet, rather soft. (Alluvium / B-Horizon)	*		* 3 / 3 / 2 / 1
90.9	14.5	SM	**SILTY SAND** fine grained, brown, wet, very loose.		▽	
		SP	(Alluvium)	*		* 3 / 4 / 5 / 5
			POORLY GRADED SAND, fine grained, brown, water bearing, loose to medium dense. (Alluvium)	*		* 4 / 5 / 4 / 6
85.4	20.0			*		* 6 / 5 / 7 / 7
			End of boring. Water observed during drilling below around 14.5'. Boring sealed upon completion.			

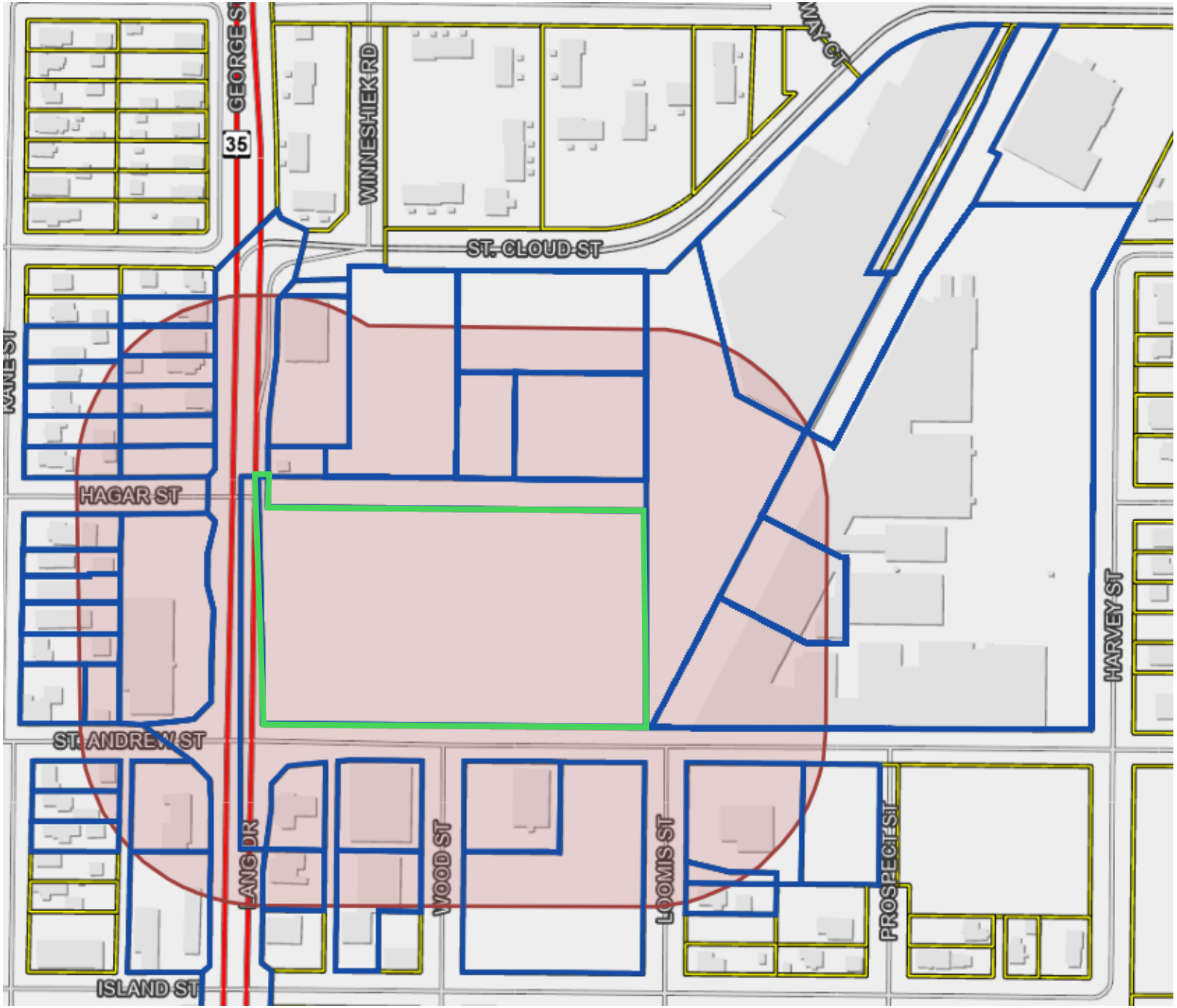
CVT STANDARD 27570.26.WIL (BORTON OFFICE & SHOP).GPJ LOG A GNNN06.GDT 4/15/26

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10290-23	1401 ANDREW LLC	1401 ST ANDREW ST	4915 DUPONT AVE S	MINNEAPOLIS MN 55419
17-10213-100	530 LANG DRIVE LLC	1220 ST ANDREW ST	530 LANG DR	LA CROSSE WI 54603
17-10214-10	530 LANG DRIVE LLC	530 LANG DR	530 LANG DR	LA CROSSE WI 54603
17-40381-780	BRIAN K LUSK, COLLEEN R LUSK	1315 HAGAR ST	1315 HAGAR ST	LA CROSSE WI 54603
17-10071-10	BUSHEL 1 LLC	727 GEORGE ST	301 GREEN COULEE RD	ONALASKA WI 54650
17-10216-30	CHARLES BRITTEN, CAROL NELSON BRITTEN	528 KANE ST	528 KANE ST	LA CROSSE WI 54603-2921
17-10071-70	CHARLES A SCHAUB	1111 ST ANDREW ST	1111 ST ANDREW ST	LA CROSSE WI 54603
17-10216-20	CHARLES B BRITTEN	1102 ST ANDREW ST	1102 ST ANDREW ST	LA CROSSE WI 54603
17-10071-80	CHEWEY LLC	1101 ST ANDREW ST	1101 ST ANDREW ST	LA CROSSE WI 54603
17-10071-30	CHRIS E PAULSEN, MOLLY R PAULSEN	717 GEORGE ST	6418 UNITY AVE N	BROOKLYN CENTER MN 55429
17-10071-40	CHRIS E PAULSEN, MOLLY R PAULSEN	713 GEORGE ST	6418 UNITY AVE N	BROOKLYN CENTER MN 55429
17-10071-50	CHRIS E PAULSEN, MOLLY R PAULSEN	707 GEORGE ST	6418 UNITY AVE N	BROOKLYN CENTER MN 55429
17-10289-50	CITY OF LACROSSE		400 LA CROSSE ST	LA CROSSE WI 54601
17-10290-10	CITY OF LACROSSE	732 GEORGE ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10298-500	CITY OF LACROSSE	LANG DR	400 LA CROSSE ST	LA CROSSE WI 54601
17-10070-80	CORY RUNDLE	700 KANE ST	700 KANE ST	LA CROSSE WI 54603-2676
17-10213-90	CRAIG A REDENBAUGH, SUSAN REDENBAUGH	1320 ST ANDREW ST	1224 ISLAND ST	LA CROSSE WI 54603
17-10070-90	DRIFTMORE ACQUISITIONS LLC	706 KANE ST	PO BOX 857	ONALASKA WI 54650
17-10071-90	DUANE E GENZ, CHANDRA R ROARK	612 KANE ST	1101 ST ANDREW ST	LA CROSSE WI 54603-2639
17-10071-120	ELIZABETH A JENSEN	632 KANE ST	632 KANE ST	LA CROSSE WI 54603-2922
17-10216-50	ETHAN S INGALLS	522 KANE ST	522 KANE ST	LA CROSSE WI 54603
17-10690-220	FIFTH WARD RESIDENCES LLC	1221 HAGAR ST	1243 BADGER ST	LA CROSSE WI 54601
17-10690-230	FIFTH WARD RESIDENCES LLC	1312 ST CLOUD ST	1243 BADGER ST	LA CROSSE WI 54601
17-10690-250	FIFTH WARD RESIDENCES LLC	1231 HAGAR ST	1243 BADGER ST	LA CROSSE WI 54601
17-40381-830	FIFTH WARD RESIDENCES LLC	1305 HAGAR ST	1243 BADGER ST	LA CROSSE WI 54601
17-40381-860	FIFTH WARD RESIDENCES LLC	1319 HAGAR ST	1243 BADGER ST	LA CROSSE WI 54601
17-40381-870	FIFTH WARD RESIDENCES LLC	1321 HAGAR ST	1243 BADGER ST	LA CROSSE WI 54601
17-10071-100	G&N SKEMP TRUST	616 KANE ST	1807 NAKOMIS AVE	LA CROSSE WI 54603-1542
17-10071-110	G&N SKEMP TRUST	622 KANE ST	1807 NAKOMIS AVE	LA CROSSE WI 54603-1542
17-10213-31	JAMES CRAIG	LOOMIS ST	520 LOOMIS ST	LA CROSSE WI 54603
17-10213-80	JAMES CRAIG	520 LOOMIS ST	520 LOOMIS ST	LA CROSSE WI 54603
17-40381-910	JOSHUA PERRAULT	1329 HAGAR ST	1329 HAGAR ST	LA CROSSE WI 54603
17-10213-32	KS LACROSSE REAL ESTATE LLC	528 LOOMIS ST	528 LOOMIS ST	LA CROSSE WI 54603
17-10216-70	KWIK TRIP INC	507 LANG DR	1626 OAK ST	LA CROSSE WI 54603
17-10213-140	LM INVESTMENT PROPERTIES LLC	514 & 516 LANG DR	W5475 TIMBER CREEK TRL	LA CROSSE WI 54601
17-40381-800	LOUISE MARIE MEYER	1311 HAGAR ST	1311 HAGAR ST	LA CROSSE WI 54603
17-10070-95	M&R APARTMENTS LLC	710, 712, 714 KANE ST	S1411 BUELLS VALLEY RD	MONDOVI WI 54755
17-10070-100	MALON HOLDINGS LLC	716 KANE ST	PO BOX 2226	LA CROSSE WI 54602
17-40381-880	MARK A ETRHEIM, DORA L ETRHEIM	1323 HAGAR ST	501 GRAND MEADOW DR	HOLMEN WI 54636-2205
17-40381-820	MEGAN L HENNING	1307 HAGAR ST	1307 HAGAR ST	LA CROSSE WI 54603
17-10289-70	OREILLY AUTOMOTIVE STORES INC C/O RYAN LLC #4764	710 GEORGE ST	PO BOX 9167	SPRINGFIELD MO 65801
17-40381-850	PAMELA CONWAY	1317 HAGAR ST	1317 HAGAR ST	LA CROSSE WI 54603
17-10216-10	PROPERTY CONCEPTS LLC	1122 ST ANDREW ST	3410 EMERALD VALLEY DR	ONALASKA WI 54650
17-10071-60	R GARDNER LLC	701 GEORGE ST	N3553 ELM DR	STODDARD WI 54658
17-10071-20	R HAMILTON ENTERPRISES LLC	723 GEORGE ST	1508 NAKOMIS AVE	LA CROSSE WI 54603
17-10288-80	REINHART FOODSERVICE LLC	1500 ST JAMES ST	100 HARBORVIEW PLZ STE 200	LA CROSSE WI 54601
17-10288-86	REINHART FOODSERVICE LLC	ST JAMES ST	100 HARBORVIEW PLZ STE 200	LA CROSSE WI 54601
17-10289-45	REINHART FOODSERVICE LLC	1402 ST CLOUD ST	100 HARBORVIEW PLZ STE 200	LA CROSSE WI 54601
17-40381-900	RYAN KIRN	1327 HAGAR ST	1327 HAGAR ST	LA CROSSE WI 54603
17-10213-110	SCOTT E MORAN, MELISSA A MORAN, JOYCE MURPHY, MARK A MURPHY	1217 ISLAND ST 513 WOOD ST	N3194 HIDDEN SPRINGS RD	LA CROSSE WI 54601
17-40381-810	SHANE J FREITAG REVOCABLE TRUST, VANESSA L FREITAG REVOCABLE TRUST	1309 HAGAR ST	1420 49TH ST NE	ANKENY IA 50021
17-40381-790	SHEILA SCHNEIDER	1313 HAGAR ST	1313 HAGAR ST	LA CROSSE WI 54603
17-10070-110	STACY CANADY	718 KANE ST	718 KANE ST	LA CROSSE WI 54603
17-10071-115	STEVEN CLEVELAND, DIANE CLEVELAND	628 KANE ST	W4546 KINNEY COULEE RD N	ONALASKA WI 54650
17-40381-840	SUSAN M KORTES	1303 HAGAR ST	1303 HAGAR ST	LA CROSSE WI 54603
17-10213-33	THE FENIGOR GROUP LLC		1501 ST ANDREW ST C101	LA CROSSE WI 54603
17-10213-91	THE FENIGOR GROUP LLC	ISLAND ST	1501 ST ANDREW ST C101	LA CROSSE WI 54603
17-10290-24	THE FENIGOR GROUP LLC	1407 & 1501 ST ANDREW ST	1501 ST ANDREW ST C101	LA CROSSE WI 54603
17-10071-130	TOP LEASCO LIMITED PARTNERSHIP C/O MISSISSIPPI WELDERS SUPPLY COMPANY	609 & 611 GEORGE ST	PO BOX 1036	WINONA MN 55987-1036
17-40381-890	YI HUANG	1325 HAGAR ST	432 CORONADO CIR	ONALASKA WI 54650

Properties above are within 300 feet of 1319 & 1325 Saint Andrew St.

APPLICANT: BORTON DEVELOPMENT LLC 2 COPELAND AVE #201 LA CROSSE WI 54603

Properties within 300 feet of 1325 Saint Adrew Street.



NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District – General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street.

Property is presently: vacant land

Property is proposed to be: mixed-use building with office space, warehouse, and operational facilities

Rezoning is necessary: to allow for office space, warehouse, & operational facilities

Tax Parcel 17-10289-040; 1325 St. Andrew Street

The City Plan Commission will meet to consider such application on **Monday, June 29, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, June 30, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, July 9, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0513).

Dated this 11th day of June, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

Published: June 16 and 23, 2026
One (1) Affidavit

Office of City Clerk

June 15, 2026

SARAH GALSTER
WATER REG/ZONING ENGINEER
WI DEPT. OF NATURAL RESOURCES
3550 MORMON COULEE RD
LA CROSSE WI 54601-6768

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of "AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street." A copy of the hearing notice which will appear in the La Crosse Tribune on June 16 & 23, 2026 is also enclosed.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig

Sondra Craig
Deputy City Clerk
craigs@cityoflacrosse.org
608-789-7549

Enclosures

Also mailed to:
AVERY FLUET - WI DEPT. OF NATURAL RESOURCES
JULIA MCCARTHY - FEMA REGION 5

Requested action: Delay action on File No. 26-0513 until the applicant provides a site-necessity and alternatives analysis addressing whether the proposed office/warehouse/operations use can be reasonably accommodated in nearby vacant industrial or commercial space.

City of La Crosse
Common Council / Judiciary & Administration Committee / Plan Commission

Re: File No. 26-0513 — Proposed Rezoning for 1325 St. Andrew Street

Dear Council Members and City Staff,

I am writing regarding File No. 26-0513, the proposed rezoning of 1325 St. Andrew Street from Planned Development District - General to Planned Development District - General & Specific. I received notice of the proposed amendment because my property at 1401 St. Andrew Street is located within 300 feet of the subject property.

I want to be clear at the outset that my concern is not with Borton Construction as a company. Borton is an important local business with a long history in the area, and they have completed many strong projects in La Crosse and the surrounding region. I want Borton to continue to succeed and grow. Construction companies have legitimate needs for office space, warehouse space, loading areas, storage, and operational facilities. Those are real business needs, and I support finding appropriate ways to meet them.

This request is made without prejudice to Borton Construction's ability to grow, relocate, or pursue an appropriate facility elsewhere. My concern is whether this particular parcel is the right place to satisfy that need.

The decision standard should not be whether this project is better than vacant land, or whether the proposed building is useful to the applicant. Almost any new building can satisfy those tests. The better standard is whether this is the appropriate long-term use of a remediated, high-potential redevelopment parcel when the same operational need may be met in existing industrial space nearby.

For that reason, I respectfully ask the City to delay action on this rezoning unless and until the applicant provides a site-necessity and alternatives analysis showing why the proposed office/warehouse/operations use cannot reasonably be accommodated in existing vacant industrial or commercial space nearby. If the City chooses to approve the rezoning, I ask that it make specific findings on the record explaining why this use is appropriate for this parcel despite the site's location, redevelopment history, nearby residential investment, and apparent availability of existing industrial space.

The City's own public notice describes the proposed use as a "mixed-use building with office space, warehouse, and operational facilities," and states that the rezoning is necessary to allow "office space, warehouse, & operational facilities." That language is important. While the

proposal is described as “mixed-use,” the actual use identified in the notice is office, warehouse, and operational space.

Based on the submitted plans, the project appears to be a single-story, single-user office/warehouse facility with a large warehouse component, overhead doors, a mezzanine, surface parking, and covered outside storage. That may be a functional building for Borton today. The question for the City, however, is not simply whether the building works for the applicant. The question is whether this is the best long-term land use for a prominent redevelopment parcel next to recent residential investment.

That distinction matters because the City’s own planning framework emphasizes long-term land-use decision-making. The City describes Forward La Crosse 2040 as its “official long-term strategy” for how the community should “grow, develop, and invest in infrastructure” over the next 15 to 20 years. The City also states that the plan guides decisions about land use, housing, transportation, economic development, heritage preservation, and environmental sustainability.

The immediate context matters as well. This parcel is not an isolated industrial lot. It sits on a visible St. Andrew Street redevelopment site, near George Street, adjacent to recent residential investment, and within an area transitioning from older industrial uses toward a broader mix of housing, commercial, and redevelopment activity. That makes the long-term land-use decision more important, not less.

This rezoning should not be treated as a routine site-plan approval or judged only against the current vacant condition. The better question is whether this proposal advances the City’s long-term land-use, housing, redevelopment, economic-development, and tax-base goals.

Housing is especially relevant. The City has publicly stated that a 2024 housing study identified the need for 1,500 new housing units by 2030, including homes, condominiums, apartments, rentals, and owner-occupied units. City staff also stated that “every new development or housing opportunity truly makes a difference.” A prominent redevelopment parcel next to recent residential investment should be evaluated in light of that need.

The strongest issue, in my view, is that this proposed use does not appear to be site-dependent. Office, warehouse, loading, storage, and operational functions are exactly the types of uses that can often be accommodated in existing industrial buildings. There appears to be substantial vacant industrial space directly adjacent to or near the property, potentially 58,000 square feet. Before the City approves a rezoning that may commit this prominent parcel to a new single-user office/warehouse/operations building, the applicant should be asked to explain why nearby vacant industrial space cannot reasonably meet the same need.

I also want to be transparent that my property at 1401 St. Andrew Street may be one of the nearby industrial spaces reflected in that broader vacancy context. I am not asking the City to deny this rezoning so that any specific property owner benefits, and I am not presenting this as a private leasing dispute. My point is broader: before approving new construction of a single-user office/warehouse/operations facility on a prominent redevelopment parcel, the City

should determine whether the same operational need can reasonably be met through existing industrial building stock nearby.

This is not an anti-Borton position, and it is not a request that the City choose one private property owner over another. It is a planning question. If Borton's space needs can be met in existing industrial building stock, that would support a local business while preserving this high-potential parcel for a use that better advances the City's long-term goals.

There are many potential uses for this parcel that would appear more consistent with the City's long-term planning goals than a single-user office/warehouse/operations facility. The site could potentially support housing, residential-over-commercial mixed use, missing-middle housing, workforce housing, senior housing, live/work units, neighborhood-serving commercial space, a small business incubator, professional services, or another more adaptable use. I am not asking the City to redesign the project from the dais, but the range of plausible alternatives shows why this rezoning deserves careful scrutiny. Once this parcel is committed to a low-intensity contractor operations building, the opportunity for a more housing-supportive, tax-productive, and plan-consistent use may be lost for decades.

I also ask the City to carefully consider the public investment and redevelopment history of this site before taking final action. My understanding is that significant public dollars and public effort may have been used for environmental remediation, site preparation, infrastructure, and making this former industrial property developable. If so, the public return on that investment should be part of the rezoning discussion. I am not assigning responsibility for the historic contamination to Borton Construction or any current applicant. My concern is with the long-term public return on a difficult and publicly supported redevelopment site.

If public resources helped make this parcel developable, then the future use of the land deserves more than a "better than vacant" analysis. The City should ask whether the proposed use provides an appropriate long-term public return compared with housing, true mixed-use development, residential-over-commercial development, neighborhood-serving commercial space, or another more tax-productive and adaptable use.

I am also concerned about long-term adaptability. The submitted plans appear to be very specific to the applicant's immediate operational needs. The office layout is tailored to one user, and the overall building program is organized around a specific office/warehouse/operations model. That may work well today, but business needs change. Staffing changes. Storage needs change. Operational needs change. A building designed around one user's current needs may not be easily adaptable to future users, especially on a site with known redevelopment constraints.

Before approving the rezoning, I respectfully ask the City to make specific findings on the record regarding the following:

Whether the proposed use is truly site-dependent;

Whether nearby vacant industrial or commercial space could reasonably accommodate the applicant's needs;

Whether the proposed building and site plan are adaptable to future users;

Whether the proposed use advances the City's long-term land-use, housing, redevelopment, economic-development, and tax-base goals;

Whether the long-term public return justifies committing this parcel to a low-intensity, single-user office/warehouse/operations facility.

If the City chooses to approve the rezoning, I ask that approval include strong conditions, including:

No outdoor storage beyond what is specifically approved on the plans;

No visible equipment, trailer, or material staging from public streets or neighboring properties;

Strict screening of warehouse, loading, service, and operational areas;

Limits on truck traffic, noise, lighting spillover, and hours of operational activity;

Enhanced architectural treatment on all sides visible from public streets or neighboring properties;

A stronger St. Andrew Street frontage that contributes to the surrounding area rather than simply screening a warehouse use;

Clear limitations preventing the site from becoming a broader contractor yard or outdoor equipment/material storage facility.

Again, my objection is not to Borton Construction needing space or continuing to grow. I want them to be successful. My concern is with using this particular parcel for a low-intensity, single-user office/warehouse/operations facility without first demonstrating that the same need cannot reasonably be met through existing industrial space or adaptive reuse.

La Crosse needs housing, stronger tax-base productivity, and thoughtful redevelopment. Borton needs functional space. Both goals can be legitimate at the same time. The City should be careful before approving a rezoning that may solve one private space need while foreclosing a larger public redevelopment opportunity for decades.

Respectfully,

Scott Ervin
1401 St. Andrew Street
La Crosse, WI

EXHIBIT A - City and Planning Language Relevant to File No. 26-0513

1. Public Notice Language for File No. 26-0513

The City's public notice describes the request as a rezoning necessary to allow a "mixed-use building with office space, warehouse, and operational facilities." It further states that the rezoning is necessary to allow "office space, warehouse, & operational facilities."

Relevance: This language shows that the practical land use before the City is office, warehouse, and operational space. The "mixed-use" label should not obscure the fact that the proposed use functions as a single-user office/warehouse/operations facility.

2. Forward La Crosse 2040 Comprehensive Plan

The City describes Forward La Crosse 2040 as its "official long-term strategy" for how the community should "grow, develop, and invest in infrastructure" over the next 15 to 20 years. The City states that the plan guides decisions about land use, housing, transportation, economic development, heritage preservation, and environmental sustainability.

Relevance: File No. 26-0513 is not merely a private building plan. It is a long-term land-use decision on a prominent redevelopment parcel. The rezoning should be evaluated against the City's own long-term growth, land-use, housing, economic-development, and infrastructure goals.

3. Site Context: St. Andrew Street / George Street / Nearby Residential Redevelopment

The subject property is a visible redevelopment parcel on St. Andrew Street, near George Street, and adjacent to recent residential investment. The surrounding area includes former industrial property, newer residential redevelopment, and existing industrial/commercial building stock.

Relevance: This context makes the rezoning a long-term land-use decision, not merely a private building approval. The City should evaluate whether a single-user office/warehouse/operations facility is the best use of this parcel compared with housing, true mixed-use development,

adaptive reuse of nearby industrial space, or another more tax-productive and neighborhood-supportive use.

4. City Housing Need Statement

The City has publicly stated that a 2024 housing study identified the need for 1,500 new housing units by 2030, including homes, condominiums, apartments, rentals, and owner-occupied units. City staff stated that "***every new development or housing opportunity truly makes a difference.***"

Relevance: A prominent parcel next to recent residential redevelopment should be evaluated in light of the City's housing need. The proposed office/warehouse/operations facility does not add housing units and may foreclose a future housing-supportive or true mixed-use opportunity.

5. Submitted Site Plans

The submitted plans show a single-story Borton Construction building with office space, warehouse space, a mezzanine, overhead doors, surface parking, and covered outside storage.

Relevance: The plans support the conclusion that the proposal is a highly specific single-user office/warehouse/operations facility rather than a true mixed-use redevelopment project with housing, public-facing commercial space, or active neighborhood frontage.

EXHIBIT B - Nearby Vacant Industrial / Commercial Space Inventory

Purpose: To support the request that the City require a site-necessity and alternatives analysis before approving File No. 26-0513.

The proposed use includes office, warehouse, loading, storage, and operational functions. These are the types of uses that may be able to fit within existing industrial or commercial building stock. Before approving new construction on a prominent redevelopment parcel, the City should require the applicant to explain why nearby vacant industrial or commercial space cannot reasonably accommodate the same need.

Potential Nearby Available Space

1. Address: 1102 Island Street
   Approximate vacant square footage: 4900
   Approximate distance from 1325 St. Andrew Street: 1500
   Relevant features: loading / overhead doors / warehouse area / office area / parking /
2. Address: 2320 Cunningham St
   Approximate vacant square footage: 9100
   Approximate distance from 1325 St. Andrew Street: 2.6 Miles
   Relevant features: loading / overhead doors / warehouse area / office area / parking / truck access

3. Address: 1501 St Andrew St, La Crosse, WI 54603
   Approximate vacant square footage: 18000
   Approximate distance from 1325 St. Andrew Street: 300
   Relevant features: loading / overhead doors / warehouse area / office area / parking / truck access / Screened Outdoor Storage
4. Address: 1401 St Andrew St, La Crosse, WI 54603
   Approximate vacant square footage Vacant : 26000
   Approximate distance from 1325 St. Andrew Street: 50
   Relevant features: loading / overhead doors / warehouse area / office area / parking / truck access

Approximate total nearby vacant industrial/commercial space identified: 58,000 square feet.

Conclusion: If substantial vacant industrial or commercial space exists directly adjacent to or near the subject property, the City should require the applicant to demonstrate why those spaces are not reasonably feasible before approving a rezoning that may commit 1325 St. Andrew Street to a new single-user office/warehouse/operations facility.

Note: 1401 St. Andrew Street is owned or controlled by the submitting property owner. It is included in this inventory for transparency because it is part of the nearby industrial building stock that may be relevant to a site-necessity and alternatives analysis. Its inclusion is not intended as a request that the City direct or favor a private leasing outcome.

EXHIBIT C - Requested Findings and Conditions if Rezoning Proceeds

Requested Findings Before Approval

Before approving File No. 26-0513, the City should make specific findings on the following:

1. Whether the proposed office/warehouse/operations use is truly site-dependent.
2. Whether nearby vacant industrial or commercial space could reasonably accommodate the applicant’s needs.
3. Whether the proposed building and site plan are adaptable to future users if the applicant’s needs change.
4. Whether the proposed use advances the City’s long-term land-use, housing, redevelopment, economic-development, and tax-base goals.
5. Whether the long-term public return justifies committing this parcel to a low-intensity, single-user office/warehouse/operations facility.

Requested Conditions if Approved

If the City approves the rezoning, approval should include conditions to prevent the site from functioning as a broader contractor yard or unscreened operational facility, including:

1. No outdoor storage beyond what is specifically approved on the plans.

2. No visible equipment, trailer, or material staging from public streets or neighboring properties.
3. Strict screening of warehouse, loading, service, and operational areas.
4. Limits on truck traffic, noise, lighting spillover, and hours of operational activity.
5. Enhanced architectural treatment on all sides visible from public streets or neighboring properties.
6. A stronger St. Andrew Street frontage that contributes to the surrounding area rather than simply screening a warehouse use.
7. Clear limitations preventing the site from becoming a broader contractor yard or outdoor equipment/material storage facility.

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Agenda Item 26-0513 (Andrea Trane)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street.

General Location

Western half of tax parcel 17-10289-40, draft Certified Survey Map is attached to the legislation. Lower Northside and Depot Neighborhood Association.

Background Information.

Borton Development is listed on the rezoning application as owner of the site, which is under the Stizo Development name. Borton's Construction office would like to build a new facility for their office and shop. The remainder of this site would be rezoned later once those plans move forward. Through this rezoning process they are also requesting an exception to the design standards to allow parking closer to the street than the building, as explained in detail on page 2 of the rezoning narrative.

Recommendation of Other Boards and Commissions

This parcel was previously rezoned from Heavy Industrial to Planned Development on October 11, 2012. There were other proposed uses on this site from then until now which required various PDD-General applications that were all approved. Plans for the commercial building were reviewed by the Commercial and Multi-Family Design Review Committee at their May 26, 2026 meeting. While many of the outstanding issues from that meeting were resolved through final submittal of plans with this rezoning application, there are still a few other issues to be resolved.

Consistency with Adopted Comprehensive Plan

This parcel is part of N-9, Lower Northside and Depot Neighborhood. Commercial and Industrial uses are Acceptable.

Staff Recommendation

Approval, including approval of exception to the design standard to allow parking closer to the street than the building on St. Andrew Street, contingent on final resolution to all issues addressed at the Commercial and Multi-Family Design Review Committee process.

Routing J&A 6.30.26

BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

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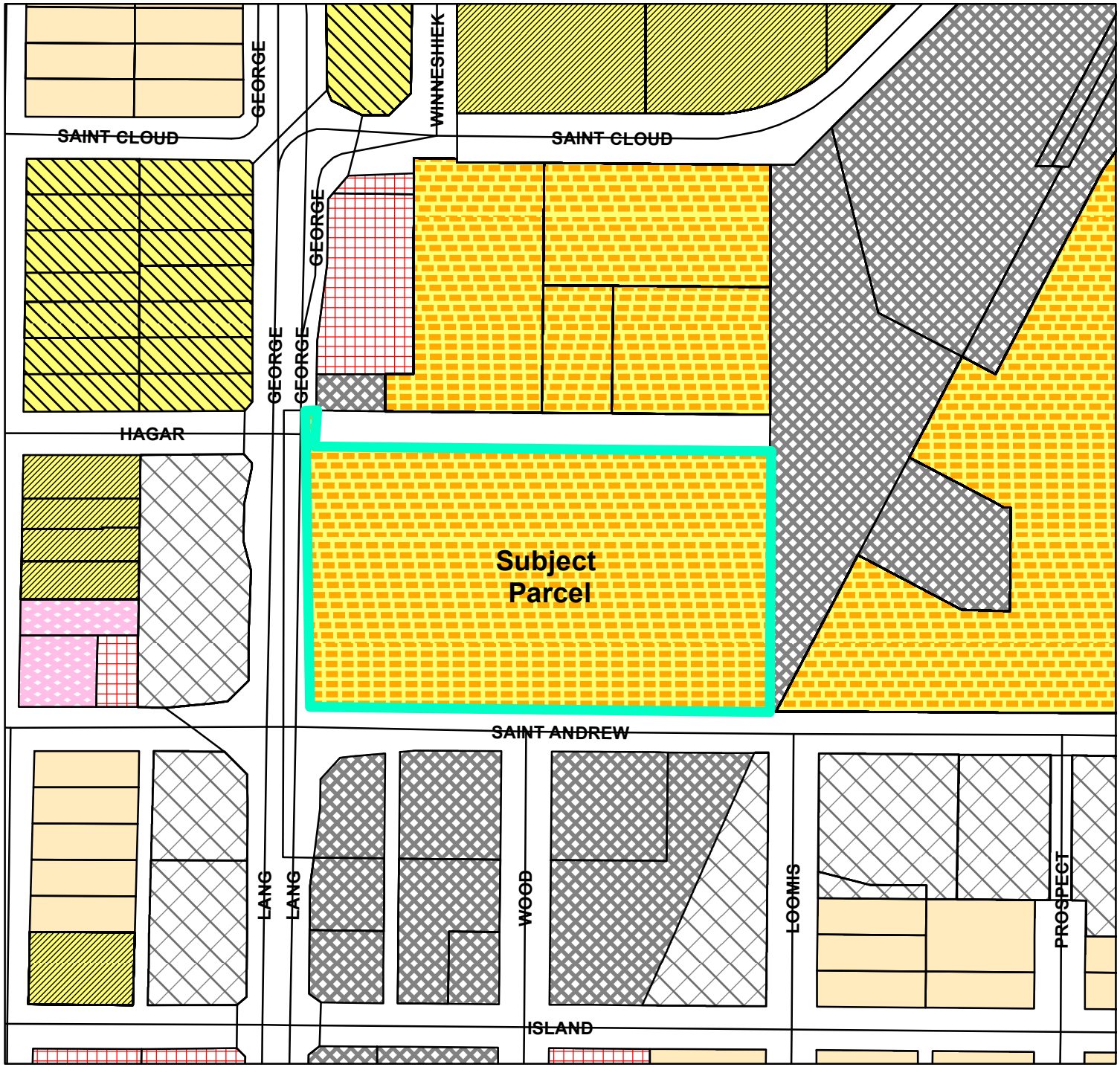
City of La Crosse Planning Department - 2026

PC 26-0513 236



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26-0513
CERTIFIED COPY OF RESOLUTION ADOPTED AT A REGULAR MEETING OF THE *CITY PLAN COMMISSION* OF THE CITY OF LA CROSSE, WISCONSIN

STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified secretary of the City Plan Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at the regular meeting of the City Plan Commission of the City of La Crosse, State of Wisconsin, held on the 29th day of June at four o'clock, p.m., in the Council Chambers at La Crosse City Hall, 400 La Crosse Street, in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street be approved.

IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, this 29th day of June, 2026.

Carly Kessler, Planning & Development Administrative Specialist
Recording Secretary, City Plan Commission
City of La Crosse, Wisconsin

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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
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Text File

File Number: 26-0641

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

26-0641

Resolution implementing an affordable housing extension for Tax Increment District (TID) 14.

RESOLUTION

WHEREAS, the City of La Crosse created TID 14 on August 24, 2006 and successfully completed implementation of the project plan and sufficient increment was collected in 2026 from the 2025 tax roll to pay off its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid, state law (sec. 66.1105(6)(g), Wis. Stats.), does allow extension of a TID up to one year, using the last year of tax increment to improve the City's housing stock; and

WHEREAS, at least 75 percent of the final increment must benefit affordable housing with the remaining portion to be used to improve the City's overall housing stock.

NOW, THEREFORE BE IT RESOLVED, that the City of La Crosse hereby extends the life of TID 14 for 12 months from the date of this resolution to use the final year's increment collected in 2027 from the 2026 tax roll to benefit housing.

BE IT FURTHER RESOLVED, the City of La Crosse shall use the final increment to improve housing quality and affordability by capitalizing the Affordable Housing Revolving Loan Fund, the Housing Incentive Fund and/or the Housing Rehabilitation Program to support affordable housing and market-rate housing.

BE IT FURTHER RESOLVED, to ensure programmatic compliance, funds may be utilized to cover administrative costs associated with fund and program management.

BE IT FURTHER RESOLVED, the City of La Crosse shall adopt a termination resolution by July 9th, 2027.

BE IT FURTHER RESOLVED, that the City of La Crosse Clerk shall notify the Wisconsin Department of Revenue by providing a copy of this resolution.

BE IT FURTHER RESOLVED, that the Director of Planning and Development, Director of Finance, and other relevant department staff are hereby authorized to take all steps necessary to effectuate this resolution.

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: 26-0641

Caption: Resolution implementing an affordable housing extension for Tax Increment District (TID) 14.

Staff/Department Responsible for Legislation

Julie Emslie, Planning Dept

Requestor of Legislation

Location, if applicable

Tax Increment District 14

Summary/Purpose

This resolution allows for the final year of TID 14's increment to go towards housing needs in the City.
Specifically it will further capitalize the Affordable Housing Revolving Loan Fund (AHRLF), the Housing Incentive Fund and/or the Housing Rehabilitation Program to support affordable housing and market rate housing. It will also be used to cover administrative costs associated with the fund and program management.
Given the recent tax credit awards issued in La Crosse, staff anticipates both projects' success will rely on the recapitalization of the AHRLF.

Background

The State of Wisconsin allows an extension, up to two years from the resolution date, if the municipality uses the final years increment to benefit housing. The funds can be used anywhere in the municipality; however, at least 75% must be used for affordable housing and the remainder on housing in general. State law defines "affordable housing" as housing that costs a household no more than 30% of the household's gross monthly income.
Historically, the City of La Crosse has used this extension with TIDs 4, 6, & 7 to create and capitalize the AHRLF, Replacement Housing, and the Housing Renew Program. The AHRLF has been highly successful and was a critical funding source in recent projects including the Collective on 4th and the Driftless Apartments.

Fiscal Impact

The final year of TID 14 is projected to be approximately $1.8million in increment, which would be redirected to housing as indicated above

Staff Recommendation

Approval

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0642

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution terminating Tax Increment District (TID) 14.

RESOLUTION

WHEREAS, the City of La Crosse created TID 14 on August 24, 2006 and adopted a project plan for the district in the same year; and

WHEREAS, all TID 14 projects were completed in the prescribed allowed time; and

WHEREAS, sufficient increment was collected as of the 2025 tax roll, payable 2026, to cover TID 14 project costs.

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of La Crosse that it hereby terminates TID 14.

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2027, whichever comes first, that the TID has been terminated.

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR Final Accounting Submission Date form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR.

BE IT FURTHER RESOLVED, that the Director of Finance shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate share as determined in the final audit by the City’s auditor.

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 26-0642 Caption Resolution terminating Tax Increment District (TID) 14.

Staff/Department Responsible for Legislation

Julie Emslie, Planning Dept

Requestor of Legislation

Department of Revenue (DOR) requires this legislation

Location, if applicable

Tax Increment District 14

Summary/Purpose

This resolution officially terminates TID 14 to align with the final dissolution date of 8/24/26. 2026 increment will still be collected in 2027.

Background

The Department of Revenue (DOR) requires that a termination resolution be adopted for each TID. This resolution includes the required verbiage as is defined by the DOR.

Additionally, the timing of this resolution and termination will lead to the City dropping below the 12% TID equalized value limit that is dictated by state statute. This allows for new TIDs to be created or new properties to be added to existing TIDs until the City reaches the 12% limit again.

Fiscal Impact

Currently TID 14 collects approximately $2.4million annually. Once closed (affecting 2027 tax year, 2028 revenues), it's estimated to allow an increase in the City's levy by approximately $340,000.

Staff Recommendation

Approval

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0644

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

PROJECT PLAN

City of La Crosse, Wisconsin

Tax Incremental District No. 22

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 1, 2026
Public Hearing Held:	June 1, 2026
Action by Plan Commission:	June 1, 2026
Action by City Council:	July 9, 2026
Action by the Joint Review Board:	July 21, 2026

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 22 ("District") is a proposed Blighted Area District comprising approximately 8.98 acres. The District will be created to pay the costs of public infrastructure and development incentives ("Project"). In addition to the incremental property value that will be created, the City expects the Project will result in the elimination of blighted or obsolete conditions by stimulating (re)development.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately $4,018,600 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include Development incentives, public infrastructure improvements and replacement, interest on long-term debt, other financing costs, and ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $8,850,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable maximum term of 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is considered a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.

5. Based on the foregoing finding, the District is designated as a blighted area district.

6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the other real property in the District.

8. The equalized value of taxable property in the District plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

11. The Plan for the District is feasible and in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

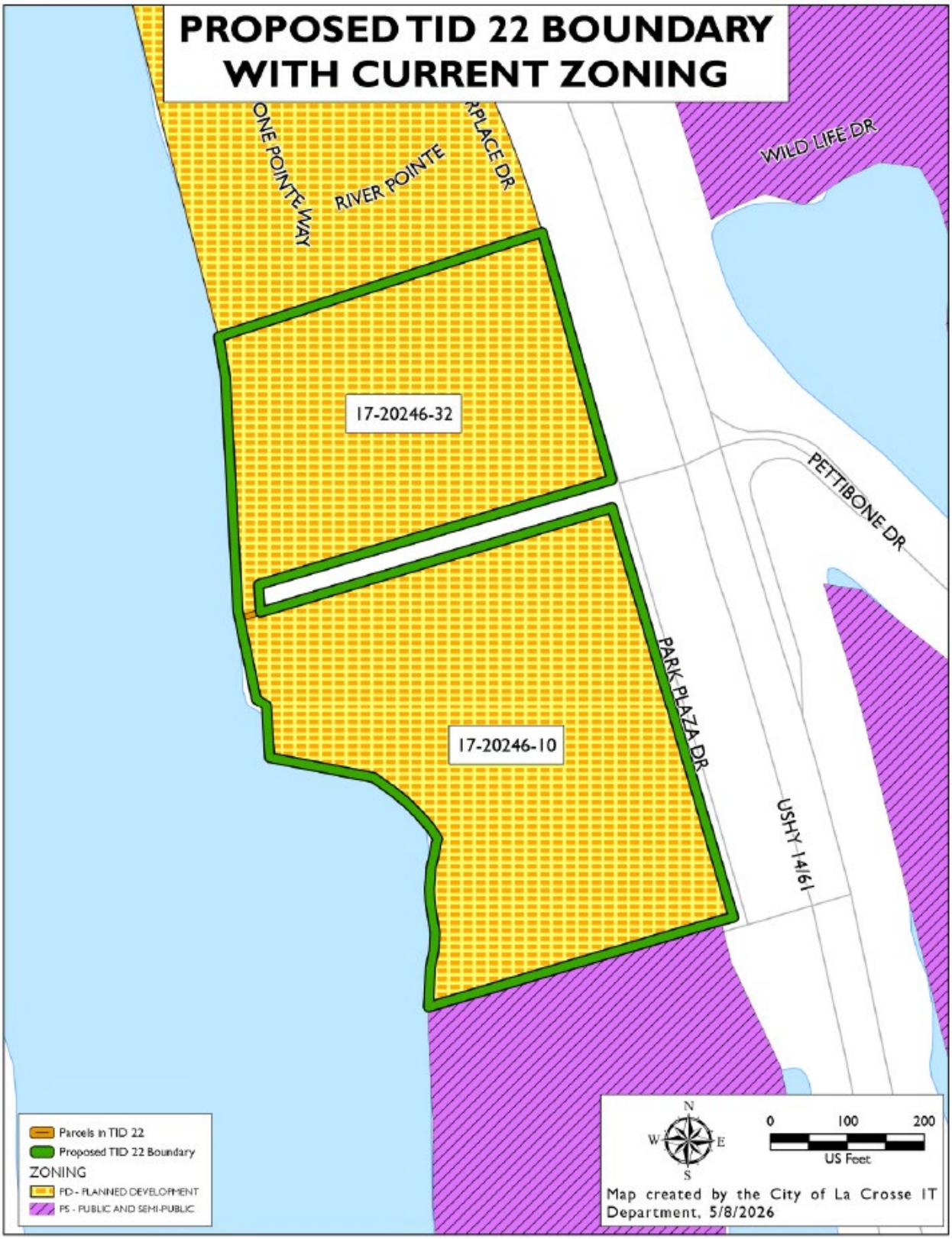
PROPOSED TID 22 BOUNDARY
ETTIBONE POINTE WAY
RIVER POINTE
WATERPLACE DR
WILD LIFE DR
17-20246-32
PETTIBONE DR
17-20246-10
PARK PLAZA DR
USHY 14/61
N
W
E
S
0
100
200
US Feet
Map created by the City of La Crosse IT Department, 4/13/2026
Parcels in TID 22
Proposed TID 22 Boundary

PROPOSED TID 22
-WITH EXISTING TID 10 BOUNDARY
PETTIBO
PETTIBONE POINTE WAY
WATERPLACE DR
RIVER POINTE
USHY 14/61
WILD LIFE DR
PARK PLAZA DR
PETTIBONE DR
Proposed TID 22 Boundary
Existing TID 10
N
W
E
S
0 100 200
US Feet
Map created by the City of La Crosse IT Department, 6/3/2026

SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.


PROPOSED TID 22 BOUNDARY
WITH CURRENT ZONING
ONE POINTE WAY
RIVER POINTE
RPLACE DR
WILD LIFE DR
17-20246-32
PETTIBONE DR
PARK PLAZA DR
17-20246-10
USHY-14/61
Parcels in TID 22
Proposed TID 22 Boundary
ZONING
PD - PLANNED DEVELOPMENT
PS - PUBLIC AND SEMI-PUBLIC
N
W
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100
200
US Feet
Map created by the City of La Crosse IT Department, 5/8/2026

SECTION 4:
Preliminary Parcel List and Analysis

Parcel Data

Map Reference Number	Parcel Number	Address	Owner	Acres	Acres Blighted
N/A	ROW Areas			0.00	
1	17-20246-10	455 PARK PLAZA	A & L MCCORMICK LLC	5.46	5.46
2	17-20246-32	529 PARK PLAZA	WATER PLACE ONE LLC	3.52	3.52
TOTALS				8.98	8.98

Percentage of TID Area Designated as Blighted (at least 50%)	100%
Percentage of TID Area Not Designated as Blighted	0%

Calculation of Estimated Base Value[1]

	Assessed Value			Equalized Value[2]			Overlapping TID
Parcel	Land	Improvement	Total	Land	Improvement	Total	
17-20246-10	1,371,300	0	1,371,300	1,429,300	0	1,429,300	TID # 10
17-20246-32	918,400	0	918,400	957,300	0	957,300	TID # 10
TOTALS	2,289,700	0	2,289,700	2,386,600	0	2,386,600	

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 95.94%.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $655,657,800. This value is less than the maximum $716,459,292, in equalized value that is permitted for the City.

City of La Crosse, Wisconsin
Tax Increment District No. 22
Valuation Test Compliance Calculation

Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2025)	$	5,970,494,100
TID Valuation Limit @ 12% of Above Value	**$**	**716,459,292**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	2,386,600
Incremental Value of Existing Districts (Jan. 1, 2025)	$	655,657,800
Less: Value of Underlying TID Parcels	$	(2,386,600)
Total Value Subject to 12% Valuation Limit	**$**	**655,657,800**
Total Percentage of TID IN Equalized Value		10.98%
Residual Value Capacity of TID IN Equalized Value	$	60,801,492

Note: Incremental value of existing districts is net of the value increment of TID No. 14 ($95,645,400), which shall be terminated prior to creation of TID 22

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District to encourage the desired kind and expeditious implementation of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance

of any redevelopment or urban renewal project. Funds provided to the RDA)for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

$402,000 Street and stormwater improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs.

Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

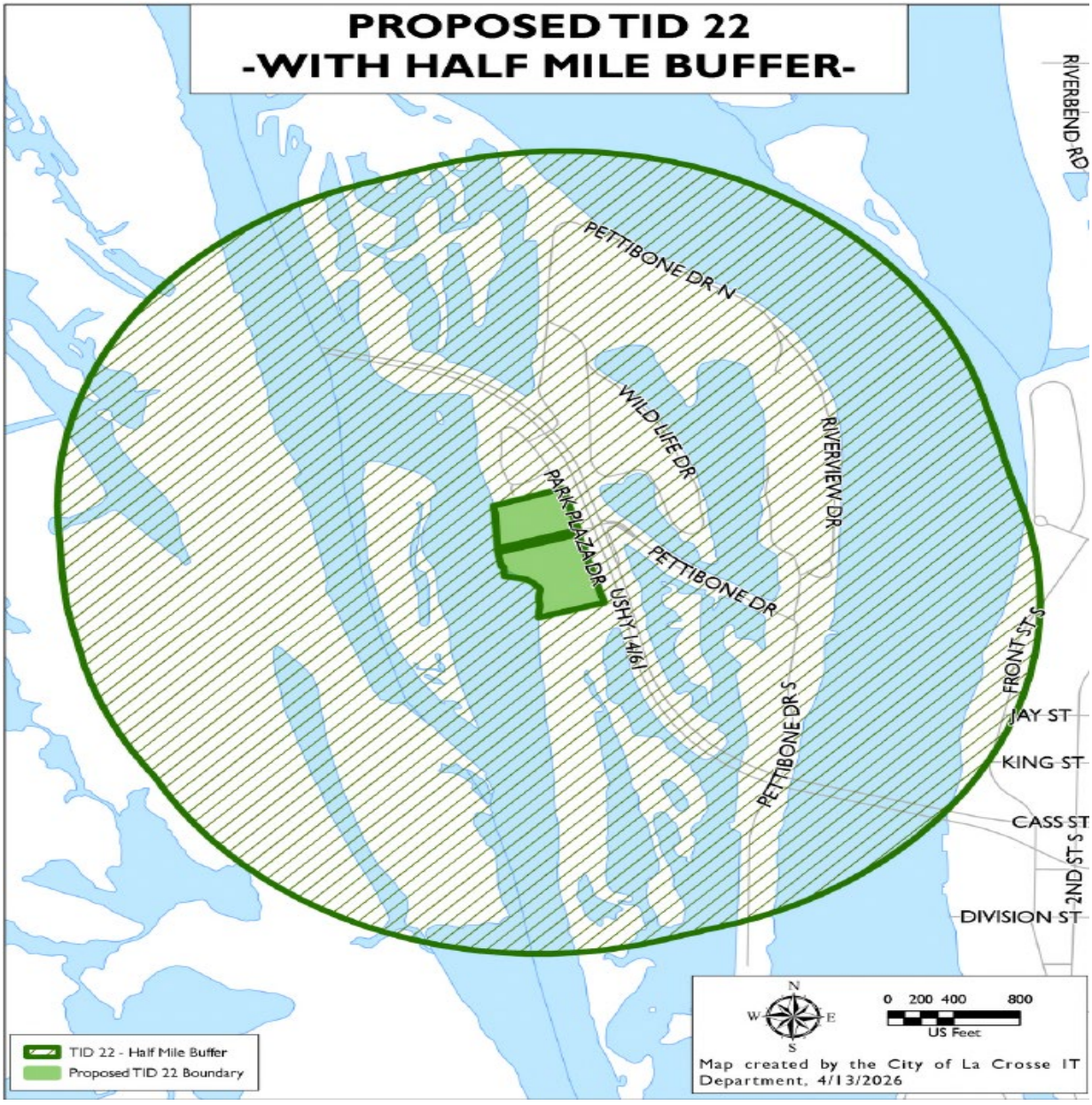
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses

Map Found on Following Page.



Projects may be located anywhere within the TID or within one-half mile of the TID, provided they are within the City's corporate boundaries.

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of La Crosse, Wisconsin

Tax Increment District No. 22

Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost			Totals	1/2 Mile
		Phase I	Phase II	Ongoing		
1	Public Infrastructure	1,500,000			**1,500,000**	402,000
2	Development Incentives		1,385,000		**1,385,000**	
3	Interest on Long Term Debt	793,600			**793,600**	
4	Financing Costs	180,000			**180,000**	
5	Ongoing Planning & Administrative Costs	160,000			**160,000**	
Total Projects		**2,633,600**	**1,385,000**	**160,000**	**4,018,600**	**402,000**

Notes:

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $8,850,000 in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of $19.02 per thousand of equalized value and no economic appreciation or depreciation, the Project would generate $4,179,127 in tax increment revenue over the 27-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

City of La Crosse, Wisconsin

Tax Increment District No. 22

Development Assumptions

Construction Year	Development Sites		**Annual Total**
2026			**0**
2027	3,000,000		**3,000,000**
2028	2,850,000		**2,850,000**
2029	1,500,000		**1,500,000**
2030	1,500,000		**1,500,000**
2031			**0**
2032			**0**
2033			**0**
2034			**0**
2035			**0**
2036			**0**
2037			**0**
2038			**0**
2039			**0**
2040			**0**
2041			**0**
2042			**0**
2043			**0**
2044			**0**
2045			**0**
2046			**0**
2047			**0**
2048			**0**
2049			**0**
2050			**0**
2051			**0**
2052			**0**
Totals	**8,850,000**	**0**	**0**

Table 2 – Tax Increment Projection Worksheet

City of La Crosse, Wisconsin

Tax Increment District No. 22

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	July 9, 2026	
Valuation Date	Jan 1,	2026
Max Life (Years)	27	
End of Expenditure Period	22	7/9/2048
Revenue Periods/Final Year	27	2054
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	2,386,600
Economic Change Factor	0.00%
Apply to Base Value	
Base Tax Rate	$19.02
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2026		2027			2028	$19.02	**0**
2	2027	3,000,000	2028		3,000,000	2029	$19.02	**57,053**
3	2028	2,850,000	2029	0	5,850,000	2030	$19.02	**111,253**
4	2029	1,500,000	2030	0	7,350,000	2031	$19.02	**139,780**
5	2030	1,500,000	2031	0	8,850,000	2032	$19.02	**168,306**
6	2031		2032	0	8,850,000	2033	$19.02	**168,306**
7	2032		2033	0	8,850,000	2034	$19.02	**168,306**
8	2033		2034	0	8,850,000	2035	$19.02	**168,306**
9	2034		2035	0	8,850,000	2036	$19.02	**168,306**
10	2035		2036	0	8,850,000	2037	$19.02	**168,306**
11	2036		2037	0	8,850,000	2038	$19.02	**168,306**
12	2037		2038	0	8,850,000	2039	$19.02	**168,306**
13	2038		2039	0	8,850,000	2040	$19.02	**168,306**
14	2039		2040	0	8,850,000	2041	$19.02	**168,306**
15	2040		2041	0	8,850,000	2042	$19.02	**168,306**
16	2041		2042	0	8,850,000	2043	$19.02	**168,306**
17	2042		2043	0	8,850,000	2044	$19.02	**168,306**
18	2043		2044	0	8,850,000	2045	$19.02	**168,306**
19	2044		2045	0	8,850,000	2046	$19.02	**168,306**
20	2045		2046	0	8,850,000	2047	$19.02	**168,306**
21	2046		2047	0	8,850,000	2048	$19.02	**168,306**
22	2047		2048	0	8,850,000	2049	$19.02	**168,306**
23	2048		2049	0	8,850,000	2050	$19.02	**168,306**
24	2049		2050	0	8,850,000	2051	$19.02	**168,306**
25	2050		2051	0	8,850,000	2052	$19.02	**168,306**
26	2051		2052	0	8,850,000	2053	$19.02	**168,306**
27	2052		2053	0	8,850,000	2054	$19.02	**168,306**
	Totals	**8,850,000**		**0**			**Future Value of Increment**	**4,179,127**

Notes:
1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Development Incentives are anticipated to be financed with a pay-as-you-go structure based on the amount of net tax increment revenue that is generated by each proposed development project. Public Infrastructure costs are anticipated to be financed by general obligation debt in 2028. **Table 3.** provides a summary of the District's financing plan.

Table 3 – Financing Plan

City of La Crosse, Wisconsin
Tax Increment District No. 22
Estimated Financing Plan

	DEBT ISSUES	MUNICIPAL REVENUE OBLIGATIONS	
	G.O. Promissory Note 2028	Municipal Revenue Obligation (MRO) 2029	Totals
Projects			
Phase I	1,500,000		1,500,000
Phase II		1,385,000	1,385,000
Total Project Funds	1,500,000	1,385,000	2,885,000
Other Funds			
Debt Service Reserve			
Capitalized Interest	84,000		
Estimated Finance Related Expenses	96,000		
Total Financing Required	1,680,000		
Net Issue Size	1,680,000	1,385,000	3,065,000
Notes:			

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by 2054 to pay off all Project Cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

City of La Crosse, Wisconsin
Tax Increment District No. 22
Cash Flow Projection

	Projected Revenues		Projected Expenditures					Balances			
Year	Tax Increments	**Total Revenues**	2028 G.O. Promissory Note $1,680,000 Issue Total	Total Debt Service	MRO #1 2029 $1,385,000	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2026						20,000	**20,000**	(20,000)	(20,000)		2026
2027						5,000	**5,000**	(5,000)	(25,000)		2027
2028						5,000	**5,000**	(5,000)	(30,000)	1,680,000	2028
2029	57,053	**57,053**	15,000	15,000		5,000	**20,000**	37,053	7,053	1,680,000	2029
2030	111,253	**111,253**	67,200	67,200		5,000	**72,200**	39,053	46,106	3,065,000	2030
2031	139,780	**139,780**	132,200	132,200		5,000	**137,200**	2,580	48,686	3,000,000	2031
2032	168,306	**168,306**	129,600	129,600	25,000	5,000	**159,600**	8,706	57,392	2,910,000	2032
2033	168,306	**168,306**	132,000	132,000	25,000	5,000	**162,000**	6,306	63,698	2,815,000	2033
2034	168,306	**168,306**	129,200	129,200	25,000	5,000	**159,200**	9,106	72,804	2,720,000	2034
2035	168,306	**168,306**	131,400	131,400	25,000	5,000	**161,400**	6,906	79,710	2,620,000	2035
2036	168,306	**168,306**	133,400	133,400	25,000	5,000	**163,400**	4,906	84,616	2,515,000	2036
2037	168,306	**168,306**	135,200	135,200	25,000	5,000	**165,200**	3,106	87,723	2,405,000	2037
2038	168,306	**168,306**	136,800	136,800	25,000	5,000	**166,800**	1,506	89,229	2,290,000	2038
2039	168,306	**168,306**	133,200	133,200	25,000	5,000	**163,200**	5,106	94,335	2,175,000	2039
2040	168,306	**168,306**	134,600	134,600	25,000	5,000	**164,600**	3,706	98,041	2,055,000	2040
2041	168,306	**168,306**	135,800	135,800	25,000	5,000	**165,800**	2,506	100,547	1,930,000	2041
2042	168,306	**168,306**	131,800	131,800	25,000	5,000	**161,800**	6,506	107,053	1,805,000	2042
2043	168,306	**168,306**	132,800	132,800	25,000	5,000	**162,800**	5,506	112,559	1,675,000	2043
2044	168,306	**168,306**	128,600	128,600	25,000	5,000	**158,600**	9,706	122,266	1,545,000	2044
2045	168,306	**168,306**	129,400	129,400	25,000	5,000	**159,400**	8,906	131,172	1,410,000	2045
2046	168,306	**168,306**	135,000	135,000	25,000	5,000	**165,000**	3,306	134,478	1,265,000	2046
2047	168,306	**168,306**	135,200	135,200	25,000	5,000	**165,200**	3,106	137,584	1,115,000	2047
2048	168,306	**168,306**	135,200	135,200	25,000	5,000	**165,200**	3,106	140,690	960,000	2048
2049	168,306	**168,306**			160,000	5,000	**165,000**	3,306	143,996	800,000	2049
2050	168,306	**168,306**			160,000	5,000	**165,000**	3,306	147,302	640,000	2050
2051	168,306	**168,306**			160,000	5,000	**165,000**	3,306	150,608	480,000	2051
2052	168,306	**168,306**			160,000	5,000	**165,000**	3,306	153,915	320,000	2052
2053	168,306	**168,306**			160,000	5,000	**165,000**	3,306	157,221	160,000	2053
2054	168,306	**168,306**			160,000	5,000	**165,000**	3,306	**160,527**	**0**	2054
Totals	**4,179,127**	**4,179,127**	**2,473,600**	**2,473,600**	**1,385,000**	**160,000**	**4,018,600**				Totals

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the properties within the proposed District boundary were annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly (re)development of the City by eliminating blighted areas, providing necessary public infrastructure improvements and appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and economic development opportunities.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

Stephen F. Matty
City Attorney

LEGAL DEPARTMENT
City of La Crosse, Sixth Floor City Hall
400 La Crosse Street, La Crosse, WI 54601
Ph: 608.789.7511 Fax: 608.789.7390
Email: attorney@cityoflacrosse.org

Krista A. Gallager
Deputy City Attorney

Ellen R. Atterbury
Assistant City Attorney

Gideon W. O. Wertheimer
Assistant City Attorney

June 18, 2026

Mayor Shaundel Washington-Spivey
City of La Crosse
400 La Crosse Street
La Crosse WI 54601

RE: Project Plan for Tax Incremental District No. 22

Dear Mayor:

Wisconsin Statutes § 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute § 66.1105.

As City Attorney for the City of La Crosse, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of La Crosse Tax Incremental Incremental District No. 22 is complete and complies with the provisions of Wisconsin Statutes § 66.1105.

Sincerely,

Stephen F. Matty
City Attorney

SFM:blb

GRAND RIVER • GREAT CITY
La Crosse • Wisconsin

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of La Crosse, Wisconsin

Tax Increment District No. 22

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Revenue Year	La Crosse County	City of La Crosse	La Crosse School District	Onalaska School District	Technical College District	Total	Revenue Year
2028	0	0	0	0	0	0	2028
2029	6,240	29,240	18,816	230	2,527	57,053	2029
2030	12,169	57,018	36,691	449	4,927	111,253	2030
2031	15,289	71,638	46,098	564	6,190	139,780	2031
2032	18,409	86,258	55,506	679	7,454	168,306	2032
2033	18,409	86,258	55,506	679	7,454	168,306	2033
2034	18,409	86,258	55,506	679	7,454	168,306	2034
2035	18,409	86,258	55,506	679	7,454	168,306	2035
2036	18,409	86,258	55,506	679	7,454	168,306	2036
2037	18,409	86,258	55,506	679	7,454	168,306	2037
2038	18,409	86,258	55,506	679	7,454	168,306	2038
2039	18,409	86,258	55,506	679	7,454	168,306	2039
2040	18,409	86,258	55,506	679	7,454	168,306	2040
2041	18,409	86,258	55,506	679	7,454	168,306	2041
2042	18,409	86,258	55,506	679	7,454	168,306	2042
2043	18,409	86,258	55,506	679	7,454	168,306	2043
2044	18,409	86,258	55,506	679	7,454	168,306	2044
2045	18,409	86,258	55,506	679	7,454	168,306	2045
2046	18,409	86,258	55,506	679	7,454	168,306	2046
2047	18,409	86,258	55,506	679	7,454	168,306	2047
2048	18,409	86,258	55,506	679	7,454	168,306	2048
2049	18,409	86,258	55,506	679	7,454	168,306	2049
2050	18,409	86,258	55,506	679	7,454	168,306	2050
2051	18,409	86,258	55,506	679	7,454	168,306	2051
2052	18,409	86,258	55,506	679	7,454	168,306	2052
2053	18,409	86,258	55,506	679	7,454	168,306	2053
2054	18,409	86,258	55,506	679	7,454	168,306	2054
Totals	**457,106**	**2,141,825**	**1,378,249**	**16,865**	**185,082**	**4,179,127**	

RESOLUTION NO. 26-0644

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 22,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF LA CROSSE, WISCONSIN**

WHEREAS, the City of La Crosse (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 22 (the “District”) is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of La Crosse County, the School District of Lacrosse, and the Western Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 1, 2026 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the City Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of La Crosse that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 22, City of La Crosse", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2026.

3. The City Council finds and declares that:

   (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.

   (b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.

   (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

   (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

   (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

   (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

   (g)The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 22, City of La Crosse" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2026.

_____

Mayor, Shaundel Washington-Spivey

_____

City Clerk, Nikki M. Elsen

LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 22
CITY OF LA CROSSE

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

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: 26-0644

Caption: Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 22.

Staff/Department Responsible for Legislation

Planning and Economic Development

Requestor of Legislation

Julie Emslie

Location, if applicable

529 & 455 Park Plaza Drive.

Summary/Purpose

The creation of TID 23 would allow for desired redevelopment of 455 Park Plaza Drive, and allow for the potential redevelopment of the currently vacant parcel at 529 Park Plaza Drive.

Background

The property owner of 455 Park Plaza Drive is actively working to redevelop this parcel into a multifamily, mixed use residential project. The property has already invested significant resources into getting the site ready for development. Preliminary review of the site plans and restrictions indicate that Tax Increment Financing (TIF) will be a necessary tool to make this development project feasible. Additionally, the neighboring parcel is currently vacant and underutilized and could likely benefit from TIF assistance as well. Consideration for this resolution went before the Joint Review Board and City Plan Commission on June 1, 2026, both of which recommended approval to the City Council.

Fiscal Impact

N/A

Staff Recommendation

Approval

PROJECT PLAN

City of La Crosse, Wisconsin

Tax Incremental District No. 22

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 1, 2026
Public Hearing Held:	June 1, 2026
Action by Plan Commission:	June 1, 2026
Action by City Council:	July 9, 2026
Action by the Joint Review Board:	July 21, 2026

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Detailed List of Estimated Project Costs ..... **Error! Bookmark not defined.**

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 22 ("District") is a proposed Blighted Area District comprising approximately 8.98 acres. The District will be created to pay the costs of public infrastructure and development incentives ("Project"). In addition to the incremental property value that will be created, the City expects the Project will result in the elimination of blighted or obsolete conditions by stimulating (re)development.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately $4,018,600 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include Development incentives, public infrastructure improvements and replacement, interest on long-term debt, other financing costs, and ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $8,850,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable maximum term of 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is considered a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.

5. Based on the foregoing finding, the District is designated as a blighted area district.

6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the other real property in the District.

8. The equalized value of taxable property in the District plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

11. The Plan for the District is feasible and in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

PROPOSED TID 22 BOUNDARY
ETTIBONE POINTE WAY
RIVER POINTE
WATERPLACE DR
WILD LIFE DR
17-20246-32
PETTIBONE DR
17-20246-10
PARK PLAZA DR
USHY 14/61
N
W
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0
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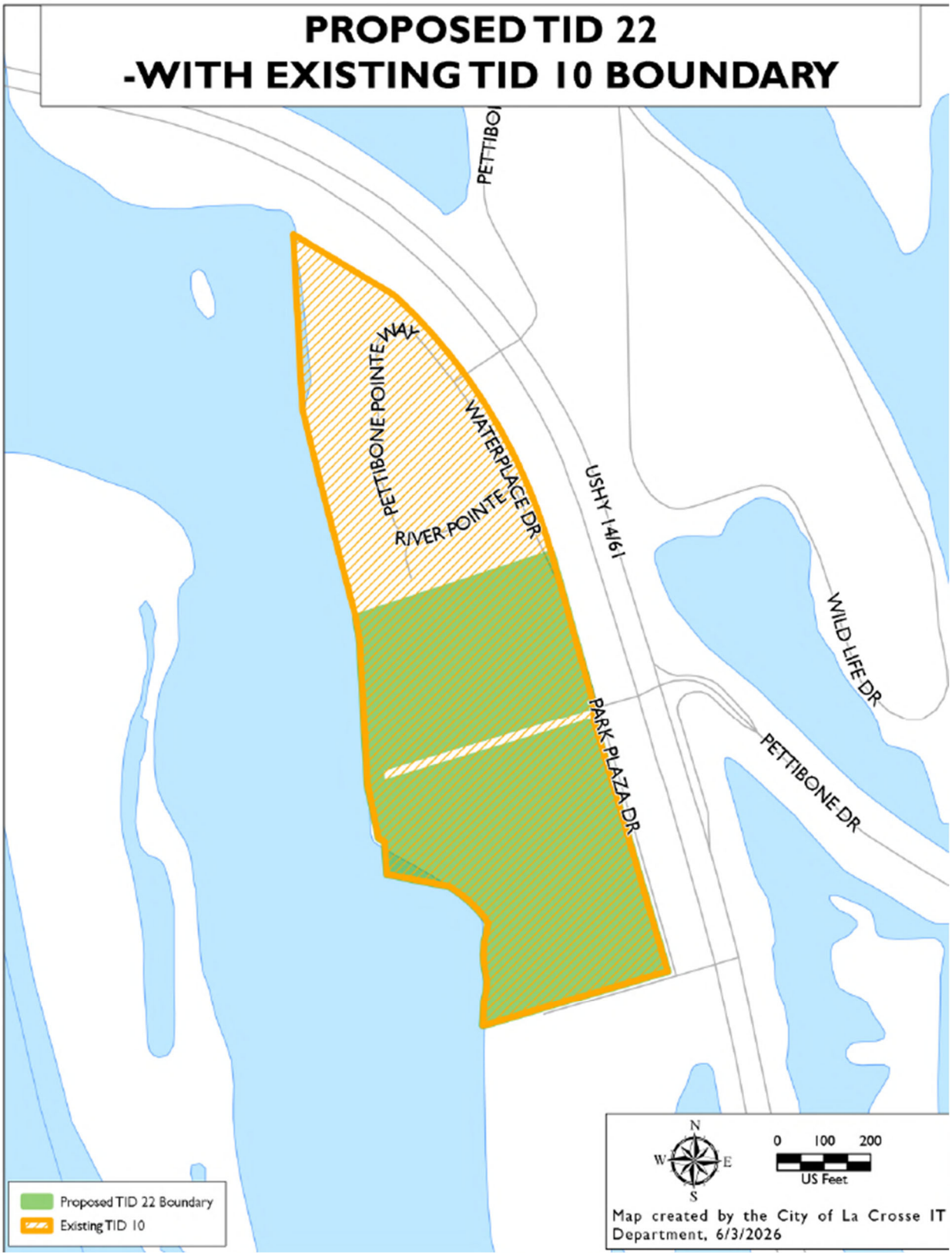
200
US Feet
Map created by the City of La Crosse IT Department, 4/13/2026
Parcels in TID 22
Proposed TID 22 Boundary


PROPOSED TID 22
-WITH EXISTING TID 10 BOUNDARY
PETTIBO
PETTIBONE POINTE WAY
WATERPLACE DR
RIVER POINTE
USHY 14/61
WILD LIFE DR
PARK PLAZA DR
PETTIBONE DR
Proposed TID 22 Boundary
Existing TID 10
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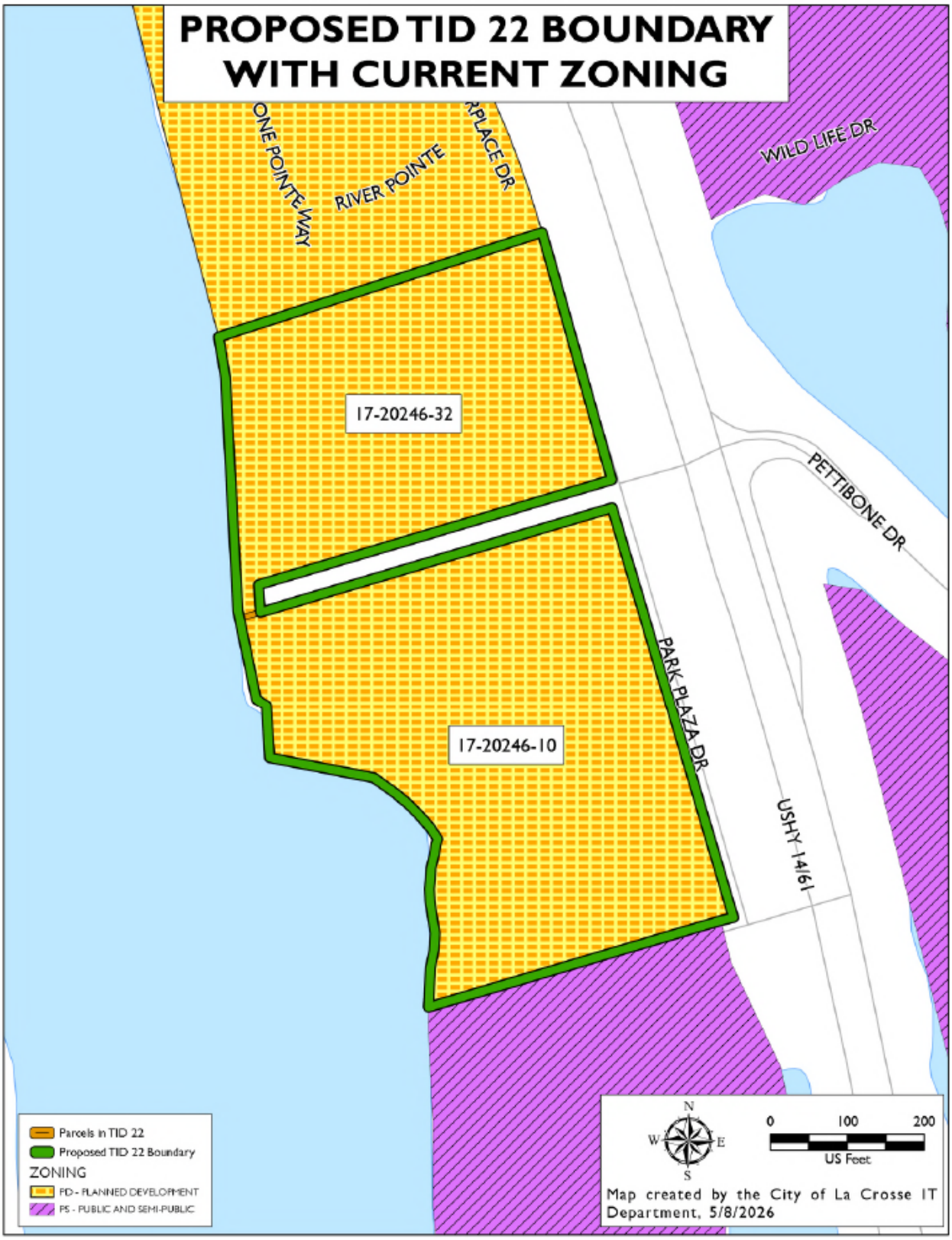
Map created by the City of La Crosse IT Department, 6/3/2026

SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.


PROPOSED TID 22 BOUNDARY WITH CURRENT ZONING
ONE POINTE WAY
RIVER POINTE
WILD LIFE DR
17-20246-32
PETTIBONE DR
PARK PLAZA DR
17-20246-10
USHY-14/61
Parcels in TID 22
Proposed TID 22 Boundary
ZONING
PD - PLANNED DEVELOPMENT
PS - PUBLIC AND SEMI-PUBLIC
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Map created by the City of La Crosse IT Department, 5/8/2026

SECTION 4:
Preliminary Parcel List and Analysis

Parcel Data

Map Reference Number	Parcel Number	Address	Owner	Acres	Acres Blighted
N/A	ROW Areas			0.00	
1	17-20246-10	455 PARK PLAZA	A & L MCCORMICK LLC	5.46	5.46
2	17-20246-32	529 PARK PLAZA	WATER PLACE ONE LLC	3.52	3.52
TOTALS				8.98	8.98

Percentage of TID Area Designated as Blighted (at least 50%)	100%
Percentage of TID Area Not Designated as Blighted	0%

Calculation of Estimated Base Value[1]

	Assessed Value			Equalized Value[2]			Overlapping TID
Parcel	Land	Improvement	Total	Land	Improvement	Total	
17-20246-10	1,371,300	0	1,371,300	1,429,300	0	1,429,300	TID # 10
17-20246-32	918,400	0	918,400	957,300	0	957,300	TID # 10
TOTALS	2,289,700	0	2,289,700	2,386,600	0	2,386,600	

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 95.94%.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $655,657,800. This value is less than the maximum $716,459,292, in equalized value that is permitted for the City.

City of La Crosse, Wisconsin
Tax Increment District No. 22
Valuation Test Compliance Calculation

Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2025)	$	5,970,494,100
TID Valuation Limit @ 12% of Above Value	**$**	**716,459,292**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	2,386,600
Incremental Value of Existing Districts (Jan. 1, 2025)	$	655,657,800
Less: Value of Underlying TID Parcels	$	(2,386,600)
Total Value Subject to 12% Valuation Limit	**$**	**655,657,800**
Total Percentage of TID IN Equalized Value		10.98%
Residual Value Capacity of TID IN Equalized Value	$	60,801,492

Note: Incremental value of existing districts is net of the value increment of TID No. 14 ($95,645,400), which shall be terminated prior to creation of TID 22

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District to encourage the desired kind and expeditious implementation of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance

of any redevelopment or urban renewal project. Funds provided to the RDA)for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

$402,000 Street and stormwater improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs.

Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

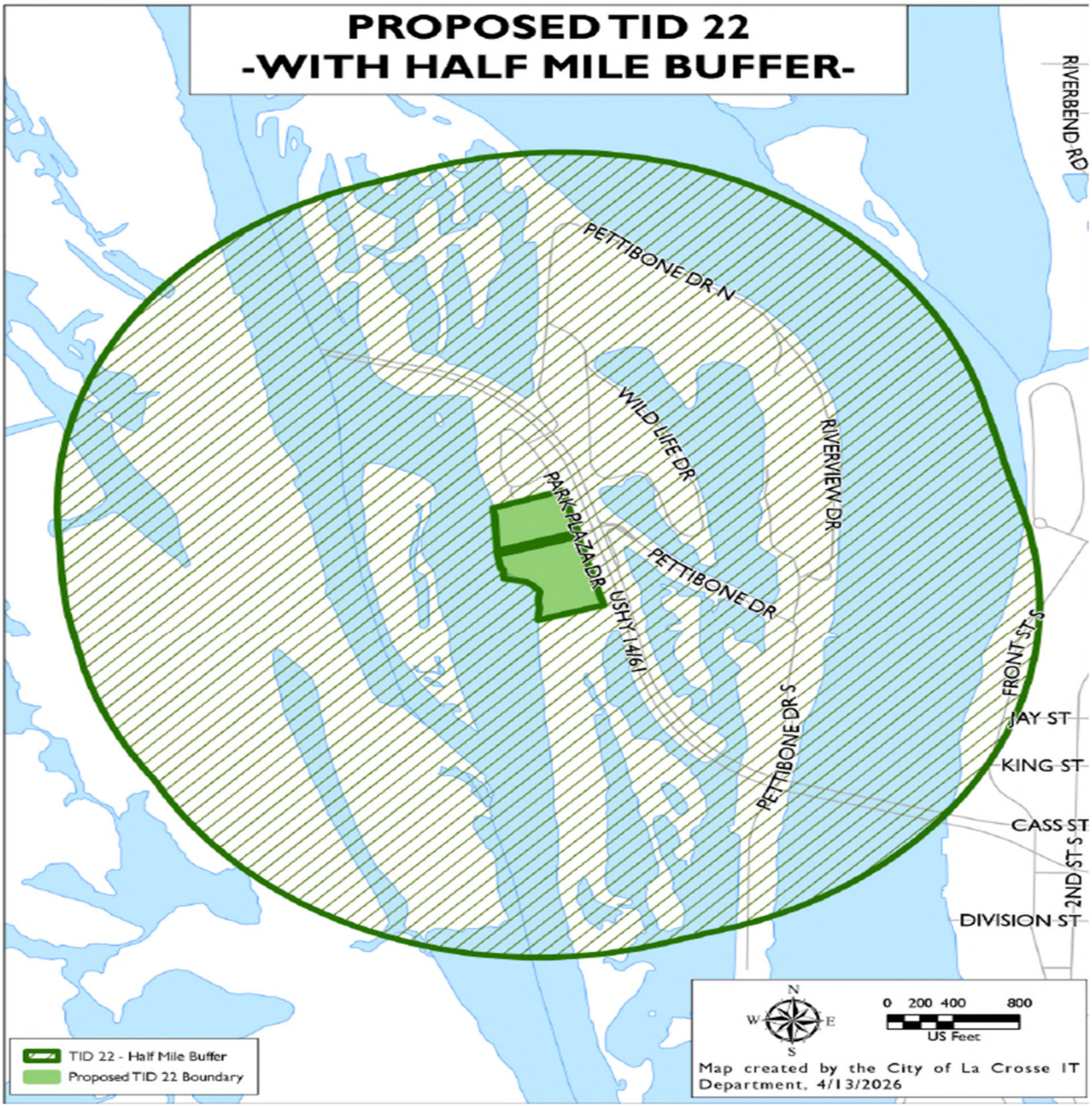
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses

Map Found on Following Page.



Projects may be located anywhere within the TID or within one-half mile of the TID, provided they are within the City's corporate boundaries.

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of La Crosse, Wisconsin

Tax Increment District No. 22

Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost			Totals	1/2 Mile
		Phase I	Phase II	Ongoing		
1	Public Infrastructure	1,500,000			**1,500,000**	402,000
2	Development Incentives		1,385,000		**1,385,000**	
3	Interest on Long Term Debt	793,600			**793,600**	
4	Financing Costs	180,000			**180,000**	
5	Ongoing Planning & Administrative Costs	160,000			**160,000**	
Total Projects		**2,633,600**	**1,385,000**	**160,000**	**4,018,600**	**402,000**

Notes:

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $8,850,000 in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of $19.02 per thousand of equalized value and no economic appreciation or depreciation, the Project would generate $4,179,127 in tax increment revenue over the 27-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

City of La Crosse, Wisconsin

Tax Increment District No. 22

Development Assumptions

Construction Year	Development Sites		Annual Total
2026			**0**
2027	3,000,000		**3,000,000**
2028	2,850,000		**2,850,000**
2029	1,500,000		**1,500,000**
2030	1,500,000		**1,500,000**
2031			**0**
2032			**0**
2033			**0**
2034			**0**
2035			**0**
2036			**0**
2037			**0**
2038			**0**
2039			**0**
2040			**0**
2041			**0**
2042			**0**
2043			**0**
2044			**0**
2045			**0**
2046			**0**
2047			**0**
2048			**0**
2049			**0**
2050			**0**
2051			**0**
2052			**0**
Totals	**8,850,000**	**0**	**0**

Table 2 – Tax Increment Projection Worksheet

City of La Crosse, Wisconsin

Tax Increment District No. 22

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	July 9, 2026	
Valuation Date	Jan 1,	2026
Max Life (Years)	27	
End of Expenditure Period	22	7/9/2048
Revenue Periods/Final Year	27	2054
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	2,386,600
Economic Change Factor	0.00%
Apply to Base Value	
Base Tax Rate	$19.02
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2026		2027			2028	$19.02	**0**
2	2027	3,000,000	2028		3,000,000	2029	$19.02	**57,053**
3	2028	2,850,000	2029	0	5,850,000	2030	$19.02	**111,253**
4	2029	1,500,000	2030	0	7,350,000	2031	$19.02	**139,780**
5	2030	1,500,000	2031	0	8,850,000	2032	$19.02	**168,306**
6	2031		2032	0	8,850,000	2033	$19.02	**168,306**
7	2032		2033	0	8,850,000	2034	$19.02	**168,306**
8	2033		2034	0	8,850,000	2035	$19.02	**168,306**
9	2034		2035	0	8,850,000	2036	$19.02	**168,306**
10	2035		2036	0	8,850,000	2037	$19.02	**168,306**
11	2036		2037	0	8,850,000	2038	$19.02	**168,306**
12	2037		2038	0	8,850,000	2039	$19.02	**168,306**
13	2038		2039	0	8,850,000	2040	$19.02	**168,306**
14	2039		2040	0	8,850,000	2041	$19.02	**168,306**
15	2040		2041	0	8,850,000	2042	$19.02	**168,306**
16	2041		2042	0	8,850,000	2043	$19.02	**168,306**
17	2042		2043	0	8,850,000	2044	$19.02	**168,306**
18	2043		2044	0	8,850,000	2045	$19.02	**168,306**
19	2044		2045	0	8,850,000	2046	$19.02	**168,306**
20	2045		2046	0	8,850,000	2047	$19.02	**168,306**
21	2046		2047	0	8,850,000	2048	$19.02	**168,306**
22	2047		2048	0	8,850,000	2049	$19.02	**168,306**
23	2048		2049	0	8,850,000	2050	$19.02	**168,306**
24	2049		2050	0	8,850,000	2051	$19.02	**168,306**
25	2050		2051	0	8,850,000	2052	$19.02	**168,306**
26	2051		2052	0	8,850,000	2053	$19.02	**168,306**
27	2052		2053	0	8,850,000	2054	$19.02	**168,306**
	Totals	**8,850,000**		**0**			**Future Value of Increment**	**4,179,127**

Notes:
1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Development Incentives are anticipated to be financed with a pay-as-you-go structure based on the amount of net tax increment revenue that is generated by each proposed development project. Public Infrastructure costs are anticipated to be financed by general obligation debt in 2028. **Table 3.** provides a summary of the District's financing plan.

Table 3 – Financing Plan

City of La Crosse, Wisconsin
Tax Increment District No. 22
Estimated Financing Plan

	DEBT ISSUES	MUNICIPAL REVENUE OBLIGATIONS	
	G.O. Promissory Note 2028	Municipal Revenue Obligation (MRO) 2029	Totals
Projects			
Phase I	1,500,000		1,500,000
Phase II		1,385,000	1,385,000
Total Project Funds	1,500,000	1,385,000	2,885,000
Other Funds			
Debt Service Reserve			
Capitalized Interest	84,000		
Estimated Finance Related Expenses	96,000		
Total Financing Required	1,680,000		
Net Issue Size	1,680,000	1,385,000	3,065,000
Notes:			

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 4)**, the District is projected to accumulate sufficient funds by 2054 to pay off all Project Cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

City of La Crosse, Wisconsin
Tax Increment District No. 22
Cash Flow Projection

	Projected Revenues		Projected Expenditures					Balances			
Year	Tax Increments	**Total Revenues**	2028 G.O. Promissory Note $1,680,000 Issue Total	Total Debt Service	MRO #1 2029 $1,385,000	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2026						20,000	**20,000**	(20,000)	(20,000)		2026
2027						5,000	**5,000**	(5,000)	(25,000)		2027
2028						5,000	**5,000**	(5,000)	(30,000)	1,680,000	2028
2029	57,053	**57,053**	15,000	15,000		5,000	**20,000**	37,053	7,053	1,680,000	2029
2030	111,253	**111,253**	67,200	67,200		5,000	**72,200**	39,053	46,106	3,065,000	2030
2031	139,780	**139,780**	132,200	132,200		5,000	**137,200**	2,580	48,686	3,000,000	2031
2032	168,306	**168,306**	129,600	129,600	25,000	5,000	**159,600**	8,706	57,392	2,910,000	2032
2033	168,306	**168,306**	132,000	132,000	25,000	5,000	**162,000**	6,306	63,698	2,815,000	2033
2034	168,306	**168,306**	129,200	129,200	25,000	5,000	**159,200**	9,106	72,804	2,720,000	2034
2035	168,306	**168,306**	131,400	131,400	25,000	5,000	**161,400**	6,906	79,710	2,620,000	2035
2036	168,306	**168,306**	133,400	133,400	25,000	5,000	**163,400**	4,906	84,616	2,515,000	2036
2037	168,306	**168,306**	135,200	135,200	25,000	5,000	**165,200**	3,106	87,723	2,405,000	2037
2038	168,306	**168,306**	136,800	136,800	25,000	5,000	**166,800**	1,506	89,229	2,290,000	2038
2039	168,306	**168,306**	133,200	133,200	25,000	5,000	**163,200**	5,106	94,335	2,175,000	2039
2040	168,306	**168,306**	134,600	134,600	25,000	5,000	**164,600**	3,706	98,041	2,055,000	2040
2041	168,306	**168,306**	135,800	135,800	25,000	5,000	**165,800**	2,506	100,547	1,930,000	2041
2042	168,306	**168,306**	131,800	131,800	25,000	5,000	**161,800**	6,506	107,053	1,805,000	2042
2043	168,306	**168,306**	132,800	132,800	25,000	5,000	**162,800**	5,506	112,559	1,675,000	2043
2044	168,306	**168,306**	128,600	128,600	25,000	5,000	**158,600**	9,706	122,266	1,545,000	2044
2045	168,306	**168,306**	129,400	129,400	25,000	5,000	**159,400**	8,906	131,172	1,410,000	2045
2046	168,306	**168,306**	135,000	135,000	25,000	5,000	**165,000**	3,306	134,478	1,265,000	2046
2047	168,306	**168,306**	135,200	135,200	25,000	5,000	**165,200**	3,106	137,584	1,115,000	2047
2048	168,306	**168,306**	135,200	135,200	25,000	5,000	**165,200**	3,106	140,690	960,000	2048
2049	168,306	**168,306**			160,000	5,000	**165,000**	3,306	143,996	800,000	2049
2050	168,306	**168,306**			160,000	5,000	**165,000**	3,306	147,302	640,000	2050
2051	168,306	**168,306**			160,000	5,000	**165,000**	3,306	150,608	480,000	2051
2052	168,306	**168,306**			160,000	5,000	**165,000**	3,306	153,915	320,000	2052
2053	168,306	**168,306**			160,000	5,000	**165,000**	3,306	157,221	160,000	2053
2054	168,306	**168,306**			160,000	5,000	**165,000**	3,306	**160,527**	**0**	2054
Totals	**4,179,127**	**4,179,127**	**2,473,600**	**2,473,600**	**1,385,000**	**160,000**	**4,018,600**				Totals

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the properties within the proposed District boundary were annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly (re)development of the City by eliminating blighted areas, providing necessary public infrastructure improvements and appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and economic development opportunities.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

SAMPLE

Mayor
City of La Crosse
400 La Crosse St
La Crosse, Wisconsin 54601

RE: Project Plan for Tax Incremental District No. 22

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of La Crosse, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of La Crosse Tax Incremental District No. 22 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of La Crosse, Wisconsin

Tax Increment District No. 22

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Revenue Year	La Crosse County	City of La Crosse	La Crosse School District	Onalaska School District	Technical College District	Total	Revenue Year
2028	0	0	0	0	0	0	2028
2029	6,240	29,240	18,816	230	2,527	57,053	2029
2030	12,169	57,018	36,691	449	4,927	111,253	2030
2031	15,289	71,638	46,098	564	6,190	139,780	2031
2032	18,409	86,258	55,506	679	7,454	168,306	2032
2033	18,409	86,258	55,506	679	7,454	168,306	2033
2034	18,409	86,258	55,506	679	7,454	168,306	2034
2035	18,409	86,258	55,506	679	7,454	168,306	2035
2036	18,409	86,258	55,506	679	7,454	168,306	2036
2037	18,409	86,258	55,506	679	7,454	168,306	2037
2038	18,409	86,258	55,506	679	7,454	168,306	2038
2039	18,409	86,258	55,506	679	7,454	168,306	2039
2040	18,409	86,258	55,506	679	7,454	168,306	2040
2041	18,409	86,258	55,506	679	7,454	168,306	2041
2042	18,409	86,258	55,506	679	7,454	168,306	2042
2043	18,409	86,258	55,506	679	7,454	168,306	2043
2044	18,409	86,258	55,506	679	7,454	168,306	2044
2045	18,409	86,258	55,506	679	7,454	168,306	2045
2046	18,409	86,258	55,506	679	7,454	168,306	2046
2047	18,409	86,258	55,506	679	7,454	168,306	2047
2048	18,409	86,258	55,506	679	7,454	168,306	2048
2049	18,409	86,258	55,506	679	7,454	168,306	2049
2050	18,409	86,258	55,506	679	7,454	168,306	2050
2051	18,409	86,258	55,506	679	7,454	168,306	2051
2052	18,409	86,258	55,506	679	7,454	168,306	2052
2053	18,409	86,258	55,506	679	7,454	168,306	2053
2054	18,409	86,258	55,506	679	7,454	168,306	2054
Totals	**457,106**	**2,141,825**	**1,378,249**	**16,865**	**185,082**	**4,179,127**	

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0646

Agenda Date: 7/9/2026

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In Control: Common Council

File Type: Resolution

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PROJECT PLAN

City of La Crosse, Wisconsin

Tax Incremental District No. 24

Prepared by:

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Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 1, 2026
Public Hearing Held:	June 1, 2026
Action by Plan Commission:	June 1, 2026
Action by City Council:	July 9, 2026
Action by the Joint Review Board:	July 21, 2026

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 24 ("District") is a proposed Blighted Area District comprising approximately 12.40 acres located near the intersection of Rose and Clinton Streets along the Black River. The District will be created to pay the costs of public infrastructure and development incentives ("Project"). In addition to the incremental property value that will be created, the City expects the Project will result in the elimination of blighted or obsolete conditions by stimulating (re)development .

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately $3,618,400 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include development incentives, public infrastructure, interest on long-term debt, financing costs, and ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $8.250.000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable maximum term of 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary and private investment to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.

5. Based on the foregoing finding, the District is designated as a blighted area district.

6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

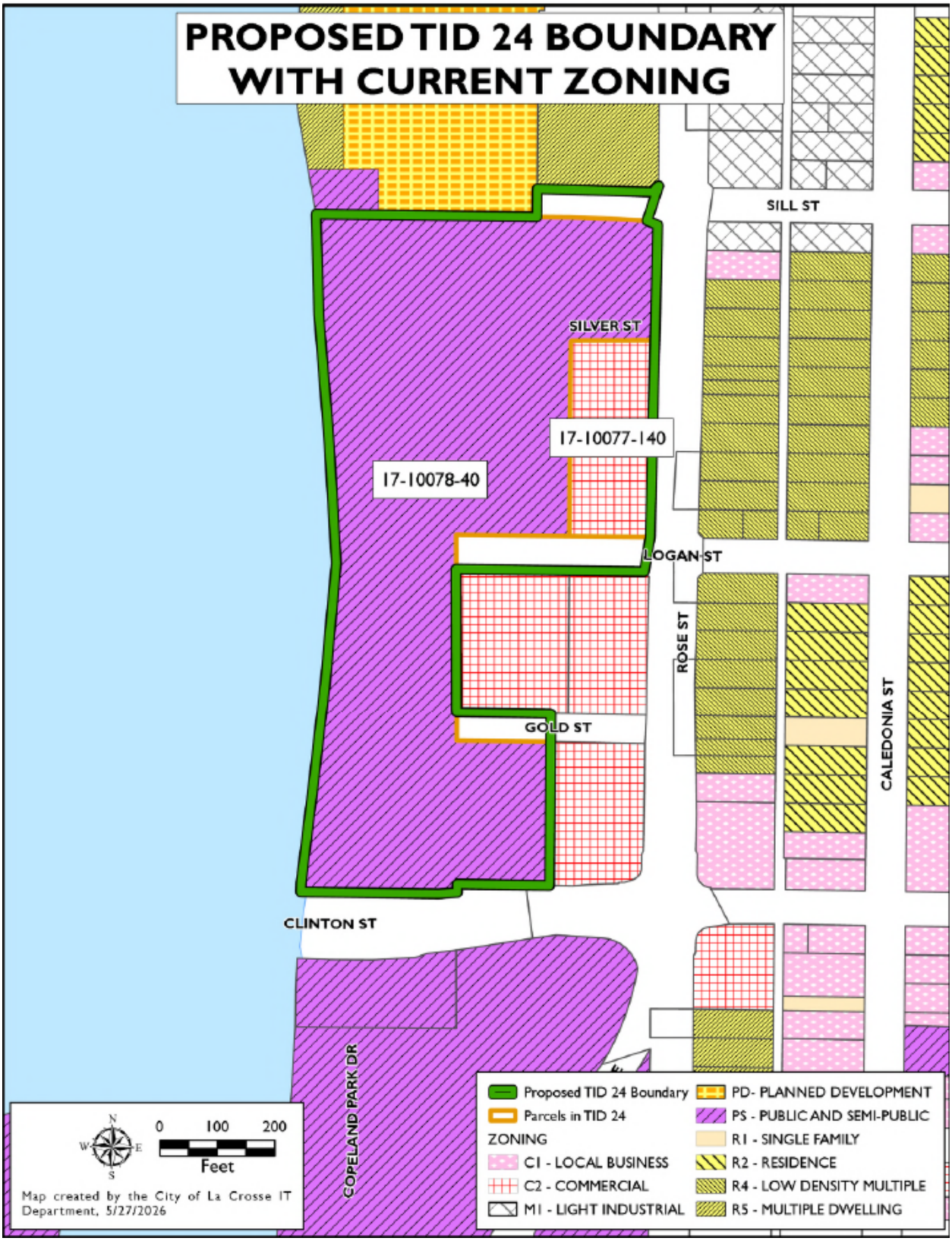
Preliminary Map of Proposed District Boundary

Map Found on Following Page.

PROPOSED TID 24 BOUNDARY
SILL ST
SILVER ST
17-10077-140
17-10078-40
LOGAN ST
ROSE ST
CALEDONIA ST
GOLD ST
CLINTON ST
COPELAND PARK DR
COPELAND AVE
SAINT PAUL ST
Parcels in TID 24
Proposed TID 24 Boundary
N
W
E
S
0
100
200
Feet
Map created by the City of La Crosse IT Department, 5/27/2026

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.


PROPOSED TID 24 BOUNDARY WITH CURRENT ZONING
SILL ST
SILVER ST
17-10077-140
17-10078-40
LOGAN ST
ROSE ST
CALEDONIA ST
GOLD ST
CLINTON ST
COPELAND PARK DR
N
W
E
S
0
100
200
Feet
Map created by the City of La Crosse IT Department, 5/27/2026
Proposed TID 24 Boundary
Parcels in TID 24
ZONING
C1 - LOCAL BUSINESS
C2 - COMMERCIAL
M1 - LIGHT INDUSTRIAL
PD- PLANNED DEVELOPMENT
PS - PUBLIC AND SEMI-PUBLIC
R1 - SINGLE FAMILY
R2 - RESIDENCE
R4 - LOW DENSITY MULTIPLE
R5 - MULTIPLE DWELLING

SECTION 4:
Preliminary Parcel List and Analysis

Parcel Data

Map Reference Number	Parcel Number	Address	Owner	Acres	Acres Blighted
N/A	ROW Areas			0.00	
1	17-10077-140	1411 ROSE ST	COULEE AUTO PROPERTIES LLC	1.12	1.12
2	17-10078-40	1433 ROSE ST	CITY OF LACROSSE	11.28	11.28
TOTALS				12.40	12.40

Calculation of Estimated Base Value[1]

	Assessed Value			Equalized Value[2]		
Parcel	Land	Improvement	Total	Land	Improvement	Total
17-10077-140	524,100	428,700	952,800	546,300	446,800	993,100
17-10078-40	0	0	0	0	0	0
TOTALS	524,100	428,700	952,800	546,300	446,800	993,100

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 95.94%.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $$656,650,900. This value is less than the maximum of $716,459,292 in equalized value that is permitted for the City.

City of La Crosse, Wisconsin

Tax Increment District No. 24

Valuation Test Compliance Calculation

Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2025)	$	5,970,494,100
TID Valuation Limit @ 12% of Above Value	**$**	**716,459,292**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	993,100
Incremental Value of Existing Districts (Jan. 1, 2025)	$	655,657,800
Total Value Subject to 12% Valuation Limit	**$**	**656,650,900**
Total Percentage of TID IN Equalized Value		11.00%
Residual Value Capacity of TID IN Equalized Value	$	59,808,392

Note: Incremental value of existing districts is net of the value increment of TID No. 14 ($95,645,400), which shall be terminated prior to creation of TID 24

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or

expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications,

including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Redevelopment Authority RDA

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

***Revolving Loan/Grant Program* (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

$362,000 Street and stormwater improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

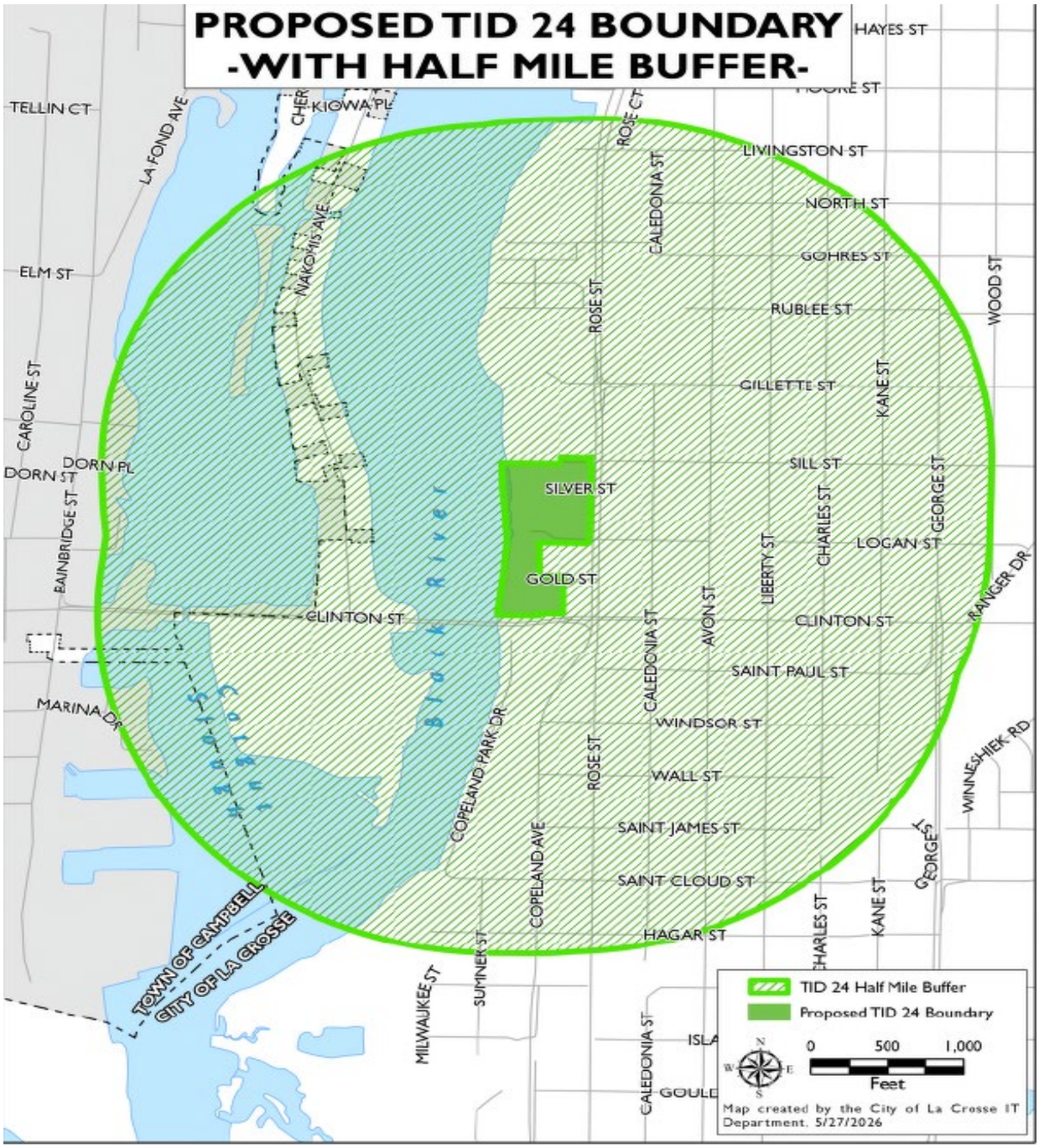
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses

Map Found on Following Page.



Projects may be located anywhere within the TID or within one-half mile of the TID, provided they are within the City's corporate boundaries.

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of La Crosse, Wisconsin

Tax Increment District No. 24

Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost Phase I	Est. Cost Phase II	Est. Cost Ongoing	Totals	1/2 Mile
1	Public Infrastructure	1,300,000			**1,300,000**	362,000
2	Development Incentives		1,300,000		**1,300,000**	
3	Interest on Long Term Debt	703,400			**703,400**	
4	Financing Costs	155,001			**155,001**	
5	Ongoing Planning & Administrative Costs			160,000	**160,000**	
Total Projects		**2,158,401**	**1,300,000**	**160,000**	**3,618,401**	**362,000**

Notes:

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $8,250,000 million in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of $19.02 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $3,917,634 in incremental tax revenue over the 27-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

City of La Crosse, Wisconsin

Tax Increment District No. 24

Development Assumptions

	Construction Year	Development Sites	Annual Total
1	2026		**0**
2	2027	3,250,000	**3,250,000**
3	2028	2,500,000	**2,500,000**
4	2029	1,500,000	**1,500,000**
5	2030	1,000,000	**1,000,000**
6	2031		**0**
7	2032		**0**
8	2033		**0**
9	2034		**0**
10	2035		**0**
11	2036		**0**
12	2037		**0**
13	2038		**0**
14	2039		**0**
15	2040		**0**
16	2041		**0**
17	2042		**0**
18	2043		**0**
19	2044		**0**
20	2045		**0**
21	2046		**0**
22	2047		**0**
23	2048		**0**
24	2049		**0**
25	2050		**0**
26	2051		**0**
27	2052		**0**
	Totals	**8,250,000**	**0**

Notes:

Table 2 – Tax Increment Projection Worksheet

City of La Crosse, Wisconsin

Tax Increment District No. 24

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	July 9, 2026	
Valuation Date	Jan 1,	2026
Max Life (Years)	27	
End of Expenditure Period	22	7/9/2048
Revenue Periods/Final Year	27	2054
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	993,100
Economic Change Factor	0.00%
Apply to Base Value	
Base Tax Rate	$19.02
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2026	0	2027	0	0	2028	$19.02	**0**
2	2027	3,250,000	2028	0	3,250,000	2029	$19.02	**61,807**
3	2028	2,500,000	2029	0	5,750,000	2030	$19.02	**109,351**
4	2029	1,500,000	2030	0	7,250,000	2031	$19.02	**137,878**
5	2030	1,000,000	2031	0	8,250,000	2032	$19.02	**156,896**
6	2031	0	2032	0	8,250,000	2033	$19.02	**156,896**
7	2032	0	2033	0	8,250,000	2034	$19.02	**156,896**
8	2033	0	2034	0	8,250,000	2035	$19.02	**156,896**
9	2034	0	2035	0	8,250,000	2036	$19.02	**156,896**
10	2035	0	2036	0	8,250,000	2037	$19.02	**156,896**
11	2036	0	2037	0	8,250,000	2038	$19.02	**156,896**
12	2037	0	2038	0	8,250,000	2039	$19.02	**156,896**
13	2038	0	2039	0	8,250,000	2040	$19.02	**156,896**
14	2039	0	2040	0	8,250,000	2041	$19.02	**156,896**
15	2040	0	2041	0	8,250,000	2042	$19.02	**156,896**
16	2041	0	2042	0	8,250,000	2043	$19.02	**156,896**
17	2042	0	2043	0	8,250,000	2044	$19.02	**156,896**
18	2043	0	2044	0	8,250,000	2045	$19.02	**156,896**
19	2044	0	2045	0	8,250,000	2046	$19.02	**156,896**
20	2045	0	2046	0	8,250,000	2047	$19.02	**156,896**
21	2046	0	2047	0	8,250,000	2048	$19.02	**156,896**
22	2047	0	2048	0	8,250,000	2049	$19.02	**156,896**
23	2048	0	2049	0	8,250,000	2050	$19.02	**156,896**
24	2049	0	2050	0	8,250,000	2051	$19.02	**156,896**
25	2050	0	2051	0	8,250,000	2052	$19.02	**156,896**
26	2051	0	2052	0	8,250,000	2053	$19.02	**156,896**
27	2052	0	2053	0	8,250,000	2054	$19.02	**156,896**
	Totals	**8,250,000**		**0**			**Future Value of Increment**	**3,917,634**

Notes:

1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Development Incentives are anticipated to be financed with a pay-as-you-go structure based on the amount of tax increment revenue that is generated by each proposed development project. Public Infrastructure costs are anticipated to be financed by general obligation debt in 2027. **Table 3.** provides a summary of the District's financing plan.

Table 3 – Financing Plan

City of La Crosse, Wisconsin
Tax Increment District No. 24
Estimated Financing Plan

	DEBT ISSUES	MUNICIPAL REVENUE OBLIGATIONS	
	G.O. Promissory Note 2027	Municipal Revenue Obligation (MRO) 2028	Totals
Projects			
Phase I	1,300,000		1,300,000
Phase II		1,300,000	1,300,000
Total Project Funds	1,300,000	1,300,000	2,600,000
Other Funds			
Capitalized Interest	60,000		
Estimated Finance Related Expenses	95,001		
Net Issue Size	1,455,000	1,300,000	2,755,000
Notes:			

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2053 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

City of La Crosse, Wisconsin
Tax Increment District No. 24
Cash Flow Projection

	Projected Revenues		Projected Expenditures				Balances			
Year	Tax Increments	**Total Revenues**	2027 G.O. Promissory Note $1,455,000 Issue Total	MRO #1 2028 $1,300,000	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2026	0	**0**	0		20,000	**20,000**	(20,000)	(20,000)	0	2026
2027	0	**0**	0		5,000	**5,000**	(5,000)	(25,000)	1,455,000	2027
2028	0	**0**	0		5,000	**5,000**	(5,000)	(30,000)	2,755,000	2028
2029	61,807	**61,807**	58,200		5,000	**63,200**	(1,393)	(31,393)	2,755,000	2029
2030	109,351	**109,351**	88,200		5,000	**93,200**	16,151	(15,241)	2,725,000	2030
2031	137,878	**137,878**	107,000	20,000	5,000	**132,000**	5,878	(9,363)	2,655,000	2031
2032	156,896	**156,896**	110,000	20,000	5,000	**135,000**	21,896	12,532	2,580,000	2032
2033	156,896	**156,896**	112,800	20,000	5,000	**137,800**	19,096	31,628	2,500,000	2033
2034	156,896	**156,896**	110,400	20,000	5,000	**135,400**	21,496	53,123	2,420,000	2034
2035	156,896	**156,896**	113,000	20,000	5,000	**138,000**	18,896	72,019	2,335,000	2035
2036	156,896	**156,896**	115,400	25,000	5,000	**145,400**	11,496	83,514	2,240,000	2036
2037	156,896	**156,896**	112,600	25,000	5,000	**142,600**	14,296	97,810	2,145,000	2037
2038	156,896	**156,896**	114,800	25,000	5,000	**144,800**	12,096	109,906	2,045,000	2038
2039	156,896	**156,896**	116,800	25,000	5,000	**146,800**	10,096	120,001	1,940,000	2039
2040	156,896	**156,896**	123,600	25,000	5,000	**153,600**	3,296	123,297	1,825,000	2040
2041	156,896	**156,896**	125,000	25,000	5,000	**155,000**	1,896	125,192	1,705,000	2041
2042	156,896	**156,896**	126,200	25,000	5,000	**156,200**	696	125,888	1,580,000	2042
2043	156,896	**156,896**	122,200	25,000	5,000	**152,200**	4,696	130,583	1,455,000	2043
2044	156,896	**156,896**	118,200	25,000	5,000	**148,200**	8,696	139,279	1,330,000	2044
2045	156,896	**156,896**	124,200	25,000	5,000	**154,200**	2,696	141,974	1,195,000	2045
2046	156,896	**156,896**	129,800	25,000	5,000	**159,800**	(2,904)	139,070	1,050,000	2046
2047	156,896	**156,896**	130,000	25,000	5,000	**160,000**	(3,104)	135,965	900,000	2047
2048	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	137,861	750,000	2048
2049	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	139,757	600,000	2049
2050	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	141,652	450,000	2050
2051	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	143,548	300,000	2051
2052	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	145,443	150,000	2052
2053	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	**147,339**	**0**	2053
2054	156,896	**156,896**	0	0	5,000	**5,000**	151,896	299,234	0	2054
	3,917,634	**3,917,634**	**2,158,400**	**1,300,000**	**160,000**	**3,618,400**				

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly (re)development of the City by eliminating blighted areas, providing necessary public infrastructure improvements, providing appropriate financial incentives for private development projects, and the incentives necessary to induce private investment. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and economic development opportunities.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

Stephen F. Matty
City Attorney

LEGAL DEPARTMENT
City of La Crosse, Sixth Floor City Hall
400 La Crosse Street, La Crosse, WI 54601
Ph: 608.789.7511 Fax: 608.789.7390
Email: attorney@cityoflacrosse.org

Krista A. Gallager
Deputy City Attorney

Ellen R. Atterbury
Assistant City Attorney

Gideon W. O. Wertheimer
Assistant City Attorney

June 18, 2026

Mayor Shaundel Washington-Spivey
City of La Crosse
400 La Crosse Street
La Crosse WI 54601

RE: Project Plan for Tax Incremental District No. 24

Dear Mayor:

Wisconsin Statutes § 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute § 66.1105.

As City Attorney for the City of La Crosse, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of La Crosse Tax Incremental Incremental District No. 24 is complete and complies with the provisions of Wisconsin Statutes § 66.1105.

Sincerely,

Stephen F. Matty
City Attorney

SFM:blb

GRAND RIVER • GREAT CITY
La Crosse • Wisconsin

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of La Crosse, Wisconsin

Tax Increment District No. 24

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Revenue Year	La Crosse County	City of La Crosse	La Crosse School District	Onalaska School District	Technical College District	Total	Revenue Year
2028	0	0	0	0	0	0	2028
2029	6,760	31,677	20,384	249	2,737	61,807	2029
2030	11,961	56,043	36,063	441	4,843	109,351	2030
2031	15,081	70,663	45,471	556	6,106	137,878	2031
2032	17,161	80,410	51,743	633	6,948	156,896	2032
2033	17,161	80,410	51,743	633	6,948	156,896	2033
2034	17,161	80,410	51,743	633	6,948	156,896	2034
2035	17,161	80,410	51,743	633	6,948	156,896	2035
2036	17,161	80,410	51,743	633	6,948	156,896	2036
2037	17,161	80,410	51,743	633	6,948	156,896	2037
2038	17,161	80,410	51,743	633	6,948	156,896	2038
2039	17,161	80,410	51,743	633	6,948	156,896	2039
2040	17,161	80,410	51,743	633	6,948	156,896	2040
2041	17,161	80,410	51,743	633	6,948	156,896	2041
2042	17,161	80,410	51,743	633	6,948	156,896	2042
2043	17,161	80,410	51,743	633	6,948	156,896	2043
2044	17,161	80,410	51,743	633	6,948	156,896	2044
2045	17,161	80,410	51,743	633	6,948	156,896	2045
2046	17,161	80,410	51,743	633	6,948	156,896	2046
2047	17,161	80,410	51,743	633	6,948	156,896	2047
2048	17,161	80,410	51,743	633	6,948	156,896	2048
2049	17,161	80,410	51,743	633	6,948	156,896	2049
2050	17,161	80,410	51,743	633	6,948	156,896	2050
2051	17,161	80,410	51,743	633	6,948	156,896	2051
2052	17,161	80,410	51,743	633	6,948	156,896	2052
2053	17,161	80,410	51,743	633	6,948	156,896	2053
2054	17,161	80,410	51,743	633	6,948	156,896	2054
Totals	**428,504**	**2,007,809**	**1,292,010**	**15,810**	**173,501**	**3,917,634**	

RESOLUTION NO. 26-0646

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 24,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
CITY OF LA CROSSE, WISCONSIN**

WHEREAS, the City of La Crosse (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 24 (the “District”) is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of La Crosse County, the School District of Lacrosse, and the Western Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 1, 2026 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the City Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of La Crosse that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 24, City of La Crosse", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2026.

3. The City Council finds and declares that:

   (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.

   (b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.

   (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

   (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

   (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

   (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

   (g)The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 24, City of La Crosse" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2026.

_____

Mayor, Shaundel Washington-Spivey

_____

City Clerk, Nikki M. Elsen

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 24
CITY OF LA CROSSE

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

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 [ ] Caption Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 24.

Staff/Department Responsible for Legislation

Planning and Economic Development

Requestor of Legislation

Julie Emslie

Location, if applicable

1411 & 1433 Rose Street

Summary/Purpose

The creation of TID 24 would help support redevelopment of 1411 Rose Street.

Background

The property at 1411 Rose Street is currently for sale, and there has been interest expressed by several developers to redevelop this site. By creating a Tax Increment District for this site and including the neighboring parcel, it will enable Tax Increment Financing to be a possible tool to support the redevelopment of this site to the highest and best use. Consideration for this resolution went before the Joint Review Board and City Plan Commission on June 1, 2026, both of which recommended approval to the City Council.

Fiscal Impact

N/A

Staff Recommendation

Approval

PROJECT PLAN

City of La Crosse, Wisconsin

Tax Incremental District No. 24

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 1, 2026
Public Hearing Held:	June 1, 2026
Action by Plan Commission:	June 1, 2026
Action by City Council:	July 9, 2026
Action by the Joint Review Board:	July 21, 2026

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 24 ("District") is a proposed Blighted Area District comprising approximately 12.40 acres located near the intersection of Rose and Clinton Streets along the Black River. The District will be created to pay the costs of public infrastructure and development incentives ("Project"). In addition to the incremental property value that will be created, the City expects the Project will result in the elimination of blighted or obsolete conditions by stimulating (re)development .

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately $3,618,400 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include development incentives, public infrastructure, interest on long-term debt, financing costs, and ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $8.250.000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable maximum term of 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary and private investment to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.

5. Based on the foregoing finding, the District is designated as a blighted area district.

6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

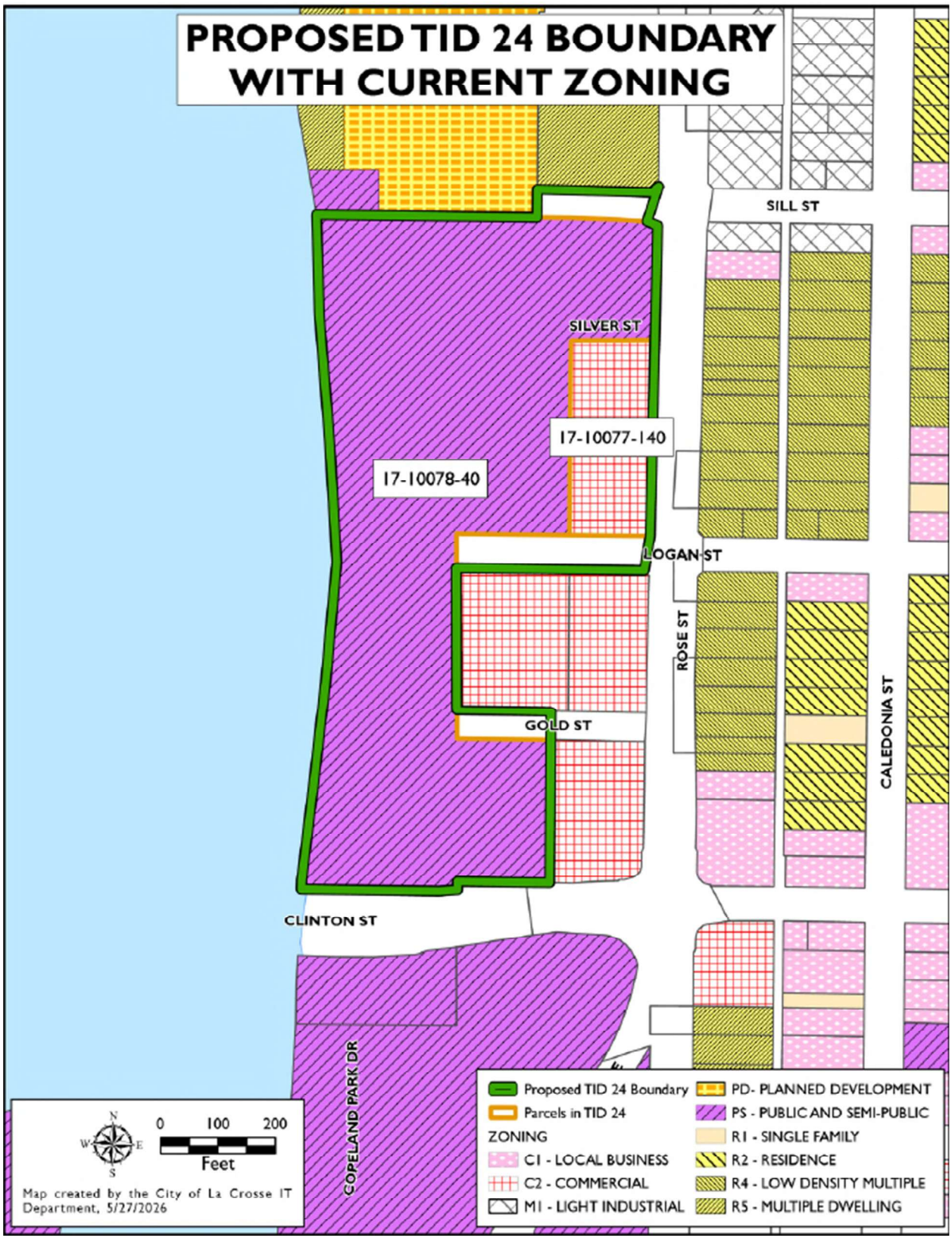
Preliminary Map of Proposed District Boundary

Map Found on Following Page.

PROPOSED TID 24 BOUNDARY
SILL ST
SILVER ST
17-10077-140
17-10078-40
LOGAN ST
ROSE ST
CALEDONIA ST
GOLD ST
CLINTON ST
COPELAND PARK DR
COPELAND AVE
SAINT PAUL ST
Parcels in TID 24
Proposed TID 24 Boundary
N
W
E
S
0
100
200
Feet
Map created by the City of La Crosse IT Department, 5/27/2026

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.


PROPOSED TID 24 BOUNDARY WITH CURRENT ZONING
SILL ST
SILVER ST
17-10077-140
17-10078-40
LOGAN ST
ROSE ST
CALEDONIA ST
GOLD ST
CLINTON ST
COPELAND PARK DR
N
W
E
S
0
100
200
Feet
Map created by the City of La Crosse IT Department, 5/27/2026
Proposed TID 24 Boundary
Parcels in TID 24
ZONING
C1 - LOCAL BUSINESS
C2 - COMMERCIAL
M1 - LIGHT INDUSTRIAL
PD- PLANNED DEVELOPMENT
PS - PUBLIC AND SEMI-PUBLIC
R1 - SINGLE FAMILY
R2 - RESIDENCE
R4 - LOW DENSITY MULTIPLE
R5 - MULTIPLE DWELLING

SECTION 4:
Preliminary Parcel List and Analysis

Parcel Data

Map Reference Number	Parcel Number	Address	Owner	Acres	Acres Blighted
N/A	ROW Areas			0.00	
1	17-10077-140	1411 ROSE ST	COULEE AUTO PROPERTIES LLC	1.12	1.12
2	17-10078-40	1433 ROSE ST	CITY OF LACROSSE	11.28	11.28
TOTALS				12.40	12.40

Calculation of Estimated Base Value[1]

	Assessed Value			Equalized Value[2]		
Parcel	Land	Improvement	Total	Land	Improvement	Total
17-10077-140	524,100	428,700	952,800	546,300	446,800	993,100
17-10078-40	0	0	0	0	0	0
TOTALS	524,100	428,700	952,800	546,300	446,800	993,100

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 95.94%.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $$656,650,900. This value is less than the maximum of $716,459,292 in equalized value that is permitted for the City.

City of La Crosse, Wisconsin

Tax Increment District No. 24

Valuation Test Compliance Calculation

Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2025)	$	5,970,494,100
TID Valuation Limit @ 12% of Above Value	**$**	**716,459,292**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	993,100
Incremental Value of Existing Districts (Jan. 1, 2025)	$	655,657,800
Total Value Subject to 12% Valuation Limit	**$**	**656,650,900**
Total Percentage of TID IN Equalized Value		11.00%
Residual Value Capacity of TID IN Equalized Value	$	59,808,392

Note: Incremental value of existing districts is net of the value increment of TID No. 14 ($95,645,400), which shall be terminated prior to creation of TID 24

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or

expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications,

including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Redevelopment Authority RDA

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

***Revolving Loan/Grant Program* (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

$362,000 Street and stormwater improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

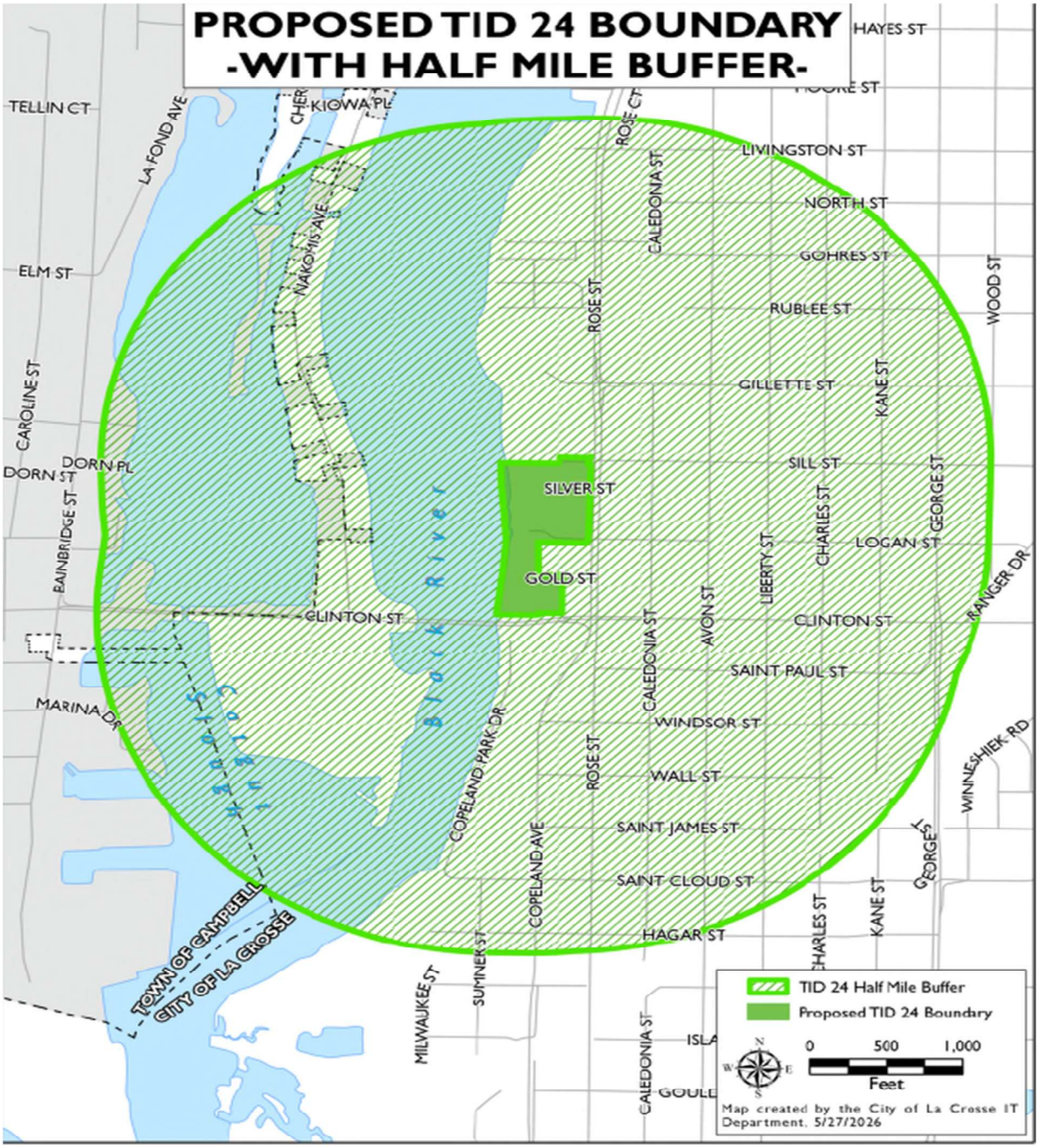
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses

Map Found on Following Page.



Projects may be located anywhere within the TID or within one-half mile of the TID, provided they are within the City's corporate boundaries.

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of La Crosse, Wisconsin

Tax Increment District No. 24

Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost Phase I	Est. Cost Phase II	Est. Cost Ongoing	Totals	1/2 Mile
1	Public Infrastructure	1,300,000			**1,300,000**	362,000
2	Development Incentives		1,300,000		**1,300,000**	
3	Interest on Long Term Debt	703,400			**703,400**	
4	Financing Costs	155,001			**155,001**	
5	Ongoing Planning & Administrative Costs			160,000	**160,000**	
Total Projects		**2,158,401**	**1,300,000**	**160,000**	**3,618,401**	**362,000**

Notes:

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $8,250,000 million in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in **Table 1.** Assuming the City's current equalized TID Interim tax rate of $19.02 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $3,917,634 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

City of La Crosse, Wisconsin

Tax Increment District No. 24

Development Assumptions

	Construction Year	Development Sites	Annual Total
1	2026		**0**
2	2027	3,250,000	**3,250,000**
3	2028	2,500,000	**2,500,000**
4	2029	1,500,000	**1,500,000**
5	2030	1,000,000	**1,000,000**
6	2031		**0**
7	2032		**0**
8	2033		**0**
9	2034		**0**
10	2035		**0**
11	2036		**0**
12	2037		**0**
13	2038		**0**
14	2039		**0**
15	2040		**0**
16	2041		**0**
17	2042		**0**
18	2043		**0**
19	2044		**0**
20	2045		**0**
21	2046		**0**
22	2047		**0**
23	2048		**0**
24	2049		**0**
25	2050		**0**
26	2051		**0**
27	2052		**0**
	Totals	**8,250,000**	**0**

Notes:

Table 2 – Tax Increment Projection Worksheet

City of La Crosse, Wisconsin

Tax Increment District No. 24

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	July 9, 2026	
Valuation Date	Jan 1,	2026
Max Life (Years)	27	
End of Expenditure Period	22	7/9/2048
Revenue Periods/Final Year	27	2054
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	993,100
Economic Change Factor	0.00%
Apply to Base Value	
Base Tax Rate	$19.02
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2026	0	2027	0	0	2028	$19.02	**0**
2	2027	3,250,000	2028	0	3,250,000	2029	$19.02	**61,807**
3	2028	2,500,000	2029	0	5,750,000	2030	$19.02	**109,351**
4	2029	1,500,000	2030	0	7,250,000	2031	$19.02	**137,878**
5	2030	1,000,000	2031	0	8,250,000	2032	$19.02	**156,896**
6	2031	0	2032	0	8,250,000	2033	$19.02	**156,896**
7	2032	0	2033	0	8,250,000	2034	$19.02	**156,896**
8	2033	0	2034	0	8,250,000	2035	$19.02	**156,896**
9	2034	0	2035	0	8,250,000	2036	$19.02	**156,896**
10	2035	0	2036	0	8,250,000	2037	$19.02	**156,896**
11	2036	0	2037	0	8,250,000	2038	$19.02	**156,896**
12	2037	0	2038	0	8,250,000	2039	$19.02	**156,896**
13	2038	0	2039	0	8,250,000	2040	$19.02	**156,896**
14	2039	0	2040	0	8,250,000	2041	$19.02	**156,896**
15	2040	0	2041	0	8,250,000	2042	$19.02	**156,896**
16	2041	0	2042	0	8,250,000	2043	$19.02	**156,896**
17	2042	0	2043	0	8,250,000	2044	$19.02	**156,896**
18	2043	0	2044	0	8,250,000	2045	$19.02	**156,896**
19	2044	0	2045	0	8,250,000	2046	$19.02	**156,896**
20	2045	0	2046	0	8,250,000	2047	$19.02	**156,896**
21	2046	0	2047	0	8,250,000	2048	$19.02	**156,896**
22	2047	0	2048	0	8,250,000	2049	$19.02	**156,896**
23	2048	0	2049	0	8,250,000	2050	$19.02	**156,896**
24	2049	0	2050	0	8,250,000	2051	$19.02	**156,896**
25	2050	0	2051	0	8,250,000	2052	$19.02	**156,896**
26	2051	0	2052	0	8,250,000	2053	$19.02	**156,896**
27	2052	0	2053	0	8,250,000	2054	$19.02	**156,896**
	Totals	**8,250,000**		**0**			**Future Value of Increment**	**3,917,634**

Notes:
1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Development Incentives are anticipated to be financed with a pay-as-you-go structure based on the amount of tax increment revenue that is generated by each proposed development project. Public Infrastructure costs are anticipated to be financed by general obligation debt in 2027. **Table 3.** provides a summary of the District's financing plan.

Table 3 – Financing Plan

City of La Crosse, Wisconsin
Tax Increment District No. 24
Estimated Financing Plan

	DEBT ISSUES	MUNICIPAL REVENUE OBLIGATIONS	
	G.O. Promissory Note 2027	Municipal Revenue Obligation (MRO) 2028	Totals
Projects			
Phase I	1,300,000		1,300,000
Phase II		1,300,000	1,300,000
Total Project Funds	1,300,000	1,300,000	2,600,000
Other Funds			
Capitalized Interest	60,000		
Estimated Finance Related Expenses	95,001		
Net Issue Size	1,455,000	1,300,000	2,755,000
Notes:			

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 4)**, the District is projected to accumulate sufficient funds by the year 2053 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

City of La Crosse, Wisconsin
Tax Increment District No. 24
Cash Flow Projection

	Projected Revenues		Projected Expenditures				Balances			
Year	Tax Increments	**Total Revenues**	2027 G.O. Promissory Note $1,455,000 Issue Total	MRO #1 2028 $1,300,000	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2026	0	**0**	0		20,000	**20,000**	(20,000)	(20,000)	0	2026
2027	0	**0**	0		5,000	**5,000**	(5,000)	(25,000)	1,455,000	2027
2028	0	**0**	0		5,000	**5,000**	(5,000)	(30,000)	2,755,000	2028
2029	61,807	**61,807**	58,200		5,000	**63,200**	(1,393)	(31,393)	2,755,000	2029
2030	109,351	**109,351**	88,200		5,000	**93,200**	16,151	(15,241)	2,725,000	2030
2031	137,878	**137,878**	107,000	20,000	5,000	**132,000**	5,878	(9,363)	2,655,000	2031
2032	156,896	**156,896**	110,000	20,000	5,000	**135,000**	21,896	12,532	2,580,000	2032
2033	156,896	**156,896**	112,800	20,000	5,000	**137,800**	19,096	31,628	2,500,000	2033
2034	156,896	**156,896**	110,400	20,000	5,000	**135,400**	21,496	53,123	2,420,000	2034
2035	156,896	**156,896**	113,000	20,000	5,000	**138,000**	18,896	72,019	2,335,000	2035
2036	156,896	**156,896**	115,400	25,000	5,000	**145,400**	11,496	83,514	2,240,000	2036
2037	156,896	**156,896**	112,600	25,000	5,000	**142,600**	14,296	97,810	2,145,000	2037
2038	156,896	**156,896**	114,800	25,000	5,000	**144,800**	12,096	109,906	2,045,000	2038
2039	156,896	**156,896**	116,800	25,000	5,000	**146,800**	10,096	120,001	1,940,000	2039
2040	156,896	**156,896**	123,600	25,000	5,000	**153,600**	3,296	123,297	1,825,000	2040
2041	156,896	**156,896**	125,000	25,000	5,000	**155,000**	1,896	125,192	1,705,000	2041
2042	156,896	**156,896**	126,200	25,000	5,000	**156,200**	696	125,888	1,580,000	2042
2043	156,896	**156,896**	122,200	25,000	5,000	**152,200**	4,696	130,583	1,455,000	2043
2044	156,896	**156,896**	118,200	25,000	5,000	**148,200**	8,696	139,279	1,330,000	2044
2045	156,896	**156,896**	124,200	25,000	5,000	**154,200**	2,696	141,974	1,195,000	2045
2046	156,896	**156,896**	129,800	25,000	5,000	**159,800**	(2,904)	139,070	1,050,000	2046
2047	156,896	**156,896**	130,000	25,000	5,000	**160,000**	(3,104)	135,965	900,000	2047
2048	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	137,861	750,000	2048
2049	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	139,757	600,000	2049
2050	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	141,652	450,000	2050
2051	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	143,548	300,000	2051
2052	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	145,443	150,000	2052
2053	156,896	**156,896**	0	150,000	5,000	**155,000**	1,896	**147,339**	**0**	2053
2054	156,896	**156,896**	0	0	5,000	**5,000**	151,896	299,234	0	2054
	3,917,634	**3,917,634**	**2,158,400**	**1,300,000**	**160,000**	**3,618,400**				

Notes:

PROJECTED CLOSURE YEAR

LEGEND:
END OF EXP. PERIOD

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly (re)development of the City by eliminating blighted areas, providing necessary public infrastructure improvements, providing appropriate financial incentives for private development projects, and the incentives necessary to induce private investment. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and economic development opportunities.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

SAMPLE

Mayor
City of La Crosse
400 La Crosse St
La Crosse, Wisconsin 54601

RE: Project Plan for Tax Incremental District No. 24

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of La Crosse, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of La Crosse Tax Incremental District No. 24 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of La Crosse, Wisconsin

Tax Increment District No. 24

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Revenue Year	La Crosse County	City of La Crosse	La Crosse School District	Onalaska School District	Technical College District	Total	Revenue Year
2028	0	0	0	0	0	0	2028
2029	6,760	31,677	20,384	249	2,737	61,807	2029
2030	11,961	56,043	36,063	441	4,843	109,351	2030
2031	15,081	70,663	45,471	556	6,106	137,878	2031
2032	17,161	80,410	51,743	633	6,948	156,896	2032
2033	17,161	80,410	51,743	633	6,948	156,896	2033
2034	17,161	80,410	51,743	633	6,948	156,896	2034
2035	17,161	80,410	51,743	633	6,948	156,896	2035
2036	17,161	80,410	51,743	633	6,948	156,896	2036
2037	17,161	80,410	51,743	633	6,948	156,896	2037
2038	17,161	80,410	51,743	633	6,948	156,896	2038
2039	17,161	80,410	51,743	633	6,948	156,896	2039
2040	17,161	80,410	51,743	633	6,948	156,896	2040
2041	17,161	80,410	51,743	633	6,948	156,896	2041
2042	17,161	80,410	51,743	633	6,948	156,896	2042
2043	17,161	80,410	51,743	633	6,948	156,896	2043
2044	17,161	80,410	51,743	633	6,948	156,896	2044
2045	17,161	80,410	51,743	633	6,948	156,896	2045
2046	17,161	80,410	51,743	633	6,948	156,896	2046
2047	17,161	80,410	51,743	633	6,948	156,896	2047
2048	17,161	80,410	51,743	633	6,948	156,896	2048
2049	17,161	80,410	51,743	633	6,948	156,896	2049
2050	17,161	80,410	51,743	633	6,948	156,896	2050
2051	17,161	80,410	51,743	633	6,948	156,896	2051
2052	17,161	80,410	51,743	633	6,948	156,896	2052
2053	17,161	80,410	51,743	633	6,948	156,896	2053
2054	17,161	80,410	51,743	633	6,948	156,896	2054
Totals	**428,504**	**2,007,809**	**1,292,010**	**15,810**	**173,501**	**3,917,634**	

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0619

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Ordinance

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District – General, allowing for redevelopment of the property into commercial and residential uses at 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Commercial District to the Planned Development District – General on the Master Zoning Map, to-wit:

Tax Parcel 17-10263-070; 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

_____
Shaundel Washington-Spivey, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

26-0619

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Eagle Bay Properties, LLC 1525 Torrey View Drive Sparta, WI

Owner of site (name and address):

Eagle Bay Properties, LLC 1525 Torrey View Drive Sparta, WI

Address of subject premises:

2330 Rose St La Crosse, WI

Tax Parcel No.: 17-10263-070

Legal Description (must be a recordable legal description; see Requirements):

see attached

PDD/TND: X General ____ Specific ____ General & Specific

Zoning District Classification: C-2 COMMERCIAL

Proposed Zoning Classification: PDD - GENERAL

Is the property located in a floodway/floodplain zoning district? ___ Yes X No

Is the property/structure listed on the local register of historic places? ___ Yes X No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes ___ No

Is the consistent with the policies of the Comprehensive Plan? X Yes ___ No

Property is Presently Used For:

Commercial retail space

Property is Proposed to be Used For:

Mixed-Use, Residential (multi-family) and Commercial

Proposed Rezoning is Necessary Because (Detailed Answer):

Residential is not permitted in C2-Commercial

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

Rezoning will allow for the redevelopment of the blighted Bridgeview Plaza site.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

Rezoning will allow redevelopment of the site into high quality "Workforce Housing" and commercial improvements.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 11th ***day of*** September, 2020.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

(signature)

(telephone) 5/22/2026 (date)

jake.buswell@allamericandebtcenter.com
(email)

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. ***(Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)***

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 9th day of JUNE, 2026.

Signed: Deputy Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Jacob Buswell, being duly sworn states:

1. That the undersigned is an adult resident of the City of Tomah, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 2330 Rose St. LaCrosse WI

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Property Owner

Subscribed and sworn to before me this 27 day of May, 2026

Lora Herold
Notary Public
My Commission expires 02/05/2030

LORA HEROLD
Notary Public
State of Wisconsin

LORA HEROLD
Notary Public
State of Wisconsin

Legal Description

Part of Government Lots 1 and 2 of Section 17, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northeast corner of said Government Lot 1; thence South 89° 34' West along the North line thereof 379.25 feet to the Southerly right of way line of West George Street and the point of beginning of this description: Thence South 54° 26' East along said Southerly right of way line 73.07 feet; thence South 00° 13' East 517.20 feet to the Westerly right of way line of the abandoned C.M. St. P. & P. Railroad; thence South 31° 58' West along said Westerly right of way line 437.50 feet to the North line of the Badger Playfield; thence South 89° 12' 30" West along said North line, 221.05 feet; thence South 00° 28' 30" East, along the West line of said Badger Playfield 323.08 feet to the North right of way line of Palace Street; thence South 89° 30' 30" West along said North right of way line 410.46 feet; thence North 00° 29' 30" West 196.04 feet; thence South 89° 30' 30" West 150.00 feet to the Easterly right of way line of USH 53; thence North 35° 34' East along said Easterly right of way line 1,220.32 feet; thence South 54° 26' East 126.36 feet; thence North 35° 34' East 200.00 feet to the Southerly right of way line of West George Street; thence South 54° 26' East along said Southerly right of way line 26.93 feet to the point of beginning,

EXCEPT

All of Certified Survey Map filed on February 7, 2022 in Volume 19 of Certified Survey Maps, page 136, as Document No. 1789014, being located in part of Government Lot 1 and part of Government Lot 2 of Section 17, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

EXCEPT

Lands taken for Right-of-Way purposes (McDonald's Place) in Transportation Project Plat Project No. 1071-06-23, filed on June 15, 2016 in TPP Cabinet, Page 75A, as Document No. 1676588.

The above described lands are subject to all covenants, restrictions and easements, implied or recorded.

BRIDGEVIEW PLAZA REDEVELOPMENT

GENERAL DEVELOPMENT PLAN

0425City of La Crosse, Deputy City Clerk- Sondra Craig
CC: Andrea Trane, Julie Emslie, Tim Acklin
400 La Crosse Street
La Crosse, WI 54601

On behalf of our development team at Eagle Bay Properties, thank you for the opportunity to submit this General Development Plan and for the collaborative partnership we have built with City staff throughout the planning process. We sincerely appreciate the time, feedback, and thoughtful guidance provided by the Planning Department and look forward to continuing to work together toward a shared vision for the north side of La Crosse.

Our proposal will transform the outdated Bridgeview Plaza Mall site into a vibrant, mixed-use destination that serves as a true gateway to the city. The site is currently zoned C-2 Commercial and is currently all commercial space. Our Development Plan expands the land use to include mixed-use and residential multi-family. Within the city comprehensive plan, the site is located in the C-3 Corridor area (Highway Route 53). Both "High Intensity Mixed-Use" and "High Density Residential", which is what we are proposing for the site, is listed as "desirable" for this C-3 Corridor area.

The redevelopment includes demolition of a significant portion of the existing structure, construction of two five-story buildings, and the strategic repurposing of existing commercial space into smaller, flexible suites better suited to modern retailers and service providers. This project introduces much-needed housing density while preserving opportunities for local businesses to grow and thrive.

1. Total area: The redevelopment of parcel 17-10263-70 totals 12.5 acres. Currently, approximately half of the site is surface parking while the other half is commercial leasable space and paved areas for traffic. Current C-2 zoning exists on the parcels adjoining to the north and south. Directly to the east is city owned parkland known as Badger Hickey Park. The park serves as a great buffer between the single-family homes further to the east and our proposed development. Directly to the west is Rose Street/Hwy 53.

   a. Proposed number of dwelling units: 201 multi-family units
   b. Our team is currently working with the city utilities department to update the entire site utilities during our redevelopment. See attached for utility plan.
2. Summary of estimated value and costs of improvements: In terms of development value, we estimate the stabilized project to be valued at approximately $66,175,000. Hard construction costs are projected to be approximately $52,622,000 while the cities assessment team projected the project will create a new tax increment of approximately $33,351,183.
3. Eagle Bay Properties, LLC is the owner and developer of the property. Eagle Bay Properties, LLC is owned locally by 6 individuals each having equal ownership percentages. There is no intention to restrict any portions of the property with restrictive covenants.
4. At this time, we are not aware of any proposed requested waivers from the standard city regulations.
5. Intended commencement date: Fall 2026
   a. We intend on starting with the eastern 101-unit building. Thereafter we intend on building the western 100unit mixed-use building with a projected final completion in late 2029.
6. See attached sketch plan with proposed lot layout, street configuration, utilities and open space.
7. See attached deed and legal description.
8. Current C-2 zoning exists on the parcels adjoining to this parcel to the north and south. Directly to the east is city owned parkland known as Badger Hickey Park. The park serves as a great buffer between the single-family homes further to the east and our proposed development. Directly to the west is Rose Street/Hwy 53.

9. The lot directly to the east of our development is Badger Hickey Park. There is also the Eagle Watch area across Hwy 53 to the Northwest. Our development will increase the open green space on the site by transforming asphalt surface parking into a plaza area between the two proposed buildings. This will be privately owned green space with a publicly owned utility easement through it. We understand the plaza area will likely be used by people walking from commercial business to commercial business or from the city park area to the commercial businesses.
    a. Closest schools to the site are the Coulee Montessori and Northside Elementary being just under 1 mile south of our site. Logan High School is approximately 1.2miles to the south.
10. Characteristics of Soils: Eagle Bay, LLC hired Chosen Valley Testing(CVT), Inc to conduct soil borings and to create a Geo-Technical report with our proposal considered. CVT's recorded water in all of the borings at around 7 to 10 feet. Below (a) is a quote from the Geo-Technical report CVT provided and (b) is a quote from Ground Improvement Engineering's analysis of the Geo-tech report.
    a. "Based on the boring data, the soils in the building area appear to dominantly consist of at least 6 to 11½' of fill materials followed by slightly organic to organic clayey or sandy materials over silty sands with underlying clean sand. The surface materials of pavements, fill materials, and organics are not suitable for support and should be completely removed from the building area, along with any soft soils, deeper root zones, debris, existing structures and foundations, or otherwise deleterious materials which may be discovered during construction. These materials should be replaced with clean engineered fill as needed. With implementation of our recommendations and the assumed foundation loads, we are of the opinion that foundations may be designed to exert pressures of up to 4,000 pounds per square foot (psf). Total post-construction settlements are then expected to be on the order of 1 inch or less and differential settlement between similarly loaded footings is expected to be on the order of ½ inch or less. Due to the depth of the corrections, shallow water table, and depending on the proximity of the excavation to adjoining properties and utilities, sheeting or shoring and dewatering may be required to complete the corrections. In that event, geopiers/rammed aggregate piers may be an economical alternative to typical soil corrections. This method of soil improvement consists of inserting columns of compacted stone or aggregate down through poor soils, bearing both on firmer materials at depth while also improving materials surrounding the columns to the extent that they also contribute to support. We note that old foundations or slabs may still be present, or other large and hard materials could impede installation of deep foundation installations, which would have to be considered during planning." -CVT
    b. "We would propose to use the *Geopier* Impact® displacement method to support building foundations and floor slabs (if required). During installation, a displacement mandrel is pushed to full depth, displacing the existing soils and the mandrel is extracted. Then a lift of aggregate is placed in the cavity, and the mandrel is used to compact the loose material." – Ground Improvement Eng.
11. See Attached Paragon and Associates Topography within the "Existing Conditions" attached.

12. See attached preliminary concept for the landscaping within the site plan and renderings.

Additional Material:

5 stories / 60’ approx.

Total = 201 dwelling units

Building 1

Studio – 0

1 bed -46

1 bed + Den -8

2 bed – 42

3 bed – 5

Total =101

Building 2

Studio – 8

1 bed -42

1 bed + Den -4

2 bed – 38

3 bed – 8

Total =100

16.08 units per acre (201 units / 12.5acres)

Sincerely,

Jake Buswell

Eagle Bay Properties, LLC

ROSE STREET - US HIGHWAY 53

DRIVEWAY EASEMENT DOC.# 805571

35' ROADWAY EASEMENT DOC. # 805572

STORMWATER

STORMWATER

48.5'

27.5'

POOL PLAZA

BUILDING 2
100 UNIT
95 UNDERGROUND STALLS
5 STORIES

9 PARKING STALLS

67 PARKING STALLS

83 PARKING STALLS

TO EAGLE WATCH PARK

COFFEE SHOP
2,100 S.F.

LOT 1
31,498 S.F.

23 PARKING STALLS

SUPER AMERICA SIGN

EXTG BLDG

TRANSFORMER

TEL RED

FAIR VIEW II

36.5'

COURTYARD

22 PARKING STALLS

39 PARKING STALLS

DRIVEWAY ACCESS

66'

TBD
COMMERCIAL

30'

BUILDING 1
101 UNIT
95 UNDERGROUND STALLS
5 STORIES

CONCRETE WALK

CONCRETE WALK

NEW COMMERCIAL

EXISTING BLDG.
HARBOR FREIGHT
19.7' TALL BLDG

9 PARKING STALLS

ROOF PLAZA

20'

45 PARKING STALLS

COMMERCIAL

SPORTS BAR

LEBAKKENS

THE BLUE ZONE
PICKLEBALL
16.5' TALL BLDG

McDONALDS PLACE

PROPOSED DOT RIGHT OF WAY

PALACE STREET

BADGER HICKEY PARK

S 1/4 CRNR SECTION 17, T16, R7W

1 CA101 OVERALL ARCHITECTURAL SITE PLAN

1" = 50'

GRAPHIC SCALE

0 50' 100' 150'

1 INCH = 50 FEET

NORTH

ISSUED FOR:
GDP SUBMITTAL 2026-06-05

PROJECT TITLE
BRIDGEVIEW PLAZA REDEVELOPMENT

ROSE ST & GEORGE ST.
LA CROSSE,WI

SHEET TITLE
OVERALL ARCHITECTURAL SITE PLAN

SHEET NUMBER
CA101

PROJECT NUMBER 1903

© Knothe & Bruce Architects, LLC

ROSE STREET - US HIGHWAY 53

STORMWATER

STORMWATER

48.5'

27.5'

POOL PLAZA

BUILDING 2
100 UNIT
95 UNDERGROUND STALLS
5 STORIES

9 PARKING STALLS

67 PARKING STALLS

36.5'

COURTYARD

22 PARKING STALLS

39 PARKING STALLS

30'

CONCRETE WALK

BUILDING 1
101 UNIT
95 UNDERGROUND STALLS
5 STORIES

9 PARKING STALLS

NEW COMMERCIAL

EXISTING BLDG.
HARBOR FREIGHT
19.7' TALL BLDG

ROOF PLAZA

20'

45 PARKING STALLS

COMMERCIAL

SPORTS BAR

THE BLUE ZONE
PICKLEBALL
16.5' TALL BLDG

BADGER HICKEY PARK

1 CA101 PARTIAL ARCHITECTURAL SITE PLAN
1" = 30'

GRAPHIC SCALE
0 30' 60' 90'
1 INCH = 30 FEET

NORTH

ISSUED FOR:
GDP SUBMITTAL 2026-06-05

PROJECT TITLE
BRIDGEVIEW PLAZA REDEVELOPMENT

ROSE ST & GEORGE ST.
LA CROSSE,WI

SHEET TITLE
PARTIAL ARCHITECTURAL SITE PLAN

SHEET NUMBER
CA101

PROJECT NUMBER 1903

© Knothe & Bruce Architects, LLC

SITE PLAN RENDERING

BRIDGEVIEW PLAZA REDEVELOPMENT
2500 ROSE STREET, LA CROSSE, WI

Concept Image

Bridgeview Plaza Redevelopment
2500 Rose Street, LaCrosse, WI
CLIENT REVIEW | 2026-06-02 | 1903

Concept Image

Concept Image

Bridgeview Plaza Redevelopment
2500 Rose Street, LaCrosse, WI

Concept Image

Bridgeview Plaza Redevelopment
2500 Rose Street, LaCrosse, WI

PHASE 2 BUILDING

PHASE 1 BUILDING

ENTERPRISE

HARBOR FREIGHT

MH #3

RIM = 645.95
INV NE = 637.24
INV SE = 637.34
D = 8.71

NEW FIRE HYDRANT ASSEMBLY

PROVIDE NEW 8" SAN SERVICE AND 6" DIP WATER SERVICES. PROVIDE CONNECTIONS PER CITY EQUIREMENTS.

MH #2

RIM = 645.85
INV NE = 635.03
INV SE = 634.93
INV SW = 635.91
D = 10.92

333 LF 10" SDR 35 PVC SANITARY SEWER s=0.40% (1.33')

335LF 8" CLDIP WATER MAIN

148 LF 8" SDR 35 PVC SANITARY SEWER s=0.40% (0.59')

PROVIDE NEW 4" SDR 35 PVC SANITARY SEWER SERVICE FROM NEW MAIN TO EXISTING LINE. CUT, COUPLE AND CONNECT AS REQUIRED.

MH #4

RIM = 646.60
INV NW = 637.93
D = 8.67

465 LF 8" CLDIP WATER MAIN

283 LF 10" SDR 35 PVC SANITARY SEWER s=0.40% (1.13')

PROVIDE NEW 3" TYPE COPPER WATER SERVICE and 6" DIP CONNECTIONS FOR HARBOR FREIGHT. PROVIDE CORP COCK AND CURB STOP PER CITY EQUIREMENTS.

SAN SWR AND WTR EASEMENT - 30FT TYP

432 LF 8" CLDIP WATER MAIN

PROVIDE NEW 8" SAN SERVICE AND 6" DIP WATER SERVICES. PROVIDE CONNECTIONS PER CITY EQUIREMENTS.

MH #1

RIM = 645.85
INV NE = 632.70
INV SW = 633.80
D = 13.15

NEW FIRE HYDRANT ASSEMBLY

CUT, COUPLE, AND CONNECT TO EXISTING 6" WATER MAIN. PROVIDE NEW 8 TO 6 REDUCER.

EXISTING MH

CORE EXISTING
INV NW = 629.80

497 L.F. 30" @ XXX%
497 L.F. 30" @ 0.10%

LIBERTY ST

PARAGON ASSOCIATES

Environmental Design & Consulting
CIVIL ENGINEERING : LANDSCAPE ARCHITECTURE : SURVEYING
632 COPELAND AVENUE : LA CROSSE, WI 54603
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

PREPARED FOR:
Buswell Bridgeview Plaza Building 1

BUSWELL BRIDGEVIEW PLAZA
ROSE STREET
LA CROSSE, WISCONSIN 54603
PUBLIC UTILITIES

DRAWN	C.G.
PROJECT No	26-016
DATE	05/28/2026
SCALE	1"=20'
CAD FILE	26-016 Bridgeview05. DWG
SHEET	**C401**

BLUE ZONE PICKLEBALL

PHASE 2 BUILDING

PHASE 1 BUILDING

CUT AND CAP EXISTING 6" WATER MAIN AND PROVIDE A CAST-IN-PLACE THRUST BLOCK. PROVIDE CAP WITH "MEGALUG" RESTRAINT.

NEW FIRE HYDRANT ASSEMBLY

CUT, COUPLE AND CONNECT TO EXISTING 6" WATER MAIN. PROVIDE NEW 8 TO 6 REDUCER WITH "MEGALUG" RESTRAINT AND PROVIDE A NEW CAST-IN-PLACE THRUST BLOCK.

NEW FIRE HYDRANT ASSEMBLY

CUT AND CAP EXISTING 6" SANITARY SEWER A MANHOLE. PROVIDE WATER TIGHT PLUG IN MANHOLE. LINE DOWN STREAM OF THIS REMAINS IN SERVICE.

MH #2

RIM = 645.85
INV NE = 635.03
INV SE = 634.93
INV SW = 635.91
D = 10.92

MH #1

RIM = 645.85
INV NE = 632.70
INV SW = 633.80
D = 13.15

EXISING MH

CORE EXISTING
INV NW = 629.80

390 LF 8" SDR 35 PVC SANITARY SEWER s=0.40% (1.56')

392 LF 8" CLDIP WATER MAIN

333 LF 10" SDR 35 PVC SANITARY SEWER s=0.40% (1.33')

335LF 8" CLDIP WATER MAIN

465 LF 8" CLDIP WATER MAIN

283 LF 10" SDR 35 PVC SANITARY SEWER s=0.40% (1.13')

90 LF 10" SDR 35 PVC SANITARY SEWER s=3.22% (2.90')

18.0'
8.0'
24.0'
18.0'
8.0'

CUNNINGHAM STREET

KANE STREET

SOIL TEST B-8
EL = 646.10

SOIL TEST
646.71

PREPARED FOR:
Buswell Bridgeview Plaza Building 1

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING . LANDSCAPE ARCHITECTURE . SURVEYING
632 COPELAND AVENUE . LA CROSSE, WI 54603
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

BUSWELL BRIDGEVIEW PLAZA
ROSE STREET
LA CROSSE, WISCONSIN 54603
PUBLIC UTILITIES

DRAWN	C.G.
PROJECT No	26-016
DATE	05/28/2026
SCALE	1"=20'
CAD FILE	26-016 Bridgeview 05.DWG
SHEET	**C402**

NCSB

STARBUCKS

BLUE ZONE PICKLEBALL

LEBAKKENS

W GEORGE ST

WEST GEORGE STREET

PROVIDE NEW 4" SDR 35 PVC SANITARY SEWER SERVICE FROM NEW MAIN TO EXISTING LINE. CUT, COUPLE AND CONNECT AS REQUIRED.

PROVIDE NEW 4" SDR 35 PVC SANITARY SEWER SERVICE FROM NEW MAIN TO EXISTING CLEANOUT. CUT, COUPLE AND CONNECT AS REQUIRED.

MH #6

RIM = 645.85
INV NE = 637.00
INV SE = 636.90
D = 8.95

MH #7

RIM = 645.40
INV SW = 637.30
D = 8.10

CLEANOUT
SURFACE ELEV = 645.26
c/o DEPTH = 5.82
DEPTH ELEV = 639.44
CALC INV = 638.73

PROVIDE NEW 2" TYPE K COPPER WATER SERVICE CONNECTIONS FOR STARBUCKS AND NCSB BUILDINGS. 20FT MINIMUM LENGTH. PROVIDE CORP COCK AND CURB STOP PER CITY REQUIREMENTS.

PROVIDE NEW ELBOWS WITH "MEGALUG" RESTRAINT. ALSO INSTALL "MEGALUG" RESTRAINT TO ALL JOINTS WITHIN 20' OF EACH ELBOW BUT RESTRAIN A MINIMUM OF TWO JOINTS EITHER SIDE OF THE ELBOW.

76 LF 8" SDR 35 PVC SAN SWR

s=0.40% (0.30')

MH #5

RIM = 646.10
INV NW = 636.69
INV SW = 636.59
D = 9.51

53 LF 8" SDR 35 PVC SAN SWR

s=0.40% (0.21')

387LF 8" CLDIP WATER MAIN

390 LF 8" SDR 35 PVC SANITARY SEWER s=0.40% (1.56')

392 LF 8" CLDIP WATER MAIN

PROVIDE NEW 4" SDR 35 PVC SANITARY SEWER SERVICE FROM NEW MAIN TO EXISTING CLEANOUT. CUT, COUPLE AND CONNECT AS REQUIRED.

PROVIDE NEW 2" TYPE K COPPER WATER SERVICE CONNECTION. 20FT MINIMUM LENGTH. PROVDE CORP COCK AND CURB STOP PER CITY REQUIREMENTS.

NEW FIRE HYDRANT ASSEMBLY

NEW FIRE HYDRANT ASSEMBLY

CUT EXISTING 6" WATER MAIN. PROVIDE NEW 8 TO 6 REDUCER AND A NEW 8" 90deg ELBOW WITH "MEGALUG" RESTRAINT AND PROVIDE A CAST-IN-PLACE THRUST BLOCK.

CUT AND CAP EXISTING 6" SANITARY SEWER A MANHOLE. PROVIDE WATER TIGHT PLUG IN MANHOLE. LINE DOWN STREAM OF THIS REMAINS IN SERVICE.

220 LF 8" CLDIP WATER MAIN

McDONALDS PLACE

R/W VARIES

PROVIDE NEW ELBOW WITH "MEGALUG" RESTRAINT. ALSO INSTALL "MEGALUG" RESTRAINT TO ALL JOINTS WITHIN 20' OF THE ELBOW BUT A MINIMUM OF TWO JOINTS EITHER SIDE OF THE ELBOW.

CUT AND CAP EXISTING 6" WATER MAIN AND PROVIDE A CAST-IN-PLACE THRUST BLOCK. PROVIDE NEW 90deg ELBOW WITH "MEGALUG" RESTRAINT.

CUT AND CAP EXISTING 6" WATER MAIN AND PROVIDE A CAST-IN-PLACE THRUST BLOCK. PROVIDE CAP WITH "MEGALUG" RESTRAINT.

NEW FIRE HYDRANT ASSEMBLY

PARAGON ASSOCIATES
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632 COPELAND AVENUE . LA CROSSE, WI 54603
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

PREPARED FOR:
Buswell Bridgeview Plaza Building 1

BUSWELL BRIDGEVIEW PLAZA
ROSE STREET
LA CROSSE, WISCONSIN 54603
PUBLIC UTILITIES

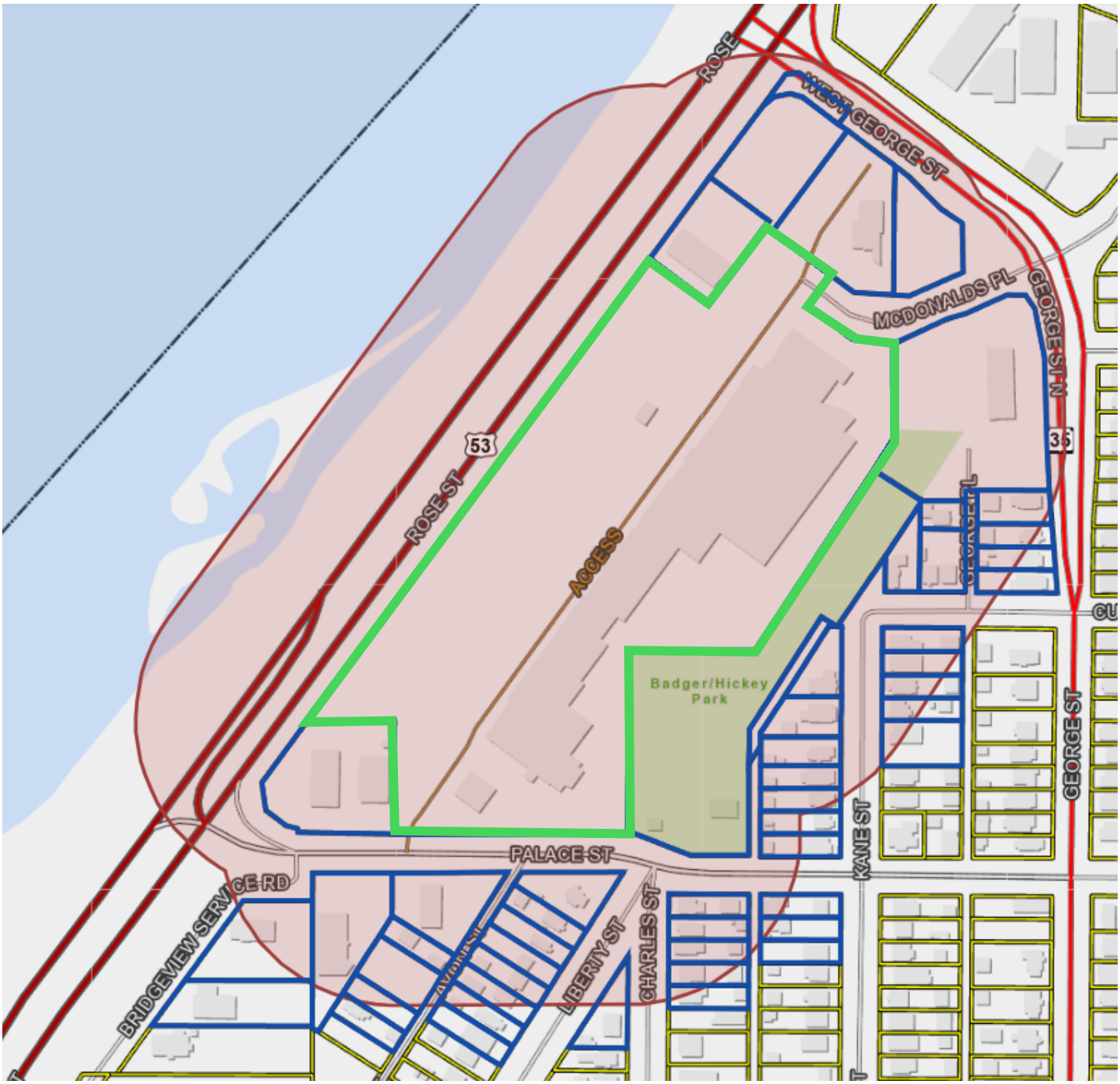
DRAWN	C.G.
PROJECT No	26-016
DATE	05/28/2026
SCALE	1"=20'
CAD FILE	26-016 Bridgeview 05.DWG
SHEET	**C403**

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10272-60	ALE RENTALS LLC	2233 LIBERTY ST	N3471 SMITH VALLEY RD	LA CROSSE WI 54601
17-10189-110	ALEX M MULESKI, MICHAEL A MULESKI, DEBRA A MULESKI, LAURA SHEFELBINE	2328 KANE ST	2328 KANE ST	LA CROSSE WI 54603-1926
17-10192-140	ALLAN W BOCK	1018 PALACE ST	1018 PALACE ST	LA CROSSE WI 54603-1995
17-10191-10	AMANDA ROSS	2301 KANE ST	2301 KANE ST	LA CROSSE WI 54603-1977
17-10190-70	CHARLES K THOFTNE, JULIE A THOFTNE	2409 GEORGE ST	2429 KRAUSE RD	ONALASKA WI 54650
17-10264-10	CITY OF LACROSSE	1007 PALACE ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10264-11	CITY OF LACROSSE	PALACE ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10272-70	COULEECAP INC	2237 LIBERTY ST	201 MELBY ST	WESTBY WI 54667
17-10189-100	DAVID P KRANTZ, MITZI Y KRANTZ	2334 KANE ST	2334 KANE ST	LA CROSSE WI 54603-1926
17-10190-100	DAVIS M LITTLEJOHN	2407 GEORGE PL	2407 GEORGE PL	LA CROSSE WI 54603
17-10193-90	DONALD L LYCKE, JUDY L LYCKE	2230 CHARLES ST	2230 CHARLES ST	LA CROSSE WI 54603
17-10263-90	EAGLE BAY PROPERTIES LLC C/O NORTH COUNTRY STEAK BUFFET	2526 ROSE ST	2526 ROSE ST	LA CROSSE WI 54603
17-10263-73	EAGLE BAY PROPERTIES LLC C/O THREE AMIGOS PROPERTY MANAGEMENT	1124 WEST GEORGE ST	1525 TORREY VW	SPARTA WI 54656
17-10263-74	EAGLE BAY PROPERTIES LLC C/O THREE AMIGOS PROPERTY MANAGEMENT	2552 ROSE ST	1525 TORREY VW	SPARTA WI 54656
17-10191-40	EDWARD L ENDRIS, PATRICIA J ENDRIS	2313 KANE ST	2313 KANE ST	LA CROSSE WI 54603
17-10264-25	FRANCHISE REALTY INTERSTATE CORPORATION C/O COURTESY CORP	1140 WEST GEORGE ST	2700 NATIONAL DR STE 100	ONALASKA WI 54650
17-10190-110	HAMMES INVESTMENTS LLC	1105 CUNNINGHAM ST	N2606 COUNTY ROAD YY	LA CROSSE WI 54601
17-10191-50	JAIME ARNOLD, SPENCER LADSTEN	2317 KANE ST	405 PARK ST	LA CRESCENT MN 55947
17-10190-80	JAMES R SCHMIDT	2415 GEORGE ST	2415 GEORGE ST	LA CROSSE WI 54603-1671
17-10193-110	JANA L SCHALOW	2220 CHARLES ST	2220 CHARLES ST	LA CROSSE WI 54603-1994
17-10190-50	JONATHAN M OJIBWAY	2401 GEORGE ST	2401 GEORGE ST	LA CROSSE WI 54603-1671
17-10189-120	JOSHUA L GEHRKING	2326 KANE ST	2326 KANE ST	LA CROSSE WI 54603
17-10193-20	KATELYN FERRING	2231 KANE ST	2231 KANE ST	LA CROSSE WI 54603
17-10194-100	KEVIN HARKNESS, AMBER HARKNESS	2217 CHARLES ST	2217 CHARLES ST	LA CROSSE WI 54603-1923
17-10191-20	KEVIN NGUYEN	2305 KANE ST	2305 KANE ST	LA CROSSE WI 54603
17-10193-100	KIMBERLY K LARSON, SCOTT D METCALF	2226 CHARLES ST	2226 CHARLES ST	LA CROSSE WI 54603-1994
17-10272-40	KRISTIN OYER	2225 LIBERTY ST	2225 LIBERTY ST	LA CROSSE WI 54603
17-10263-80	KWIK TRIP INC	2308 ROSE ST	1626 OAK ST	LA CROSSE WI 54603
17-10190-140	LARRY R FLOTTMEIER, CONNIE L FLOTTMEIER	1101 CUNNINGHAM ST	1101 CUNNINGHAM ST	LA CROSSE WI 54603
17-10193-80	LP & ASSOCIATES LLC	2232 CHARLES ST	PO BOX 1402	LA CROSSE WI 54602-1402
17-10264-30	MCDONALDS USA LLC C/O COURTESY CORP	2437 GEORGE ST	2700 NATIONAL DR STE 100	ONALASKA WI 54650
17-10190-60	MICHELLE LUSK	2405 GEORGE ST	2405 GEORGE ST	LA CROSSE WI 54603-1671
17-10274-30	PACHYDERM PROPERTIES LLC, DBA WI PACHYDERM PROPERTIES LLC C/O RYAN LLC	818 PALACE ST	PO BOX 460389 DEPT 125	HOUSTON TX 77056
17-10515-10	PROPERTY LOGIC III LLC	900 PALACE ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-10273-50	PROPERTY LOGIC LLC	2222 & 2224 AVON ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-10273-60	PROPERTY LOGIC LLC	2204 AVON ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-10273-70	PROPERTY LOGIC LLC	2204 AVON ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-10273-80	PROPERTY LOGIC LLC	2204 AVON ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-10193-10	RANDY D JARVIS, SARA J JARVIS	2233 KANE ST	N6103 BIG CREEK RD	BANGOR WI 54614
17-10193-70	RICHARD L JEFFERS, LAURA L JEFFERS, CAROL WEISSENBERGER	2238 CHARLES ST	2238 CHARLES ST	LA CROSSE WI 54603-1994
17-10272-30	RICHARD T MUELLENBERG	2221 LIBERTY ST	2221 LIBERTY ST	LA CROSSE WI 54603-1917
17-10191-70	ROBERT M BOTT	2329 KANE ST	2329 KANE ST	LA CROSSE WI 54603-1977
17-10189-130	ROBYN THERIAULT, FRANK THERIAULT	2322 KANE ST	2322 KANE ST	LA CROSSE WI 54603
17-10191-60	ROGER E HAUSER (LE), TOD M HAUSER, LINDA S HAUSER (LE), HEATHER L WOOD	2325 KANE ST	2325 KANE ST	LA CROSSE WI 54603-1977
17-10272-10	RYAN A GOODWIN	2213 & 2215 LIBERTY ST	W5852 JANISCH RD	STODDARD WI 54658
17-10308-20	SHAMROCK PROPERTIES LC	2226 ROSE ST	PO BOX 4511	DAVENPORT IA 52808
17-10263-40	STATE OF WISCONSIN DOT	2558 ROSE ST	3550 MORMON COULEE RD	LA CROSSE WI 54601
17-10191-30	STEVEN R LEWIS, BETH L LEWIS	2309 KANE ST	2309 KANE ST	LA CROSSE WI 54603
17-10189-90	TIMOTHY J RATAJSKI	2338 KANE ST	2338 KANE ST	LA CROSSE WI 54603
17-10273-10	TONY J GROSSKOPF	2247 LIBERTY ST	2247 LIBERTY ST	LA CROSSE WI 54603-1917
17-10272-50	WILLIAM D LEACH, KATHLEEN A LEACH	2229 LIBERTY ST	4115 33RD ST S	LA CROSSE WI 54601
17-10308-10	XPROSE BUILDING LLC	2240 ROSE ST	2240 ROSE ST	LA CROSSE WI 54603
17-10272-20	ZACHARY HAUSER	2217 LIBERTY ST	2217 LIBERTY ST	LA CROSSE WI 54603

Properties within 300 feet of 2330 Rose St.

APPLICANT/OWNER	EAGLE BAY PROPERTIES LLC	2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418,	1525 TORREY VW	SPARTA WI 54656

Properties within 300 feet of 2330 Rose St.



NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District – General, allowing for redevelopment of the property into commercial and residential uses at 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

Property is presently: commercial retail space

Property is proposed to be: mixed-use – multi-family residential & commercial uses

Rezoning is necessary: to allow for the addition of residential use

Tax Parcel 17-10263-070; 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

The City Plan Commission will meet to consider such application on **Monday, June 29, 2026, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, June 30, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, July 9, 2026, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0619).

Dated this 10th day of June, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

Published: June 16 and 23, 2026
One (1) Affidavit

Office of City Clerk

June 11, 2026

SARAH GALSTER
WATER REG/ZONING ENGINEER
WI DEPT. OF NATURAL RESOURCES
3550 MORMON COULEE RD
LA CROSSE WI 54601-6768

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of "*AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District – General, allowing for redevelopment of the property into commercial and residential uses at 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St..*" A copy of the hearing notice which will appear in the La Crosse Tribune on June 16 & 23, 2026 is also enclosed.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig

Sondra Craig
Deputy City Clerk
craigs@cityoflacrosse.org
608-789-7549

Enclosures

Also mailed to:
AVERY FLUET - WI DEPT. OF NATURAL RESOURCES
JULIA MCCARTHY - FEMA REGION 5

CITY CLERK
400 LA CROSSE ST
LA CROSSE WI 54601-3396

RETURN SERVICE REQUESTED

Presort
First Class Mail
ComBasPrice

US POSTAGE PITNEY BOWES
ZIP 54601
02 1W
$ 000.67²
0001399329 JUN 11 2026

RECEIVED
JUN 22 2026
City
Clerk's
Office

RYAN A GOODWIN
W5852 JANISCH RD
STODDARD WI 54658

NIXIE 553 FE 1537 0006/17/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 54601339699 *0878-03614-17-3

UTF
74 FRCIN[redacted]

407

Agenda Item 26-0619 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District - General, allowing for redevelopment of the property into commercial and residential uses at 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.

General Location

Council District 1 in the Logan Northside Neighborhood Association. Located along State Highway 53/Rose Street just south of Interstate 90, Exit 3 as depicted on attached Map PC26-0619. (Bridgeview Plaza) The property is surrounded by commercial to the north and south along Highway 53 and residential and a park to the east.

Background Information.

The applicant is requesting Planned Development- General (PPD-General) in order to redevelop Bridgeview Plaza to include new mixed-use and multi-family buildings. Specifically, the strip mall structure between the existing Harbor Freight building and The Blue Zone (Pickleball Courts) will be demolished. The applicant intends to subdivide the parcel into several smaller parcels with the primary intent to have each building, existing and new, on their own parcel.

Phase 1 will be the construction of a 5-story building where the existing strip mall is to be demolished. It will consist of 101 units (mostly 1- & 2-bedroom units and five (5) 3-bedroom units) and 95 underground parking stalls.

Phase 2 will be the construction of second 5-story building parallel to the first located out in the parking lot along Highway 53/Rose Street. It will consist of 100 units (mostly 1- & 2-bedroom units, eight (8) studio units, and eight (8) 3-bedroom units) and 95 underground parking stalls. There will also be some space dedicated for commercial use.

The rest of the site, particularly the parking lot, will be reconfigured around the new buildings. Additionally, the applicant has been working with the owners of North Country Steak Buffet to relocate them to a new space within the development, demolish the existing building and create additional surface parking.

Recommendation of Other Boards and Commissions

Preliminary plans for the proposed development were reviewed by the Design Review Committee on June 20, 2025. Final plans will still need to be reviewed by this Committee.

Consistency with Adopted Comprehensive Plan

The subject parcel is located in the C-3 Corridor area (Highway Route 53). Both “High Intensity Mixed-Use” and “High Density Residential”, which is what proposed, is listed as “desirable” for this area.

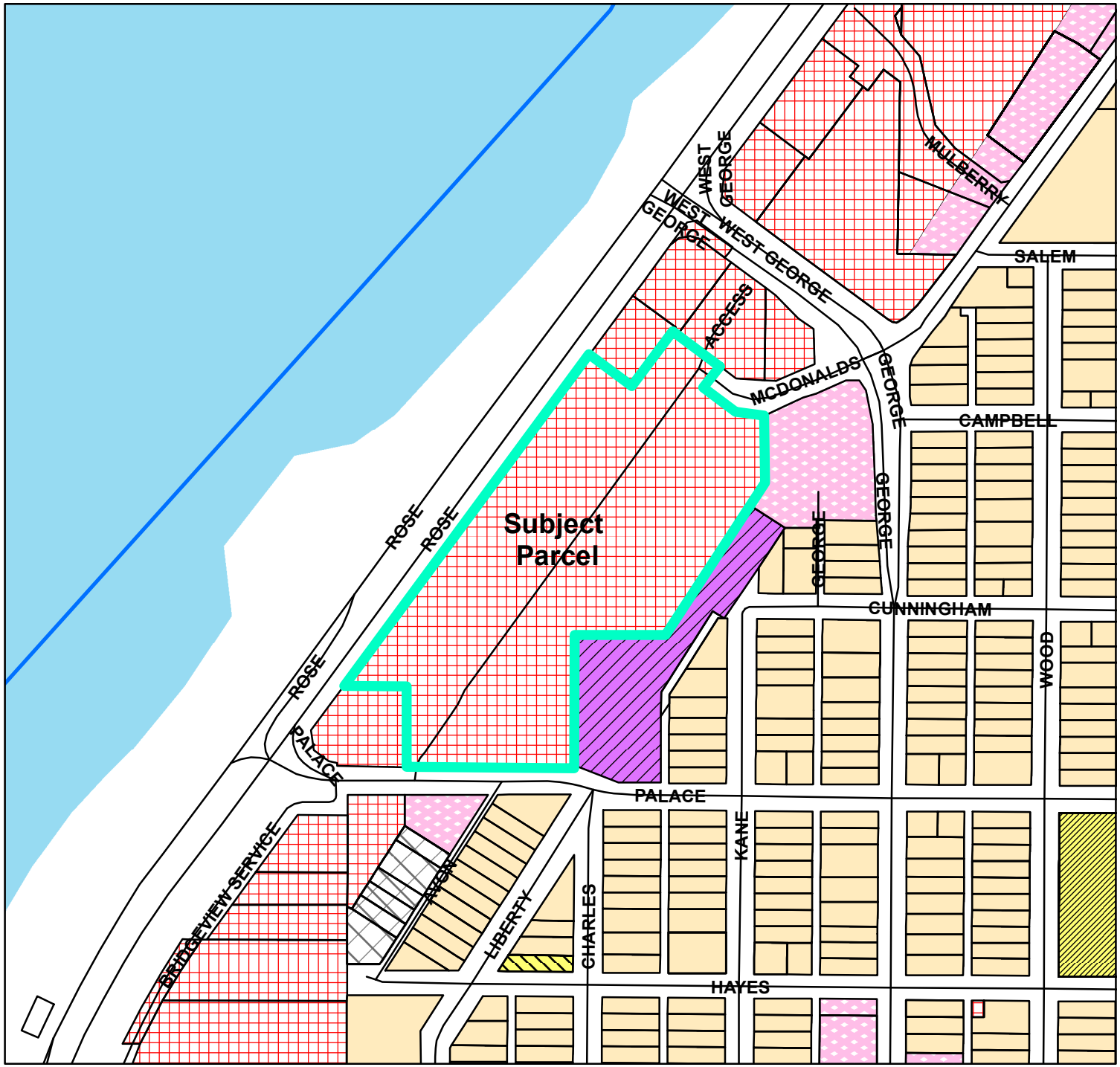
In the Highway 53 Corridor Master Plan, adopted in 2018, Bridgeview Plaza in located in Pulse Node A that included the following recommendations for redevelopment:

- Provide mixed residential, multi-story buildings
- Provide mixed commercial buildings with shared parking opportunities
- Create new mixed-use development on the Bridgeview Plaza site

Staff Recommendation

The applicants will still need to finalize their civil and architectural plans and have them reviewed by the Design Review Committee and approved by staff. They will also have to come back to the Common Council for final approval of Planned Development District-Specific zoning. At this time, they are looking for approval of use. **This item is recommended for approval.**

Routing J&A 6.30.26



BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

0 165 330 660 Feet

City of La Crosse Planning Department - 2026

PC 26-0619 410

BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
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- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

N W E S

0 165 330 660 Feet

City of La Crosse Planning Department - 2026

PC 26-0619 411

26-0619
CERTIFIED COPY OF RESOLUTION ADOPTED AT A REGULAR MEETING OF THE *CITY PLAN COMMISSION* OF THE CITY OF LA CROSSE, WISCONSIN

STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified secretary of the City Plan Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at the regular meeting of the City Plan Commission of the City of La Crosse, State of Wisconsin, held on the 29th day of June at four o'clock, p.m., in the Council Chambers at La Crosse City Hall, 400 La Crosse Street, in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District - General, allowing for redevelopment of the property into commercial and residential uses at 2330, 2334, 2400, 2402, 2406, 2408, 2410, 2416, 2418, 2420, 2422, 2424, 2430, 2432, 2434, 2532, and 2536 Rose St.be approved.

IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, this 29th day of June, 2026.

Carly Kessler, Planning & Development Administrative Specialist
Recording Secretary, City Plan Commission
City of La Crosse, Wisconsin

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0351

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

26-0351

Resolution approving additional Election Officials for 2026-2027.

RESOLUTION

WHEREAS, pursuant to sec. 7.30, Wis. Stat., election officials were appointed in December 2025 (Res. 25-1156) for election term 2026-2027; and

WHEREAS, the municipality may appoint additional unaffiliated election officials to increase the total number to a level sufficient for staffing polling places.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves and appoints the additional nominated election official for 2026-2027.

ELECTION OFFICIALS 2026-2027			
FIRST NAME	**LAST NAME**	**AFFILIATION**	
Election Inspectors			
Teri	Foley	Unaffiliated	
Ab	Vang	Unaffiliated	
Nittaya	Vang	Unaffiliated	
Alyson	Glenz	Unaffiliated	
Cynthia	Halter	Unaffiliated	
Catherine	Maxwell Bonadurer	Unaffiliated	Will do IPAV
Julia	Simonson	Unaffiliated	
Joseph	Ruskey	Unaffiliated	
Charles	Lee	Unaffiliated	
Sarah	Morgan	Unaffiliated	
Miles	Morgan	Unaffiliated	
Jennifer	Trost	Unaffiliated	
James	Longhurst	Unaffiliated	
Grady	Holmens	Unaffiliated	
Debra	Chesebro	Unaffiliated	
Sarah	Gossett	Unaffiliated	
Betty	Christianson	Unaffiliated	
Michael	Fisher	Unaffiliated	
David	Buchner	Unaffiliated	
Larry	Schneider	Unaffiliated	
Rebecca	Byron	Unaffiliated	
William	Byron	Unaffiliated	
Sheila	Schell	Unaffiliated	
LeeAnn	Mizgalski	Unaffiliated	
Jennifer	Kelly	Unaffiliated	
Ann	Tyndall	Unaffiliated	
Bruce	Losby	Unaffiliated	
Special Voting Deputies			
Ellen	Johnson	Unaffiliated	
Becky	Wurzel	Unaffiliated	
Julie	Keitel	Democratic	

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: 26-0351

Caption: Resolution appointing additional Election Officials for 2026-2027.

Staff/Department Responsible for Legislation

Nikki Elsen, City Clerk

Requestor of Legislation

Nikki Elsen, City Clerk

Location, if applicable

Summary/Purpose

To appoint additional election officials for election term 2026-2027 to adequately staff the polls on election day.

Background

Pursuant to state law, the governing body of a municipality must appoint election officials. This is done in December of each odd numbered year for the next two-year election term.

The municipality may appoint additional election officials as necessary to increase the total number to a level sufficient for staffing polling places.

Additional election officials are needed to work the upcoming large turnout elections and to maintain an alternate election inspector list to call upon as needed for vacancies.

Fiscal Impact

Election LTE salaries funded by the operating budget.

Staff Recommendation

City Clerk recommends approval.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0482

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution authorizing public improvement and levying special assessments against benefited property in La Crosse, Wisconsin – Water Main in the 500 block of St. Andrew Street.

RESOLUTION

WHEREAS, on May 4, 2026, a report was prepared and adopted by the Board of Public Works on the proposed public improvements consisting of:

Water Main Installation at the following:

- 500 block of St. Andrew Street

WHEREAS, the assessments against benefited properties, and said report, are on file with the City Clerk, and

WHEREAS, on July 2, 2026, the Finance and Personnel Committee of La Crosse, Wisconsin held a public hearing for all interested persons concerning the report of the Board of Public Works, this resolution and proposed assessments against benefited property, and all persons who desire to speak at the hearing shall be heard.

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

It is expedient and necessary and in the best interests of the City of La Crosse and for the property affected thereby, that said properties be improved at the expense of the property benefited by the construction of water main.

The Common Council exercises its police power to levy special assessments upon property for benefits conferred upon such property.

The report of the Board of Public Works, incorporated herein as it fully set forth herein, including plans and specifications and assessments set forth therein, is adopted and approved.

The Board of Public Works has advertised for bids and supervised construction of the improvements in accordance with the report and public bidding and construction statutes.

Payment for the improvements shall be made by assessing the entire cost to the property benefited as indicated in the report.

The Common Council determines that assessments shown on the report represent an exercise of the police power for the health, safety and general welfare of the City and its inhabitants and have been determined on a reasonable basis and are hereby confirmed.

Assessments may be paid in cash or shall be payable over a period of ten (10) years or fifteen (15) years to the City Treasurer. Installments shall be placed on the next tax roll after the due date for collection and shall bear interest at the rate established by the Common Council per annum on the unpaid balance from January 1st of the year following the levy.

The City Clerk shall provide notices in accordance with City Ord. 38-1.

Dated _____ Mayor _____

Published _____ Attest _____
City Clerk

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 26-0482

Caption Resolution authorizing public improvement and levying special assessments against benefited property in La Crosse, Wisconsin - Water Main of 500 block of St Andrew Street.

Staff/Department Responsible for Legislation

Engineering & Public Works

Requestor of Legislation

Engineering & Public Works

Location, if applicable

500 block of St Andrew Street

Summary/Purpose

To levy one-time special assessments for part of costs to install new Water Mains in said blocks, per calculation methods in Municipal Code and per existing Utility policies.

Background

New Water Main would be installed in said block to replace long services from adjacent streets. Based on prescribed caps for assessment of partial costs to install new water main, calculations were made for properties in the blocks, including those properties with long services being replaced, that had not had previous assessments made. Assessments are one-time. Assessments can either be paid in full or spread across ten (10) or fifteen (15) years, per existing Code.

Fiscal Impact

See attached exhibits

Staff Recommendation

Approve

REPORT ON

PROPOSED SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS AGAINST PROPERTIES LOCATED IN LA CROSSE, WISCONSIN
(Police Power Assessments)

This report is submitted in accordance with the requirements of Sec.66.0703, Wis. Stats., and Ordinance No. 4222 of the Common Council of the City of La Crosse, Wisconsin, dated April 14, 2005 determining to levy special assessments on benefited properties for public improvements described in Schedule B of this report to be made in the assessment district described in Schedule B of this report.

The properties shown on Schedule B, against which the proposed assessments are to be made, are benefited by the proposed improvements by the construction of:

Water Main installation at the following:

- 500 blocks of St Andrew Street

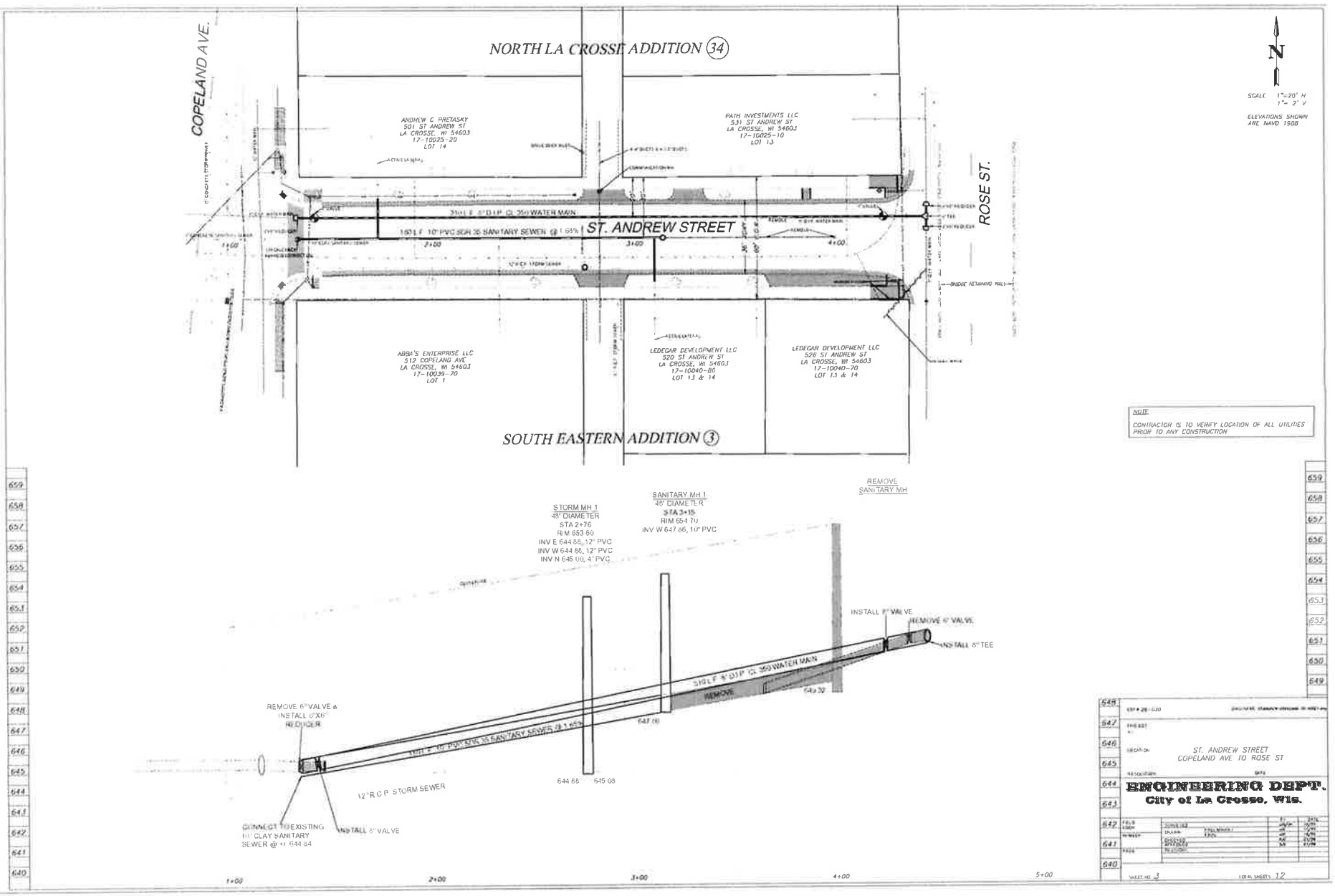
This report consists of the following schedules attached hereto, except as otherwise provided:

SCHEDULE A – Final Plans and Specifications are on file with the Engineering Department, 4th Floor, City Hall, 400 La Crosse Street, La Crosse, WI.

SCHEDULE B – Final Costs of Improvements and Proposed Assessments against each benefited parcel.

City of La Crosse by
Board of Public Works:

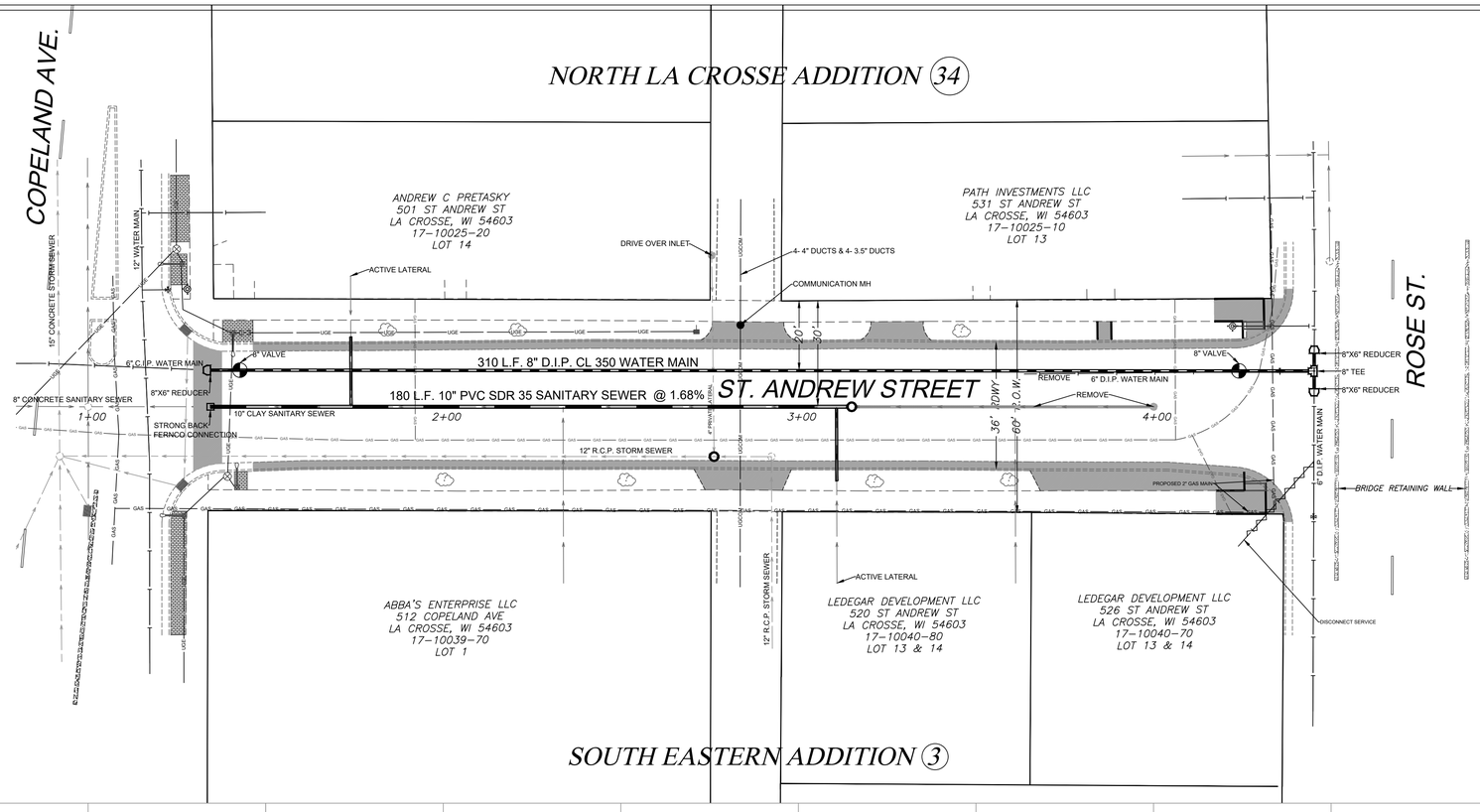
Dated: 05-04-2026


NORTH LA CROSSE ADDITION (34)
COPELAND AVE.
ROSE ST.
ST. ANDREW STREET
ANDREW C PRETASKY
501 ST ANDREW ST
LA CROSSE, WI 54603
17-10025-20
LOT 14
PATH INVESTMENTS LLC
531 ST ANDREW ST
LA CROSSE, WI 54603
17-10025-10
LOT 13
ABBA'S ENTERPRISE LLC
512 COPELAND AVE
LA CROSSE, WI 54603
17-10039-70
LOT 1
LEDECAR DEVELOPMENT LLC
520 ST ANDREW ST
LA CROSSE, WI 54603
17-10040-80
LOT 13 & 14
LEDECAR DEVELOPMENT LLC
526 ST ANDREW ST
LA CROSSE, WI 54603
17-10040-70
LOT 13 & 14
SOUTH EASTERN ADDITION (3)
SCALE 1"=20' H
1"= 2' V
ELEVATIONS SHOWN ARE NAVD 1988
NOTE
CONTRACTOR IS TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION
REMOVE SANITARY MH
STORM MH 1
48" DIAMETER
STA 2+76
RIM 653 60
INV E 644 88, 12" PVC
INV W 644 88, 12" PVC
INV N 645 00, 4" PVC
SANITARY MH 1
48" DIAMETER
STA 3+15
RIM 654 70
INV W 647 86, 10" PVC
INSTALL 8" VALVE
REMOVE 6" VALVE
INSTALL 8" TEE
SINGLE 8" D.I.P. CL 350 WATER MAIN
REMOVE
640 30
REMOVE 6" VALVE & INSTALL 8"X6" REDUCER
151 L.F. 10" PVC SDR 35 SANITARY SEWER @ 1.65%
647 06
12" R.C.P. STORM SEWER
644 88
645 08
CONNECT TO EXISTING 10" CLAY SANITARY SEWER @ +/- 644 84
INSTALL 8" VALVE
1+00
2+00
3+00
4+00
5+00
ENGINEERING DEPT.
City of La Crosse, Wis.
ST. ANDREW STREET
COPELAND AVE. TO ROSE ST
SHEET NO. 3
TOTAL SHEETS 12

ORIGINAL ASSESSMENT ESTIMATE

For the construction of water main and all appurtenances on St Andrew Street between Rose Street and Copeland Ave.

OWNER & MAIL ADDRESS	PROPERTY ADDRESS	ADDITION & PROPERTY DESCRIPTION	PARCEL ID#	WATER MAIN		INDIVIDUAL SERVICES	TOTAL ASSESSMENT	DEFERRED?
				FRONTAGE WIDTH (ft)	COST @ $14/FOOT			
		NORTH LA CROSSE ADDITION						
ANDREW C PRETASKY 600 COPELAND AVE LA CROSSE WI 54603-2979	600 COPELAND AVE	LOT 14 BLOCK 34 EX E 8FT TAKEN FOR ALLEY IN RESL DOC NO 1381906	17-10025-020	22	$308.00	$0.00	$308.00	NO
PATH INVESTMENTS LLC 809 GILLETTE ST LA CROSSE WI 54603	525 ST ANDREW ST	LOT 13 BLOCK 34 EX W 8FT TAKEN FOR ALLEY IN RESL DOC NO 1381906	17-10025-010	22	$308.00	$0.00	$308.00	NO
		SOUTH EASTERN ADDITION ADDITION						
LEDEGAR DEVELOPMENT LLC 525 ROSE ST LA CROSSE WI 54603	525 ROSE ST	LOTS 11, 12, 13 & 14 BLOCK 3	17-10040-060	20	$280.00	$0.00	$280.00	NO
ABBA'S ENTERPRISE LLC C/O THE BOARD STORE 514 COPELAND AVE LA CROSSE WI 54603	516 COPELAND AVE	LOTS 1, 2, 3 & 4 & LOT 5 EX S 15FT BLOCK 3	17-10039-070	20	$280.00	$0.00	$280.00	NO
TOTAL ASSESSMENT							**$1,176.00**	
TOTAL DEFERRED ASSESSMENT							**$0.00**	

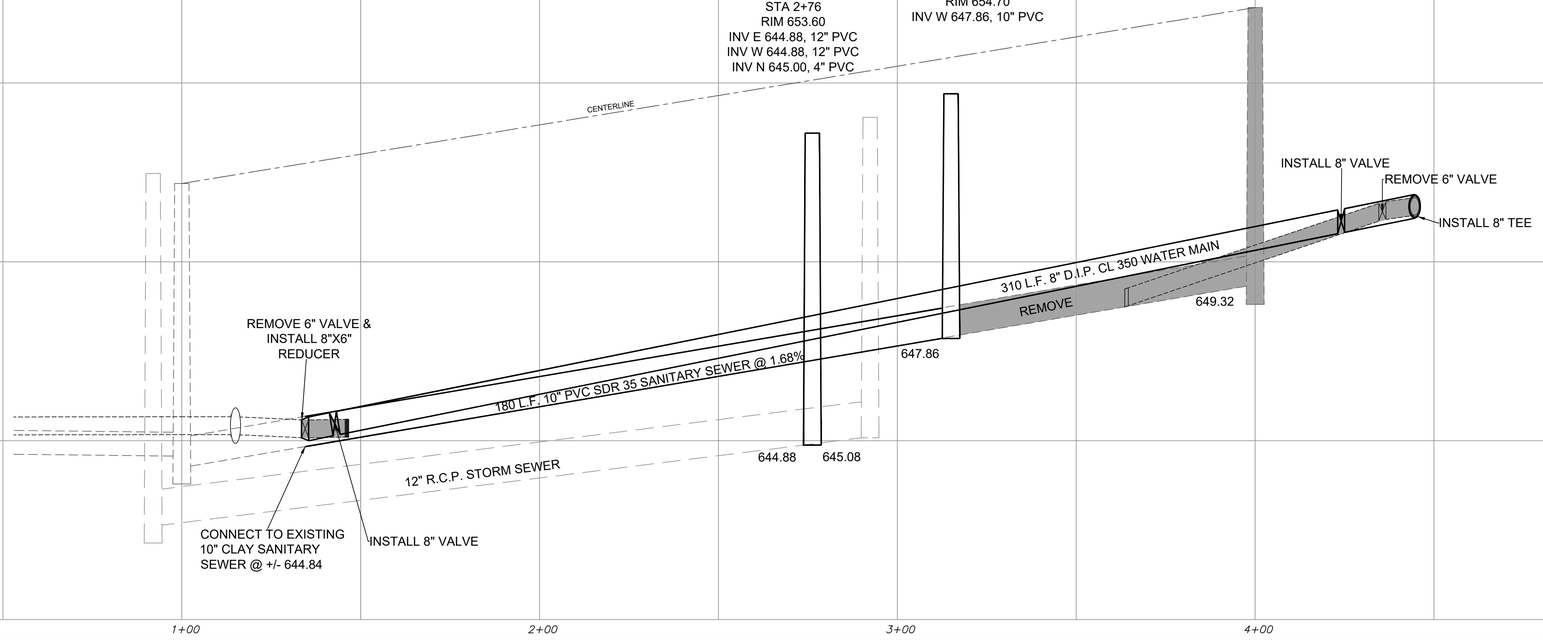


SCALE: 1"=20' H
1"= 2' V

ELEVATIONS SHOWN ARE NAVD 1988

NOTE

CONTRACTOR IS TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION



EDF # 26-030 DWG NAME: ST.ANDREW-COPELAND TO ROSE1.dwg

PROJECT No.

LOCATION ST. ANDREW STREET
COPELAND AVE TO ROSE ST

RESOLUTION DATE

ENGINEERING DEPT.
City of La Crosse, Wis.

		BY	DATE
FIELD BOOK	SURVEYED	JJG/JN	10/25
	DRAWN PRELIMINARY	JJG	11/25
NUMBER	FINAL	JJG	12/25
	CHECKED	KJC	01/26
	APPROVED	SJS	01/26
PAGE	REVISIONS		

SHEET NO. 3 TOTAL SHEETS 12

ORIGINAL ASSESSMENT ESTIMATE

For the construction of water main and all appurtenances on St Andrew Street between Rose Street and Copeland Ave.

OWNER & MAIL ADDRESS	PROPERTY ADDRESS	ADDITION & PROPERTY DESCRIPTION	PARCEL ID#	WATER MAIN		INDIVIDUAL SERVICES	TOTAL ASSESSMENT	DEFERRED?
				FRONTAGE WIDTH (ft)	COST @ $14/FOOT			
		NORTH LA CROSSE ADDITION						
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PATH INVESTMENTS LLC 809 GILLETTE ST LA CROSSE WI 54603	525 ST ANDREW ST	LOT 13 BLOCK 34 EX W 8FT TAKEN FOR ALLEY IN RESL DOC NO. 1381906	17-10025-010	22	$308.00	$0.00	$308.00	NO
		SOUTH EASTERN ADDITION ADDITION						
LEDEGAR DEVELOPMENT LLC 525 ROSE ST LA CROSSE WI 54603	525 ROSE ST	LOTS 11 , 12, 13 & 14 BLOCK 3	17-10040-060	20	$280.00	$0.00	$280.00	NO
ABBA'S ENTERPRISE LLC C/O THE BOARD STORE 514 COPELAND AVE LA CROSSE WI 54603	516 COPELAND AVE	LOTS 1, 2, 3 & 4 & LOT 5 EX S 15FT BLOCK 3	17-10039-070	20	$280.00	$0.00	$280.00	NO
TOTAL ASSESSMENT							**$1,176.00**	
TOTAL DEFERRED ASSESSMENT							**$0.00**	

SPECIAL ASSESSMENT PROCEDURE FOR PROPERTY OWNERS

As a property owner proposed to be assessed for improvements that benefit your property, following is a summary of the procedure you are invited to be a part of:

1. Plans and specifications for the proposed improvement and a schedule indicating an estimate of the cost to be assessed against your property are open to inspection from the Engineering Department, 4th Floor of City Hall. Phone (608) 789-7505.

2. Public Hearing to be held before the **Finance and Personnel Committee** of the Common Council at 6:00 on **July 2, 2026**, in the Council Chambers. You are invited to speak or register at this meeting, either for or against, regarding the proposed project or your proposed assessment.

3. You may also express approval or object to the improvement or your assessment by submitting a letter to the City Engineer, 400 La Crosse Street, La Crosse, Wisconsin, 54601. If objecting, you must state your reasons for objecting. This written objection must be received by the City Engineer no later than 4:00 p.m. on the day of the F & P meeting (noted above).

4. If the Common Council adopts the Resolution for Levying Special Assessments, property owners will be sent a copy of the resolution by the City Clerk.

5. Assessments may be paid in cash or shall be payable over a period of ten (10) years or fifteen (15) years to the City Treasurer. Installments shall be placed on the next tax roll after the due date for collection and shall bear interest at the rate established by the council per annum on the unpaid balance from January 1st of the year following the levy.

6. The assessments indicated for this project are based on ESTIMATES of proposed work costs. After construction is completed, FINAL assessments are determined that may be LOWER than assessments indicated. DO NOT MAKE ANY PAYMENT TO THE CITY AT THIS TIME. If final costs are higher than estimated, the city pays difference.

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS IN LA CROSSE, WISCONSIN

PLEASE TAKE NOTICE that the governing body of the City of La Crosse intends to exercise its police power in accordance with Sec. 38-1 of the Code of Ordinances of the City of La Crosse, to levy special assessments against benefited property in La Crosse, Wisconsin for:

Water Main Installation at the following:

- 500 block of St. Andrew Street

A report prepared by the Board of Public Works showing plans and specifications, estimated cost of improvements and proposed assessments is on file in the Engineering Department at City Hall, 400 La Crosse St., Fourth Floor, La Crosse, Wisconsin 54601 and may be inspected upon request or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0482).

You are further notified that the Finance & Personnel Committee of the Common Council of the City of La Crosse will hear all interested persons, their agents or attorneys concerning matters contained in the resolution authorizing the assessments in the above-described report at 6:00pm on July 2, 2026 in the Common Council Chambers on the first floor of City Hall, 400 La Crosse St., La Crosse, Wisconsin. All objections shall be considered at this hearing and thereafter the amount of the assessments will be determined.

Nikki M. Elsen, City Clerk

Published in the La Crosse Tribune: 6/18/2026

Mailed to property owners: 6/18/2026

LA CROSSE Tribune

AFFIDAVIT OF PUBLICATION

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

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

State of New Jersey, County of Camden, ss:

Anjana Bhadoriya, 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 La Crosse 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:
June. 18 2026

NOTICE ID: ZsXbLEfv33i6Wx3DHgPQ
PUBLISHER ID: COL-WI-102480
NOTICE NAME: Water Main 500 Block St Andrew St
Publication Fee: $59.00

Section: Legals
Category: 0001 Wisconsin Legals

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 06/19/2026

Sharonn E. Thomas-Pope

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS IN LA CROSSE, WISCONSIN

PLEASE TAKE NOTICE that the governing body of the City of La Crosse intends to exercise its police power in accordance with Sec. 38-1 of the Code of Ordinances of the City of La Crosse, to levy special assessments against benefited property in La Crosse, Wisconsin for:

Water Main Installation at the following:

- 500 block of St. Andrew Street

A report prepared by the Board of Public Works showing plans and specifications, estimated cost of improvements and proposed assessments is on file in the Engineering Department at City Hall, 400 La Crosse St., Fourth Floor, La Crosse, Wisconsin 54601 and may be inspected upon request or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0482).

You are further notified that the Finance & Personnel Committee of the Common Council of the City of La Crosse will hear all interested persons, their agents or attorneys concerning matters contained in the resolution authorizing the assessments in the above-described report at 6:00pm on July 2, 2026 in the Common Council Chambers on the first floor of City Hall, 400 La Crosse St., La Crosse, Wisconsin. All objections shall be considered at this hearing and thereafter the amount of the assessments will be determined.

Nikki M. Elsen, City Clerk
6/18 LAC
COL-WI-102480 WNAXLP

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0483

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution authorizing public improvement and levying special assessments against benefited property in La Crosse, Wisconsin – Sanitary Sewer Main in the 800 block of St. Cloud Street.

RESOLUTION

WHEREAS, on May 4, 2026, a report was prepared and adopted by the Board of Public Works on the proposed public improvements consisting of:

Sanitary Sewer Installation at the following:

- 800 block of St. Cloud Street

WHEREAS, the assessments against benefited properties, and said report, are on file with the City Clerk, and

WHEREAS, on July 2, 2026, the Finance and Personnel Committee of La Crosse, Wisconsin held a public hearing for all interested persons concerning the report of the Board of Public Works, this resolution and proposed assessments against benefited property, and all persons who desire to speak at the hearing shall be heard.

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

It is expedient and necessary and in the best interests of the City of La Crosse and for the property affected thereby, that said properties be improved at the expense of the property benefited by the construction of sanitary sewer.

The Common Council exercises its police power to levy special assessments upon property for benefits conferred upon such property.

The report of the Board of Public Works, incorporated herein as it fully set forth herein, including plans and specifications and assessments set forth therein, is adopted and approved.

The Board of Public Works has advertised for bids and supervised construction of the improvements in accordance with the report and public bidding and construction statutes.

Payment for the improvements shall be made by assessing the entire cost to the property benefited as indicated in the report.

The Common Council determines that assessments shown on the report represent an exercise of the police power for the health, safety and general welfare of the City and its inhabitants and have been determined on a reasonable basis and are hereby confirmed.

Assessments may be paid in cash or shall be payable over a period of ten (10) years or fifteen (15) years to the City Treasurer. Installments shall be placed on the next tax roll after the due date for collection and shall bear interest at the rate established by the Common Council per annum on the unpaid balance from January 1st of the year following the levy.

The City Clerk shall provide notices in accordance with City Ord. 38-1.

Dated _____ Mayor _____

Published _____ Attest _____
City Clerk

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 26-0483

Caption Resolution authorizing public improvement and levying special assessments against benefited property in La Crosse, Wisconsin - Sanitary Sewer Main of 800 block of St Cloud Street.

Staff/Department Responsible for Legislation

Engineering & Public Works

Requestor of Legislation

Engineering & Public Works

Location, if applicable

800 block of St Cloud Street

Summary/Purpose

To levy one-time special assessments for part of costs to install new Sanitary Sewer Main in said blocks, per calculation methods in Municipal Code and per existing Utility policies.

Background

New Sanitary Sewer Main would be installed in said block to replace long services from adjacent streets. Based on assessment of all costs to install new sanitary sewer main, calculations were made for properties in the blocks with long services being replaced, that had not had previous assessments made. Assessments are one-time. Assessments can either be paid in full or spread across ten (10) or fifteen (15) years, per existing Code.

Fiscal Impact

See attached exhibits

Staff Recommendation

Approve

REPORT ON

PROPOSED SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS AGAINST PROPERTIES LOCATED IN LA CROSSE, WISCONSIN
(Police Power Assessments)

This report is submitted in accordance with the requirements of Sec.66.0703, Wis. Stats., and Ordinance No. 4222 of the Common Council of the City of La Crosse, Wisconsin, dated April 14, 2005 determining to levy special assessments on benefited properties for public improvements described in Schedule B of this report to be made in the assessment district described in Schedule B of this report.

The properties shown on Schedule B, against which the proposed assessments are to be made, are benefited by the proposed improvements by the construction of:

Sanitary Sewer installation at the following:

- 800 block of St Cloud Street

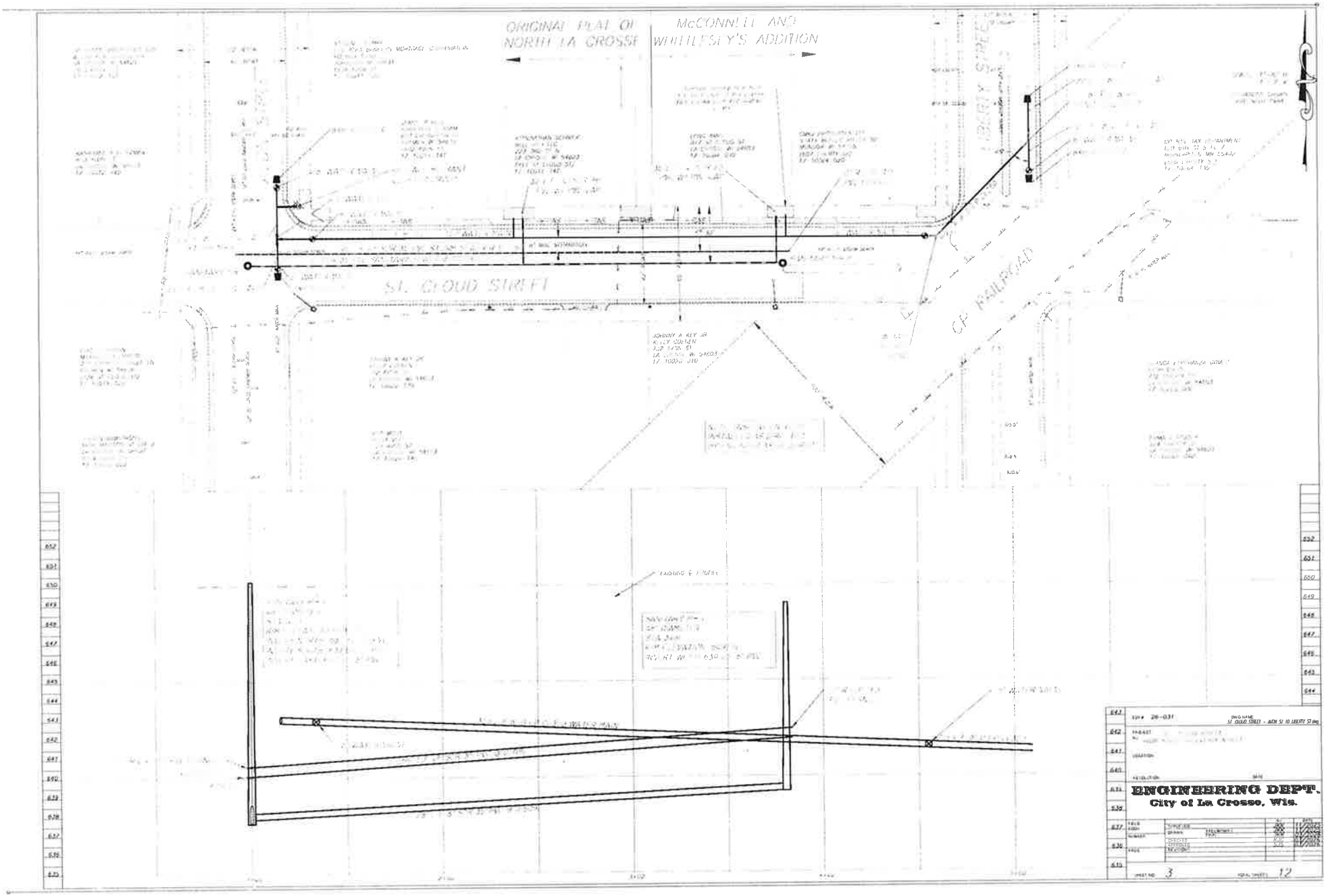
This report consists of the following schedules attached hereto, except as otherwise provided:

SCHEDULE A – Final Plans and Specifications are on file with the Engineering Department, 4th Floor, City Hall, 400 La Crosse Street, La Crosse, WI.

SCHEDULE B – Final Costs of Improvements and Proposed Assessments against each benefited parcel.

City of La Crosse by
Board of Public Works:

Dated: 5/4/2026


ORIGINAL PLAT OF NORTH LA CROSSE
McCONNELL AND WHEELER'S ADDITION
ST. CLOUD STREET
CP RAILROAD
ENGINEERING DEPT.
City of La Crosse, Wis.

ORIGINAL ASSESSMENT ESTIMATE

For the construction of sanitary sewer on St Cloud Street between Avon Street and Liberty Street

OWNER & MAIL ADDRESS	PROPERTY ADDRESS	ADDITION & PROPERTY DESCRIPTION	PARCEL ID#	SANITARY SEWER ASSESSMENT	DEFERRED?
		NORTH LA CROSSE ADDITION			
ATTN: NATHAN SCHNICK BELL REH LLC 223 3RD ST N LA CROSSE WI 54603	811 ST CLOUD ST	CERTIFIED SURVEY MAP NO. 147 VOL 15 LOT 2 DOC NO. 1628316	17-10011-142	$15,045.00	NO
		MCCONNELL & WHITTLESEY'S ADDITION			
LONG YANG 817 ST CLOUD ST LA CROSSE WI 54603	817 ST CLOUD ST	W1/2 LOTS 1 & 2 BLOCK 3	17-10064-030	$15,045.00	NO
TOTAL ASSESSMENT				**$30,090.00**	
TOTAL DEFERRED ASSESSMENT				**$0.00**	

ORIGINAL PLAT OF NORTH LA CROSSE

McCONNELL AND WHITTLESEY'S ADDITION

AVON STREET

LIBERTY STREET

ST. CLOUD STREET

CP RAILROAD

JP RENTAL PROPERTIES LLC
W5059 KEIL COULEE RD
LA CROSSE WI 54601
(813 AVON ST)
17–10012–100

70' R.O.W.
42' RDWY

STEVEN L LEMKE
C/O IOWA BANKERS MORTGAGE CORPORATION
PO BOX 0950
JOHNSTON IA 50131
(808 AVON ST)
17–10011–130

JEANIE R BELL
KIMBERLEE L ADAM
603 EVERGREEN DR
HOLMEN WI 54636
(802 AVON ST
17–10011–141

ATTN:NATHAN SCHNICK
BELL REH LLC
223 3RD ST N
LA CROSSE WI 54603
(811 ST CLOUD ST)
17–10011–142

LONG YANG
817 ST CLOUD ST
LA CROSSE WI 54603
17–10064–030

CMKJ PROPERTIES LLC
S1411 BUELLS VALLEY RD
MONDOVI WI 54755
(807 LIBERTY ST)
17–10064–020

42' R.O.W.
70' RDWY

807 LIBERTY
817 ST CLOUD

CP RAIL TAX DEPARTMENT
120 6TH ST S FL 7
MINNEAPOLIS MN 55402
(800 LIBERTY ST)
17–10064–135

KATHERINE A HEINZMAN
803 AVON ST
LA CROSSE WI 54603
17–10012–140

802 AVON
811 ST CLOUD

83.8'
67.5'
69.5'
370'

12" ISF LINED SANITARY SEWER
24" R.C.P. STORM SEWER

8x6 REDUCER
8" WATER VALVE
REPLACE HYDRANT
CLUSTER GROUP
8" WATER TEE
8" WATER VALVE
GAS

TAP NEW SERVICE TO 8" MAIN
1" CORPORATION STOP, 1" COPPER
PIPE, 1" CURB STOP, ROD, AND BOX
(TYP.)

35 L.F. 4" SDR 26
PVC W/ PVC CAP

35 L.F. 4" SDR 26
PVC W/ PVC CAP

12" R.C.P. TO
PVC FERNCO

8x6 REDUCER
22 L.F. 8" D.I.P. CL 350
8" TEE & 45°
BEND REQUIRED
15 L.F. 8" D.I.P. CL 350
8" WATER VALVE
8x6 REDUCER

14" x 9.5" SANITARY SEWER

45°

SCALE: 1"=20' H
1"= 2' V

ELEVATIONS SHOWN
ARE NAVD 1988

25 L.F. 8" D.I.P. CL 350
STORM MH 1
325 L.F 8" D.I.P CL350 WATER MAIN
290 L.F 12" SDR 35 PVC STORM SEWER @ 0.71%
8' MIN. SEPARATION
281 L.F 8" SDR 35 PVC SANITARY SEWER @ 0.50%
SANITARY MH 1
SANITARY MH 2
8" WATER VALVE
8x6 REDUCER
22 L.F. 8" D.I.P. CL 350
8" WATER VALVE
69 L.F 8" D.I.P CL350

18" R.C.P. STORM SEWER
12" R.C.P. STORM SEWER
12" R.C.P. STORM SEWER

24' 30'
42' RDWY
60' R.O.W.

6" D.I.P. WATER MAIN
6" D.I.P. WATER MAIN

8" 45° DEGREE BEND

100' R.O.W.

NOTE: INSULATION TO BE INSTALLED AS DIRECTED BY ENGINEER AS REQUIRED

ERIC C LARSON
MICHELLE H LARSON
315 CYPRESS CIRCLE LN
HOLMEN WI 54636
(724 ST CLOUD ST)
17–10019–120

JOHNNY A KEY JR
KELLY COENEN
732 AVON ST
LA CROSSE WI 54603
17–10020–130

JOHNNY A KEY JR
KELLY COENEN
732 AVON ST
LA CROSSE WI 54603
17–10020–010

BLANCA ESPERANZA GOMEZ
FATIH DIKICI
732 LIBERTY ST
LA CROSSE WI 54603
17–10066–030

STEVEN ARMSTRONG
1908 MADISON ST STE A
LA CROSSE WI 54601
(729 AVON ST)
17–10020–020

YER MOUA
HOUA VUE
728 AVON ST
LA CROSSE WI 54603
17–10020–140

EMMA J STUDER
724 LIBERTY ST
LA CROSSE WI 54603
17–10066–040

364.5'
347.6'
318.7'
281.4'
325.5'
308.8'
300.6'

12" R.C.P. STORM SEWER
12" ISF LINED SANITARY SEWER
6" D.I.P. WATER MAIN

652 651 650 649 648 647 646 645 644 643 642 641 640 639 638 637 636 635

1+00 2+00 3+00 4+00 5+00

SANITARY MH 1
48" DIAMETER
STA 1+00
RIM ELEVATION: 650.20
INVERT NORTH: 637.62 12" PVC
INVERT SOUTH: 637.58 12" PVC
INVERT EAST: 637.85, 8" PVC

EXISTING ℄ PROFILE

SANITARY MH 2
48" DIAMETER
STA 3+81
RIM ELEVATION: 649.05
INVERT WEST: 639.25. 8" PVC

12" R.C.P. TO PVC FERNCO
8" WATER VALVE
325 L.F 8" D.I.P CL350 WATER MAIN
69 L.F 8" D.I.P CL350
12" R.C.P. TO PVC FERNCO
640.50
639.51
290 L.F 12" SDR 35 PVC @ 0.71%
281 L.F 8" SDR 35 PVC @ 0.50%

EDF # 26–031

DWG NAME: ST. CLOUD STREET – AVON ST TO LIBERTY ST.dwg

PROJECT No. ST. CLOUD STREET
AVON STREET TO LIBERTY STREET

LOCATION

RESOLUTION DATE

ENGINEERING DEPT.
City of La Crosse, Wis.

		BY	DATE
FIELD BOOK	SURVEYED	JKK	11/2025
NUMBER	DRAWN PRELIMINARY	JKK	11/2025
	DRAWN FINAL	JKK	03/2026
	CHECKED	RJK	03/2026
PAGE	APPROVED	SJS	03/2026
	REVISIONS		

SHEET NO. 3 TOTAL SHEETS 12

ORIGINAL ASSESSMENT ESTIMATE

For the construction of sanitary sewer on St Cloud Street between Avon Street and Liberty Street

OWNER & MAIL ADDRESS	PROPERTY ADDRESS	ADDITION & PROPERTY DESCRIPTION	PARCEL ID#	SANITARY SEWER ASSESSMENT	DEFERRED?
		NORTH LA CROSSE ADDITION			
ATTN: NATHAN SCHNICK BELL REH LLC 223 3RD ST N LA CROSSE WI 54603	811 ST CLOUD ST	CERTIFIED SURVEY MAP NO. 147 VOL 15 LOT 2 DOC NO. 1628316	17-10011-142	$15,045.00	NO
		MCCONNELL & WHITTLESEY'S ADDITION			
LONG YANG 817 ST CLOUD ST LA CROSSE WI 54603	817 ST CLOUD ST	W1/2 LOTS 1 & 2 BLOCK 3	17-10064-030	$15,045.00	NO
TOTAL ASSESSMENT				**$30,090.00**	
TOTAL DEFERRED ASSESSMENT				**$0.00**	

SPECIAL ASSESSMENT PROCEDURE FOR PROPERTY OWNERS

As a property owner proposed to be assessed for improvements that benefit your property, following is a summary of the procedure you are invited to be a part of:

1. Plans and specifications for the proposed improvement and a schedule indicating an estimate of the cost to be assessed against your property are open to inspection from the Engineering Department, 4th Floor of City Hall. Phone (608) 789-7505.

2. Public Hearing to be held before the **Finance and Personnel Committee** of the Common Council at 6:00 on **July 2, 2026**, in the Council Chambers. You are invited to speak or register at this meeting, either for or against, regarding the proposed project or your proposed assessment.

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6. The assessments indicated for this project are based on ESTIMATES of proposed work costs. After construction is completed, FINAL assessments are determined that may be LOWER than assessments indicated. DO NOT MAKE ANY PAYMENT TO THE CITY AT THIS TIME. If final costs are higher than estimated, the city pays difference.

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS IN LA CROSSE, WISCONSIN

PLEASE TAKE NOTICE that the governing body of the City of La Crosse intends to exercise its police power in accordance with Sec. 38-1 of the Code of Ordinances of the City of La Crosse, to levy special assessments against benefited property in La Crosse, Wisconsin for:

Sanitary Sewer Installation at the following:

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Nikki M. Elsen, City Clerk

Published in the La Crosse Tribune: 6/18/2026

Mailed to property owners: 6/18/2026

CITY CLERK
400 LA CROSSE ST
LA CROSSE WI 54601-3396

RETURN SERVICE REQUESTED

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ComBasPrice

US POSTAGE PITNEY BOWES
ZIP 54601
02 1W
$ 000.67²
0001399329 JUN 18 2026

ATTN: NATHAN SCHNICK
BELL REH LLC
223 3RD ST N
LA CROSSE WI 54601

NIXIE 553 NFE 1537 2518806/20/25
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BC: 54601339699 *2878-07229-20-22

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74 FRCINWB 54601
54601339699

438

LA CROSSE Tribune

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

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

State of New Jersey, County of Camden, ss:

Anjana Bhadoriya, 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 La Crosse 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:
June. 18 2026

NOTICE ID: hQjPshTxCq9n53eDSfgl
PUBLISHER ID: COL-WI-102481
NOTICE NAME: Sanitary Sewer 800 Block St Cloud St
Publication Fee: $59.00

Section: Legals
Category: 0001 Wisconsin Legals

Anjana Bhadoriya

(Signed)_____

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 06/19/2026

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS IN LA CROSSE, WISCONSIN

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Nikki M. Elsen, City Clerk
6/18 LAC
COL-WI-102481 WNAXLP

CITY CLERK
400 LA CROSSE ST
LA CROSSE WI 54601-3396

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0001399329 JUN 23 2026

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JUL 01 2026
City
Clerk's
Office

VC

BELL REH LLC
223
LA C

UTF

74 FRCIM46 54826

NIXIE 553 FE 1537 00062929/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 54601339699 *0378-05212-29-24

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0484

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution authorizing public improvement and levying special assessments against benefited property in La Crosse, Wisconsin – Water Main in the 800 block of St. Cloud Street.

RESOLUTION

WHEREAS, on May 4, 2026, a report was prepared and adopted by the Board of Public Works on the proposed public improvements consisting of:

Water Main Installation at the following:

- 800 block of St. Cloud Street

WHEREAS, the assessments against benefited properties, and said report, are on file with the City Clerk, and

WHEREAS, on July 2, 2026, the Finance and Personnel Committee of La Crosse, Wisconsin held a public hearing for all interested persons concerning the report of the Board of Public Works, this resolution and proposed assessments against benefited property, and all persons who desire to speak at the hearing shall be heard.

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

It is expedient and necessary and in the best interests of the City of La Crosse and for the property affected thereby, that said properties be improved at the expense of the property benefited by the construction of water main.

The Common Council exercises its police power to levy special assessments upon property for benefits conferred upon such property.

The report of the Board of Public Works, incorporated herein as it fully set forth herein, including plans and specifications and assessments set forth therein, is adopted and approved.

The Board of Public Works has advertised for bids and supervised construction of the improvements in accordance with the report and public bidding and construction statutes.

Payment for the improvements shall be made by assessing the entire cost to the property benefited as indicated in the report.

The Common Council determines that assessments shown on the report represent an exercise of the police power for the health, safety and general welfare of the City and its inhabitants and have been determined on a reasonable basis and are hereby confirmed.

Assessments may be paid in cash or shall be payable over a period of ten (10) years or fifteen (15) years to the City Treasurer. Installments shall be placed on the next tax roll after the due date for collection and shall bear interest at the rate established by the Common Council per annum on the unpaid balance from January 1st of the year following the levy.

The City Clerk shall provide notices in accordance with City Ord. 38-1.

Dated _____ Mayor _____

Published _____ Attest _____
City Clerk

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 26-0484

Caption Resolution authorizing public improvement and levying special assessments against benefited property in La Crosse, Wisconsin - Water Main of 800 block of St Cloud Street.

Staff/Department Responsible for Legislation

Engineering & Public Works

Requestor of Legislation

Engineering & Public Works

Location, if applicable

800 block of St Cloud Street

Summary/Purpose

To levy one-time special assessments for part of costs to install new Water Mains in said blocks, per calculation methods in Municipal Code and per existing Utility policies.

Background

New Water Mains were installed in said block to replace long services from adjacent streets. Based on prescribed caps for assessment of partial costs to install new water main, calculations were made for properties in the blocks, including those properties with long services being replaced, that had not had previous assessments made. Assessments are one-time. Assessments can either be paid in full or spread across ten (10) or fifteen (15) years, per existing Code.

Fiscal Impact

See attached exhibits

Staff Recommendation

Approve

REPORT ON

PROPOSED SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS AGAINST PROPERTIES LOCATED IN LA CROSSE, WISCONSIN
(Police Power Assessments)

This report is submitted in accordance with the requirements of Sec.66.0703, Wis. Stats., and Ordinance No. 4222 of the Common Council of the City of La Crosse, Wisconsin, dated April 14, 2005 determining to levy special assessments on benefited properties for public improvements described in Schedule B of this report to be made in the assessment district described in Schedule B of this report.

The properties shown on Schedule B, against which the proposed assessments are to be made, are benefited by the proposed improvements by the construction of:

Water Main installation at the following:

- 800 blocks of St Cloud Street

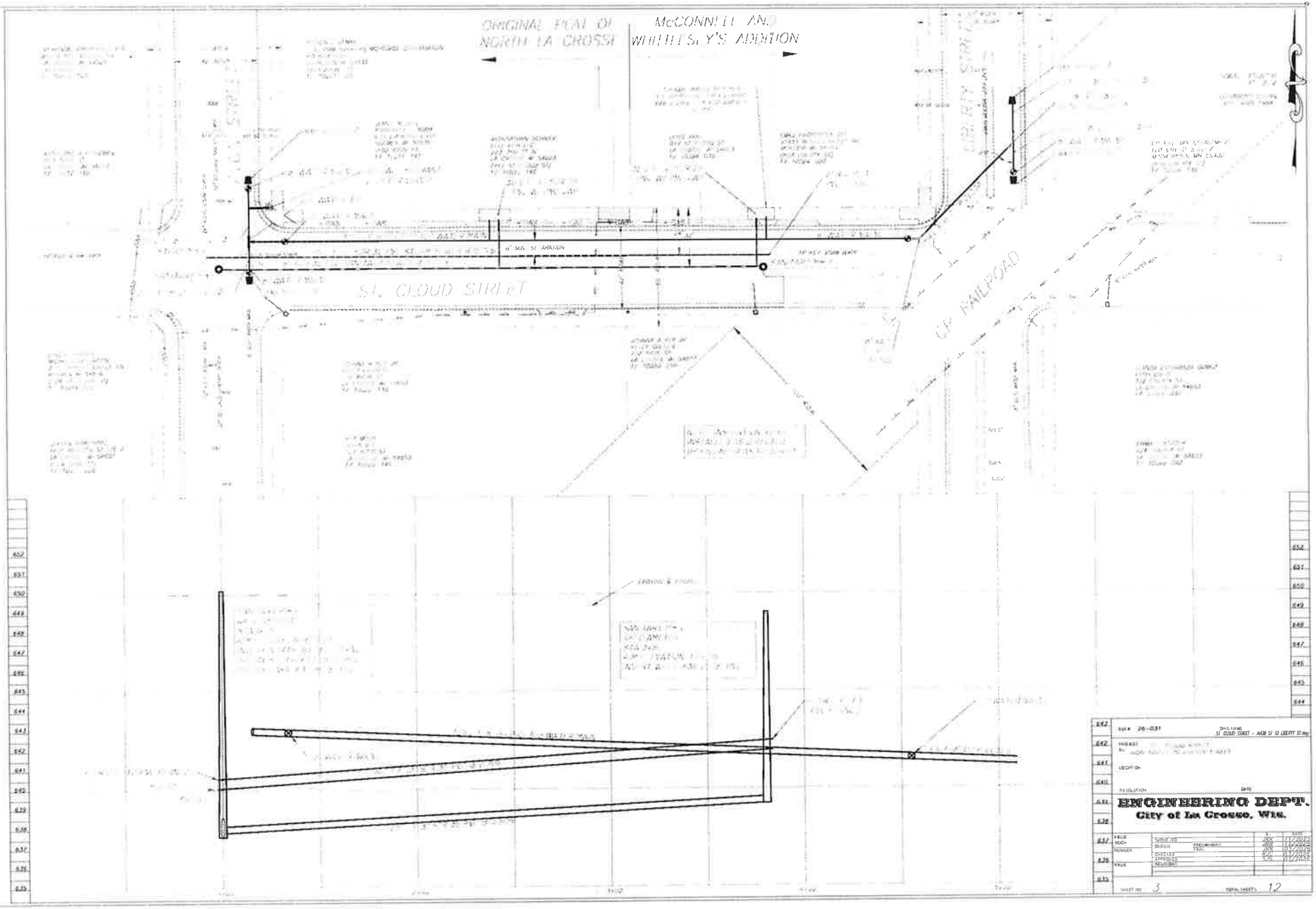
This report consists of the following schedules attached hereto, except as otherwise provided:

SCHEDULE A – Final Plans and Specifications are on file with the Engineering Department, 4th Floor, City Hall, 400 La Crosse Street, La Crosse, WI.

SCHEDULE B – Final Costs of Improvements and Proposed Assessments against each benefited parcel.

City of La Crosse by
Board of Public Works:

Dated: 5/4/2026


ORIGINAL PLAT OF NORTH LA CROSSE
McCONNELL AN. WHITE'S, Y'S ADDITION
ST. CLOUD STREET
CP RAILROAD
ENGINEERING DEPT.
City of La Crosse, Wis.

ORIGINAL ASSESSMENT ESTIMATE

For the construction of water main and all appurtenances on St Cloud Street between Avon Street and Liberty Street

OWNER & MAIL ADDRESS	PROPERTY ADDRESS	ADDITION & PROPERTY DESCRIPTION	PARCEL ID#	WATER MAIN		INDIVIDUAL SERVICES	TOTAL ASSESSMENT	DEFERRED?
				FRONTAGE WIDTH (ft)	COST @ $14/FOOT			
		NORTH LA CROSSE ADDITION						
ATTN: NATHAN SCHNICK BELL REH LLC 223 3RD ST N LA CROSSE WI 54603	811 ST CLOUD ST	CERTIFIED SURVEY MAP NO 147 VOL 15 LOT 2 DOC NO 1628316	17-10011-142	68	$952.00	$4,050.00	$5,002.00	NO
JOHNNY A KEY JR KELLY COENEN 732 AVON ST LA CROSSE WI 54603-2621	732 AVON ST	LOT 1 BLOCK 30 (ASSMT INC 17-10064-010)	17-10020-130	110	$1,540.00	$0.00	$1,540.00	NO
		MCCONNELL & WHITTLESEY'S ADDITION						
LONG YANG 817 ST CLOUD ST LA CROSSE WI 54603	817 ST CLOUD ST	W1/2 LOTS 1 & 2 BLOCK 3	17-10064-030	75	$1,050.00	$4,050.00	$5,100.00	NO
TOTAL ASSESSMENT							**$11,642.00**	
TOTAL DEFERRED ASSESSMENT							**$0.00**	

ORIGINAL PLAT OF NORTH LA CROSSE

McCONNELL AND WHITTLESEY'S ADDITION

AVON STREET

LIBERTY STREET

ST. CLOUD STREET

CP RAILROAD

JP RENTAL PROPERTIES LLC
W5059 KEIL COULEE RD
LA CROSSE WI 54601
(813 AVON ST)
17-10012-100

70' R.O.W.
42' RDWY

STEVEN L LEMKE
C/O IOWA BANKERS MORTGAGE CORPORATION
PO BOX 0950
JOHNSTON IA 50131
(808 AVON ST)
17-10011-130

KATHERINE A HEINZMAN
803 AVON ST
LA CROSSE WI 54603
17-10012-140

802 AVON
811 ST. CLOUD

JEANIE R BELL
KIMBERLEE L ADAM
603 EVERGREEN DR
HOLMEN WI 54636
(802 AVON ST
17-10011-141

ATTN:NATHAN SCHNICK
BELL REH LLC
223 3RD ST N
LA CROSSE WI 54603
(811 ST CLOUD ST)
17-10011-142

LONG YANG
817 ST CLOUD ST
LA CROSSE WI 54603
17-10064-030

CMKJ PROPERTIES LLC
S1411 BUELLS VALLEY RD
MONDOVI WI 54755
(807 LIBERTY ST)
17-10064-020

CP RAIL TAX DEPARTMENT
120 6TH ST S FL 7
MINNEAPOLIS MN 55402
(800 LIBERTY ST)
17-10064-135

807 LIBERTY
817 ST. CLOUD

TAP NEW SERVICE TO 8" MAIN
1" CORPORATION STOP, 1" COPPER PIPE, 1" CURB STOP, ROD, AND BOX (TYP.)

8" WATER VALVE
REPLACE HYDRANT CLUSTER GROUP
8x6 REDUCER
8" WATER TEE
8" WATER VALVE
35 L.F. 4" SDR 26 PVC W/ PVC CAP
35 L.F. 4" SDR 26 PVC W/ PVC CAP
12" R.C.P. TO PVC FERNCO
8x6 REDUCER
22 L.F. 8" D.I.P. CL 350
8" TEE & 45° BEND REQUIRED
15 L.F. 8" D.I.P. CL 350
8" WATER VALVE
8x6 REDUCER
69 L.F 8" D.I.P CL350
8" WATER VALVE
325 L.F 8" D.I.P CL350 WATER MAIN
25 L.F. 8" D.I.P. CL 350
STORM MH 1
290 L.F 12" SDR 35 PVC STORM SEWER @ 0.71%
8' MIN. SEPARATION
281 L.F 8" SDR 35 PVC SANITARY SEWER @ 0.50%
SANITARY MH 1
SANITARY MH 2
8" WATER VALVE
8x6 REDUCER
22 L.F. 8" D.I.P. CL 350
8" 45° DEGREE BEND

GAS
FO
18" R.C.P. STORM SEWER
24" R.C.P. STORM SEWER
12" ISF LINED SANITARY SEWER
12" R.C.P. STORM SEWER
12" R.C.P. STORM SEWER
6" D.I.P. WATER MAIN
42' RDWY
60' R.O.W.
42' R.O.W.
70' RDWY
14" VCP SANITARY SEWER
6" D.I.P. WATER MAIN
6" D.I.P. WATER MAIN
100' R.O.W.

NOTE: INSULATION TO BE INSTALLED AS DIRECTED BY ENGINEER AS REQUIRED

ERIC C LARSON
MICHELLE H LARSON
315 CYPRESS CIRCLE LN
HOLMEN WI 54636
(724 ST CLOUD ST)
17-10019-120

JOHNNY A KEY JR
KELLY COENEN
732 AVON ST
LA CROSSE WI 54603
17-10020-130

JOHNNY A KEY JR
KELLY COENEN
732 AVON ST
LA CROSSE WI 54603
17-10020-010

STEVEN ARMSTRONG
1908 MADISON ST STE A
LA CROSSE WI 54601
(729 AVON ST)
17-10020-020

YER MOUA
HOUA VUE
728 AVON ST
LA CROSSE WI 54603
17-10020-140

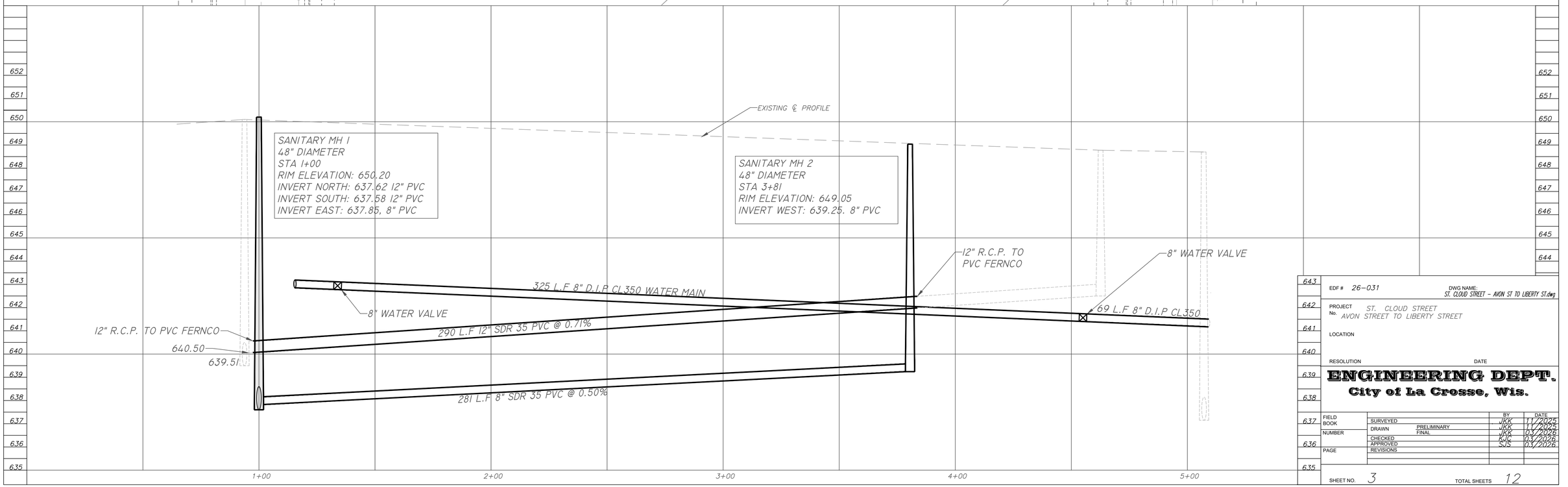
BLANCA ESPERANZA GOMEZ
FATIH DIKICI
732 LIBERTY ST
LA CROSSE WI 54603
17-10066-030

EMMA J STUDER
724 LIBERTY ST
LA CROSSE WI 54603
17-10066-040

83.8'
67.5'
69.5'
364.5'
347.6'
318.7'
281.4'
325.5'
308.8'
300.6'
45°
27.1'
9.9'

SCALE: 1"=20' H
1"= 2' V

ELEVATIONS SHOWN ARE NAVD 1988



EDF # 26-031

DWG NAME: ST. CLOUD STREET - AVON ST TO LIBERTY ST.dwg

PROJECT ST. CLOUD STREET
No. AVON STREET TO LIBERTY STREET

LOCATION

RESOLUTION DATE

ENGINEERING DEPT.
City of La Crosse, Wis.

		BY	DATE
FIELD BOOK	SURVEYED	JKK	11/2025
NUMBER	DRAWN PRELIMINARY	JKK	11/2025
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	REVISIONS		

SHEET NO. 3 TOTAL SHEETS 12

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Nikki M. Elsen, City Clerk

Published in the La Crosse Tribune: 6/18/2026

Mailed to property owners: 6/18/2026

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LA CROSSE WI 54601-3396

RETURN SERVICE REQUESTED

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First Class Mail
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US POSTAGE PITNEY BOWES
ZIP 54601
02 1W
$ 000.67²
0001399329 JUN 18 2026

ATTN: NATHAN SCHNICK
BELL REH LLC
223 3RD ST N
LA CROSSE WI 54601

NIXIE 553 NFE 1537 2518806/20/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 54601339699 *2878-07229-20-22

INT
74 FRCINWB 54601

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LA CROSSE Tribune

AFFIDAVIT OF PUBLICATION

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

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State of New Jersey, County of Camden, ss:

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PUBLICATION DATES:
June. 18 2026

NOTICE ID: aEx4TIqux762D1bV3f0o
PUBLISHER ID: COL-WI-102482
NOTICE NAME: Water Main 800 Block St Cloud St
Publication Fee: $59.00

Section: Legals
Category: 0001 Wisconsin Legals

Anjana Bhadoriya
(Signed)_____

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 06/19/2026

Sharonn E. Thomas-Pope
_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS FOR PUBLIC IMPROVEMENTS IN LA CROSSE, WISCONSIN

PLEASE TAKE NOTICE that the governing body of the City of La Crosse intends to exercise its police power in accordance with Sec. 38-1 of the Code of Ordinances of the City of La Crosse, to levy special assessments against benefited property in La Crosse, Wisconsin for:

Water Main Installation at the following:

- 800 block of St. Cloud Street

A report prepared by the Board of Public Works showing plans and specifications, estimated cost of improvements and proposed assessments is on file in the Engineering Department at City Hall, 400 La Crosse St., Fourth Floor, La Crosse, Wisconsin 54601 and may be inspected upon request or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 26-0484).

You are further notified that the Finance & Personnel Committee of the Common Council of the City of La Crosse will hear all interested persons, their agents or attorneys concerning matters contained in the resolution authorizing the assessments in the above-described report at 6:00pm on July 2, 2026 in the Common Council Chambers on the first floor of City Hall, 400 La Crosse St., La Crosse, Wisconsin. All objections shall be considered at this hearing and thereafter the amount of the assessments will be determined.

Nikki M. Elsen, City Clerk
6/18 LAC
COL-WI-102482 WNAXLP

CITY CLERK
400 LA CROSSE ST
LA CROSSE WI 54601-3396

RETURN SERVICE REQUESTED

Presort
First Class Mail
ComBasPrice

US POSTAGE PITNEY BOWES
ZIP 54601 $ 000.67²
02 1W
0001399329 JUN 23 2026

RECEIVED
JUL 01 2026
City
Clerk's
Office

BELL REH LLC
223
LA C

NIXIE 553 FE 1537 00062929/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 54601339699 *0378-05212-29-24

74 FRCI

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0519

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution granting various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2026-2027 (July).

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that the following classes of licenses be and the same are hereby granted to each of the following named for the remainder of the 2026-2027 license period (or as otherwise stated), and that the beer and/or liquor license for previous licensee for said premise be hereby cancelled (unless otherwise noted below).

BE IT FURTHER RESOLVED that the City Clerk be directed to issue such license only after reports of full compliance have been received from the Police, Health, Fire, and Building & Inspections Departments with respect to the Municipal Code.

BE IT FURTHER RESOLVED that all Class "B" Beer, Class "A" Beer, "Class A" Liquor, "Class C" Wine, Combination "Class B" Beer and Liquor Licenses be placed in use within ninety (90) days of the granting thereof, unless and until the applicant advises the Common Council in writing within such ninety (90) day period that s/he is unable to complete the Code compliance requirements established by the various departments which are deemed necessary to bring the premises into compliance.

BE IT FURTHER RESOLVED that La Crosse Festivals, Inc. must ensure a sufficient number of toilet facilities are provided for events based on expected attendance, as the existing permanent restrooms on the grounds may not adequately accommodate the total number of attendees at certain events.

BE IT FURTHER RESOLVED that the City Clerk is authorized to issue the following license only after payment of all fees, taxes and charges of the City of La Crosse against the licensee and licensed premises, if any, and upon compliance with beer and liquor credit laws.

Alcohol
July 10, 2026 through June 30, 2027

Combination "Class B" Beer & Liquor
The Gas Station LLC dba Fire Flower Hydro
115 5th Ave S Ste B102
Agent: Colleen Tompkins – N5663 Moos Rd
(Change from Class "A" Beer and "Class A" Liquor)

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses for the 2026-2027 license period to be considered by your committee on June 30, 2026.

Chickens
July 1, 2026 through December 31, 2026

SUSANA RODRIGUEZ	2555 16TH ST S
HEATHER JACOBSON	2550 15TH ST S

Alcohol
July 10, 2026 through June 30, 2027

Combination "Class B" Beer & Liquor
The Gas Station LLC dba Fire Flower Hydro
115 5th Ave S Ste B102
Agent: Colleen Tompkins – N5663 Moos Rd
(Change from Class "A" Beer and "Class A" Liquor)

License Fee: _____

Invoice No.: _____

PAID

RECEIVED
MAY 26 2026

APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, ____ to December 31, ____

Use Conditions:

- One property is limited to the keeping or harboring of up to eight (8) chickens.
- A person may only own, keep or harbor chickens on property be ing used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure that measures a minimum of three (3) square feet per bird, and all chickens must be kept in the covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

Susana Rodriguez

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

2555 16th St S La Crosse WI 54601

PROPERTY OWNER(S):

Susana Rodriguez

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property _____ ONE-FAMILY dwelling or _____ TWO-FAMILY dwelling? (Check One)
If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

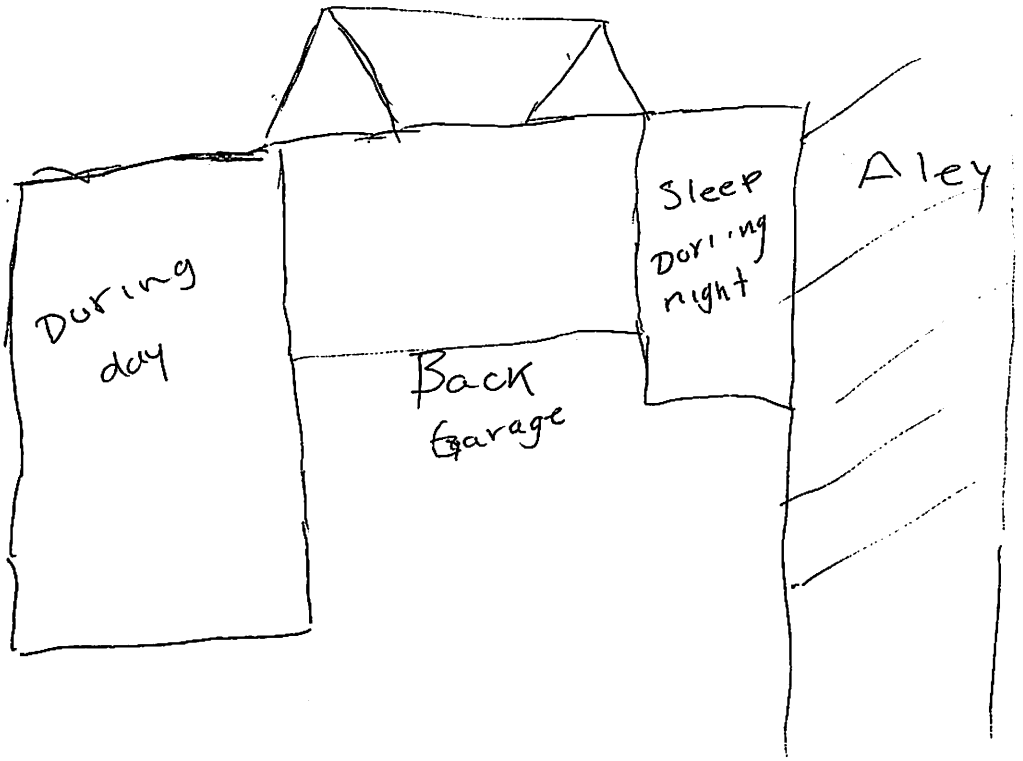
I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

_____
(signature)

_____
(signature)

_____ _____ may 26 -2026
(telephone) (date)

Sec. 6-16 of the La Crosse Municipal Code
Rev. 12/2023


During
day
Back
Garage
Sleep
During
night
Aley

License Fee: $40

Invoice No.: 208814

PAID

APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 2026 to December 31, 2026

Use Conditions:

- One property is limited to the keeping or harboring of up to eight (8) chickens.
- A person may only own, keep or harbor chickens on property be ing used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure that measures a minimum of three (3) square feet per bird, and all chickens must be kept in the covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

Heather Jacobson

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

2550 15th St. S. LaCrosse, WI 54601

PROPERTY OWNER(S):

Heather Jacobson and Gretchen Jacobson

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property ✓ ONE-FAMILY dwelling or _____ TWO-FAMILY dwelling? (Check One)

If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

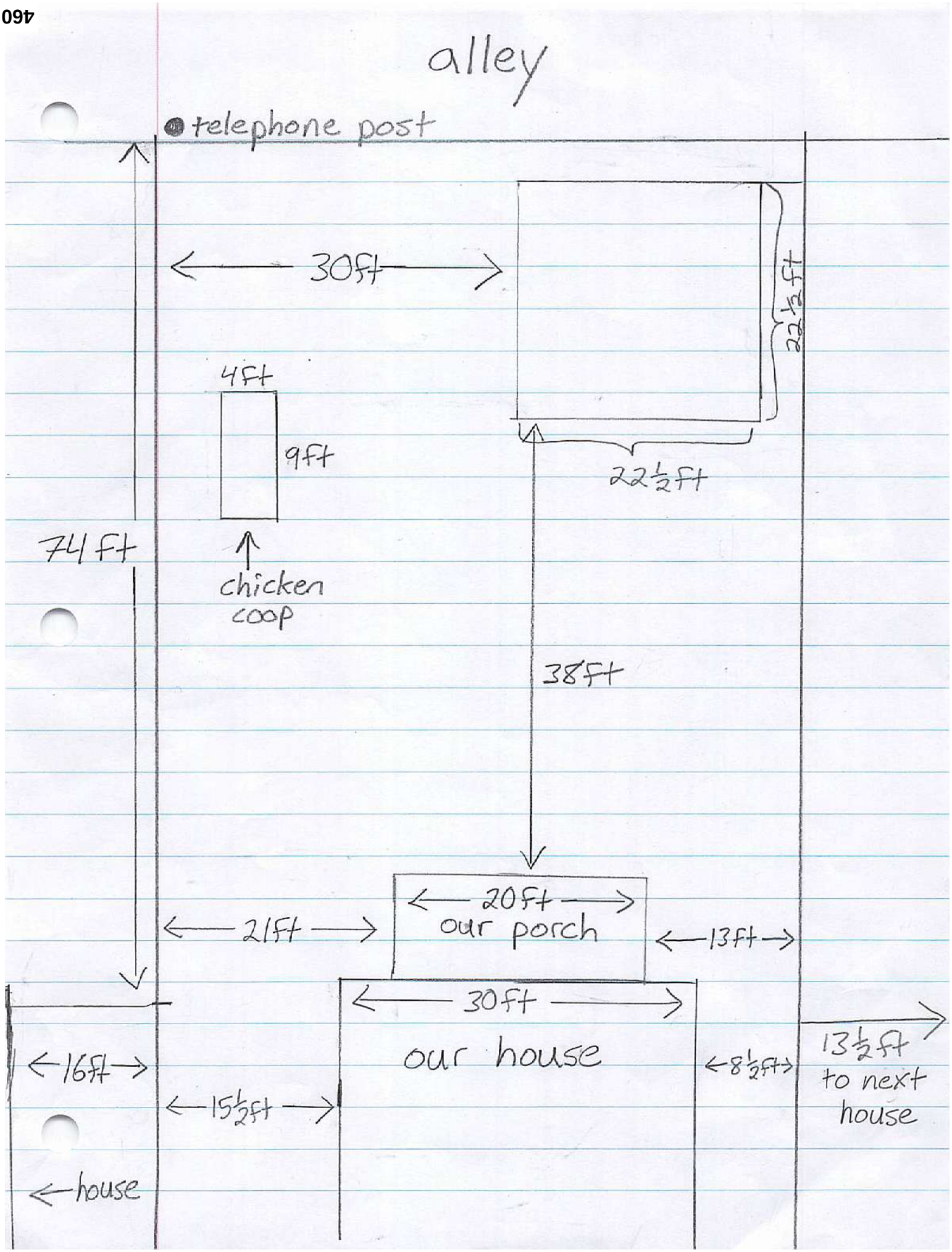
Heather Jacobson
(signature)

(signature)

[redacted]
(telephone)

6/11/2026
(date)

Sec. 6-16 of the La Crosse Municipal Code
Rev. 12/2023


alley
telephone post
30ft
22½ ft
4ft
9ft
22½ ft
74 ft
chicken coop
38ft
20ft
our porch
21ft
13ft
30ft
our house
16ft
15½ ft
8½ ft
13½ ft
to next house
house

City of La Crosse, Wisconsin

ORIGINAL ALCOHOL LICENSE APPLICATION INFORMATION SUBMITTAL

Rev. 10/2025

(Ch. 4, secs. 4-72 & 4-142)

All new applicants for an alcohol license pursuant to Chapter 4 of the La Crosse Municipal Code shall submit the following information with the original alcohol applications. Any false statement contained in such application shall automatically nullify any license issued pursuant thereto.

Applications will not be accepted until all of the information is complete and necessary documents provided.

TYPE OF LICENSE(S) REQUESTED

Class A: ☐ Beer, ☐ Liquor
Class B: ☑ Beer, ☐ Liquor
Class C: ☐ Wine

APPLICANT

Legal Business Name *(Corporation, LLC, Sole Proprietor, Partnership)*:	**Trade Name:**
The Gas Station LLC	DBA Fire Flower Hydro

Address: Street	City	State	Zip Code
115 5th Ave S.	LaCrosse	WI	54601

Telephone Number:	**Email:**	**Website:**
[redacted]		

ACTIVE USE OF LICENSE

☐ *I understand that if a license is granted, said license* ***must be activated within 90 days of being granted*** *pursuant to Municipal Code secs. 4-43 and 4-108. This means open for business with stock and equipment.*

Anticipated Date of Opening: currently operational July 10th

☐ *I understand that if a license is granted, said license shall be actively utilized pursuant to Municipal Code sec. 4-12. Actively utilized shall mean open for business with regular and consistent operating hours. If a license is not actively used throughout any 90-day period, the license shall be subject to revocation or suspension pursuant to sec. 4-82.*

☐ *I understand that* ***if there is any change to the license or licensee information****, including but not limited to change in officers/members/directors or agent or their address/phone number, change in hours of operation, etc.,* ***the City Clerk will be notified within 30 days*** *pursuant to Wis. Stat. sec. 125.04(3)(h).*

CORPORATIONS/LLCs – AGENT QUALIFICATIONS & RESPONSIBILITIES
(N/A for Sole Proprietors and Partnerships)

☐ *I understand that as an officer of the applicant corporation or member of the applicant limited liability company, the appointed alcohol license agent shall meet the requirements of Wis. Stat. Ch. 125 and, in addition, shall have resided within the State of Wisconsin continuously for 90 days prior to the date of application and shall reside within a 25-mile radius of the City limits at the time of application and at all times such individual shall be the appointed agent. Further, the appointed agent is an individual who is regularly involved in the actual conduct of the business and has full authority and control of the premises described and of the conduct of all business on the premises relative to alcohol beverages.*

BUSINESS PLAN

Type of Establishment:

☑ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store with gas pumps ☐ Convenience Store without gas pumps
☐ Other _____

Hours of Operation: 11AM – 12AM

Anticipated Number of Employees:
unkown – 5 @ present

Method for training employees in alcohol beverage laws and requirements for employees to hold a beverage operator license:

Other Business to Be Conducted on Premise:
same business as listed with Class A license

Estimated gross receipts for food and alcohol beverage sales by percentage.
(Note: Non-alcoholic drinks are classified as "Food.")

30+ % Alcohol ? % Food ? % Other

If applicable, describe "Other": New business - unknown

Estimated capacity (Class B and Class C licenses only):

Indoor 40-60 Outdoor, if applicable NA

Will there be any outdoor sales/service or consumption of alcohol? If yes, explain.
If yes, a beer garden license or outdoor dining permit is required.
NO

Will there be live entertainment (music or dancing) on premise? If yes, explain.
If yes, a cabaret license is required.
NO

Do you have off-street parking? ☐ Yes ☒ No

If yes, how many parking spaces? /

If no, how will parking be accommodated.

Provide a sketch of the floor plan showing overall dimensions, the areas of sales, consumption and storage, seating arrangements, location of coolers, and location where records are kept (invoices for purchase of alcohol).

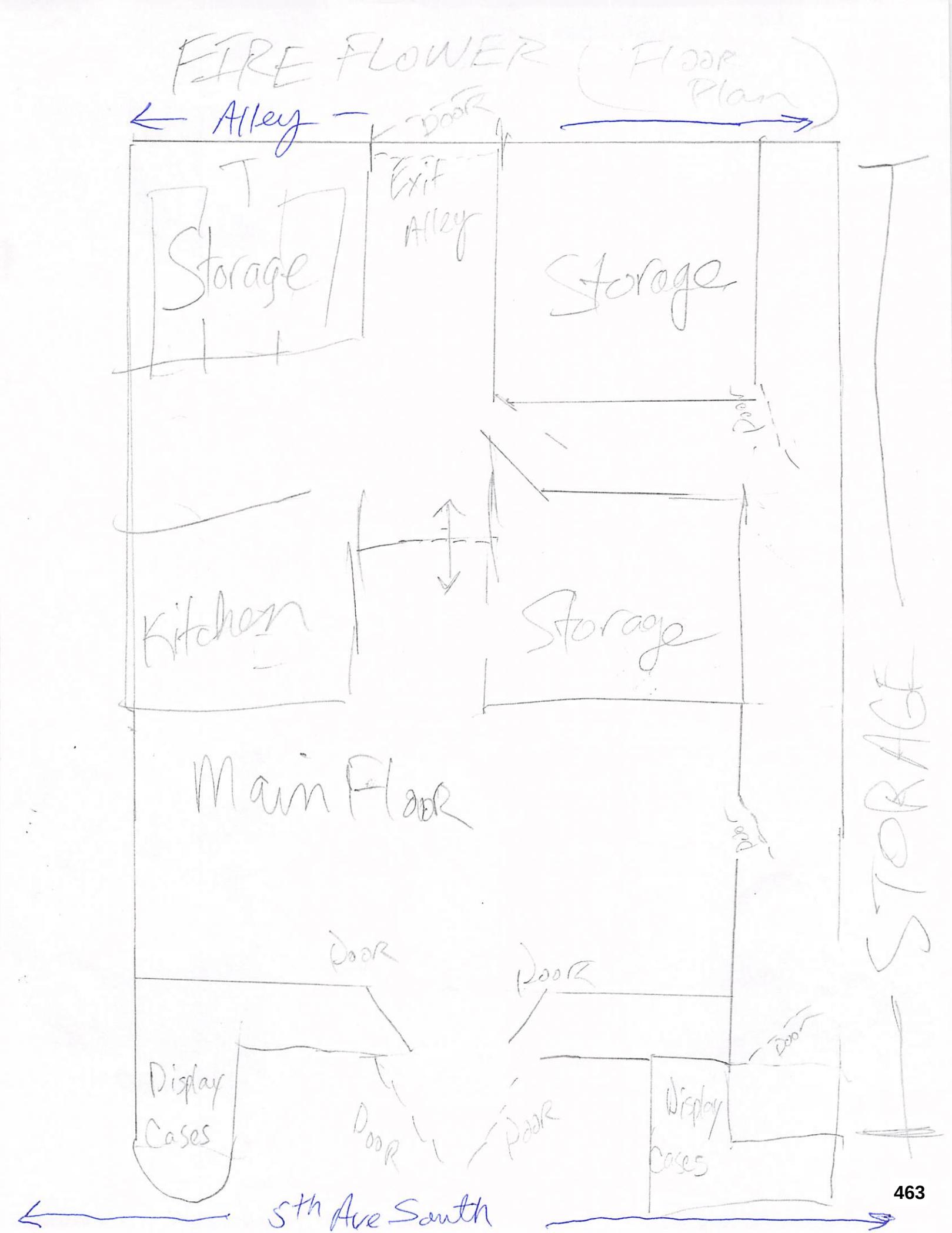
Provide a site plan showing building location, any outside areas where alcohol beverages may be sold or consumed, off-street parking, ingress and egress, and existing or proposed screening.

The information provided is true and correct to the best of my knowledge, I have reviewed the Alcohol Beverage Submittal Requirements and Information page and will comply with necessary requirements.

Signature _____ **Date** 6.15.26

FOR OFFICE USE – City Clerk's Office checklist for complete applications

- ☐ Completed applications and fee
- ☐ Surrender of previous license, if applicable
- ☐ Lease, purchase agreement, or other proof of control of premise
- ☐ Contact Information Sheet
- ☐ Articles of Incorporation
- ☐ WI Seller's Permit Certificate (copy)
- ☐ FEIN (copy)
- ☐ Floor Plan
- ☐ Site Plan
- ☐ Proof of course completion or valid operator license or on other license within last two years.
- ☐ Confirm proximity to school, church or hospital
- ☐ Confirm proximity to land zoned residential or multiple dwelling


FIRE FLOWER
Floor Plan
Alley
Door
Exit Alley
Storage
Storage
Kitchen
Storage
Main Floor
STORAGE
Door
Door
Display Cases
Door
Door
Door
Display Cases
5th Ave South

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

Application Type *(check one)*

☒ Initial (New) ☐ Renewal

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer . . . . . $ _____
- ☒ Class "B" Beer . . . . . $ _____
- ☐ "Class A" Liquor . . . . . $ _____
- ☒ Regular "Class B" Liquor $ _____
- ☐ "Class A" Liquor (cider only) $ _____
- ☐ Reserve "Class B" Liquor $ _____
- ☒ Class "C" Liquor (wine only) $ _____
- ☐ Above-Quota "Class B" Liquor . . . . . $ _____

Fees	
License Fee(s)	$
Background Check Fee	$
Publication Fee	$
Total Fees	$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship): The Gas Station LLC
2. Business Trade Name or DBA: Fire Flower Hydro
3. FEIN: 39-3994062
4. Wisconsin Seller's Permit Number: 456-1032159803-02
5. Entity Type *(check one)*: ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? . . . . . ☐ Yes ☒ No
   If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.
7. State of Organization: WI
8. Date of Organization: 4-2025
9. Wisconsin DFI Registration Number:
10. Premises Address: 155 4th Ave S.
11. City: La Crosse
12. State: WI
13. Zip Code: 54601
14. County: La Crosse
15. Governing Municipality: ☒ City ☐ Town ☐ Village of: _____
16. Aldermanic District:
17. Premises Phone: [redacted]
18. Premises Email:
19. Website:
20. Premises Description

Initial (New Applicants Only): Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Renewal Applicants Only: I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. ☒

21. Mailing Address (if different from premises address): N3663 Moos Rd
22. City: Onalaska
23. State: WI
24. Zip Code: 54650

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

   If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	

N/A

Sales: showroom

Storage: Closet southside of showroom running length of building

Records: back offices

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler? . . ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . . ☒ Yes ☐ No
5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . . ☐ Yes ☒ No
6. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . . ☐ Yes ☒ No

Part C: Individual Information

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.

☒ I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.

☒ I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.

☒ *(For corporations, limited liability companies, and nonprofit organizations only)* I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.

☒ I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

Part D: Attestation

One of the following must sign and attest to this application:

• sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Tompkins	Colleen	M

Title	Email	Phone
owner - CEO	[redacted]	[redacted]

Signature	Date
[signature]	6.15.26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued

Signature of Clerk/Deputy Clerk	Date Provisional License Issued (if applicable)

Form
AB-200AA

Alcohol Beverage License Application

Appendix A - List of Persons Involved in the Applicant Business

Application Type *(check one)*
☐ Initial (New) ☐ Renewal
License Period

Instructions

This form is required supplemental material to Form AB-200, Alcohol Beverage License Application, for new and renewal applications.

The persons holding the following titles in the applicant business and any businesses referenced in Part A, Question 6, must provide contact and personal information to determine fitness to hold an alcohol beverage license under state law:

- Sole proprietor
- All partners of a partnership
- All officers, directors, and agent of a corporation or nonprofit organization
- All members or managers, and agent of a limited liability company

Contact and personal information for persons named above must be listed in the table below and submitted with this application. Attach additional sheets if necessary.

Each person holding a title named above must submit the most accurate Form AB-100 with this application.

Corporations, nonprofit organizations, and limited liability companies must submit the most accurate Form AB-101 with this application.

*Status Definitions

New: All entries on a new application or any person added to a renewal application for the first time.

Remove: This person no longer has a relationship to the applicant business.

Update: There are changes to this person's personal or contact information, or their relationship to the applicant business.

No Change: There are no changes to this person's personal or contact information, or their relationship to the applicant business.

1. Legal Business Name (individual name if sole proprietorship): The Gas Station

2. Business Trade Name or DBA: Fuel-Lower Hydro

3. FEIN 39-3994062

Listing of Persons Involved in Applicant Business

First Name and Middle Initial	Last Name	Title/Relationship to Applicant Business	Phone Number	Email	Status*
Colleen	Tompkins	Owner	[redacted]		

AB-200AA (N. 2-26) Wisconsin Department of Revenue

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date 6-15-26

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor): The GAS STATION LLC
2. Business Trade Name or DBA: Fire Flower Hydro
3. Entity Type *(check one)*
   ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Tompkins	Colleen	M

4. Relationship to Business (Title)	5. Email	6. Phone
Owner	[redacted]	[redacted]

7. Home Address: N5663 Moos Rd [redacted]

8. City	9. State	10. Zip Code	11. Date of Birth
Onalaska	WI	54650	[redacted]

12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance

Part C: Address History

1. Do you currently live in Wisconsin? ☑ Yes ☐ No

   If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY): 06/2001

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
State	County	State	County	State	County	State	County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . . ☐ Yes ☑ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed	Was sentence completed? . . . . . ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . . ☐ Yes ☑ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
[signature]	6.15.26

Form
AB-101

Alcohol Beverage Appointment of Agent

Date 5/15/26

Agent Type *(check one)*

☐ Original (no fee) ☐ Successor ($10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
The GAS Station LLC

2. Business Trade Name or DBA
FireFlower Hydro

3. Entity Type *(check one)*
☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization *(check one)*
☐ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name: Tompkins
2. First Name: Colleen
3. M.I.: M
4. Email: [redacted]
5. Phone: [redacted]
6. Home Address: N5663 Moss Road
7. City: ~~LaCrosse~~ Onalaska
8. State: WI
9. Zip Code: 54650
10. Date of Birth: [redacted]
11. Drivers License/State ID Number: [redacted]
12. Drivers License/State ID State of Issuance: WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion. ☑ Yes ☐ No
2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☑ Yes ☐ No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions. ☑ Yes ☐ No

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Tompkins	Colleen	M

Title	Email	Phone
Owner	[redacted]	[redacted]

Signature	Date

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Last Name	First Name	M.I.
Tompkins	Colleen	M

Signature	Date
	6.15.26

Office of City Clerk

June 23, 2026

ATTN: COLLEEN TOMPKINS
THE GAS STATION LLC DBA FIRE FLOWER HYDRO
115 5TH AVE S
LA CROSSE WI 54603

Dear Colleen,

Our office is in receipt of the application for a Class "B" Beer License of The Gas Station LLC dba Fire Flower Hydro at 115 5th Ave S.

The application will be considered at the following meetings:

Judiciary & Administration Committee	**Tuesday, June 30, 2026, 6:00 p.m.** **Council Chambers, City Hall – 400 La Crosse St.**
Common Council	**Thursday, July 9, 2026, 6:00 p.m.** **Council Chambers, City Hall – 400 La Crosse St.**

It is recommended that someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is generally not allowed at the Council meeting although there may be questions of Council Members. The applications will appear as part of the Various Licenses agenda item, which is a grouping of all of the licenses submitted for approval for April (File # 26-0519).

Attendance is allowed either in person or virtually. I will also be sending you an email with the dates listed above and the Zoom link for the J&A meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig

Sondra Craig, Deputy Clerk
craigs@cityoflacrosse.org
608-789-7549

cc: Colleen Tompkins, COLLEENTOMPKINS35@GMAIL.COM

NOTICE OF APPLICATION FOR CLASS "B" BEER LICENSE IN THE CITY OF LA CROSSE

This is to notify you that the following business has applied for a **Combination Class "B" Beer & Liquor** license. Pursuant to sec. 4-145 of the Municipal Code, no Class "B" license shall be granted for premises located within 100 feet of lands zoned residential or multiple dwelling without property owners receiving notification.

The Gas Station LLC dba Fire Flower Hydro
at 115 5th Ave S Ste B102, La Crosse, WI 54601

This application will be considered at the following meetings which are held in the Council Chambers of La Crosse City Hall, 400 La Crosse Street:

Judiciary and Administration Committee – Tuesday, June 30, 2026 at 6:00 p.m.
Common Council – Thursday, June 9, 2026 at 6:00 p.m.

If you wish to attend and participate in the meetings virtually, you can join typing this address in a web browser:
https://us06web.zoom.us/j/83473183380?pwd=SE55WWRKL2V2alhncW5VM3RLWGYrdz09
Meeting ID: 83473183380
Passcode: CC2026
Call in (audio only): +1 312 626 6799

Or you can view the meeting (no participation) by visiting the Legislative Information Center Meetings calendar (https://cityoflacrosse.legistar.com/Calendar.aspx) - find the scheduled meeting and click on the "In Progress" video link to the far right in the meeting list.

Written comments may be submitted to the City Clerk's Office by emailing cityclerk@cityoflacrosse.org, by delivery or mail to City Clerk, 400 La Crosse Street, La Crosse WI 54601 or by deposit in the green drop box on the north side of City Hall.

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 26th day of June 2026.

Alicia Smithburg
Assistant Clerk

THE GAS STATION LLC
N5663 MOOS RD
ONALASKA, WI 54650

Tax Parcel Number	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-40380-970	PHILLIP JAMES ADDIS	500 MAIN ST STE 101-103	504 MAIN ST	LA CROSSE, WI 54601
17-40380-980	PHILLIP JAMES ADDIS	500 MAIN ST STE 201-202	504 MAIN ST	LA CROSSE, WI 54601
17-40380-990	PAMELA COX-OTTO, FRED OTTO	500 MAIN ST STE 301-302	500 MAIN ST	LA CROSSE, WI 54601
17-40381-10	WIN-WIN HOMES LLC	109-113 5TH AVE S	1400 PINE ST	LA CROSSE, WI 54601
	CITY OF LA CROSSE	400 LA CROSSE ST	400 LA CROSSE ST	LA CROSSE, WI 54601
	THE GAS STATION LLC	115 5TH AVE S STE B102	N5663 MOOS RD	ONALASKA, WI 54650

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0530

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution designating concessionaire for the La Crosse Regional Airport along with authorization to apply for "Class B" Intoxicating Liquor Permit.

RESOLUTION

WHEREAS, Tailwind Hospitality, Inc. (parent company) / Oakwells Commuter Rail LLC DBA Arrowhead Taphouse, currently operates a gift shop and restaurant in the terminal building of the La Crosse Regional Airport, 2850 Airport Road; and

WHEREAS, said operation contains provisions to sell alcoholic beverages; and

WHEREAS, it is required that the operator be designated as the concessionaire to be issued a retail “Class B” intoxicating liquor permit for use on the premises of the La Crosse Regional Airport.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby designates Tailwind Hospitality, Inc. (parent company) / Oakwells Commuter Rail LLC DBA Arrowhead Taphouse, as the concessionaire for the La Crosse Regional Airport in regard to the Class “B” Beer License.

BE IT FURTHER RESOLVED that the concessionaire is hereby authorized to make application to the Department of Revenue of the State of Wisconsin for issuance of a retail “Class B” intoxicating liquor permit for use on the La Crosse Regional Airport premises.

BE IT FURTHER RESOLVED that the City Clerk and Airport Director are hereby authorized and directed to take all necessary steps to implement this resolution.

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: 26-0530

Caption: Resolution designating concessionaire for the La Crosse Regional Airport along with authorization to apply for "Class B" Intoxicating Liquor Permit

Staff/Department Responsible for Legislation

Airport

Requestor of Legislation

Lauren Koss

Location, if applicable

La Crosse Regional Airport

Summary/Purpose

This resolution is an annual action required for the La Crosse Regional Airport restaurant operator, Tailwind Hospitality, Inc, to attain its license to sell alcohol.

Background

In 2014, Tailwind Hospitality, Inc (formerly Oakwells Commuter Rail, LLC), doing business as Arrowhead Taphouse entered into an agreement to operate the restaurant and gift shop in the terminal at the La Crosse Regional Airport. The sale of alcoholic beverages is allowed under the agreement. In order for the operator to receive a license to sell alcoholic beverages, the City must designate them a concessionaire.

Fiscal Impact

Not approving this item would negatively effect overall fiscal performance of the airport.

Staff Recommendation

Staff recommends approval of this item.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0621

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution approving a collective bargaining agreement between the City of La Crosse and the La Crosse Professional Police Non-Supervisory Association, Local #26 for January 1, 2027, to December 31, 2029.

RESOLUTION

WHEREAS, the collective bargaining agreement between the City of La Crosse and the La Crosse Professional Non-Supervisory Association, Local #26, will expire on December 31, 2026; and

WHEREAS, the parties have reached a tentative agreement on a successor agreement for calendar years 2027 through 2029 within the parameters established by the Finance & Personnel Committee; and

NOW, THEREFORE BE IT FURTHER RESOLVED by the Common Council of the City of La Crosse that the tentative agreement between the La Crosse Professional Police Non-Supervisory Association, Local #26, and the City of La Crosse is hereby approved and ratified.

BE IT FURTHER RESOLVED that the Chief of Police, the Director of Human Resources, and the Director of Finance are hereby authorized to take all necessary steps to implement the agreement.

LA CROSSE
POLICE DEPARTMENT
LEAD. PARTNER. PROTECT.

2027-2029
AGREEMENT
BETWEEN THE

CITY OF LA CROSSE

AND THE

LA CROSSE PROFESSIONAL POLICE NON-SUPERVISORS ASSOCIATION

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PREAMBLE

This agreement entered into by and between the City of La Crosse, through its City Bargaining Committee, the Finance and Personnel Committee, acting pursuant to a resolution of the City Council of the City of La Crosse, authorizing them to enter into this agreement. The City of La Crosse hereinafter shall be referred to as the "City" and the La Crosse Professional Police Officer's Association hereinafter shall be referred to as the "Association."

WHEREAS, it is the mutual intent of the parties that the La Crosse Police Department be operated under conditions that promote efficiency, safety, cleanliness, proper care of equipment and property, and

WHEREAS, it is the intent and purpose of this Agreement to assure a sound and harmonious working relationship between the parties hereto, to provide an orderly and peaceful means of resolving any misunderstandings or differences which may arise, and to set forth herein basic and full agreements between the parties concerning rates of pay, wages, hours and other terms and conditions of employment, and

WHEREAS, there shall be no individual arrangement contrary to the terms herein provided, and

WHEREAS, either party hereto shall be entitled to require a specific performance of the provisions of this Agreement, and

WHEREAS, it is understood that the City and the employees covered by this agreement are engaged in furnishing essential public services which vitally affect the health, safety, comfort and general well being of the public and both parties hereto recognize the need for continuous and reliable service to the public.

NOW, THEREFORE, the parties have reached this agreement.

ARTICLE I - RECOGNITION

The City recognizes the Association as the exclusive bargaining agent with respect to wages, hours and conditions of employment for all regular full time sworn police officers excluding sergeants, lieutenants, captains, Assistant Police Chief and the Chief of Police.

ARTICLE II - NON-DISCRIMINATION

The Association and the City agree that there shall be no discrimination by the City or the Association against any employee covered by this agreement because of race, color, religion, national origin, sex, or membership in the Association.

ARTICLE III - GRIEVANCE PROCEDURE

A. Definition. A grievance is defined as a matter involving the interpretation, applications or enforcement of this contract. It is mutually agreed that grievances shall be resolved as expeditiously as possible.

B. Time Limits. All grievances shall be initiated within twenty (20) days of the incident or when the employee and/or union had actual knowledge of the incident. It is understood that all time limits of the grievance procedure shall exclude Saturdays, Sundays and Holidays as defined in this agreement. Any grievance not reported or filed within the above-specified time limit shall be invalid. The parties may mutually agree in writing to waive any time limits of the grievance procedure. All written grievances shall be signed by the grievant and the Association President, or a designated representative of the Association, and shall be processed on the grievance forms as agreed to by the parties. If an employee has a grievance, he/she shall follow the procedure outlined below:

C. Procedure

Step #1. Within the time limit specified above, the grievance shall be discussed with the Shift Commander or his/her designee. The Shift Commander or his/her designee shall respond to the grievance within ten (10) days. If the grievance is not settled, it may be moved to the next step.

Step #2. Within ten (10) days of the response of the Shift Commander or his/her designee or when the response was due, the grievance shall be reduced to written form and presented to the Shift Commander or his/her designee. The grievant and the President of the Association or a designated representative of the association shall sign the grievance. The Shift Commander or his/her designee shall respond within ten (10) days of the receipt of the written grievance. If the grievance is not settled, it may be moved to the next step.

Step #3. Within ten (10) days after receipt of the response of the Shift Commander or his/her designee or when the response was due, the Association President or a designated representative of the Association shall forward the grievance to the Chief of Police. The Chief of Police in conjunction with the Director of Human Resources, shall respond to the grievance in writing within ten (10) days.

Step #4. FINAL AND BINDING ARBITRATION

Within ten (10) days after receipt of the Step #3 response, or when the response was due and the grievance remains unsettled, it may be moved to arbitration. The Association President or the designated representative of the Association may make a written request to the Wisconsin Employment Relations Commission for an appointment of a member of the staff to be the arbitrator. A copy of the request shall be delivered to the Chief of Police and the Director of Human Resources.

D. Arbitration Expenses. The parties shall equally share the expenses of the arbitrator and the court reporter, provided that each party requests a copy of the transcript.

E. Limitations on the Arbitrator. It is agreed that the decision or award of the arbitrator shall be final and binding upon the parties. The authority of the arbitrator shall be limited to determining questions arising under this agreement. The arbitrator shall have no authority to modify or change any of the terms of this agreement or to change existing wage rates or to establish a new wage rate. Each party shall bear the expense of preparing and presenting its own case, including its own attorney's fees and witness fees. The grievance procedure set forth herein shall be the exclusive remedy for any complaint of an employee or the Association as to any matter involving the interpretation or application of this agreement.

F. Union Representation. At any step of the grievance procedure, employees shall be represented by a member of the grievance committee and/or a designated representative of the Association.

G. Exclusive Procedure. All grievances originating in the Police Department shall be handled in the manner outlined above, and no deviation therefrom will be permitted. Specifically, employees are prohibited from presenting such grievances, formally or informally, to officers of the City of La Crosse not included in this procedure.

ARTICLE IV - MEDICAL BENEFIT PLAN

Full-time employees are eligible to participate in the City's Medical Benefit Plan and receive the level of benefits as described in the attached Schedule of Benefits.

A. Employee's Medical Benefit Plan Contributions

Active employee's monthly contributions shall be through payroll deductions. Employee contributions will be deducted from the first two paychecks of the month for the current month's coverage. An option to pay with pre-tax dollars will be provided under the City's IRS Section #125 Plan.

Effective January 1, 2027, the employee's monthly contribution shall be 16% of the 2027 monthly premium equivalent rate. Employees who are fully participating in the Health Risk Assessment as described below shall have a contribution rate of 12.6% of the 2027 monthly premium equivalent rate.

Effective January 1, 2028, the employee's monthly contribution shall be 16% of the 2028 monthly premium equivalent rate. Employees who are fully participating in the Health Risk Assessment as described below shall have a contribution rate of 12.6% of the 2028 monthly premium equivalent rate.

Effective January 1, 2029, the employee's monthly contribution shall be 16% of the 2029 monthly premium equivalent rate. Employees who are fully participating in the Health Risk Assessment as described below shall have a contribution rate of 12.6% of the 2029 monthly premium equivalent rate.

B. **Health Risk Assessment**

The City may offer an annual health risk assessment ("screening") on a voluntary basis, one-time per calendar year for active and retired employees and spouses enrolled in the City Medical Benefit Plan. Should the Police department administration opt to offer a different health risk assessment than that coordinated by the Human Resources department, employees are not eligible to participate in both screenings. The employee shall choose which screening they want to voluntarily participate in.

Employees who become covered under the City Medical Benefit Plan after the regular program testing start time shall be granted the related participation incentive prospectively until a subsequent testing is offered by the City provided that such covered employees then complete the participation requirements above.

C. **Network**

The City retains the right to select the Network(s) **.**

D. Monthly Rate Contributions for Retirees or Surviving Spouse & Dependents

Monthly contributions are required to be received by the City in advance of coverage becoming and/or remaining in effect. Such contributions are due by the tenth (10^{th}) of the preceding month for the next month's coverage.

E. Medicare Carve-Out –For Disability, Effective January 1, 2008

1. All Current Employees: Any employee that retires in the future due to disability and meets the eligibility requirements to maintain City medical benefit plan coverage and who is eligible for Medicare due to their disability is required to apply for Parts A (Hospital) and B (Medical) of Medicare coverage. If the employee/retiree fails to apply for such coverage within 31 days of meeting the Federal eligibility requirements, then benefits under the City plan will be offset for any benefits which would have been payable under Medicare Parts A and B had such person made a timely enrollment for Medicare.

2. All Retirees and Spouses: Any retiree, spouse of a retiree or surviving spouse (as of 1/1/08) that meet the eligibility requirements to maintain City medical benefit plan coverage and who are eligible for Medicare Parts A and B due to a disability are required to apply for Parts A and B of Medicare Coverage at their first enrollment opportunity. If the retiree, younger spouse of a retiree or surviving spouse fail to apply for Medicare Parts A and B at their first enrollment opportunity following notice of this requirement from the City, the benefits under the City plan will be offset for any benefits which would have been payable under Medicare Parts A and B had such person made a timely enrollment for Medicare as described in this paragraph. (Note that this provision does not apply to younger spouses that elect continued coverage following the retired person's age off the City plan.).

F. Retiree Medical Benefit Plan Coverage - Normal Service

1. For Incumbents employed prior to July 1, 2013

Covered retirees shall pay the same monthly rate contributions as are in effect for active employees as modified from time to time through collective bargaining. The term "retirement" shall mean that the employee is eligible for and is actually receiving a normal unreduced service retirement annuity or age 53. Years of

service for retiree medical benefit plan eligibility is not negotiable, and is defined in the Medical Benefit Plan Master Plan Document

G. **Retiree Medical Benefit Plan - Duty Disability Pension**

Covered retirees shall pay the same monthly rate contributions as is in effect for active employees as modified from time to time through collective bargaining.

H. **Retiree Medical Benefit Plan Non Duty Disability Pension**

Eligible employees who are participants in the City's Medical Benefit Plan who retire and receive a non-duty disability pension shall receive the same contributions as is in effect for active employees. Years of service for retiree medical benefit plan eligibility is not negotiable, and is defined in the Medical Benefit Plan Master Plan Document

I. **Retiree Medical Benefit Plan - Long Term Disability Insurance (LTDI)**

Effective January 1, 2002, full time eligible employees who are participants in the City's medical benefit plan and who qualify and receive Wisconsin Retirement System (WRS) Long Term Disability Insurance shall receive the same contribution rates as is in effect for active employees. Years of service for retiree medical benefit plan eligibility is not negotiable, and is defined in the Medical Benefit Plan Master Plan Document.

J. **City's Right to Select Vendors/Self Insure**

The City shall have the right to select the plan vendors and/or to self-insure the plan.

K. **Coverage for New Employees**

Newly hired full time employees shall be eligible to participate in the City's medical benefit plan referred to herein on the first of the month following one (1) full calendar month of employment.

L. **Coverage for Spouse & Dependents of Eligible Employees/Retirees that Die**

Effective January 1, 1985, the spouse or eligible dependents of a covered employee/retiree who dies before the employee/retiree becomes eligible for Medicare, shall be eligible to continue to participate in the City's medical benefit plan. The spouse or eligible dependents of such employee/retiree shall pay the same monthly contributions as are in effect for active employees as modified from time to time through collective bargaining until the spouse becomes eligible for Medicare or remarries.

Same Plan - Same Benefits

It is understood by the parties that the spouse and dependents of eligible employees shall receive the same plan design as active employees.

M. **Internal Revenue Service Section #125 Plan**

Employees may participate in an Internal Revenue Service Section #125 salary reduction reimbursement plan. The City agrees to credit and pay for the "protective with Social Security" pension costs on the salary that is put into the Section #125 Plan. This payment does not include any F.I.C.A. payments to Social Security. All employee medical benefit plan contributions due the plan may be taken as a pre-tax deduction from employee's paychecks when participating in the IRS Section #125 Plan.

N. **Health Savings Account ("HSA")**

Eligible employees may elect to make voluntary contributions to a Health Savings Account through pre-tax payroll deductions. The employer will facilitate these

contributions through payroll deduction and allow changes to election amounts throughout the calendar year, as permitted by IRS guidelines. Employees must be enrolled in an eligible High-Deductible Health Plan to make Health Savings Account contributions.

O. Medical Benefit Plan Coverage While on Income Continuation Insurance

Full time employees who are participants in the City's medical benefit plan and are receiving the Income Continuation Insurance (ICI) benefit as identified in Article 6 shall receive the same medical benefit plan contribution rates as in effect for active employees. Years of service for medical benefit plan coverage while on income continuation insurance is not negotiable, and is defined in the Medical Benefit Plan Master Plan Document.

P. **Dental Insurance**

The City agrees to offer a voluntary dental benefit plan to all bargaining unit employees. Participation is voluntary. Union members will be offered the same voluntary dental plan, eligibility criteria, and premiums as the non-represented employees. Premiums shall be paid through payroll deductions.

The City has the right to select the dental insurance vendor, whether or not to self-insure the plan and network(s). Offering a voluntary dental insurance plan is at the discretion of the Employee Benefit Trust Fund and, ultimately with the approval from Common Council.

ARTICLE V - LIFE INSURANCE

A. Benefits: The level of benefits in effect as of January 1, 1992 shall be maintained.

B. Eligibility: Employees become eligible for life insurance on the first day of the first month on or after date of hire.

C. Coverage's Available: Employees may select insurance for themselves and their spouse and dependents as follows:

1. Basic. This plan provides term insurance to each eligible Wisconsin Retirement System participant. The amount of insurance in force for the employee is equal to the amount of earnings reported to the WRS in the previous calendar year rounded up to the next higher thousand.

2. Additional. This plan is available to individuals covered by the Basic Plan. The Additional Plan is only available at one hundred percent (100%) of the employee's previous calendar year earnings reported to the WRS, rounded to the next higher thousand. Additional coverage for retired employees ceases at age 65. For working employees, Additional Plan coverage continues past age 65, until retirement or age 70, whichever comes first.

3. Spouse and Dependent. This plan, available to individuals covered by the Basic Plan, provides term insurance for an employee's lawful spouse and/or dependents.
   (a) Schedule I. The spouse is insured for $10,000; dependents are insured for $5,000 each.

(b) Schedule II. This allows the employee to increase coverage for his/her spouse to $20,000, and $10,000 for each dependent. In the event of the spouses/dependent's death, the employee is the beneficiary. Where both parents have coverage on a dependent, a death benefit will be paid for each coverage.

4. Supplemental

Supplemental life insurance is available to individuals covered by the Basic Plan. The amount of supplemental insurance is only available at one hundred percent (100%) of the employee's previous calendar year earnings reported to the WRS, rounded to the next higher thousand. Supplemental coverage for retired employees ceases at age 65. For working employees, Supplemental coverage continues past 65, until retirement or age 70, whichever comes first.

D. Cost of Insurance. All employees who are eligible and elect to participate in the Basic group life insurance program shall pay one (1) cent per thousand per month for each thousand dollars worth of coverage for which they are eligible by reason of eligible earnings. The City shall contribute the balance.

Employees who elect Additional, Supplemental and/or Spouse and Dependent coverages shall pay the complete premium for such insurance.

E. Coverage for Eligible Retirees at Age 66. Basic life insurance coverage for eligible retirees who retire after the effective dates (established in accordance with State Statute #40.03 (6)(b) and applicable State of Wisconsin Employee Trust Fund rules and regulations) shall remain at fifty percent (50%) at age 66.

F. Administration. The life insurance benefits described above shall be administered in accordance with State Statute 40.03(6)(b) and applicable State of Wisconsin, Employee Trust Fund rules and regulations as amended from time to time.

G. Change of Carrier. The City may select the carrier for the life insurance program and change carriers from time to time, provided that the level of benefits are equal to or greater than the level of benefits in effect on January 1, 1992

ARTICLE VI - INCOME CONTINUATION INSURANCE

A. Benefits. The City will continue the present income continuation insurance program as provided by the State of Wisconsin, Employee Trust Fund.

B. Cost of Insurance. The City's premium contribution shall be limited to the Employer's share of the cost as authorized by Wisconsin State Statue 40.61.

C. Change of Carrier/Self Insurance. The City reserves the right to select the carrier and/or to self insure the present level of benefits.

ARTICLE VII - SICK LEAVE

A. All employees shall accumulate one (1) day of sick leave which shall be credited to them for each month of employment commencing with the first month of employment. The sick leave credits shall be cumulative to a maximum of 120 days. A month of employment shall mean a month in which the employee receives pay from the City for 40 hours in the previous month. For purposes of this article a "day" for sick leave accrual shall mean eight (8) hours.

B. The accumulated sick leave may be used for any bona fide illness or injury excepting those compensated for under the Wisconsin Worker's Compensation Act. Except as to injuries or illnesses incurred by employees engaged in any outside employment or business while so engaged in such outside employment or business.

C. Probationary employees shall be authorized sick leave after six (6) months of service, such allowances to be limited to the six (6) days (48 hours) earned in accordance with the provisions of this section. For each additional month of service, one (1) additional day of sick leave shall be allowed probationary employees

D. All sickness or injuries of over three (3) consecutive days duration must be verified by a physician's certificate (i.e., three twelve hour shifts is 36 hours, three 8.4 hour shifts is 25.2 hours). The City reserves the right of reasonable independent medical examination at City's expense. Such medical examination shall be at the request of the Department Head.

   If the employee did not meet "adequate" attendance standards the previous year they would be required to provide a physician's certificate for all sickness or injuries of more than two (2) consecutive days duration.

E. Sick leave pay shall be based on the rate of pay of an employee's classification.

F. Sick leave may accumulate to a maximum of one hundred and thirty-two (132) days. Any unused sick days over the 120 day cap, to a maximum of one hundred and thirty-two (132) days, will be paid out to the employee on the first pay period of January at a rate of fifty (50%) percent of the unused sick accumulation. When the employee reaches the one hundred and twenty (120) day cap and receives fifty percent (50%) pay for up to the one hundred and thirty-two (132) day maximum, the employee will revert back to the cap of one hundred and twenty (120) days as of the first of January. As a result, if an employee maintains the cap of one hundred and twenty (120) days and goes the entire year without using any sick days the same employee will receive six (6) days payout the first pay period of January. The parties agree to evaluate the results of this program at the end of each calendar year. Upon retirement, any eligible sick leave payout over cap shall be paid to the employee (not to the Retirement Health Savings Plan).

   In reference to paragraph F above, 132 days shall mean 1056 hours; 120 day cap shall mean 960 hours; six days shall mean 48 hours.

G. Personal Business: Employees may use up to four (4) days (at the conversion rate below) of accumulated sick leave credits for personal business provided, however, that employees shall notify their supervisor at least twenty-four (24) hours prior to the time off requested. Use of personal business shall be deducted from sick leave accumulation.

Employees who have not accumulated sick leave shall not be entitled to such time off.

Requests for personal business days is subject to "adequate" attendance standards in the previous year. An employee who does not have "adequate" attendance rating (as defined in the attendance policy) from the previous year would not be allowed to use personal business days in the succeeding year, and any such requests would be denied.

Conversion of Personal Business Time: Four (4) days x 8.4-hour shift= 33.6 hours
Conversion of Personal Business Time: Four (4) days x 10-hour shift = 40 hours
Conversion of Personal Business Time: Four (4) days x 10.5-hour shift = 42 hours
Conversion of Personal Business Time: Four (4) days x 12-hour shift = 48 hours

For non-probationary employees, the conversion rate will be based on whichever schedule the employee is assigned to as of January 1 of each calendar year.

For probationary employees, the conversion rate will be based on whichever schedule the employee is assigned at the completion of their field training and receive a permanent shift assignment.

H. Family Care Days: employees may use up to three (3) days of accumulated sick leave credits to care for the employee's parent, legal spouse, or child (biological, adopted, foster, or stepchild) due to illness, injury, medical/dental appointment or in the event of an unexpected closure of school (i.e. snow day, etc.) or daycare facility. Parents in the preceding sentence shall be interpreted as parents/stepparents or the employee and/or their legal spouse. Use of sick leave for family care shall be deducted from sick leave accumulation. Employees who have not accumulated sick leave will not be entitled to such time off. For purposes of this article, a "day" shall mean the equivalent number of hours as the employee's assigned shift assignment.

I. Catastrophic Leave: Upon accruing the maximum sick leave accrual, an employee shall continue to accrue sick leave for a "catastrophic leave bank" to be used for the FMLA qualifying serious health condition of the employee, employee's spouse or dependent for which a physician has certified that the duration of the medical condition is expected to be more than 30 continuous calendar days. Catastrophic leave is only available after all accrued sick leave and vacation days have been exhausted, and the employee must have met the "adequate attendance standards in the previous twelve (12) months. A request for use of catastrophic leave must be approved by the Director of Human Resources. Sick leave for the employee's catastrophic leave bank shall be accrued at the same rate as defined above, and shall only accrue when the employee's sick leave accrual is at maximum accrual. The catastrophic leave bank will be capped at 480 hours, and is not eligible for payout at retirement.

J. Retirement payout: At the retirement of an employee who was hired prior to July 1, 2013, the City will make a lump sum payment into the retiring employee's Retirement Health Savings Plan equal to fifty two percent (52%) of the shift day amount of accrued but unused sick leave on record at the time of retirement.

At the retirement of an employee who was hired on or after July 1, 2013, the City will make a lump sum payment into the retiring employee's Retirement Health Savings Plan equal to one hundred percent (100%) of the shift day amount of accrued but unused sick leave on record at the time of retirement.

Retirement, for the purpose of this section, shall mean that an employee is eligible for and has filed to receive an immediate retirement annuity with the Wisconsin Retirement System. In addition, to receive sick leave payout employees hired prior to July 1, 2013 must have met the years of service requirement as defined in the Medical Benefit Plan Master Plan Document.

Employees hired prior to July 1, 2013, may, after meeting the years of service requirement, retire prior to age 53 and receive the sick leave payout however retiring prior to age 53 would disqualify the employee from receiving retiree medical benefit plan. Employees hired on or after July 1, 2013 must be at least 50 and have 20 years of full-time continuous service with the City. The sick leave payout for retirement would be 52%.

Effective January 1, 2016: If an employee hired prior to July 1, 2013 "retires" (as defined above), at age 53 or over, or by special early retirement program, and waives their eligibility for retiree medical benefit plan upon/before retirement, and a minimum of 3 years prior to eligibility for Medicare, the sick leave payout to the Employees Retirement Health Savings Plan would be at 100%. Once waived the retiree is not eligible for future enrollment in the City's medical benefit plan.

Death Benefit: In the event of the death of a current employee, the City will make a lump sum payment to the deceased employee's estate equal to forty-five percent (45%) of the shift day amount of accrued but unused sick leave on record at the time of death. In the event of the line of duty death of a current employee, the City will make a lump sum payment to the deceased employee's estate equal to one hundred percent (100%) of the shift day amount of accrued but unused sick leave on the record at the time of death.

ARTICLE VIII - FUNERAL LEAVE

Benefit. In the event of a death in the employee's "Priority Family", "Immediate Family" or "Other Relative", the employee shall be allowed scheduled time off without loss of pay or sick leave credits. No paid funeral leave will be allowed if the employee is on vacation, sick leave for illness, lay-offs, or any other paid or unpaid leave of absence. The conversion of Funeral leave shall be day for a day in accordance with Article VIII of the LPPNSA agreement. Officers working 12 hour day will be treated the same as those working an 8 or 10 hour day.

A. Priority Family: Priority family shall be defined as the "employee's" parent, legal spouse, or child (biological, adopted, foster or step-child). Parents in the preceding sentence shall be interpreted as parents/step-parents of the employee and/or their legal spouse. Bereavement leave for a priority family member shall be six (6) days, however shall not exceed 48 hours. Funeral leave for a priority family member shall be used from the date of death through two (2) weeks from date of death. An exception to the 2 week timeframe may be made through approval of the Chief of Police and the Director of Human Resources.

B. Immediate Family: Immediate family shall be defined as the employee's, or the employee's legal spouse's grandparent, grandchild, brother, step-brother, sister, step-sister, son-in-law, or daughter-in-law. Bereavement leave for immediate family shall be used from the date of death up to and including the day after the funeral, but not to exceed three (3) work days (as scheduled), calculated at the employee's regular rate of pay including compensation for shift assignment.

C. Other Relatives: Other relatives shall be defined as the employee's niece, nephew, brother-in-law, or sister-in-law and aunt or uncle of the employee. Employees shall be allowed one (1) day off without loss of pay or sick leave credits on the day of the funeral.

D. Pallbearer: Employees who serve as a pallbearer for any person shall be allowed one (1) day off without loss of pay or sick leave on the day of the funeral.

ARTICLE IX - WAGE AND SALARY SCHEDULE

A. Wage Adjustments. The salaries of employees are contained on the attached wage schedules and made part of this agreement as follows:

Schedule "A" represents a four percent (4%) wage increase effective January 1, 2027.

Schedule "B" represents a one percent (1%) wage increase effective April 7, 2028.

Schedule "C" represents a three percent (3%) wage increase effective October 8, 2028.

Schedule "D" represent a three percent (3%) wage increase effective January 14. 2029.

Effective June 1, 2008 direct deposit of paychecks shall be a mandatory condition of employment.

B. Computation of Longevity for Patrol Officer. Longevity shall be included in Salary Schedules A, B, and C computed as follows:

1. At Step E, the hourly rate shall be three percent (3%) higher than Step D. Step E is effective following seven (7) years of service.

2. At Step F, the hourly rate shall be six percent (6%) higher than Step D. Step F is effective following ten (10) years of service.

3. At Step G, the hourly rate shall be nine percent (9%) higher than Step D. Step G is effective following fifteen (15) years of service.

4. At Step H, the hourly rate shall be twelve percent (12%) higher than Step D. Step H is effective following twenty (20) years of service.

5. At Step I, the hourly rate shall be fifteen percent (15%) higher than Step D. Step I is effective following twenty-five (25) years of service.

Computation of Longevity for Police Investigators. Longevity shall be included in Salary Schedules A, B and C computed as follows:

1. At Step B, the hourly rate shall be three percent (3%) higher than Step A. Step B is effective following seven (7) years of service.

2. At Step C, the hourly rate shall be six percent (6%) higher than Step A. Step C is

effective following ten (10) years of service.

3. At Step D, the hourly rate shall be nine percent (9%) higher than Step A. Step D is effective following fifteen (15) years of service.

4. At Step E, the hourly rate shall be twelve percent (12%) higher than Step A. Step E is effective following twenty (20) years of service.

5. At Step F, the hourly rate shall be fifteen percent (15%) higher than Step A. Step F is effective following twenty-five (25) years of service.

C. Special Payments: The City agrees to compensate employees an additional ten dollars ($10.00) per month for Range/Firearms or Defensive Tactics (formerly DAAT) Instructors. An employee who serves as both a Range/Firearms Instructor and a Defensive Tactics Instructor shall only be compensated a total of ten dollars ($10) per month.

Members assigned to the Emergency Response Team shall be compensated twenty-five dollars ($25.00) per month.

An employee so certified shall be limited to two (2) certification payments per month.

D. Field Training Officer Assignments: Employees assigned to the restructured FTO program shall be paid one (1) hour of overtime for serving as a Field Training Officer (FTO) for each full shift that they actually perform FTO duties. If an employee serves as an FTO for less than a full shift, such payment is pro-rated, i.e. he/she shall receive one half (1/2) hour of overtime when serving for four (4) hours, etc. If an FTO's shift is extended beyond the normal work schedule no additional compensation shall be due under this provision for the first sixty (60) minutes of overtime. If an employee serves as an FTO for 12 hours, he/she shall receive 1.5 hours of overtime.

E. Transfer Review Board For Special Payments/FTO Assignments

Purpose & Policy.
This procedure establishes guidelines for convening the review board for instances when an officer requests his/her removal reviewed. This board will hear cases when an officer has been removed from paid assignments such as FTO, ERT, Range/Firearm Instructor, etc.

Procedure
Establishment of Review Board

1. All parties agree that the Chief of Police has the authority to remove an officer from active status (no longer paid premium).

2. If the "removed" officer feels that he/she was removed without just cause, the officer shall submit a memo within ten (10) calendar days of the date of removal to the Chief requesting that the Transfer Review Board review the removal. The Transfer Review Board will consist of:
   a. 2 members from the administration (Sgt – Capt) selected by the union.

b. 2 members from the non-supervisory union selected by the Assistant Chief.
c. The Assistant Chief

3. Members of the Transfer Review Board are voluntary and can excuse themselves from accepting the appointment. The Transfer Review Board will be re-selected each time a Transfer Review Board is requested to convene.

4. Members of the Transfer Review Board will not include officers in any probationary status.

5. If the aggrieved officer requests a review of his/her removal, the officer will continue at paid status until the review is completed by the Transfer Review Board.

6. Decisions of the Transfer Review Board are final and binding.

Board Duties

1. The Transfer Review Board will convene within 30 days from the date of review request.

2. The officer or his/her representative will submit a letter/documentation to the Transfer Review Board indicating their position against the removal. The officer/representative shall speak at the Transfer Review Board meeting.

3. The program manager will also submit a letter/documentation supporting the recommendation for removal. The program manager/representative shall also speak at the meeting.

4. The Transfer Review Board may ask questions of any person speaking at the meeting.

5. Following review of the submitted letters/documentation and testimony, the Transfer Review Board will vote by secret ballet supporting or opposing the removal. If the vote supports removal, the officer will become "inactive." If the vote opposes removal, the officer will continue as "active" status. The vote shall be taken immediately following the review of submitted letters/documentation and testimony. The Assistant Chief will abstain from voting unless there is a tie among the others.

E. Pay Step Advancement.
All employees are entitled to pay step advances on the anniversary of their appointment to the department as a sworn officer, after one (1) year, eighteen (18) months, three (3) years, seven (7) years, ten (10) years, fifteen (15) years, twenty (20) years and twenty-five (25) years of service.

G. Out of Rank Assignments. Except in case of emergency, a police officer who is assigned to a position of higher authority and required to supervise the station for a tour of duty when no command person is assigned to duty in the station shall be compensated in addition to base pay at ten (10) cents per hour for time spent in the supervisory capacity.

ARTICLE X – EDUCATION INCENTIVE

The parties have agreed that the attainment of a Bachelor's Degree can be an important part of the professional development of police officers. Employees shall be eligible for tuition reimbursement for college level courses related to their occupation as approved by the Chief of Police and Human Resources and in accordance with the Tuition Reimbursement Policy. The maximum citywide pool of money for this purpose is $15,000 each year, with an individual maximum in accordance with the Tuition Reimbursement Policy.

Incumbents hired or promoted prior to January 1, 2011:
Educational incentive payments shall be fifty dollars ($50.00) per month for those employees with a Bachelor's Degree and twenty-five dollars ($25.00) per month for those officers with an Associates Degree.

Employees hired or promoted into Covered Protective Positions after January 1, 2011:
An educational incentive payment of fifty dollars ($50.00) per month shall be paid for those officers who possess/attain a Bachelor's Degree.

ARTICLE XI - WORKER'S COMPENSATION

A. Policy Statement. It is expected that employees shall exercise sound safety practices in the performance of their duties. Employees who contract a disease or are injured in the performance of their duties while protecting the interests of the general public, may receive supplemental salary as outline below.

A. Administration. The Director of Human Resources, in consultation with the City's third-party administrator for worker's compensation, shall determine whether or not such injury and/or illness is within the scope of the preceding paragraph and thus entitles the employee to full salary pay during the recuperation period. All such determinations including the medical necessity for paid time off during a healing period must be documented by a complete medical diagnosis of the employee's treating physician. In the event any employee of the Police Department's claim for worker's compensation is denied, the worker has the right under Wisconsin statutes for workers' compensation benefits to appeal the denial through the Wisconsin Department of Workforce Development.

The City as a self-insurer for Worker's Compensation is bound by and agrees to follow the provisions of Ch. 102 Wisconsin Statutes in the administration of Worker's Compensation benefits.

C. Change of Carrier or Self Insurer. The City reserves the right to determine if it wishes to continue to self insure for Worker's Compensation. The City may select the insurance carrier for Worker's Compensation and change carriers from time to time, provided that the level of benefits are equal to or greater than the level of benefits previously in effect.

ARTICLE XII - PENSIONS-WISCONSIN RETIREMENT SYSTEM

Employees will contribute one-half of the total actuarially required contribution for general municipal employees to the Wisconsin Retirement System.

ARTICLE XIII - CLOTHING ALLOWANCE

A. Benefit: The clothing allowance shall be paid based on the amounts listed below for the contract period. The first installment to be paid on the first payday in February of each year and the second such installment shall be paid on the first payday in August of each year. Only current, active employees during the above pay periods will receive the installment. Current, active employees will be paid eight hundred dollars ($800) per year payable in two (2) equal installments of four hundred dollars ($400).

External vest carriers shall be replaced at the department's expense on an as-needed basis when deemed no longer in compliance with the department's uniform policy.

Any new uniform article not previously required will be paid for by the City. No officer shall be required to spend more than the amount they receive each year in uniform allowance for uniform purchases under this article. In the event uniform purchases exceed the amount of uniform allowance the officer receives during the calendar year, the City shall pay the entire cost of the amount exceeding the current years uniform allowance.

New Employees: The City shall provide to the new employee, as soon as practicable, one Class A uniform, to include one (1) Class A long sleeve shirt, one (1) short sleeve shirt, one (1) Class A pair of pants, one (1) hat, one (1) tie and duty firearm. Uniform items shall include hemming, and patch/embroidery.

B. Damage to Eyeglasses and Personal Items. Eyeglasses, damaged or lost, involving a job-related incident, shall be repaired or replaced by the City for an amount not to exceed two hundred and fifty dollars ($250.00). Personal items damaged or lost, involving a job-related incident, shall be repaired or replaced by the City for an amount not to exceed $100.00, provided proof of loss is furnished and there is a police report substantiating the incident. If at any time the City receives restitution through the courts or other sources which exceeds the above stated amounts, the officer shall additionally receive the difference between the applicable above stated amount and the amount actually received by the City.

C. Reimbursements. All requests for reimbursement under this article, including purchase of new equipment and damage to eyeglasses or personal property, shall be submitted for approval to the Chief of Police, and such approval shall not be unreasonably denied.

ARTICLE XIV - OVERTIME

A. Definition. Employees will be compensated for time worked in excess of eight (8) hours per day or in excess of the regular work week at the rate of time and one-half the scheduled rate

of pay for such employees. Overtime compensation at time and one-half (taken as pay or comp time) shall be earned when a police officer works in excess of his/her regularly scheduled shift (12, 10 or 8.4) hours in any one shift.

If an officer works and is paid for more than one hundred seventy-one (171) hours in any twenty-eight (28) day work period, they shall receive overtime compensation at time and one-half pay, with the exception of the hours worked under section 9-a (104 "unscheduled hours").

Any Overtime hours for call back, court, extra-duty, grant, security or off duty phone calls will follow the provisions of the current collective bargaining agreement.

B. Travel Time. Travel time to attend schools when officers volunteer to attend such schools shall be compensated at the regular straight time rate.

C. Oktoberfest. All hours of work performed between the hours from 5:00 AM Friday to 6:00 AM Sunday of the Oktoberfest weekend shall be paid at double time. This provision does not apply to training (including associated travel) and court time.

D. Regular Compensatory Time Bank.

1. Employees shall be allowed to elect compensatory time in lieu of paid overtime. Employees may accumulate and bank up to one hundred twenty (120) hours of compensatory time at any one time during each year.

2. Paid compensatory time off may be taken with the approval of the commanding officer. Unused compensatory time in excess of eighty (80) hours must be used or it will be paid in cash as of the last pay period of each calendar year. Only eighty (80) hours of compensatory time may be carried over from one calendar year to the next. One calendar year is defined as the first pay period through the last pay period of each year as defined by the City. Compensatory time that is paid in cash at the end of a year shall be paid off at the last rate in existence for that year.

3. There shall be no exceptions to the limitations imposed herein.

4. At the employee's option, the payoff of all compensatory time on the first pay period in December of each year may occur subject to the following: It is agreed that 2/3 of the remaining monies available in the police department's annual overtime budget may be used to pay out compensatory time balances of employees that so request. Requests from employees will be honored in the order of total bargaining unit seniority.

E. Training. When members are engaged in training, overtime shall be paid as follows:

1. Employee will be compensated at time and one-half for all hours worked over 171 in a 28-day work period as outlined in the Fair Labor Standards Act, Section 207(k) under the law enforcement exemption.
2. Having met the FLSA requirements of overtime, a contractual agreement is made that employees will be compensated for time worked in excess of eight (8) hours per day or in excess of the 171 hours in a 28-day work period at the rate of time and one-half the scheduled rate of pay for such employees. Compensable training outside normally scheduled work hours under the contractual agreement will be

paid at time and one-half. All travel time associated with training will be paid at straight time unless its mandatory training.

An exception to the above will be when training takes place in lieu of regular workdays. In this circumstance, time will be at the employee's regular rate of pay including any shift differential. Regarding annual in-service training for recertification (defined as annual training required by the State of Wisconsin for members to remain certified as Police Officers, consisting of up to 24 hours annually), the department may modify the starting/ending times of the individuals attending in-service training to prevent overtime, but only if those officers were already scheduled to work the same day. Attending annual in-service training on a day off will still be considered overtime and compensated at time-and-one-half. Mandatory training shall be defined as training that is required by the department, by training and standards, or any training required to obtain or maintain certain department approved certifications or level of competencies established as necessary by the department. The Officer shall be paid travel time at the rate of time and one half.

ARTICLE XV - CALL BACK AND MINIMUM COURT PAY

A. Recall to Duty. Employees recalled to duty after having left the premises, or scheduled to return to duty while off duty, shall receive a minimum of three (3) hours' pay at time and one-half. This includes required court appearances while off duty. If the employee is assigned two (2) court appearances at the same time, only one overtime slip can be submitted.

Example: if one court case if cancelled and one case goes to hearing, the employee would receive three (3) hours pay at time and one-half for the hearing and could not submit for an hour of straight time for the cancellation.

B. Off Duty Notices.

1. In addition to all other entitlements in this agreement, employees required to testify in a court proceeding while off-duty with less than forty-eight (48) hours' notice shall be paid a minimum of three (3) hours' pay at time and one-half regardless of if it is cancelled or conducted.

2. If the employee is notified (via in-person, phone call, text or voice message) between twenty-four (24) hours and ninety (90) minutes from the subpoena time for a previously scheduled court appearance, the employee shall receive one (1) hour of pay at the employee's regular straight time hourly rate.

C. Off Duty Phone Calls. In addition to all other entitlements in this agreement, employees who are ordered to call the prosecuting attorney by telephone on their off duty time, and have the written authorization to do so, signed by their commanding officer, shall receive one hour of pay at the employee's regular straight time hourly rate.

D. Court Appearances Outside of La Crosse. An employee subpoenaed to testify in a court outside of the City limits of La Crosse because of a court case arising out of the scope of his/her employment on regularly assigned workday, shall work the day shift on the day of the hearing.

Employees working other than the day shift shall be considered on day shift for purposes of honoring the subpoena (i.e. 7:00 AM to 3:00 PM) and shall receive overtime pursuant to the prescribed article in the contract for anything over eight (8) hours, which shall not include time for sleeping, but shall include all time pertinent to the subpoena and travel time. Provided, however, that the employee has at least eight (8) hours off prior to the commencement of travel to the hearing. This provision shall not apply to regularly scheduled off days and the overtime section shall prevail in this instance, and shall include all time pertinent to the subpoena and travel time paid at time and one-half (1 1/2).

Officers who are required to travel outside of the City shall be provided with a City vehicle when possible.

All subpoena fees shall be turned over to the Employer, except for meal allowance and motel, if applicable, provided that if an employee is required to use his/her own vehicle, he/she shall also be entitled to keep the mileage allowance.

Prior to the employee's appearance in court, the employee shall provide a copy of the subpoena to the Chief of Police for his review.

ARTICLE XVI - HOLIDAYS

Definition. Holiday pay as provided herein shall be allowed for the following holidays: New Year's Day, Martin Luther King Day, Spring Holiday (Friday before Easter), Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve, Christmas Day and New Year's Eve.

Employees scheduled to work on any of the recognized holidays shall receive time and one-half pay for all hours worked on the holiday in addition to the 88 hours of Holiday Compensation Time. It is understood that time worked on the holiday refers to all hours which began on the recognized holiday, including that which continued without a break into the day after the recognized holiday.

Conversion of Holidays will be hour for hour based on an 8 hour work day. Currently, eleven (11) holidays are recognized. Each officer will be credited a Holiday Compensation Time Bank pro-rated for the number of recognized holidays scheduled in the calendar work year. Eleven (11) days = 88 hours

A. In order to be eligible for holiday pay the employee must have worked the last regularly scheduled, full work day immediately preceding the holiday, and must further work the first regularly scheduled, full work day following the holiday. Vacation, personal business, sick leave, compensatory time and banked holidays shall count as hours worked for purposes of this paragraph.

B. Holiday Compensation Time Bank. All holiday pay as provided above can be credited as compensatory time off in lieu of cash payment; however the compensatory time, when used, shall be with the permission of the Chief of Police or his designee. Such holiday compensatory time, if not used or approved to be used when the last pay period in November is calculated, shall be paid in cash the first pay period in December.

ARTICLE XVII- WORK WEEK

The work week shall be established as forty hours per week.

ARTICLE XVIII - SHIFT & WORK ASSIGNMENTS

A. Field Service Bureau (Patrol).

Shift selections shall be by strict seniority. There shall be no rotation of shifts.

The monthly VSAP shall be as follows:

a. 8.4 hour/10 hour shift starting between 6 AM – 9AM shall equal seventeen dollars ($17).
b. 8.4 hour/10 hour shifts starting at/after 10:00 AM shall equal forty-seven dollars ($47)
c. 12 hour shifts starting at 5 AM /6 AM shall equal forty-seven dollars ($47).
d. 12 hour shifts starting at 3 PM shall equal sixty-six dollars ($66)
e. 12 hour shift starting at 5 PM /6 PM shall equal sixty-six dollars ($66)

B. Professional Standards/Community Services Bureau

The hours of the officers assigned to the Professional Standards /Community Services Bureau shall be flexible to regularly start between 7:00am to 9:00am and officers assigned shall work a 5/2 - 5/2 schedule on an 8.4 hour workday..

C. Neighborhood Resource Officers (NRO) Assignment:

Employees assigned as Neighborhood Resource Officers will work a 10.5-hour day (4 on, two off, four on, four off) schedule with two platoon assignments. The workweek will consist of Monday – Thursday, and Tuesday – Friday. As a result, officers assigned to the NRO unit will work every other Friday. NRO's shall accrue 104 unscheduled hours per year. Management reserves all rights to determine the platoon assignment.

D. School Liaison Shift Assignments:

The school liaison officers shall be assigned by the Chief of Police or designee based upon department needs when returning to work for the summer. The Chief of Police or designee may consider previous work experience prior to the assignment, otherwise seniority shall be used to fill the necessary shift assignments.

E. Work Schedule - The City of La Crosse and the La Crosse Professional Police Officers Association have jointly developed a twelve (12) hour work schedule for sworn non-supervisory police officers of the La Crosse Police Department, which is based upon a twenty-eight (28) day work period with a total of 2080 hours worked per year.

F. The LPPNSA and the City have declared a working period of twenty-eight days (171 hours) "7K" work period pursuant to the provisions of the Fair Labor Standards Act.

G. Employees covered by the LPPNSA agreement and working a patrol shift shall work a twelve (12) hour shift schedule.

H. Shifts are defined as 6:00 a.m. to 6:00 p.m. for the day shift and 6:00 p.m. to 6:00 a.m. for the night shift. Overlapping patrol coverage will be accomplished by having "early" patrol assignments of 5:00 a.m. to 5:00 p.m. and 5:00 p.m. to 5:00 a.m. The Power Shift will operate from 3PM until 3AM. Both platoon 1 and 2 may have officers assigned to the Power Shift. The officers assigned will continue to follow the same off group rotation as designated with 12 hour shifts.

Officers assigned to the Power Shift will be considered as working the "night" shift and will receive the "night" shift differential.

I. All employees covered by the LPPNSA agreement will also be covered under the twenty-eight (28) day one hundred and seventy-one (171) hour (7K) work period.

J. The following will also apply to 5/2-5/2-scheduled employees:

1. Will be paid 2,080 hours per work year.
2. Employees will be allowed the option to work a four (4) day – ten (10) hour shift if it is mutually beneficial to the Department and employee and not to exceed 2080 paid hours per year. An employee working under Article XVIII Section J may exchange the day off from their assigned day off to another day off within the next 60 days with the approval of the Chief of Police or his/her designee. Employees working 4/10 will not receive "unscheduled hours" as the scheduled work hours will not exceed 2,080 scheduled hours.
3. Employees will be allowed the option to work five (5) working days of eight and four-tenths (8.4) hours per day, repeated each week- typically, Monday through Friday, if it is mutually beneficial to the Department and employee and not to exceed 2080 paid hours per year. Employees working under this schedule will receive 104 hour "unscheduled hours" in lieu of the hours scheduled in excess of 2,080 hours.
4. Employees assigned as School Resource Officers (SRO) will work a 5/2-5/2 schedule on an 8.4 hour work day. When assigned back to shift under Article XVIII-D, they will maintain the 5/2-5/2 schedule and will continue to work an 8.4 hour day.

K. The 12 hour work schedule will be two (2) consecutive twelve (12) hour days on duty followed by two (2) consecutive days off, followed by three (3) consecutive twelve hours days on duty followed by two (2) consecutive days off, followed by two consecutive twelve hour days on duty followed by three (3) consecutive days off (2/2-3/2-2/3 cycle).

L. The Chief of Police will determine the staffing levels (that is, the exact number of police officers) for each of the two shifts that are necessary for the twelve (12) hour schedules. In addition, the Chief of Police shall have the right to alter said staffing levels, from time to time, as he deems appropriate and necessary to insure the efficient operation of the Department and/or where said adjustment shall be in the best interest of the Department.

M. Hours of Work and Absence from Duty: Under the twelve (12) hour work schedule, officers working will be scheduled to work twelve (12) hours per work day. Over the entire fifty-two (52) week calendar year, said 12 hour or 8.4 hour schedule will result in a total of one hundred and four (104) additional scheduled hours over the contractually established 2,080 annual work hours. This agreement is based upon a 2,080 scheduled hours per year. In order to reduce the total number of hours back to 2,080 hours, officers will be required to un-schedule 104 scheduled work hours generated by the twelve (12) hour schedule. The 104 "unscheduled

hours" will be addressed in the following agreed upon manner.

1. The additional 104 hours will not be considered overtime hours or paid hours

2. Officers assigned to a twelve (12) hour 2/2, 3/2, 2/3 work schedule or 8.4 hours 5/2-5/2 work schedule will be allotted one hundred and four (104) "unscheduled hours" of time off on Jan 1 of each year. Such hours will be pro-rated if an officer is assigned after Jan 1 based on the total number of hours over 2080 hours that are projected to work in remaining calendar year.

3. Officers will be allowed to use the banked 104 "unscheduled hours" in lieu of regular scheduled work hours over the course of the calendar year at the approval of the Chief of Police/designee. "Unscheduled hours" are not allowed to be carried over to a following year and shall not be subject to payout at end of year. Officers must use "unscheduled hours". Officers shall have all unused "unscheduled hours" used by November 1st of each year, or those hours will be scheduled by the Chief of Police/designee.

N. MEAL TIME/BREAK TIME

Because payment for meal periods is included in the standard workday, the City is not liable for any additional compensatory time. One thirty (30) minute meal period and two (15) minute break period shall be permitted during each twelve (12) hour segment during the tour of duty. The meal and/or break period shall be non-contiguous, subject to call, and are included in the work day. Meal and/or break periods will be authorized by the shift commander or supervisor.

Employees working the 12 hour schedule shall not engage in any outside employment within eight (8) hours of beginning such shift or on a regularly scheduled work day.

In order to avoid fatigue, employees working the /12 hour schedule all efforts will be made to avoid working more than seven (7) days at a stretch and no more than 16 hours straight. This does not include mandatory court appearances or other emergency situations. In the case of a mandatory court appearance, the employee at their option, can utilize all or part of the court appearance time as "time worked" for their next scheduled shift, if that shift is scheduled less than 12 hours from the end of the court appearance.

Parties agree that excluding any unpaid leave, officers shall be paid on a smoothing basis (80 hours bi-weekly which includes "unscheduled hours") for their bi-weekly payroll, as opposed to pay for actual hours worked. At the end of the FLSA 7(k) pay period (28 days), Finance will ensure that officers are made whole for any FLSA premium due.

O. Extra Work Assignments

Members shall be approved to work security assignments for the La Crosse Center, schools, and other events subject to mutual agreement between the Chief of Police and the Association President, or the President's designee. All requests shall be submitted to and approved by the Chief of Police, or designee, prior to the commencement of any such assignment.

a. Approved assignments shall be posted for bargaining unit members. Postings shall include the name of the event, date, time, location, and the number of hours to be worked.
b. Officers working extra security assignments under this subsection shall be

compensated at one and one-half (1.5) times their regular hourly rate of pay. The regular hourly rate shall mean the officer's base rate of pay in effect at the time of the assignment is worked. Compensation for such assignments shall be paid through the City's regular payroll system and shall be treated as wages for purposes of applicable fringe benefits.

c. Hours worked under this subsection shall not be counted toward overtime eligibility under this agreement and shall not be subject to the agreement's overtime provisions, except for the premium rate set forth above in section b.

ARTICLE XIX - VACATION

A. Benefit.

Employees shall receive one (1) week of paid vacation after one (1) year of continuous service; two (2) weeks after two (2) years of continuous service; three (3) weeks after six (6) years of continuous service; and four (4) weeks after thirteen (13) years of continuous service; five (5) weeks after twenty (20) years of continuous service; twenty-six (26) days after twenty-six (26) years of continuous service; twenty-seven (27) days after twenty-seven (27) years of continuous service; twenty-eight (28) days after twenty-eight (28) years of continuous service; twenty-nine (29) days after twenty-nine years (29) of continuous service; and thirty (30) days after thirty (30) years of continuous service.

One day is understood to mean 8 hours of accumulated vacation time, and one week is understood to be 40 hours of accumulated vacation time. A 12 hour shift employee who takes vacation for their full day would be required to use 12 hours of their vacation accrual.

The conversion of vacation time shall be hour for hour based upon an 8 hour work day as follows:

1 week = 40 hours
2 weeks = 80 hours
3 weeks = 120 hours
4 weeks = 160 hours
5 weeks = 200 hours
26 days = 208 hours
27 days = 216 hours
28 days = 224 hours
29 days = 232 hours
30 days = 240 hours

B. Work Week. Vacations shall start at the beginning of the employee's work week.

C. Vacation Carryover. Any officer who was unable to use his/her accrued vacation time before December 31st of any calendar year shall be allowed to carryover up to two weeks of vacation into the subsequent calendar year. The carryover will occur automatically after the last pay period of the year. Any vacation carried over into the subsequent year must be used by the last full pay period of that year, or it shall be forfeited.

ARTICLE XX - TRAINING

Officers may be assigned to training outside their regular fixed shift only under the following conditions:

1. Training under this provision does not include training available with the department.

2. This provision does not apply to the initial recruit training as required by the Law Enforcement Standards Board.

3. This provision does not apply to officers who volunteer and are approved for training.

4. At the discretion of the Chief of Police/designee, an officer assigned to a twelve (12) hour schedule may be temporarily placed on a 5/2 (8.4-hour day) schedule for training purposes when said training exceeds a four (4) day consecutive period.

5. When an employee is assigned to attend training and the training is less than 12 hours for employees on a 12 hour schedule or less than 10 hours for employees on a 4/10, the employee shall pre-arrange with their shift command to make up the work hours, or promptly return to his/her division and be prepared to work the remaining hours, or use banked unused time off to cover the remaining hours, subject to advance management approval.

ARTICLE XXI -MANAGEMENT RIGHTS

Except as otherwise specifically provided herein, and except for mandatory subjects of bargaining which may not be specifically covered by this agreement, the management of the City of La Crosse and the direction of the work force, including but not limited to the right to hire, to discipline or discharge for proper cause, to decide initial job qualifications, to lay off for lack of work or funds, to abolish positions, to make reasonable rules and regulations, to determine the schedule of work, but shall not include the suspension of the fixed shift, to sub-contract work, together with the right to determine the methods, processes and manner in which the work is to be performed, are vested exclusively in management. Seniority shall prevail except in cases of emergency in the selection of shift assignments.

ARTICLE XXII - PROBATIONARY PERIOD

Newly hired employees shall be required to serve an eighteen (18) month probationary period. Employees that fail to satisfactorily complete the probationary period may be terminated without cause and shall not be afforded a hearing before the Police and Fire Commission or any other administrative tribunal, including grievance arbitration. The probationary period shall be subject to Police and Fire Commission rules and regulations.

ARTICLE XXIII - VACANCIES WITHIN THE DEPARTMENT

A. Posting. Any vacancy or new position created within the Department shall be posted listing the job description, requirements and qualifications.

B. Preference. Employees of the Department shall have preference over non-members, if

qualified for such vacancies or positions.

C. Fire and Police Commission Rules. Any vacancy or position which is a promotion shall be governed by the Police and Fire Commission's rules.

All other vacancies or positions that are filled by appointment shall be based on qualifications and where qualifications are equal, the employee with the most seniority shall have preference.

D. Lateral Transfer. An individual seeking employment as a police officer with this department who:

- Left this department as a Police Officer and was in good standing when he or she left, or
- Is an officer from another department who left or is leaving that department in good standing, and
- Meets current standards for employment with this Department with regard to certification and education, and
- Is selected to be hired,

Shall be eligible for compensation and vacation accrual at a level above that of a new officer, up to 1st Class Patrol Officer. The selected individual shall be considered a new employee for all other matters including assignment to investigator, etc. Effective January 1, 2016, lateral transfers may be eligible for consideration for assignment to Investigator, subject to the selection criteria as defined in Article XXXII.

In determining the level of pay compensation, the following guidelines are to be used:
4th Class Officer……Less than 12 months of full-time service
3rd Class Officer…12 months of full-time service but less than 24 months of full-time service
2nd Class Officer… 24 months of full-time service, but less than 36 months of full-time service
1st Class Officer…….36 months of full-time service

Once an officer reaches 36 months of service, they are eligible for First Class Officer pay. Pay step placement and progression is based on total full-time service, including time served at a previous department and time earned with the LCPD.

For example:
12 months of full-time service = 3rd Class Officer
24 months of full-time service = 2nd Class Officer
36 months of full-time service = 1st Class Officer

These guidelines may be overridden by agreement between the Police Department Administration, the Mayor, the Director of Finance & Human Resources and the LPPNSA Board with regard to specialized training and qualifications that an applicant may possess.

In determining the level of vacation benefit, the lateral transfer will receive "continuous years of service" credit for all previous full-time police service/experience and will receive the same vacation benefits under Article XIX-A as any current employee. By way of example, a lateral transfer with five (5) previous years of service in good standing with another agency and five (5) years of continuous service with this agency will be

deemed to have ten (10) years of service for vacation benefit.

Lateral transfer credit(s) do not apply to calculations for longevity compensation or seniority.

This amendment is not retroactive for any employee hired before January 1, 2024.

ARTICLE XXIV - JURY DUTY

A. Responsibilities. Employees are subject to jury service in the same manner as other citizens.

B. Compensation. No salary deduction is made during jury duty, but all jury fees received for jury duty during working hours must be paid to the City Treasurer, and a copy of the receipt shall be filed with the City Clerk.

C. Return to Work. Jurors, when not assigned to cases, must report to their regular work assignment for the remainder of the day. Jury duty shall be recorded on all payroll records.

ARTICLE XXV - EXCHANGE OF SHIFTS AND DAYS OFF

Employees of equal rank shall be allowed to exchange days off, provided they receive permission from the Chief of Police or his designee. Additionally, an employee may exchange the day off from his day off to another day off within the next twenty-eight (28) days with the approval of the Chief of Police or his designee.

ARTICLE XXVI - RESIDENCY

The City of La Crosse follows State law regarding residency requirements, WI Act 20, Section 1270, 66.0502(4)(b) states "a local government unit may impose a residency requirement on law enforcement, fire or emergency personnel that requires such personnel to reside within 15 miles of the jurisdictional boundaries of the city, village or town to which the personnel are assigned." Should the City elect to enforce this provision, incumbent employees would be grandfathered, and would not be impacted. If implemented, the residency requirement would only be applicable to candidates hired after the implementation date.

ARTICLE XXVII - DUES DEDUCTION

A. Definition. Membership in the Association is not compulsory. An employee may join the Association and maintain membership therein consistent with its constitution and bylaws. No employee will be denied membership because of race, color, creed or sex. This article is subject to the duty of the Wisconsin Employment Relations Commission to suspend the application of this article wherever the Commission finds that the Association has denied an employee membership because of race, color, creed or sex.

B. Duty of Fair Representation. The Association will represent all of the employees in the bargaining unit, members and non-members, fairly and equally. All employees with a voluntary signed dues deduction form on file shall pay an amount to the Association equivalent to the uniform dues required of members of the Association.

C. Deductions from Payroll. The City agrees that on the first paycheck of every month it

will deduct from the earnings of all employees with a signed dues deduction form on file in the collective bargaining unit covered by this agreement, the amount of money certified by the Association as being the monthly dues uniformly required of employees. Changes in the amount of dues to be deducted shall be certified by the Association to the Director of Human Resources thirty (30) days before the effective date of the change.

Deductions shall be made each month, and the total of such deductions shall be paid to the Association.

The City shall not be liable to the Association, employees or any party by reason of the requirements of this article for the remittance or payment of any sum other than that which constitutes actual deductions from employees' wages earned.

Members may opt out of dues paying by providing a written notice to the Local Association and the City's Human Resources Department.

D. Hold Harmless. The Association shall indemnify and hold the City harmless against any and all claims, demands, suits, orders, judgments or other forms of liability against the City that arise out of the City's compliance with this fair share agreement.

ARTICLE XXVIII - AMENDMENT PROVISION

This Agreement is subject to amendment, alteration or addition only by a subsequent written agreement between and executed by the City and the Association wherein mutually agreeable. The waiver of any breach, terms or condition of this Agreement by either party shall not constitute a precedent in the future enforcement of all its terms and conditions.

ARTICLE XXIX - SAVINGS CLAUSE

If any Article or section of this Agreement or any addendums thereto should be held invalid by operation of law by a tribunal of competent jurisdiction, or if compliance with or enforcement of any article or section should be restrained by such tribunal, the remainder of this Agreement and addendum shall not be affected thereby, and the parties shall enter into immediate collective bargaining negotiations for the purpose of arriving at a mutually satisfactory replacement for such article or section.

ARTICLE XXX - ENTIRE AGREEMENT

The foregoing constitutes an entire agreement between the parties, and no verbal statement shall supersede any of its provisions.

ARTICLE XXXI - TEMPORARY ASSIGNMENTS

The City may temporarily assign additional duties to officers in emergencies and for training purposes. However, in no event shall training assignments exceed one (1) year.

ARTICLE XXXII - ASSIGNMENT TO INVESTIGATOR POSITION

A. The Chief of Police shall assign employees to the position of Investigator under the procedures described below.

B. Selection Criteria:

1. Testing shall consist of two components, the written test and the oral test. Employees selected for the investigator positions must receive an overall cumulative score of 70 percent or greater between the two tests.

2. The written test shall constitute 70 percent toward the final score for investigator positions and the oral exam shall constitute 30 percent toward the applicant's final score.

3. Employees who are first class police officers must have a minimum of two (2) years full time continuous service as a sworn police officer with the City of La Crosse as of the time of the written examination.

C. The oral test shall be administered as follows:

1. A panel to conduct the oral test shall consist of two administrators and two supervisors, chosen by the Chief.

2. The oral test shall consist of a practical fact situation administered orally by the panel and scored by the panel.

3. Based upon the results of both the written and oral examinations, a list of applicants for the positions of investigators shall be established.

4. All investigators shall be selected by the Chief of Police on the basis of overall work record, including the following factors:
   a. Annual evaluations,
   b. Prior disciplinary matters,
   c. Special Certifications,
   d. Commendations,
   e. Score (written and oral)

5. List of Eligibles: An eligible list shall be established using the selection criteria stated above. Such eligibility list shall be effective as of the publication date from the Secretary of the Police and Fire Commission. A copy of the eligibility list shall be forwarded to the Chief of Police. The list shall remain in effect for a period of one (1) year from publication date and may be extended up to one (1) additional year by the Chief of Police.

D. Removal

1. If an investigator voluntarily elects to return to the police officer status, he/she must return to the first available slot until the next opening occurs, wherein seniority shall prevail.

2. An investigator may be returned to the police officer rank for work performance issues. Such decision shall be reviewed in advance by all non-involved Bureau Chiefs. If the proposed removal of the investigator is not supported by the written

work record, there shall be no removal. This decision is not subject to the grievance and arbitration procedure. If an investigator is returned to the police officer rank under this section, his/her return shall not disrupt the existing shift assignments and he/she shall go to the shift for which his seniority provides.

E. Seniority of Investigators

1. Seniority shall prevail unless otherwise provided herein.

2. Seniority shall prevail for the purposes of vacation selection.

3. For investigator positions, the City shall post in advance the job description and the anticipated duty hours. Duty hours may change thereafter according to workload or area of investigation, as determined by the Investigative Bureau. There shall be no split duty hours.

F. Step Placement: A Police Officer assigned to Investigator shall be placed in the step which reflects (but does not exceed) the years of service as a sworn Police Officer with the Department.

ARTICLE XXXIII - FAMILY MEDICAL LEAVE

The City of La Crosse has established a Family and Medical Leave Act policy pursuant to Federal and State Family and Medical Leave Act.

Paid Parental Leave

Effective January 1, 2027, LPPNSA members will be eligible for up to eight (8) weeks of paid parental leave for employees to use upon the birth or adoption of an employee's child, or placement of a foster child. The purpose of the paid parental leave is to enable the employee to care for and bond with a newborn or newly adopted or fostered child. This leave is also available to a birthing parent following a stillbirth after 20 weeks of pregnancy.

Definitions:

a. Child(ren): Parental leave shall apply to all children under the age of 18.
b. Paid Parental Leave: Consists of eight (8) weeks of paid time off based on the employee's regular work schedule (e.g. 8 weeks x 40 hours per week = 320 hours of paid parental leave). An equivalent number of hours will be placed in an accrual bank for the employee to utilize during their leave. The amount provided would allow the employee to be off work for an equivalent of eight calendar weeks.
c. Parent: A person who is identified on a child(ren)'s birth certification, adoption certificate, or other legal document certifying adoption or as a foster parent. This person also serves as continuing parental/caregiver role to the child.

Qualifications for Parental Leave

1. Must be a full-time LPPNSA employee; AND
2. Must qualify for Family Medical Leave Act ("FMLA") leave; AND
3. Must have successfully completed their initial probationary period with the City.

Exclusions from Leave

- An employee's adoption of their new spouse's child(ren).
- An employee serving as a surrogate.
- An employee serving as a sperm donor who will not be a legal parent to the child.
- Additional paid parental leave is not available if the employee has more than one birth, adoption or foster placement in a single calendar year.
- In the case of multiple births (e.g. twins, triplets, etc.) or multiple children being adopted or fostered at one time, all children are treated as one event, limited to eight (8) weeks of paid parental leave.

Use of Paid Parental Leave

- An employee is eligible for paid parental leave once each calendar year.
- The use of paid parental leave is continuous use. No intermittent use will be approved.
- Employees will be compensated for the paid parental leave at their regular rate of pay. This rate of pay will not include any overtime or compensatory time, nor will the City pay any specialty pays or premiums pays during this time. Longevity will be included.
- Paid parental leave will run concurrently with any state or federal family leave for which the employee is eligible.
- If both parents work for the City, each parent is eligible for eight (8) weeks of paid parental leave.
- Use of paid parental leave for adoption or foster care cannot take place prior to the physical placement of the child with the parent.
- If a City holiday falls on any of the paid parental leave dates, the employee will receive the paid parental leave in lieu of the holiday on that date. This time will count against the employees' eight (8) weeks of paid parental leave.
- Employees will continue to accrue other paid time off while using paid parental leave.
- Employees will not use their other accrue paid time off while using paid parental leave.
- Employees using paid parental leave will continue to receive the benefits they had prior to the leave.
- Outside employment, including self-employment, during paid parental leave is prohibited, and may result in disciplinary action, up to and including termination of employment.

Procedure:

Paid parental leave must be upon the birth or adoption of an employee's child, or placement of a foster child. An employee is not required to use all eight (8) weeks of paid parental leave. Any unused leave at the conclusion of the eight (8) weeks will be forfeited.

To initiate the Paid Parental Leave benefits:

1. The employee must fully complete and sign a paid parental leave form and return it to Human Resources at least thirty (30) days prior to foreseeable leave, but preferably ninety (90) days prior to the leave. It is the employee's responsibility to notify Human Resources of the actual date of the event after it is known if it differs from the anticipated date on the form. Any forms not submitted in a timely manner that could result in an undo hardship to the City or Police department may be denied.
2. The Human Resources Director will review and response to the form.

3. The employee must submit documentation required to substantiate their leave within two (2) weeks, or sooner, if possible, of the birth, adoption, or fostering of the child.
4. The supervisor will make efforts to ensure a smooth transition for the employee to return to work at the conclusion of the leave.

Required Documentation:
A copy of the child(ren)'s birth certificate, adoption certificate, or similar governmental/legal document listing the employee as a legal parent.

Work Obligation:
An employee is required to work for the City for at least eight (8) weeks after usage of the paid parental leave. The eight-week work obligation begins on the date the employee physically returns to work after their paid parental leave or exhaustion of FMLA use; whichever is later. The City of La Crosse will seek collection of the full amount of paid parental leave for an employee who fails to return to work and fully complete the eight-week work obligation.

The work obligation is fixed at eight weeks regardless of the amount of paid parental leave used by the employee.

Violations:
Failure to substantiate the paid parental leave with the required paperwork will result in the City seeking collection of the full amount of any paid parental leave used by the employee.

Violations, misuse, or untruthful use of the paid parental leave benefit may result in disciplinary action, up to and including discharge from employment along with the City may seek collection of the full amount of any paid parental leave used by the employee.

Employees should report possible policy violations to the Human Resources department upon knowledge of the possible violation. Paid parental leave is a benefit, and abuse will be taken seriously. Repeated abuse may result in disciplinary action.

ARTICLE XXXIV – LEAVE OF ABSENCE

An employee may request an unpaid leave of absence of up to thirty (30) calendar days. Said request may be granted by the Chief with approval from the Director of Human Resources. The unpaid leave of absence shall not be utilized or authorized for schooling, a new job, or travel.

ARTICLE XXXV – MILITARY LEAVE

Employees who are duly enrolled members of the National Guard, State Guard or any other organized reserve component of the Armed Forces of the United States, shall be allowed a military leave of absence to attend scheduled military training as has been ordered, not to exceed 120 hours. Such time shall be in the calendar year in which so ordered. A copy of orders requiring attendance at military training sites shall accompany all requests for a military leave of absence, and shall be provided to the Chief of Police as soon as they are received. Military leave shall be in addition to any other authorized leaves.

Employees who are authorized military leave as outlined above, shall suffer no loss of straight time pay for such leave. Upon returning to City duty, the City will provide an offset to the employee taking military leave upon receipt of their military pay stub. The City shall pay the

difference between the employee's military base pay, excluding quarters, rations, and travel allowances, and the employees regular City straight time rate of pay if the military pay is less than City pay.

To receive the offset, the employee must provide their military pay stub to Human Resources within thirty (30) days form the date in which the employee returns to City employment. The compensation offset is provided for annual military training, *not weekend drills.*

The City will comply with all state and Federal laws relating to employees in reserve or active military service, including the Federal Uniformed Services Employment and Reemployment Rights Act (USERRA).

ARTICLE XXXVI – RANDOM DRUG AND ALCOHOL TESTING

All sworn officers shall be subject to random drug and alcohol testing. Testing shall be limited to one (1) sworn officer per month, and shall be conducted by a laboratory and by a physician or health care professional qualified and authorized to administer and determine the meaning of any test results. The laboratory performing the test shall be one that is certified by the National Institute of Drug Abuse (NIDA). The laboratory shall test for only the substances and within the current limits for the initial and confirmation test as provided within the NIDA standards, which may change from time to time. Alcohol testing shall be conducted by the laboratory using a breathalyzer or similar test equipment.

The random draw conducted by the laboratory will be provided to the Director of Human Resources or his/her designated representative for coordination and scheduling of said employee. Refusals or confirmed positive tests may invoke immediate dismissal from the Department. All results, including confirmed positives, shall be provided to the Human Resources or his/her designated representative. Any positive test results will require notification of the Chief by Human Resources.

The employer shall be responsible for costs involved for random drug and alcohol testing. The employer shall select the laboratory for the random drug and alcohol testing provisions.

ARTICLE XXXVII – K-9 Program

1. Employees assigned as canine handlers will be granted additional compensation to care for their assigned dog. Canine handlers will receive one half-hour of compensation for work time related to the caring of the dog at home, including, but not limited to, training, exercise, feeding, grooming, cleaning the assigned vehicle, cleaning the kennel, and kennel upkeep. The employee shall receive his or her regular rate of pay, as set forth in the applicable Collective Bargaining Agreement. The one half-hour of compensation shall be in addition to compensation for the regular assigned shifts and any overtime compensation associated with being held over for duty related matters. The one half-hour of compensation shall apply on off days and leave days, unless otherwise stated in this agreement. Additional hours outside of the normal workday spent in extraordinary care of the canine must receive prior supervisory approval and will be paid under Article XIV

– Overtime of the Labor Agreement. The one half hour per day of compensation shall be paid on the last day of the month for all applicable days minus any days that the dog is kenneled at the City's expense.

2. The City of La Crosse shall be responsible for expenses related to its dog's care and maintenance including food, as deemed necessary by the City; e.g., outdoor pen, kennel, training supplies, as well as all required licenses, immunizations and medical visits. The immunizations and medical needs shall be provided by the City's chosen veterinarian, with prior approval, absent exigent circumstances. Decisions regarding the medical treatment for the canine will be made by the City.

3. The City of La Crosse shall determine the appropriate training related to the canine handler and dog.

4. Employees assigned as canine handlers will not receive compensation for commuting to work, either under normal circumstances or those associated with recall.

5. Employees selected to be canine handlers must make a 3 year commitment with the understanding that the actual length of the assignment may be influenced by the service life of the dog. The Chief of Police may reduce this time at his/her discretion.

6. Canine handlers will be provided an appropriately equipped canine take home vehicle and must live within a fifteen (15) mile radius of the City of La Crosse.

7. The City reserves the right to determine the shift assignment of the canine handler.

8. An employee assigned as a canine handler will be required to carry a department issued cellular telephone or pager during off-duty hours, unless on a scheduled leave day or with prior approval of his or her supervisor.

9. If the employee or the dog are unable to perform in their respective capacities because of circumstances that remove them from work; e.g., illness or injury, the department reserves the right to terminate the assignment or reassign the dog to another handler. The one half hour of compensation awarded for care and maintenance of the canine will not apply if a handler's dog is reassigned. The compensation will be awarded to the person to whom the dog is assigned.

10. When the dog's service life as a police canine has been exhausted, the employee assigned as the dog's handler at that time shall be allowed to purchase the dog for $1.00. The final determination of a dog's useful service life shall be made by the Chief of Police or his/her designee. If, upon conclusion of an employee's assignment as a canine handler, the canine has a useful service life remaining, it shall be the decision of the Chief of Police to retire or reassign the dog. In the event ownership of the canine is transferred to the handler, the one-half hour of compensation for care and maintenance of the canine, as well as any additional financial support for the direct care and maintenance of the dog will cease. Any assets owned by the City will be returned to the City.

11. The cost of kenneling services necessary to accommodate an employee's absence associated with paid time off of one (1) week or more will be born by the City. Kenneling services necessitated by any time off less than one week shall be at the expense of the handler. The City reserves the right to select the vendor/individual who

will provide kenneling services to their respective police canines. All kenneling services must receive prior approval. The one-half hour of compensation awarded for care and maintenance of the canine shall not apply when the dog is being kenneled at the City's expense

12. All compensation earned under this article shall be paid at the applicable overtime rate.

ARTICLE XXXVIII – RECRUIT OFFICER

Newly hired police officers who are required to attend the police recruit academy to become certified will receive 75% of the base wage (Step A), while In attendance at the academy. Upon the first day following graduation, the "recruit officer" will move to the status of "certified" Police Officer and will move to the starting step of the pay schedule at 100% (Step A).

If a newly hired non-certified officer is assigned to field training *prior* to the start of the recruit academy the Officer will receive pay at Step A until they are assigned to the recruit academy. Once the Officer is assigned/begins the recruit academy they will receive 75% of the base wage (Step A) until the first day following graduation. The intent of this section is for basic recruit academy training only and for the dates while the new officer is assigned to the academy.

The department will pay for the academy costs (tuition and books) and provide daily transportation (from La Crosse Police Department to the academy location). Any overtime and holiday hours worked as an Officer while attending the academy are subject to Sections XIV and XVI of this agreement at 75% of the base wage (Step A). Study time to successfully complete the academy is not subject to overtime. The recruit officer shall be paid 40 hours per week while attending the recruit academy. The recruit officer may not be subject to random drug testing during the academy.

During the academy, the police recruit officer is in probationary status, and serves at the pleasure of the Chief of Police and may be terminated. The Chief of Police or his/her designee shall receive reports from the Academy Director regarding attendance and performance. The Recruit Officer shall adhere to the City's attendance policy as well as the academy attendance policy. The Recruit Officer may not carry a concealed weapon until such time the Recruit Officer successfully completes the academy and qualifies with the department issued firearm. This does not preclude the officer from carrying a concealed weapon if they have a valid Wisconsin CCW permit. If the police recruit fails the academy they may be terminated.

Additionally, for WRS purposes/benefits, the recruit officer shall be considered "protective class" status. The police recruit shall be sworn in by the City of La Crosse Clerk prior to the start of the recruit academy per Wisconsin Training and Standards Rules and Regulations. Attendance at the Police Academy shall recruit in the Officer's probationary period being extended equal to the time spent in the academy.

ARTICLE XXXIX – DURATION

This agreement shall remain in full force and effect, commencing the first day of January, 2027 and terminating on the 31st day of December, 2029, and shall continue from year to year thereafter unless written notice of desire to cancel or terminate the Agreement is served by either party upon the other at least one hundred and eighty (180) days prior to the date of expiration.

It is understood and agreed that all expenditures or compensation to be paid to employees in accordance with this Agreement must meet the requirements of procedures required by law.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 9th day of July 2026.

LA CROSSE PROFESSIONAL POLICE NON-SUPERVISORY ASSOCIATION (LPPNSA)

Andrew Rosenow, President – LPPNSA

Jeremy Rindfleisch, 1st Vice President – LPPNSA

Trenton Bowe, 2nd Vice President – LPPNSA

Stephen Hughes, Treasurer – LPPNSA

Chad Maske, Secretary – LPPNSA

Andrew Adey, Ex-Officio – LPPNSA

CITY OF LA CROSSE

Shaundel Washington-Spivey, Mayor

Rebecca Franzen, Director of Human Resources

Erin Goggin, Chair – Finance and Personnel Committee

Barb Janssen, Finance and Personnel Committee

Aron Newberry, Finance and Personnel Committee

Rosanne Northwood, Finance and Personnel Committee

Chris Kahlow, Finance and Personnel Committee

Larry Sleznikow, Finance and Personnel Committee

Wage Schedule "A" – Effective January 1, 2027

Base Wage Rates - Patrol Officers
Effective January 1, 2027

1 2 3 4 5 6 7 8 9

80 HOUR BI WEEKLY SCHEDULE

Step	A	B	C	D	E	F	G	H	I
Class	*4th*	*3rd*	*2nd*	*1st*	*1st*	*1st*	*1st*	*1st*	*1st*
Years	0	1	2	3	7	10	15	20	25
Hourly Rate	$34.58	$35.32	$36.06	$41.56	$42.81	$44.05	$45.30	$46.55	$47.79

Base Wage Rates - Police Investigators
Effective January 1, 2027

1 2 3 4 5 6

80 HOUR BI WEEKLY SCHEDULE

Step	A	B	C	D	E	F
Years	0	7	10	15	20	25
Hourly Rate	$45.39	$46.75	$48.11	$49.47	$50.84	$52.20

Wage Schedule "B" – Effective April 7, 2028

Base Wage Rates - Patrol Officers
Effective April 7, 2028

80 HOUR BI WEEKLY SCHEDULE

Step	A	B	C	D	E	F	G	H	I
Class	*4th*	*3rd*	*2nd*	*1st*	*1st*	*1st*	*1st*	*1st*	*1st*
Years	0	1	2	3	7	10	15	20	25
Hourly Rate	$ 34.93	$ 35.67	$ 36.42	$ 41.98	$ 43.24	$ 44.49	$ 45.75	$ 47.02	$ 48.27

Base Wage Rates - Police Investigators
Effective April 7, 2028

80 HOUR BI WEEKLY SCHEDULE

Step	A	B	C	D	E	F
Years	0	7	10	15	20	25
Hourly Rate	$ 45.84	$ 47.22	$ 48.59	$ 49.96	$ 51.35	$ 52.72

Wage Schedule "C" – Effective October 8, 2028

Base Wage Rates - Patrol Officers
Effective October 8, 2028

80 HOUR BI WEEKLY SCHEDULE

Step	A	B	C	D	E	F	G	H	I
Class	*4th*	*3rd*	*2nd*	*1st*	*1st*	*1st*	*1st*	*1st*	*1st*
Years	0	1	2	3	7	10	15	20	25
Hourly Rate	$ 35.98	$ 36.74	$ 37.51	$ 43.24	$ 44.54	$ 45.82	$ 47.12	$ 48.43	$ 49.72

Base Wage Rates - Police Investigators
Effective October 8, 2028

80 HOUR BI WEEKLY SCHEDULE

Step	A	B	C	D	E	F
Years	0	7	10	15	20	25
Hourly Rate	$ 47.22	$ 48.64	$ 50.05	$ 51.46	$ 52.89	$ 54.30

Wage Schedule "C" – Effective January 12, 2029

Base Wage Rates - Patrol Officers
Effective January 12, 2029

80 HOUR BI WEEKLY SCHEDULE

Step	A	B	C	D	E	F	G	H	I
Class	*4th*	*3rd*	*2nd*	*1st*	*1st*	*1st*	*1st*	*1st*	*1st*
Years	0	1	2	3	7	10	15	20	25
Hourly Rate	$ 37.06	$ 37.84	$ 38.64	$ 44.54	$ 45.88	$ 47.19	$ 48.53	$ 49.88	$ 51.21

Base Wage Rates - Police Investigators
Effective January 12, 2029

80 HOUR BI WEEKLY SCHEDULE

Step	A	B	C	D	E	F
Years	0	7	10	15	20	25
Hourly Rate	$ 48.64	$ 50.10	$ 51.55	$ 53.00	$ 54.48	$ 55.93

MEMORANDUM OF UNDERSTANDING #1 | DRUG TESTING POLICY

The parties agree to the drug testing program described below unless preempted by federal or state legislation.

1. PURPOSE

The Department's concerns are such that it is of paramount public interest to protect the public and to provide a safe working environment by ensuring that its personnel are fit for duty. The intent of this order is not only to identify an employee with a problem, but to correct the problem constructively.

The Department views chemical screening as an integral part of its concerns for the public we serve and its employees. However, it also recognizes the individual's reasonable expectation of privacy from unreasonable intrusions by his/her employer. In balancing these two issues, it is our intent to act in these matters only based upon reasonable individualized suspicion for employees. The exceptions to this are covered herein.

2. ENTRY LEVEL SCREENING

A. All candidates for employment shall be required to submit to a screening of their blood and/or urine as a part of the pre-employment screening process. Refusing to submit or have a confirmed positive test for illegal prohibited drugs/controlled substances may be grounds for immediate disqualification.

B. Subsequent screening(s) shall be required of all new employees prior to the completion of their probationary period. Refusals or confirmed positive tests may invoke immediate dismissal from the Department.

3. DRUG ENFORCEMENT ASSIGNMENT

Sworn personnel primarily assigned to drug enforcement duties shall be required to submit to a chemical screening prior to accepting the assignment, and random screening during the assignment.

4. REASONABLE INDIVIDUALIZED SUSPICION - SCREENING

A. Whenever possible, <u>two</u> observing supervisors shall consider an employee's behavior on duty that may be indicative of drug/alcohol use in making a determination whether reasonable individualized suspicion exists.

1. Third party observations/claims shall not warrant immediate screening of an employee.

2. Any employee can enact this process through a non-involved supervisor where the employee has a reasonable basis to believe that another employee is illegally using or under the influence of a drug/narcotic/chemical while in the work place.

3. Definition - Reasonable Individualized Suspicion: A basis upon which employees will be required to undergo a chemical screening. It shall be based on objective facts that the employee is using or is under the influence of a chemical in the work place based upon the observations and/or investigation of supervisors.

B. ONLY the personal observations and/or investigation by a supervisor shall warrant testing. When more than one supervisor is on duty, a minimum of two supervisors will make such observations and must concur with testing prior to any screening. When only one supervisor is on duty, he/she will call his/her Bureau Director or Assistant Chief to get such concurrence.

C. All observations and the investigations will be documented on the Screening Supervisory Report.

1. Immediately prior to any testing based upon reasonable individualized suspicion, the supervisor will issue a written advisory to the employee stating that the requested test is based upon causes briefly defined therein.

2. The employee will sign and date the advisory, as will the supervisor. The employee shall receive a copy of the advisory. The testing process will occur regardless of whether or not the employee signs.

D. NOTE: Unusual behavior may be caused by a number of reasons unrelated to chemical influence.

5. PRESCRIPTION AND NON-PRESCRIPTION DRUGS/MEDICATION

A. An employee using a drug/medication that he/she feels may affect his/her performance shall inform his/her supervisor prior to coming on duty of such drugs/medication and possible side effects.

B. This information will be held confidential by the immediate supervisors and the employee.

C. It is the responsibility of the employee to advise the supervisor requesting a chemical screening that he/she is or has taken within the past 72 hours prescription or non-prescription drugs or medications, if this is true.

1. The employee shall specify the type of medication, amount taken, and time frame that such drugs were taken.

2. This information shall be provided prior to any test or screening process.

3. Written verification of lawful possession/use as recommended by a doctor or the manufacturer will be supplied to the supervisor within 48 hours after testing. The Department requires employees who are tested to provide evidence within 48 hours that all prescription medication was lawfully obtained through a person authorized by law.

4. Any employee using another person's prescription medication may be deemed to have illegal possession if the substance is controlled by law, and subject to disciplinary proceedings, prosecution, or as otherwise authorized by the Chief.

D. The involved employee may be withheld from the work place until such time as he/she presents the Department with written documentation that he/she was in legal possession of the medication/drug and within stated dosage. This section pertains only to cases of a confirmed positive test of an employee relevant to chemicals under "V".

6. BLOOD AND URINE SPECIMENS

A. All specimens will be collected in a medically approved manner by a trained person under medically approved conditions.
   1. Urine specimens will be obtained in a manner that provides integrity of the specimen and concern for the employee.

   2. Only sterile vials provided by the medical facility for tests shall be used for specimens.

B. Specimen Amount Required. A minimum of 60 milliliters of urine and/or a minimum of 20 milliliters of blood is required for chemical screenings. This will afford sufficient amounts for Department testing and that of an employee, should he/she desire a re-test.

C. All blood or urine specimens will be sent to the testing laboratory. To insure confidentiality, labeling of specimens will include only the employee's code number.

D. Approved Testing Facility.
   1. The facility used by the Department will:
      a. Be required to perform all required testing.

      b. Provide a secure area to accommodate specimens.

   2. The Department will have the right to inspect the facility to ascertain compliance with its requirement. This right also applies to the Association.

E. All initial and confirmation tests shall be at Department expense. Initial and confirmation tests will be done by approved medical standardized tests.

F. A member having a confirmed positive screening may request to have an additional test conducted at his/her expense and at a laboratory of his/her choice.
   1. A written request to the Chief must be made within three business days after the employee was advised of the test results.

   2. The sealed specimen will be transmitted to the employee's requested laboratory at his/her expense.

   3. Written retest results will be provided to the Chief by the employee within ten days after the specimen was delivered to the employee's selected laboratory.

7. BREATH ANALYSIS

A. The supervisor(s) may utilize either or both the preliminary breath test and the intoxilyzer as appropriate in his/her investigation with results documented in his/her investigation.

B. All testing will be in compliance with accepted procedures. Such tests will not be the sole determinant for warranting further tests.

8. SCREENING RESULTS

A. All correspondence from any laboratory addressed to the Chief will immediately be forwarded to that office.

B. All results will be CONFIDENTIAL, with dissemination limited to those having the expressed consent of the Chief and as required in counseling or treatment.

C. All confirmed positive specimens will be retained for identification purposes at the City's authorized laboratory for six months unless notified by the Chief authorizing otherwise. Employees who have a separate test shall also be required to retain that result for six months.

9. EMPLOYEE ASSISTANCE PROGRAM (EAP)

A. Voluntary Participation in EAP.

1. A Department employee having a drug/alcohol problem may voluntarily participate in EAP provided that:
   a. Voluntary participation is only a one-time offer.

   b. The employee may not volunteer after such participation has been mandated by the Department.

2. The progression of participation in EAP under this order may be:
   a. Voluntary by the employee.

   b. Mandatory by the Department.

   c. Final disciplinary action.

B. The Department, upon confirmation of a positive chemical test of an employee, may suspend him/her and will attempt to assist the employee by referring him/her to the EAP for further assessment or referral to appropriate counseling or treatment.

C. If the employee fails to utilize the assistance to overcome his/her problems and/or fails to make reasonable progress as determined by treatment personnel, continues to perform in a sub-standard manner, or continues being under the influence of chemicals in the work place, then he/she will be considered a safety hazard. This shall result in corrective action which may include termination.

D. Assistance rendered under the program is confidential other than the employee signing a consent to release progress reports to the Chief.

10. DEPARTMENT ACTIONS

A. Corrective action may be taken against an employee found to be under the influence or in unauthorized possession of chemicals in the work place.

The extent of discipline is dependent upon the following factors:

1. Type of violation.

2. Severity.

3. Prior like violations.

4. Prior service record.

5. Defiance, carelessness.

B. Severity of violation may invoke dismissal at any point, regardless of the number of prior violations of a like nature.

C. On any action, EAP counseling and follow-up may be applied.

D. If an employee refuses to submit to chemical screening, the supervisor will notify the Chief or Assistant Chief immediately. If warranted, the supervisor may relieve the employee from duty. This will be with pay, pending review by the Chief of the investigation and of the refusal to submit to screening.

11. SUPERVISORY TRAINING

Each supervisor from Sergeant through Captain will be required to participate in chemical abuse identification training. The training will be conducted by qualified people in the following areas:

A. Medical. Understanding chemical abuse/use; Symptoms of chemical abuse/use; Articulation of symptoms and facts; Documentation; Testing procedure-an overview; Employee Assistance Program.

B. Legal. Constitutional Overview; Civil Liability; Corruption Potential.

CITY OF LA CROSSE

ATTENDANCE POLICY
LPPNSA
Effective January 1, 2016;
Revised February 28, 2017

MEMORANDUM OF UNDERSTANDING #2 | ATTENDANCE POLICY

PURPOSE

This policy is to ensure that a consistent procedure is used by all city departments in the administration of attendance at work for sworn non-supervisory Police employees.

ATTENDANCE

All employees will be required to be regular in their attendance and to meet normal attendance standards. For reporting purposes refer to below procedures. Three levels of attendance standards have been established ranging from adequate to unacceptable. Each employee shall meet or exceed the "adequate" standards. If an employee's yearly attendance, (i.e. January 1 – December 31) falls below this expected level, they will be counseled and warned, and the employee would not be eligible for personal business days in the following year. If the problem persists, the employee will be subject to disciplinary action.

For definition purposes, a day of absence means each individual day, or portion thereof, lost from work due to reasons other than: approved leave of absence, vacation; personal business; family care; bereavement; flex time; military leave; Family Medical Leave; jury or witness duty; injury suffered on the job; disciplinary action; or a physician excused illness or medical appointment of the employee.[1] An occurrence is defined as each consecutive occasion that an employee misses work. Example: If an employee is off sick for two consecutive days (ten hours per day) with the flu that would count as one occurrence and twenty hours absence.

Any sickness or injury of more than three (3) consecutive work days duration must be verified by a physician's certificate. This certificate must state the kind or nature of the illness or injury and that the employee has been incapacitated for work for said period of absence. Effective January 1, 2017, an employee whose attendance rating fell below adequate the previous year will be required to provide a physician's certificate for absences of more than 2 consecutive work days.

Where the city has reasonable cause to suspect sick leave abuse exists, the city reserves the right to require reasonable medical substantiation, including a general diagnosis, for any and all prospective sick leave absences including those of two (2) or less workdays. Any and all medical substantiation, including physician certificate, required under this policy may bypass the employee's immediate supervisor and be directed to the City's Human Resource Department, if the employee so desires.

REPORTING PROCEDURE FOR EMPLOYEES REQUESTING SICK LEAVE:

The Employee must:

- Personally notify his/her Supervisor or their designee prior to the scheduled start of the shift. Exception – If the employee is incapacitated by a medical condition that would prevent him/her from making the call personally.
- Inform management of the general nature of the illness and expected date of return.
- Inform management if leave is for Family Care. Employees are allowed up to 3 Family Care days (deducted from accrued sick leave bank), and are designated for injury/illness of the employee's minor dependents.
- Keep management informed of changes effecting return to work date.
- Present acceptable medical substantiation upon return to work following more than three (3) consecutive scheduled work days off due to illness or injury. The medical substantiation must be presented to a Supervisor or Human Resources upon returning to work. Effective January 1, 2017, an employee will be required to provide a physician's certificate for absences of more than 2 consecutive work days if their attendance rating fell below adequate the previous year.
- All acceptable medical substantiation for approved absences must be turned into Human Resources within 30 calendar days of the appointment. Late submissions will not be accepted.

MEDICAL/DENTAL APPOINTMENTS:

If the work schedule allows, employees may use accrued sick leave for their medical/dental appointments as follows:

- The employee may use sick leave for the duration of the employee's medical/dental appointment, plus any travel time necessary to and from the appointment, (i.e. an employee has a doctor's appointment at 10:00 a.m. In order to make it there he/she requests to leave at 9:30 a.m. His/her appointment is completed at 11:00 a.m. He/she is expected to return to work immediately after the appointment, i.e. 11:30 a.m.).
- An employee will not be allowed to take the entire day off for an appointment, unless special circumstances warrant such as conditions which affect their ability to safely, effectively or thoroughly perform their job description's essential duties.
- Sick leave is not intended to provide additional income to an employee, but as a substituted form of pay for time attending the employee's appointment. Sick leave may be used for the time period for which the employee's appointment falls during normal work hours, (i.e. the employee is scheduled for an appointment at 4:00 p.m. and ends at 5:00 p.m. The employee's normal scheduled work day would have ended at 4:30 p.m., so the employee would only be able to use sick leave from 4:00 p.m. – 4:30 p.m.).
- Every effort should be made to schedule appointments during non-work time.

ATTENDANCE STANDARDS	ATTENDANCE CRITERIA
"Adequate"	- Less than 64 total hours of absence - 4 occurrences
"Poor"	- 64 to 87 total hours of absence - 5 to 7 occurrences
"Unacceptable"	- 88 hours or more total hours of absence - 8 or more occurrences - A noticeable pattern of absence is present

Employees must meet both criteria for each standard to be considered for that category. For

example, if an employee has 2 occurrences each lasting 24 hours (for a total absence of 48 hours) the appropriate standard would be "Adequate".

FALSE SICK REPORTS

Employees who feign illness or injury in order to use sick leave, or to avoid working assigned work, are subject to disciplinary action, up to and including discharge.

REPORTING LATE FOR WORK:

Employees failing to report for work at their scheduled start time will be considered late. Employees shall make every effort to notify their Supervisor or their designee if they are going to be late with their expected time of arrival to work.

The number of late occurrences will be recorded on a yearly (12) twelve month cycle i.e. January - December.

LATE STANDARDS	LATE CRITERIA
"Excellent"	- 2 or less late occurrences
"Adequate"	- 3 or 4 late occurrences
"Unacceptable"	- 5 or more late occurrences

VIOLATIONS OF THE ATTENDANCE POLICY:

Employees violating this policy including failing to meet the adequate standards, shall be subject to discipline measures.

[1] City of La Crosse Family and Medical Leave Policy as defined by Wisconsin and Federal Family and Medical Leave Acts, Definition of Physician/Health Care Provider, 2001: **Health care provider**. Acupuncturist, audiologist, Christian Science practitioner, chiropractor, D. O., D. D. S., D. P.M., health care provider in foreign country, hospice, inpatient care facility, MD., marriage and family counselor or therapist, nurse-midwife, nurse, optometrist, 0. T., P. T. psychologist, respiratory care practitioner, social worker, speech pathologist, or Wisconsin-licensed CBRF.

Human Resources
400 La Crosse St., La Crosse, WI 54601 ▪ Tel: (608) 789-7595 ▪ Fax: (608) 789-7598
www.cityoflacrosse.org HR@cityoflacrosse.org

Summary of LPPNSA Tentative Agreement for 2027-2029 CBA

A. Article IV – MEDICAL BENEFIT PLAN

a. Updated dates to reflect dates covered by the 2027-2029 CBA.
b. Updated language in **B. Health Risk Assessment** to give flexibility to the City in the offering of an HRA and clarifying language between the comprehensive wellness exam offered by the Police department vs. the health risk assessment coordinated by Human Resources.
c. Updated that coverage for new employees starts following one (1) month of employment to reflect our current practice. Language in current CBA is not current practice per the plan document.
d. Added **N. Health Savings Account** ("HSA") to accurately reflect our current benefit offering.
e. Removed MOU #3 Voluntary Dental Insurance and added to the medical benefit article within the contract with additional clarifying language for dental plan coverage.
f. Removed **O. Health Care Cost Containment Committee.**

B. Article V – LIFE INSURANCE

a. Updated eligibility to reflect current practice of on or after date of hire.
b. Removed **H. Dental Insurance** as this was already reflected in Article IV.

C. Article VII – SICK LEAVE

a. Added the following clarifying language to the use of **G. Personal Business Days**:
    i. *For non-probationary employees, the conversion rate will be based on whichever schedule the employee is assigned to as of January 1 of each calendar year.*
    ii. *For probationary employees, the conversion rate will be based on whichever schedule the employee is assigned at the completion of their field training and receive a permanent shift assignment.*
b. For **H. Family Care Days** language was updated from twenty-four (24) hours to three (3) days to ensure we were inclusive of all the different shift schedules we offer. Additionally, clarifying language was added stating the following:
    i. *For purposes of this article, a "day" shall mean the equivalent number of hours as the employee's assigned shift assignment.*

D. Article VIII – FUNERAL LEAVE language was added to provide one (1) day off when a covered employee is serving as a pallbearer.

E. Article IX – WAGE AND SALARY SCHEDULE

a. Wage increases as followed:
    i. 4% increase effective January 1, 2027
    ii. 1% increase effective April 7, 2028
    iii. 3% increase effective October 8, 2028
    iv. 3% increase effective January 14, 2029.

Rebecca A. Franzen, SHRM-CP Director of Human Resources
Angela R. Leisso Employee Benefits Specialist
Gwendolyn A. Benish Human Resources Generalist
Megan Ihrke Human Resources Generalist
Sheila K. Becker Employee Safety & Risk Specialist
Heidi L. Stein Wellness Coordinator
Angela M. Berget Human Resources Assistant

b. Added a special payment of $10 for Defensive Tactics instructors but with clarifying language to limited to a total of $10/month (i.e. employees can get $10 for Range/Firearm Instructors and Defensive Tactics).

F. Article X – EDUCATION INCENTIVE

a. Removed the requirement that an officer has to have a bachelor's degree in law enforcement/police science to receive the additional $50 per month.

G. Article XIV – OVERTIME

a. Added clarifying language to how training will be compensated.

H. Article XV – CALL BACK AND MINIMUM COURT PAY

a. Added clarifying language on how multiple court appearances will be compensated and additional clarifying procedural points.

b. Removed MOU #1 Extra Work Assignments and added to this article.

I. Article XXIII – VACANCIES WITHIN THE DEPARTMENT

a. Added clarifying language to information on lateral transfers (i.e. changed from years to equivalents months for consistency).

J. Article XXXIII – FAMILY MEDICAL LEAVE

a. Added paid parental leave benefit

K. Article XXXIX – RECRUIT OFFICER

a. Removed MOU # 4 and added as a new article in the 2027-2029 CBA.

There are additional grammar, job titles and minor corrections throughout the contract.

CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
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LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0621

Caption Resolution approving a collective bargaining agreement between the City of La Crosse and the La Crosse Professional Police Non-Supervisory Association for January 1, 2027, to December 31, 2029.

Staff/Department Responsible for Legislation

Rebecca Franzen, Director of Human Resources
Shawn Kudron, Chief of Police

Requestor of Legislation

Rebecca Franzen, Director of Human Resources

Location, if applicable

N/A

Summary/Purpose

The purpose of this resolution is to approve the three-year collective bargaining agreement between the City of La Crosse and the La Crosse Professional Police Non-Supervisory Association (LPPNSA).

Background

In May 2026, the City of La Crosse and the LPPNSA began the negotiation process for their new collective bargaining agreement beginning January 1, 2027. The City and the LPPNSA reached a three-year tentative agreement within the parameters set by the Finance and Personnel Committee.

Fiscal Impact

Over the course of the contract period, the summation of the annual increases of budgeted wage and benefit expenses will be approximately $900,000.

Staff Recommendation

Staff recommend approval of the tentative agreement between the City and the LPPNSA.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0622

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution approving a collective bargaining agreement between the City of La Crosse and the La Crosse Professional Police Supervisory Association for January 1, 2027, to December 31, 2029.

RESOLUTION

WHEREAS, the collective bargaining agreement between the City of La Crosse and the La Crosse Professional Supervisory Association will expire on December 31, 2026; and

WHEREAS, the parties have reached a tentative agreement on a successor agreement for calendar years 2027 through 2029 within the parameters established by the Finance & Personnel Committee; and

NOW, THEREFORE BE IT FURTHER RESOLVED by the Common Council of the City of La Crosse that the tentative agreement between the La Crosse Professional Police Supervisory Association and the City of La Crosse is hereby approved and ratified.

BE IT FURTHER RESOLVED that the Chief of Police, the Director of Human Resources, and the Director of Finance are hereby authorized to take all necessary steps to implement the agreement.

Human Resources
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www.cityoflacrosse.org HR@cityoflacrosse.org

Summary of LPPSA Tentative Agreement for 2027-2029 CBA

A. Article III – MEDICAL BENEFIT PLAN

a. Updated dates to reflect dates covered by the 2027-2029 CBA.
b. Updated language in **B. Health Risk Assessment** to give flexibility to the City in the offering of an HRA and clarifying language between the comprehensive wellness exam offered by the Police department vs. the health risk assessment coordinated by Human Resources.
c. Updated that coverage for new employees starts following one (1) month of employment to reflect our current practice. Language in current CBA is not current practice per the plan document.
d. Added **N. Health Savings Account** ("HSA") to accurately reflect our current benefit offering.
e. Removed MOU #1 Voluntary Dental Insurance and added to the medical benefit article within the contract with additional clarifying language.
f. Removed **O. Health Care Cost Containment Committee.**

B. Article V – LIFE INSURANCE

a. Updated eligibility to reflect current practice of on or after date of hire.
b. Removed **H. Dental Insurance** as this was already reflected in Article IV.

C. Article VI – SICK LEAVE

a. Language was added to clarify that sick leave will be accrued based on the *equivalent number of hours as the employees assigned shift assignment.*
b. Sick Leave Pay-off at Retirement was changed from 52% to 54% to align with the Police Captains.
c. For **H. Family Care Days** language was updated from twenty-four (24) hours to three (3) days to ensure we were inclusive of all the different shift schedules we offer. Additionally, clarifying language was added stating the following:
    i. *For purposes of this article, a "day" shall mean the equivalent number of hours as the employee's assigned shift assignment.*

D. Article VII – FUNERAL LEAVE language was added to provide one (1) day off when a covered employee is serving as a pallbearer.

E. Article VIII – WAGE AND SALARY SCHEDULE

a. Wage increases as followed:
    i. 4% increase effective January 1, 2027
    ii. 1% increase effective April 7, 2028
    iii. 3% increase effective October 8, 2028
    iv. 3% increase effective January 14, 2029.
b. Incorporated the Sergeant Pay MOU into the article along with an increase from $.50 per hour in 2026 to $1.00 in 2027 and $1.55 in 2029.

Rebecca A. Franzen, SHRM-CP Director of Human Resources
Angela R. Leisso Employee Benefits Specialist
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c. Added a special payment of $10 for Defensive Tactics instructors but with clarifying language to limited to a total of $10/month (i.e. employees can get $10 for Range/Firearm Instructors and Defensive Tactics).

F. Article XIII – CALL BACK AND MINIMUM COURT PAY

a. Added clarifying language on how multiple court appearances will be compensated and additional clarifying procedural points.

G. Article X – EDUCATION INCENTIVE

a. Removed the requirement that an officer has to have a bachelor's degree in law enforcement/police science to receive the additional $50 per month.

There are additional grammar, job titles and minor corrections throughout the contract.

In the 2027-2029 we change the item of each item from Section to Article to align with the LPPNSA contract.

WAGES&
WORKING CONDITIONS

La Crosse Professional Police Supervisors

Effective

January 1, 2027 – December 31, 2029

LA CROSSE
POLICE DEPARTMENT
LEAD. PARTNER. PROTECT.

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RESOLUTION

This agreement entered into by and between the City of La Crosse through its City Bargaining Committee, the Finance and Personnel Committee, acting pursuant to a resolution of the City Council of the City of La Crosse, authorizing them to enter into this agreement, hereinafter referred to as the City, and the La Crosse Professional Police Supervisors Association, hereinafter referred to as the Association.

WHEREAS, the mutual interests of the parties hereto are recognized by this agreement for the operation of the Police Department of the City of La Crosse, under methods that will promote efficiency, safety, cleanliness, proper care of equipment, property and the facilities of fair and peaceful adjustment of differences that might arise from time to time, and promulgating of rules and regulations and ethical conduct of business relations between the employer and the employee and to provide the best possible police protection for life and property to all of the citizens of the City of La Crosse.

WHEREAS, the City recognizes the La Crosse Professional Police Supervisors Association as the exclusive bargaining agent in Meet and Confer discussions with respect to wages, hours and conditions of employment for all Sergeants and Lieutenants.

BE IT RESOLVED BY THE COMMON COUNCIL, of the City of La Crosse that the following salaries and employment policies be adopted for the La Crosse Professional Police Supervisors Association bargaining unit comprised of police sergeants and lieutenants.

ARTICLE I | NON-DISCRIMINATION

The Association and the City agree that there shall be no discrimination by the City or the Association against any employee covered by this agreement because of race, color, national origin, religion, sex or membership in the Association.

ARTICLE II | GRIEVANCE PROCEDURE

A. A grievance is defined as a matter involving the interpretation application or enforcement of this agreement. It is mutually agreed, between the parties, that grievances shall be handled as expeditiously as possible; therefore, all grievances shall be initiated within ten (10) days, (Saturdays, Sundays, Holidays and Vacations excluded), of the incident. Economic grievances shall be filed within twelve (12) days, (Saturdays, Sundays, Holidays and Vacations excluded), of the incident. Economic awards shall be retroactive to the filing date of the grievance. Any grievances filed or not reported within the above limits shall be untimely and not considered to be grievable by the parties.

B. The following steps will be followed when filing or reporting of a grievance is necessary:

    1. Discussion of the grievance with the Shift Commander or Bureau Commander. If no solution is agreeable by the parties, then:

    2. The grievance will be reduced to written form. The grievance is to be signed and dated by the grievant and the Commander. The representative from the Association shall date and countersign the written grievance. The Commander shall within five (5) days, (Saturdays, Sundays, Holidays and Vacations excluded) respond in writing to the grievant.

3. If Step 2 does not present a resolution to the grievance then; the grievant will present the written signed and dated grievance to the Chief of Police, who will, after investigation of the grievance, discuss it with the City Director of Human Resources. Within five (5) days, (Saturdays, Sundays, Holidays and Vacations excluded), the Director of Human Resources will respond to the grievant in writing as to the City's position or solution.

4. Finally, if the grievant wishes to continue the grievance, the grievant shall:

   Within thirty (30) calendar days, from the date of the Director of Human Resources written response, file with the Wisconsin Employment Relations Commission for Final and Binding Arbitration.

C. Final and Binding Arbitration

1. In accordance with Section 2. (B.4.), the Grievant may: Make a written request to the Wisconsin Employment Relations Commission for appointment of an arbitrator pursuant to its rules. A Copy of such request shall be delivered to the Chief, and Director of Human Resources for the City.

2. The parties shall equally share the expenses of the arbitrator and court reporter.

3. It is agreed that the decision or award of any arbitrator shall be final and binding upon the parties. The authority of the arbitrator shall be limited to determining the questions arising under this agreement. The arbitrator shall have no authority to modify or change any of the terms of this agreement or to change existing wage rates or to establish a new wage rate. Each party shall bear the expense of preparing and presenting its own case, including its own attorney's fees and witness fees.

4. The grievance procedure set forth herein shall be the exclusive remedy for any complaint of an employee or the association as to any matter involving the interpretation or application of this agreement.

5. At any step in the grievance procedure, employees may be represented by a member of the grievance committee and/or any attorney of his choice.

6. All grievances originating in the association shall be handled in the manner outlined above and no deviation therefrom will be permitted. Specifically, employees are prohibited from presenting such grievances, formally, or informally, to officers of the City of La Crosse not included in this procedure.

ARTICLE III | MEDICAL BENEFIT PLAN

Full-time employees are eligible to participate in the City's Medical Benefit Plan and receive the level of benefits as described in the attached Schedules of Benefits.

A. Employee's Medical Benefit Plan Contributions

Active employee's monthly contributions shall be through payroll deductions. Employee contributions will be deducted from the first two paychecks of the month for the current month's coverage. An option to pay with pre-tax dollars will be provided under the City's IRS Section #125 Plan.

Effective January 1, 2027, the employee's monthly contribution shall be 16% of the 2027 monthly premium equivalent rate. Employees who are fully participating in the Health Risk Assessment as described below shall have a contribution rate of 12.6% of the 2027 monthly premium equivalent rate.

Effective January 1, 2028, the employee's monthly contribution shall be 16% of the 2028 monthly premium equivalent rate. Employees who are fully participating in the Health Risk Assessment as described below shall have a contribution rate of 12.6% of the 2028 monthly premium equivalent rate.

Effective January 1, 2028, the employee's monthly contribution shall be 16% of the 2029 monthly premium equivalent rate. Employees who are fully participating in the Health Risk Assessment as described below shall have a contribution rate of 12.6% of the 2029 monthly premium equivalent rate.

B. Health Risk Assessment

The City may offer an annual health risk assessment ("screening") on a voluntary basis, one-time per calendar year for active and retired employees and spouses enrolled in the City Medical Benefit Plan. Should the Police department administration opt to offer a different health risk assessment than that coordinated by the Human Resources department, employees are not eligible to participate in both screenings. The employee shall choose which screening they want to participate in.

Employees who become covered under the City Medical Benefit Plan after the regular program testing start time shall be granted the related participation incentive prospectively until a subsequent testing is offered by the City provided that such covered employees then complete the participation requirements above.

C. Networks with 100%

The City retains the right to select the Network(s).

D. Monthly Rate Contributions for Retirees or Surviving Spouse & Dependents

Monthly contributions are required to be received by the City in advance of coverage becoming and/or remaining in effect. Such payments are due by the tenth (10^{th}) of the preceding month for the next month's coverage.

E. Medicare Carve-Out –For Disability, Effective January 1, 2008

1. All Current Employees: Any employee that retires in the future due to disability and meets the eligibility requirements to maintain City medical benefit plan coverage and who is eligible for Medicare due to their disability is required to apply for Parts A (Hospital) and B (Medical) of Medicare coverage. If the employee/retiree fails to apply for such coverage within 31 days of meeting the Federal eligibility requirements, then benefits under the City plan will be offset for any benefits which would have been payable under Medicare Parts A and B had such person made a timely enrollment for Medicare.

2. All Retirees and Spouses: Any retiree, spouse of a retiree or surviving spouse (as of 1/1/08) that meet the eligibility requirements to maintain City medical benefit plan coverage and who are eligible for Medicare Parts A and B due to a disability are required to apply for Parts A and B of Medicare Coverage at their first enrollment opportunity. If the retiree, younger spouse of a retiree or surviving spouse fail to apply for Medicare Parts A and B at their first enrollment opportunity following notice of this requirement from the City, the benefits under the City plan will be offset for any benefits which would have been

payable under Medicare Parts A and B had such person made a timely enrollment for Medicare as described in this paragraph. (Note that this provision does not apply to younger spouses that elect continued coverage following the retired person's age off the City plan.).

F. Retiree Medical Benefit Plan Coverage - Normal Service

1. For Incumbents employed prior to July 1, 2013

Covered retirees shall pay the same monthly rate contributions as are in effect for active employees as modified from time to time through collective bargaining. The term "retirement" shall mean that the employee is eligible for and is actually receiving a normal unreduced service retirement annuity or age 53. Years of service for retiree medical benefit plan eligibility is not negotiable, and is defined in the Medical Benefit Plan Master Plan Document.

G. Retiree Medical Benefit Plan - Duty Disability Pension

Covered retirees shall pay the same monthly rate contributions as is in effect for active employees as modified from time to time through collective bargaining

H. Retiree Medical Benefit Plan - Non Duty Disability Pension

Eligible employees who are participants in the City's Medical Benefit Plan who retire and receive a non-duty disability pension shall receive the same contributions as is in effect for active employees. Years of service for retiree medical benefit plan eligibility is not negotiable, and is defined in the Medical Benefit Plan Master Plan Document.

I. Retiree Medical Benefit Plan - Long Term Disability Insurance (LTDI)

Effective January 1, 2002, full time eligible employees who are participants in the City's medical benefit plan and who qualify and receive Wisconsin Retirement System (WRS) Long Term Disability Insurance shall receive the same contribution rates as is in effect for active employees Years of service for retiree medical benefit plan eligibility is not negotiable, and is defined in the Medical Benefit Plan Master Plan Document.

J. City's Right to Select Vendor/Self Insure

The City shall have the right to select the plan vendors and/or to self insure the plan.

K. Coverage for New Employees

Newly hired full time employees shall be eligible to participate in the City's medical benefit plan referred to herein on the first of the month following one (1) full calendar months of employment.

L. Health Insurance for Spouse & Dependents of Eligible Employees/Retirees that Die

Effective January 1, 1985, the spouse or eligible dependents of a covered employee/retiree who dies before the employee/retiree becomes eligible for Medicare, shall be eligible to continue to participate in the City's medical benefit plan. The spouse or eligible dependents of such employee/retiree shall pay the same monthly contributions as are in effect for active employees as modified from time to time through collective bargaining until the spouse becomes eligible for Medicare or remarries.

Same Plan - Same Benefits

It is understood by the parties that retirees shall remain under the City's medical benefit plan as is in existence for active employees as modified from time to time through collective bargaining.

M. Internal Revenue Service Section #125 Plan

Employees may participate in an Internal Revenue Service Section #125 salary reduction reimbursement plan. The City agrees to credit and pay for the "protective with Social Security" pension costs on the salary which is put into the Section #125 Plan. This payment does not include

any F.I.C.A. payments to Social Security. All employee medical benefit plan payments due the plan may be taken as a pre-tax deduction from employee's paychecks when participating in the IRS Section #125 Plan

N. Health Savings Account ("HSA")

Eligible employees may elect to make voluntary contributions to a Health Savings Account through pre-tax payroll deductions. The employer will facilitate these contributions through payroll deduction and allow changes to election amounts throughout the calendar year, as permitted by IRS guidelines. Employees must be enrolled in an eligible High-Deductible Health Plan to make Health Savings Account contributions.

O. Medical Benefit Plan Coverage While on Income Continuation Insurance

Full time employees who are participants in the City's medical benefit plan and are receiving the Income Continuation Insurance (ICI) benefit as identified in Section 4 shall receive the same medical benefit plan contribution rates as in effect for active employees. Years of service for retiree medical benefit plan coverage while on income continuation insurance is not negotiable and is defined in the Medical Benefit Plan Master Plan Document.

P. Dental Insurance

The City agrees to offer a voluntary dental benefit plan to all bargaining unit employees. Participation is voluntary. Union members will be offered the same voluntary dental plan, eligibility criteria, and premiums as the non-represented employees. Premiums shall be paid through payroll deductions.

The City has the right to select the dental insurance vendor, whether or not to self-insurance, the plan and network(s). Offering a voluntary dental insurance plan is at the discretion of the Employee Benefit Trust Fund and, ultimately with the approval from Common Council

ARTICLE IV | INCOME CONTINUATION INSURANCE

The City will provide income continuation insurance. The City's premium contribution shall be limited to the employer's share of the cost as authorized by SS 40.61. The City shall select the carrier and/or self-insure the present level of benefits.

ARTICLE V | LIFE INSURANCE

A. Benefits

The level of benefits in effect as of January 1, 1992 shall be maintained.

B. Eligibility

Employees become eligible for life insurance on the first day of the first month on or after date of hire..

C. Coverages Available

Employees may select insurance for themselves and their spouse and dependents as follows:

1. Basic:

This plan provides term insurance to each eligible Wisconsin Retirement System participant. The amount of insurance in force for the employee is equal to the amount of earnings reported to the WRS in the previous calendar year rounded up to the next higher thousand.

2. Additional - Units I, II, III:
This plan is available to individuals covered by the Basic Plan. The amount of each Unit of Additional Life Insurance is only available at one hundred percent (100%) of the employee's previous calendar year earnings reported to the WRS, rounded to the next higher thousand. Additional coverage for retired employees ceases at age 65. For working employees, Additional Plan coverage continues past age 65, until retirement or age 70, whichever comes first.

3. Spouse and Dependent:
This plan, available to individuals covered by the Basic Plan, provides term insurance for an employee's lawful spouse and/or dependents.

A. Schedule I: The spouse is insured for $10,000; dependents are insured for $5,000 each.
B. Schedule II: This allows the employee to increase coverage for his/her spouse to $20,000 and $10,000 for each dependent. In the event of the spouses/dependent's death, the employee is the beneficiary. Where both parents have coverage on a dependent, a death benefit will be paid for each coverage.

4. Supplemental
Supplemental life insurance is available to individuals covered by the Basic Plan. The amount of supplemental insurance is only available at one hundred percent (100%) of the employee's previous calendar year earnings reported to the WRS, rounded to the next higher thousand. Supplemental coverage for retired employees ceases at age 65. For working employees, Supplemental coverage continues past 65, until retirement or age 70, whichever comes first.

D. Cost of Insurance
All employees who are eligible and elect to participate in the Basic group life insurance program, shall pay one (1) cent per thousand per month for each thousand dollars worth of coverage for which they are eligible by reason of eligible earnings. The City shall contribute the balance.

Employees that elect Additional, Supplemental and/or Spouse and Dependent coverages shall pay the complete premium for such insurance.

E. Coverage for Eligible Retirees at Age 66. Basic life insurance coverage for eligible retirees who retire after the effective dates (established in accordance with State Statute #40.03 (6)(b) and applicable State of Wisconsin Employee Trust Fund rules and regulations) shall remain at fifty percent (50%) at age 66.

F. Administration
The life insurance benefits described above shall be administered in accordance with State Statute # 40.03 (6)(b) and applicable State of Wisconsin, Employee Trust Fund rules and regulations.

G. Change of Carrier
The City may select the carrier for the life insurance program and change carriers from time to time, provided that the level of benefits are equal to or greater than the level of benefits in effect January 1, 1992.

ARTICLE VI | EMPLOYEE SICK LEAVE

A. Accumulation

All employees shall accumulate one (1) day of sick leave which shall be credited to them for each full month of employment commencing with the first month of employment. For incumbent employees, a month of employment for accrual shall mean a month in which the employee actually works or receives pay from the City for at least fifteen (15) calendar days. The sick leave credits shall be capped at a maximum of 120 days. A day for sick leave accrual shall mean the equivalent number of hours as the employees assigned shift assignment. The sick leave credits shall be capped at a maximum of 960 hours.

New hires:

Newly hired employees must have worked prior to the 15th of their first month of hire to accrue the initial one (1) day of sick leave. At termination a day of sick leave is only accrued for the last month if the last day worked is after the 14th of the month. A day for sick leave accrual shall mean 8 hours.

Sick leave may accumulate to a maximum of one hundred and thirty-two (132) days. Any unused sick days over the one hundred and twenty (120) day cap, to a maximum of one hundred and thirty-two (132) days, will be paid out to the employee on the first pay period of January at a rate of fifty (50%) percent of the unused sick accumulation. When the employee reaches the one hundred and twenty (120) day cap and receives fifty percent (50%) pay for up to the one hundred and thirty-two (132) day maximum, the employee will revert back to the cap of one hundred and twenty (120) days as of the 1st of January. As a result, if an employee maintains the cap of one hundred and twenty (120) days and goes the entire year without using any sick days the same employee will receive six (6) days payout the 1st pay period of January. The parties agree to reevaluate the results of this program at the end of each calendar year. In reference to this paragraph, 132 days shall mean 1056 hours; 120 day cap shall mean 960 hours; six (6) days shall mean 48 hours. (Upon retirement, any eligible sick leave payout over cap shall be paid to the employee – not to the Retirement Health Savings Plan.)

Accumulated sick leave may be used for any bonafide illness or injury of the employee except injuries or illnesses incurred by employees engaged in any outside employment or business.

Sick leave for sickness or injuries of three (3) consecutive days or more duration must be verified by a physician's certificate (i.e. three twelve hour shifts is 36 hours, three 8.4 hour shifts is 25.2 hours). The City reserves the right of reasonable independent medical examination. If the employee did not meet "adequate" attendance standards the previous year they would be required to provide a physician's certificate for all sickness or injuries of more than two (2) consecutive days duration.

Where the City has reason to suspect sick leave abuse exists, the City reserves the right to require acceptable medical substantiation, including a general diagnosis, for any and all sick leave absences including those of two (2) or less workdays. This requirement shall only be required after advanced written notice of such is provided to the employee. This requirement shall remain in effect for one (1) year, and may be extended by the Police Chief for non-compliance.

Any and all medical substantiation, including physician certificate, required under this Article may bypass the employee's immediate supervisor and be directed to the City's Human Resource Department, if the employee so desires.

Sick leave pay shall be based on the rate of pay of an employee's classification.

Personal Business: Employees may use up to four (4) days (at the conversion rate below) of accumulated sick leave credits for personal business, subject to the same provisions noted above. Requests for personal business days are subject to "adequate" attendance standards in the previous year. An employee who does not have "adequate" attendance rating (as defined in the attendance policy) from the previous year would not be allowed to use personal business in the succeeding year, and any such requests would be denied.

Conversion of Personal Business Time: Four (4) days x 8.4-hour shift= 33.6 hours
Conversion of Personal Business Time: Four (4) days x 10.5-hour shift = 42 hours
Conversion of Personal Business Time: Four (4) days x 12-hour shift = 48 hours

The conversion rate will be based on whichever schedule the employee is assigned as of January 1 of each calendar year.

Sick Leave Pay-Off at Retirement

At the retirement of an employee who was hired **prior to July 1, 2013**, the City will make a lump sum payment into the retiring employee's Retirement Health Savings Plan equal to fifty-four percent (54%) of the shift day amount of accrued but unused sick leave on record at the time of retirement. Effective January 1, 2016: If an employee hired prior to July 1, 2013 "retires" (as defined above), at age 53 or over, or by special early retirement program, and waives their eligibility for retiree medical benefit plan upon/before retirement, and a minimum of 3 years prior to eligibility for Medicare, the sick leave payout to the Employee's Retirement Health Savings Plan would be at 100%. Once waived the retiree is not eligible for future enrollment in the City's medical benefit plan.

At the retirement of an employee who was hired **on or after July 1, 2013**, the City will make a lump sum payment into the retiring employee's Retirement Health Savings Plan equal to one hundred percent (100%) of the shift day amount of accrued but unused sick leave on record at the time of retirement.

Retirement, for the purpose of this section, shall mean that an employee is eligible for and has filed to receive an immediate retirement annuity with the Wisconsin Retirement System. In addition, to receive sick leave payout employees hired prior to July 1, 2013 must have met the years of service requirement (see Medical Benefit Plan Master Plan Document). Employees hired prior to July 1, 2013, may, after meeting the years of service requirement, retire prior to age 53 and receive the sick leave payout, however retiring prior to age 53 would disqualify the employee from receiving retiree medical benefit plan. Employees hired on or after July 1, 2013 must be at least 50 and have 20 years of full-time continuous service with the City.

B. Death Benefit:

In the event of the death of a current employee, the City will make a lump sum payment to the deceased employee's estate equal to forty-five percent (45%) of the shift day amount of accrued but unused sick leave on record at the time of death.

In the event of a line of duty death of a current employee, the City will make a lump sum payment to the deceased employee's estate equal to one hundred percent (100%) of the shift day amount of accrued but unused sick leave on the record at the time of death.

C. Family Care Days:

Employees may use up to three (3) days of accumulated sick leave credits to care for the employee's parent, legal spouse, or child (biological, adopted, foster, or stepchild) due to illness, injury, medical/dental appointment, or in the event of an unexpected closure of school (i.e. snow day, etc.) or daycare facility. Parents in the preceding sentence shall be interpreted as

parents/stepparents of the employee and/or their legal spouse.

Use of sick leave for family care shall be deducted from sick leave accumulation. Employees who have not accumulated sick leave will not be entitled to such time off. For purposes of this article, a "day" shall mean the equivalent number of hours as the employee's assigned shift assignment.

D. Catastrophic Leave: Effective January 1, 2016, upon accruing the maximum sick leave accrual (132 days/1056 hours), an employee shall continue to accrue sick leave for a "catastrophic leave bank" to be used for the FMLA qualifying serious health condition of the employee, employee's spouse or dependent for which a physician has certified that the duration of the medical condition is expected to be more than 30 continuous calendar days. Catastrophic leave is only available after all accrued sick leave and vacation days have been exhausted, and the employee must have met the "adequate" attendance standards in the previous 12 months. A request for use of catastrophic leave must be approved by the Director of Human Resources. Sick leave for the employee's catastrophic leave bank shall be accrued at the same rate as defined above, and shall only accrue when the employee's sick leave accrual is at maximum accrual. The catastrophic leave bank will be capped at 480 hours, and is not eligible for payout at retirement

ARTICLE VII | FUNERAL LEAVE

Benefit. In the event of a death in the employee's "Priority Family, "Immediate Family" or "Other Relative", the employee shall be allowed scheduled time off without loss of pay or sick leave credits. No paid funeral leave will be allowed if the employee is on vacation, sick leave for illness, lay-offs, or any other paid or unpaid leave of absence

Priority Family member: Priority family member shall be defined as the "employees" parent, legal spouse, or child (biological, adopted, foster or step-child). Parents in the preceding sentence shall be interpreted as parents/step-parents of the employee and/or their legal spouse. Bereavement leave for a priority family member shall be six (6) days, however shall not exceed 48 hours. Funeral leave for a priority family member shall be used from the date of death up through two (2) weeks form the date of death. An exception to the two (2) week timeframe may be made through approval of the Chief of Police and the Deputy Director of Human Resources.

Immediate Family member. Immediate family shall be defined as the employee's, or the employee's legal spouse's grandparent, grandchild, brother, step-brother, sister, step-sister, son-in-law, or daughter-in-law. Bereavement leave for immediate family shall be used from the date of death up to and including the day after the funeral, but not to exceed three (3) work days (as scheduled), calculated at the employee's regular rate of pay including compensation for shift assignment.

Other Relatives. Other relatives shall be defined as the employee's niece, nephew, brother-in-law, or sister-in-law and aunt or uncle of the employee. Employees shall be allowed one (1) day off without loss of pay or sick leave credits on the day of the funeral.

Pallbearer. Employees who serve as a pallbearer for any person shall be allowed one (1) day off without loss of pay or sick leave credits on the day of the funeral.

A day of bereavement leave shall reflect the regular hours scheduled (i.e. 12, 8.4, 8, etc).

ARTICLE VIII | WAGE AND SALARY SCHEDULE

A. Wage Increases

The salaries of employees are contained on the attached wage schedules and made part of this agreement as follows:

Schedule "A" reflects a four percent (4%) increase effective January 1, 2027.

Schedule "B" reflects a one percent (1%) increase effective April 8, 2028.

Schedule "C" reflects a three percent (3%) increase effective October 8, 2028.

Schedule "D" reflects a three percent (3%) increase effective January 12, 2029.

Direct deposit of paychecks shall be a mandatory condition of employment.

Promotional salary increases shall be effective on the date of such promotion. Progressive increases due to longevity or time in grade shall be effective on the applicable anniversary date of hire or promotion. In grade means time of employment as a Sergeant or a Lieutenant. Grade 8, shall represent a 2% increase above grade 5.

Promotion from Sergeant to Lieutenant – Effective January 12, 2018:

Sergeants who achieve 8 years in grade (or more) as a Sergeant, who are then promoted to Lieutenant, will be credited with 3 years of service as a Lieutenant, therefore they will be placed at "3 years in grade" as a Lieutenant.

Sergeants who achieve 5 years (but less than 8) in grade as a Sergeant will be credited with 1 year of service as a Lieutenant, therefore they will be placed at "1 year" in grade as a Lieutenant.

Movement to the next rate (in grade) shall include the credited years. (Example: Sergeant with 6 years experience is promoted to Lieutenant. The officer would be placed at the Lieutenant's rate of 1 year in grade. In 4 years the LT would move to 5 years in grade.)

Effective January 13, 2017, the position of Sergeant, Step A (only) shall receive a premium of fifty cents ($.50) per hour in addition to their base hourly pay.

Effective January 1, 2027, the position of Sergeant, Step A (only) shall receive a premium of one dollar ($1.00) per hour in addition to their base hourly rate.
Effective January 12, 2029, the position of Sergeant, Step A (only) shall receive a premium of one dollar and fifty-five cents ($1.55) per hour in addition to their base hourly rate.

B. Computation of Longevity

Longevity shall be included in Salary Schedules and computed as follows:

1. At Step B, the hourly rate shall be three percent (3%) higher than Step A. Step B is effective following seven (7) years of service.
2. At Step C, the hourly rate shall be six percent (6%) higher than Step A. Step C is effective following ten (10) years of service.
3. At Step D, the hourly rate shall be nine percent (9%) higher than Step A. Step D is effective following fifteen (15) years of service.

4. At Step E, the hourly rate shall be twelve percent (12%) higher than Step A. Step E is effective following twenty (20) years of service.
5. At Step F, the hourly rate shall be fifteen percent (15%) higher than Step A. Step F is effective following twenty-five (25) years of service.

Pay Step Advancement. All employees are entitled to pay step advances on the anniversary of their appointment to the department, after seven, ten, fifteen, twenty and twenty-five years of service.

C. Special Payments

In addition to wage rates described on the attached wage Schedules, police supervisors assigned to the Detective Bureau by the Chief shall receive the sum of twenty-five dollars ($25.00) per month, in addition to their specified wage in recognition of on-call status and off-duty phone calls.

The supervisor (one only) that is designated by the Chief in writing as the Officer in Command (OIC) of the Emergency Response Team (ERT) shall receive $35 per month. The Assistant OIC (one only), as designated by the Chief in writing, shall receive $30 per month. Officers assigned as members of the (ERT) shall receive a premium of $25 per month. Only one (1) ERT special payment per employee.

The City agrees to compensate employees an additional ten dollars ($10.00) per month for Range/Firearms or Defensive Tactics (formally DAAT) Instructors. An employee who serves as both a Range/Firearms Instructors and a Defensive Tactics Instructor shall only be compensated a total of ten dollars ($10.00) per month.

D. Temporary Assignment to a Higher Rank

If an employee is officially assigned all of the duties and responsibilities of a higher rank on a temporary basis for a period in excess of thirty (30) continuous calendar days he/she shall be paid at the next higher pay step for his position or at the rate for the position assigned to whichever is more provided that there is an available vacant position in the departmental budget.

ARTICLE IX | WORKER'S COMPENSATION

It is expected that members of the Police Department shall exercise sound safety practices in the performance of their duties. Members of the Police Department who contract a disease or are injured in the performance of their duties while protecting the interests of the general public, may receive supplemental salary as outlined below.

The Director of Human Resources, in consultation with the City's third-party administrator for worker's compensation, shall determine whether or not such injury and/or illness is within the scope of the preceding paragraph and thus entitle the employee to full salary pay and shall so state on the report covered in Procedure in case of injury on the job. In any event, no benefits shall be paid unless and until the compensation insurance carrier of the City shall admit liability and commence payment thereon and such payments shall be made only for so long as the compensation carrier shall make payment. In any event, such full salary pay shall only cover the healing period of temporary total disability and the contribution of the City of La Crosse to such full salary pay shall be the difference between the amount paid by the compensation carrier and the employee's regular salary at the time of the injury or illness. In the event any employee of the Police Department's claim for worker's compensation is denied, the worker has the right under Wisconsin statutes for workers' compensation benefits to appeal the denial through the Wisconsin Department of Workforce Development.

In cases involving third party liability, Section 102.29 of the Wisconsin Statutes shall apply.

ARTICLE X | CONTRIBUTIONS TO PENSION SYSTEM

Employees will contribute one-half of the total actuarially required contribution for general municipal employees to the Wisconsin Retirement System.

ARTICLE XI | CLOTHING ALLOWANCE

A. Benefit

The clothing allowance shall be paid based on the amounts listed below for the contract period. The first installment to be paid on the first payday in February of each year and the second such installment shall be paid on the first payday in August of each year. Only current, active employees during the above pay periods will receive the installment. Current, active employees will be paid eight hundred ($800) per year payable in two (2) equal installments of four hundred dollars ($400).

External vest carriers shall be replaced at the department's expense on an as-needed basis when deemed no longer in compliance with the department's uniform policy.

Any new uniform article not previously required will be paid for by the City. No officer shall be required to spend more than the amount they receive each year in uniform allowance for uniform purchases under this article. In the event uniform purchases exceed the amount of uniform allowance the officer receives during the calendar year, the City shall pay the entire cost of the amount exceeding the current years uniform allowance.

Damage to Medically Necessary Items and Personal Items:

Medically necessary items (not eligible under the medical benefit plan) including eyeglasses, contact lenses and hearing aids, damaged or lost, involving a job related incident, shall be repaired or replaced by the City of similar quality, provided proof of loss is furnished and there is a police report substantiating the incident. Management shall make the determination of repair vs. replace.

Personal items damaged or lost, involving a job-related incident, shall be repaired or replaced by the City for an amount not to exceed one hundred dollars ($100.00) per item pro-rata provided proof of loss is furnished and there is a police report substantiating the incident. If at any time the City receives restitution through the courts or other sources which exceeds the above-stated amounts, the officer shall additionally receive the difference between the applicable above stated amount and the amount actually received by the City.

B. Reimbursements

All requests for reimbursement under this article, including purchase of new equipment and damage to eyeglasses or personal property, shall be submitted for approval to the Chief of Police, and such approval shall not be unreasonably denied.

ARTICLE XII | OVERTIME

Employees subject to this agreement will be compensated for time worked over and above eight (8) hours per day at the rate of time and one-half the regular rate of pay for such employees as found on the attached wage schedules.

Regular Compensatory Time Bank

1. Employees shall be allowed to elect compensatory time in lieu of paid overtime. Employees may accumulate up to one hundred twenty (120) hours of compensatory time at any one time during each year.

2. Paid compensatory time off may be taken with the approval of the commanding officer. Unused compensatory time in excess of eighty (80) hours must be used, or it will be paid in cash as of the last pay period of each calendar year. Only eighty (80) hours of compensatory time may be carried over from one calendar year to the next. One calendar year is defined as the first pay period through the last pay period of each year as defined by the City. Compensatory time that is paid in cash at the end of a year shall be paid off at the last rate in existence for that year.

3. At the employee's option, the payoff of all compensatory time on the first pay period in December of each year may occur subject to the following: It is agreed that 1/3 of the remaining monies available in the police department's annual overtime budget may be used to pay out compensatory time balances of employees that so request. Requests from employee's will be honored in the following order: 1) All requests from employees in the rank of Lieutenant shall be honored first, in order of rank seniority, 2) All requests from employees in the rank of Sergeant in order of rank seniority.

All employees working on Friday and Saturday of the Oktoberfest festival shall receive double time for such work, in lieu of any other overtime provisions. Oktoberfest double time hours shall be from 5:00 AM Friday to 6:00 AM Sunday of the Oktoberfest weekend. Double time for Oktoberfest is not available for court time and training (including associated travel.)

Hours worked in excess of the regular work week shall be compensated at time and one-half. Travel time to attend schools when officers volunteer to attend such schools, shall be compensated at the regular straight time rate. Travel time to attend school for mandatory training shall be paid at time and one-half.

When members are engaged in training, overtime shall only be paid as follows:

1. Employee will be compensated at time and one-half for all hours worked over 171 in a 28-day work period as outlined in the Fair Labor Standards Act, Section 207(k) under the law enforcement exemption. Hours worked includes training that is compensable, however does not include vacation, holidays, sick leave and personal business days.

2. Having met the FLSA requirements of overtime, a contractual agreement is made that employees will be compensated for time worked in excess of eight (8) hours per day or in excess of the 171 hours worked in the 28 day work period at the rate of time and one-half the scheduled rate of pay for such employees. Compensable training outside normally scheduled hours under the contractual agreement will be paid at time and one-half. All travel associated with training will be paid at straight time.

   An exception to the above will be when training takes place in lieu of regular workdays. In this circumstance, time will beat the employee's regular rate of pay including any shift differential.

ARTICLE XIII | CALL BACK AND MINIMUM COURT PAY

Employees recalled to duty after having left the premises, or scheduled to return to duty while off duty, shall receive a minimum of three (3) hours pay at time and one-half. This includes required court appearances while off duty. If the employee receives two (2) court appearances at the same time, only one overtime slip can be submitted.

Employees called to testify in a court proceeding shall receive a minimum of three (3) hours pay at time and one-half if such employee is not regularly scheduled to work at the time of the proceeding. However, if the employee is notified (via phone, text or voice message) 90 minutes or greater from the subpoena time for a previously scheduled court appearance, the employee shall receive one (1) hour of pay at the employee's regular straight time hourly rate.

Example: if one court case is cancelled and one case goes to hearing, the employee receive three (3) hours pay at time and one-half for the hearing and could not submit for an hour of straight time for the cancellation.

ARTICLE XIV | HOLIDAYS

Holiday pay as provided herein shall be allowed for the following holidays: New Year's Day, Martin Luther King Day, Spring Holiday (Friday before Easter), Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve, Christmas Day and New Year's Eve. Those employees scheduled to work on one of the above holidays shall receive time and one half for all hours worked on the holiday plus 8 hours additional pay in cash, at straight time rates. Those employees scheduled to be off either on an assigned rest day or for any other reason on one of the above holidays, shall receive 8 hours pay in cash computed at straight time.

In order to be eligible for holiday pay, qualified employees must work on the last regularly scheduled work day prior to the holiday and must further work on their first regularly scheduled work day after the holiday, unless excused by the Chief, Shift Commander or Supervisor.

Paid vacation, sick leave or compensated leave of absence shall be considered as excused for purposes of claiming holiday pay.

All holidays as provided above can be taken as compensatory time off in lieu of holiday pay, however the compensatory time, when used, shall be with the permission of the Chief of the Department or his designee. Such compensatory time, if not used or approved to be used when the last pay period in November is calculated, shall be paid in cash, on the first pay period in December.

ARTICLE XV | WORK WEEK

Effective January 1, 2016, the work week shall be established as forty hours per week.

ARTICLE XVI | EDUCATION INCENTIVE

The parties have agreed that the attainment of a Bachelor's Degree can be an important part of the professional development of police officers. As such, employees that possess/attain a Bachelor's Degree shall be compensated an additional fifty dollars ($50.00) per month. Officers with an Associate's Degree shall be compensated an additional twenty-five dollars ($25.00) per month.

Employees shall be eligible for tuition reimbursement for college level courses related to their occupation as approved by the Chief of Police and the Director of Human Resources and in accordance with the Tuition Reimbursement Policy. The maximum citywide pool of money for this purpose is $15,000 each

year, with an individual maximum in accordance with the Tuition Reimbursement Policy.

Employees hired after January 1, 2011, and promoted into Covered Protective Positions:
An educational incentive payment of fifty dollars ($50.00) per month shall be paid for those officers who possess/attain a Bachelor's Degree. There shall be no education incentive for Associate Degree.

ARTICLE XVII | SHIFT ASSIGNMENTS

Employees assigned to the various shifts shall receive monthly variable shift assignment pay (VSAP) as follows:

8.4 hour shift starting between 6:00 AM – 9:00 AM shall equal seventeen dollars ($17)
8.4 hour shifts starting after 9:00 AM shall equal forty-seven dollars ($47)
10.5 hour shifts starting at/after 6:00 AM shall equal forty-seven dollars ($47)
10.5 Hour shifts starting at/after 3:00 PM shall equal sixty-six dollars ($66)
12 hour shifts starting at 5:00 AM/6:00 AM shall equal eighty dollars ($80).
12 hour shifts starting at 3:00 PM shall equal eighty dollars ($80)
12 hour shift starting at 5:00 PM/6:00PM shall equal eighty dollars ($80)

Neighborhood Resources Officers (NRO)

Supervisors assigned to the Neighborhood Resource Officer Unit will work a 10.5-hour day (4 on, two off, four on, four off) schedule with two platoon assignments. The workweek will consist of Tue-Fri and Wed-Sat. As a result, supervisors assigned to the NRO unit will work every other Saturday. NRO Supervisor shall accrue 104 unscheduled hours per year. Management reserves all rights to determine the platoon assignment.

Twelve Hour Work Schedule

The City of La Crosse and the La Crosse Professional Police Officers Association have jointly developed a twelve (12) hour work schedule for sworn supervisory police officers of the La Crosse Police Department, which is based upon a twenty-eight (28) day work period with a total of 2080 hours worked per year.

The LPPSA and the City have declared a working period of twenty-eight days (171 hours) "7K" work period pursuant to the provisions of the Fair Labor Standards Act. The work year will consist of 2080 paid hours – Officers will be paid for an eight (8) hour workday on their existing five (5) working days on followed by two (2) days off, and then five (5) working days on followed by three (3) days off (5/2-5/3).

The parties recognize that various provisions of the collective negotiations agreement are impacted by such revised work schedules. It is hereby agreed and understood between the parties as follows:

1. The City of La Crosse and the LPPSA have jointly developed a 12 hour schedule for Police Supervisors which, is based upon a twenty-eight (28) day one hundred and seventy-one (171) hour work period.

2. Employees covered by the LPPSA agreement and presently working a patrol shift schedule shall work a twelve (12) hour shift schedule.

3. Shifts are defined as 6:00 a.m. to 6:00 p.m. for the day shift and 6:00 p.m. to 6:00 a.m. for the night shift. Overlapping patrol coverage will be accomplished by having "early" patrol assignments of 5:00 a.m. to 5:00 p.m. and 5:00 p.m. to 5:00 a.m.

4. Employees covered by the LPPSA agreement including investigative and administrative will also be covered under the twenty-eight (28) day one hundred and seventy-one (171) hour (7K) work period.

5. The following will also apply to 5/2-5/2 scheduled employees:
   a. Will be paid 2,080 hours per work year.
   b. Employees will be allowed the option to work a four (4) day – ten (10) hour shift if it is mutually beneficial to the Department and employee and not to exceed 2080 paid hours per year. An employee working under section 5-b may exchange the day off from their assigned day off to another day off within the next 60 days with the approval of the Chief of Police or his/her designee. Employees working 4/10 will not receive "unscheduled hours" as the scheduled work hours will not exceed 2,080 scheduled hours.
   c. Employees will be allowed the option to work five (5) working days of eight and four tenths (8.4) hours per day, repeated each week- typically, Monday through Friday, if it is mutually beneficial to the Department and employee and not to exceed 2080 paid hours per year. Employees working under this schedule will receive 104 hour "unscheduled hours" in lieu of the hours scheduled in excess of 2,080 hours and will be treated the same as stated in Section 9 - a through c of this agreement.

6. The 12 hour work schedule will be two (2) consecutive twelve (12) hour days on duty followed by two (2) consecutive days off, followed by three (3) consecutive twelve hours days on duty followed by two (2) consecutive days off, followed by two consecutive twelve hour days on duty followed by three (3) consecutive days off (2/2-3/2-2/3 cycle).

7. The Chief of Police will determine the staffing levels (that is, the exact number of police officers) for each of the two shifts that are necessary for the twelve (12) hour schedules. In addition, the Chief of Police shall have the right to alter said staffing levels, from time to time, as he deems appropriate and necessary to insure the efficient operation of the Department and/or where said adjustment shall be in the best interest of the Department.

HOURS OF WORK AND ABSENCES FROM DUTY

8. Under the twelve (12) hour work schedule, officers working will be scheduled to work twelve (12) hours per work day. Over the entire fifty-two (52) week calendar year, said 12 hour or 8.4 hour schedule will result in a total of one hundred and four (104) additional scheduled hours over the contractually established 2,080 annual work hours. This agreement is based upon a 2,080 scheduled hours per year. In order to reduce the total number of hours back to 2,080 hours, officers will be required to un-schedule 104 scheduled work hours generated by the twelve (12) hour schedule. The 104 "unscheduled hours" will be addressed in the following agreed upon manner.

   a. The additional 104 hours will not be considered overtime hours or paid hours

   b. Officers assigned to a twelve (12) hour 2/2, 3/2, 2/3 work schedule or 8.4 hours 5/2-5/2 work schedule will be allotted one hundred and four (104) "unscheduled hours" of time off on Jan 1 of each year. Such hours will be pro-rated if an officer is assigned after Jan 1 based on the total number of hours over 2080 hours that are projected to work in remaining calendar year.

   c. Officers will be allowed to use the banked 104 "unscheduled hours" in lieu of regular scheduled work hours over the course of the calendar year at the approval of the Chief of Police/designee. "Unscheduled hours" are not allowed to be carried over to a following year and shall not be subject to payout at end of year. Officers must use "unscheduled hours". Officers shall have all unused "unscheduled hours" used by November 1st of each year, or those hours will be scheduled by the Chief of Police/designee.

9. The conversion of vacation time shall be hour for hour based upon an 8 hour work day as follows:

1 week = 40 hours
2 weeks = 80 hours
3 weeks = 120 hours
4 weeks = 160 hours
5 weeks = 200 hours
26 days = 208 hours
27 days = 216 hours
28 days = 224 hours
29 days = 232 hours
30 days = 240 hours

10. The conversion of Funeral leave shall be day for a day in accordance with Section 7 of the LPPSA agreement. Officers working 12 hour day will be treated the same as those working an 8 or 10 hour day.

11. Conversion of Holidays will be hour for hour based on an 8 hour work day. Currently, eleven (11) holidays are recognized. Each officer will be credited a Holiday Compensation Time Bank pro-rated for the number of recognized holidays scheduled in the calendar work year. Eleven (11) days = 88 hours

12. All other language of the LPPSA agreement under Section 14 regarding holiday premiums remain status quo with the following changes.
    a. Employees scheduled to work on any of the recognized holidays shall receive time and one-half pay for all hours worked on the holiday in addition to the 88 hours of Holiday Compensation Time. It is understood that time worked on the holiday refers to all hours which began on the recognized holiday, including that which continued without a break into the day after the recognized holiday.

13. Conversion of Personal Business Time should be equivalent to scheduled shift (e.g. 4 days X 8 hours = 32 hours). See Article VI.

14. Conversion of Sick Time should be equivalent to schedule shift (e.g. accrual 1 day = 8 scheduled hours). See Article VI.

OVERTIME

15. Overtime compensation at time and one-half (taken as pay or comp time) shall be earned when a police officer works in excess of his/her regularly scheduled shift (12, 10 or 8.4) hours in any one shift.

16. If an officer works and is paid for more than one hundred seventy-one (171) hours in any twenty-eight (28) day work period, they shall receive overtime compensation at time and one-half pay, with the exception of the hours worked under section 9-a (104 unscheduled hours).

17. Any Overtime hours for call back, court, extra-duty, grant, security or off duty phone calls will follow the provisions of the current collective bargaining agreement.

TRAINING

18. At the discretion of the Chief of Police/designee, an officer assigned to a twelve (12) hour schedule may be temporarily placed on a 5/2 (8.4-hour day) schedule for training purposes when said training exceeds a four (4) day consecutive period.

19. When an employee is assigned to attend training and the training is less than 12 hours for employees on a 12 hour schedule or less than 10 hours for employees on a 4/10, the employee shall pre-arrange with

their shift command to make up the work hours, or promptly return to his/her division and be prepared to work the remaining hours, or use banked unused time off to cover the remaining hours, subject to advance management approval.

20. Overtime for employees voluntarily attending training will be governed under the twenty-eight (28) day, one hundred seventy-one (171) hours Fair Labor Standards Act, specifically, Section 207 (k). Training hours that do not exceed the 28 day/171 hours will be compensated at straight rate. Training hours that exceed the 28 day/171 hours will be compensated at time and one-half.

21. Any Mandatory training will be compensated at time and one-half pay or comp time.

MEAL TIME/BREAK TIME

22. Because payment for meal periods is included in the standard workday, the City is not liable for any additional compensatory time. One thirty (30) minute meal period and two (15) minute break period shall be permitted during each twelve (12) hour segment during the tour of duty. The meal and/or break period shall be non-contiguous, subject to call, and are included in the work day. Meal and/or break periods will be authorized by the shift commander or supervisor.

23. In the event of a conflict between the provisions of this Addendum and any other language in the LPPNSA work agreement, the provisions of this Addendum will prevail.

24. Employees working the 12 hour schedule shall not engage in any outside employment within eight (8) hours of beginning such shift or on a regularly scheduled work day

25. In order to avoid fatigue, employees working the /12 hour schedule all efforts will be made to avoid working more than seven (7) days at a stretch and no more than 16 hours straight. This does not include mandatory court appearances or other emergency situations. In the case of a mandatory court appearance, the employee at their option, can utilize all or part of the court appearance time as "time worked" for their next scheduled shift, if that shift is scheduled less than 12 hours from the end of the court appearance.

26. Parties agree that excluding any unpaid leave, officers shall be paid on a smoothing basis (80 hours bi-weekly which includes "unscheduled hours") for their bi-weekly payroll as opposed to pay for actual hours worked. At the end of the FLSA 7(k) payperiod (28 days) Finance will ensure that officers are made whole for any FLSA premium due.

ARTICLE XVIII | VACATION

Employees shall receive one (1) week of paid vacation after one (1) year of continuous service; two (2) weeks after two (2) years of continuous service; three (3) weeks after six (6) years of continuous service; and four (4) weeks after thirteen (13) years of continuous service; five (5) weeks after twenty (20) years of continuous service; twenty-six (26) days after twenty-six (26) years of continuous service; twenty-seven (27) days after twenty-seven (27) years of continuous service; twenty-eight (28) days after twenty-eight (28) years of continuous service; twenty-nine (29) days after twenty-nine years (29) of continuous service; and thirty (30) days after thirty (30) years of continuous service.
One day is understood to mean 8 hours of accumulated vacation time, and one week is understood to be 40 hours of accumulated vacation time. A 12 hour shift employee who takes vacation for their full day would be required to use 12 hours of their vacation accrual.

Vacations shall start at the beginning of the employee's work week.

Time off without pay may result in pro-rated vacation accrual for the following year.

If an employee who has accumulated vacation credits is precluded from taking this accumulated vacation credits within the calendar year because of his/her work schedule or work scheduled by his/her supervisor, he/she shall be permitted to carry over up to two (weeks) of vacation into the subsequent calendar year. The carryover will occur automatically after the last pay period of the year. Any vacation carried over into the subsequent year must be used by the last full pay period of that year, or it shall be forfeited.

ARTICLE XIX | JURY DUTY

A. Responsibilities. Employees are subject to jury service in the same manner as other citizens.

B. Compensation. No salary deduction is made during jury duty, but all jury fees received for jury duty during working hours must be paid to the City Treasurer, and a copy of the receipt shall be filed with the City Clerk.

Return to Work. Jurors, when not assigned to cases, must report to their regular work assignment for the remainder of the day. Jury duty shall be recorded on all payroll records

ARTICLE XX | MANAGEMENT RIGHTS

Except as otherwise specifically provided herein; the Management of the City of La Crosse and the direction of the work force including but not limited to the right to hire, to decide initial job qualifications, to lay off for a lack of work or funds, to abolish positions, to make reasonable rules and regulations, to determine the schedule of work; to sub-contract work, to establish and implement new job descriptions subject to impact bargaining, together with the right to determine the methods, processes and manner of performing work are vested exclusively in Management.

ARTICLE XXI | VACANCIES WITHIN THE DEPARTMENT

Any vacancy or new position created within the department shall be posted, listing the job description, requirements and qualifications. All members of the bargaining group shall be notified of such position and shall have an opportunity to seek the position if qualified.

ARTICLE XXII | CHECK OFF

The City shall deduct association dues from each biweekly paycheck from the wages of such employees who have provided a signed voluntary dues deduction form to the City. Signed forms will be obtained by the union and forwarded to the City Human Resources Department. Members may opt out of dues paying, by notifying in writing, either the City Human Resources Department or Local President. Changes in the amount of dues to be deducted shall be certified by the Association to the Deputy Director of Human Resources thirty (30) days before the effective date of the change. The dues are to be paid to the Association. The City is to be held harmless in the event of any legal controversy involving this provision.

ARTICLE XXIII | AMENDMENT PROVISION

This agreement is subject to amendment, alteration or addition only by subsequent written agreement

between and executed by the City and the Association wherein mutually agreeable. The waiver of any breach, terms or condition of this Agreement by either party shall not constitute a precedent in the future enforcement of all its terms and conditions.

ARTICLE XXIV | SAVINGS CLAUSE

If any Article or Section of this agreement or any addendums thereto should be held invalid by operation of law by a tribunal of competent jurisdiction or if compliance with or enforcement of any Article or Section should be restrained by such tribunal, the remainder of this agreement and Addendum shall not be affected thereby and the parties shall enter into immediate discussions for the purpose of arriving at a mutually satisfactory replacement for such Article or Section.

ARTICLE XXV | RESIDENCY

There is no residency requirement for any police supervisor subject to this agreement who began employment with the City of La Crosse before January 1, 1983.

All bargaining unit employees subject to this agreement shall, as a condition of employment, establish and maintain their domicile and residency within the corporate limits of the City of La Crosse. Effective January 1, 2005 employees with three (3) years of creditable service as a full time City employee are exempt from the domicile/residency requirement provisions contained herein. It is understood that compliance with the domicile/residency requirement is a condition of employment and non-compliance shall result in termination of employment.

The length of creditable service requirements contained herein shall begin when the employee first establishes his or her domicile/residency within the City.

ARTICLE XXVI | FAMILY MEDICAL LEAVE

City of La Crosse has established a Family and Medical Leave Act policy pursuant to Federal and State Family and Medical Leave Act.

ARTICLE XXVII | LEAVE OF ABSENCE

The Police Chief may, with the approval of the Director of Human Resources, grant an employee a leave of absence without pay for good reason when the employee's services can be spared without detriment to the interest of the City. It is understood that leaves of unpaid absences under this clause will not be granted where employees have existing appropriate leave balances. Such leave shall not exceed thirty (30) days unless unusual circumstances are evident. The use of applicable paid leave in conjunction with leaves of absence for family and medical reasons will be administered in accordance with applicable State and Federal Laws. Time off without pay may result in pro-rated vacation accrual for the following year.

ARTICLE XXVIII | MILITARY LEAVE

Employees who are duly enrolled members of the National Guard, State Guard or any other organized reserve component of the Armed Forces of the United States, shall be allowed a military leave of absence to attend scheduled military training as has been ordered, not to exceed 120 hours. Such time shall be in

the calendar year in which so ordered. A copy of orders requiring attendance at military training sites shall accompany all requests for a military leave of absence, and shall be provided to the Chief of Police as soon as they are received. Military leave shall be in addition to any other authorized leaves.

Employees who are authorized military leave as outlined above, shall suffer no loss of straight time pay for such leave. Upon returning to City duty, the City will provide an offset to the employee taking military leave upon receipt of their military pay stub. The City shall pay the difference between the employee's military base pay, excluding quarters, rations, and travel allowances, and the employees regular City straight time rate of pay if the military pay is less than City pay.

To receive the offset, the employee must provide their military pay stub to Human Resources within thirty (30) days form the date in which the employee returns to City employment. The compensation offset is provided for annual military training, *not weekend drills.*

The City will comply with all state and Federal laws relating to employees in reserve or active military service, including the Federal Uniformed Services Employment and Reemployment Rights Act (USERRA).

ARTICLE XXIV | DRUG AND ALCOHOL TESTING

Effective January 1, 2016, all sworn officers shall be subject to random drug and alcohol testing. Testing shall be limited to one (1) sworn officer per month, and shall be conducted by a laboratory and by a physician or health care professional qualified and authorized to administer and determine the meaning of any test results. The laboratory performing the test shall be one that is certified by the National Institute of Drug Abuse (NIDA). The laboratory shall test for only the substances and within the current limits for the initial and confirmation test as provided within the NIDA standards, which may change from time to time. Alcohol testing shall be conducted by the laboratory using a breathalyzer or similar test equipment.

The random draw conducted by the laboratory will be provided to the Deputy Director of Human Resources or his/her designated representative for coordination and scheduling of said employee. Refusals or confirmed positive tests may invoke immediate dismissal from the Department. All results, including confirmed positives, shall be provided to the Deputy Director of Human Resources or his/her designated representative. Any positive test results will require notification of the Chief by Human Resources.

The employer shall be responsible for costs involved for random drug and alcohol testing. The employer shall select the laboratory for the random drug and alcohol testing provisions.

Drug Testing

The parties agree to the drug testing program describe below unless pre-empted by Federal or State legislation.

1. PURPOSE:
   The Department's concerns are such that it is of paramount public interest to protect the public and to provide a safe working environment by ensuring that its personnel are fit for duty. The intent of this order is not only to identify an employee with a problem, but to correct the problem constructively.

   The Department views chemical screening as an integral part of its concerns for the public we

serve and its employees. However, it also recognizes the individual's reasonable expectation of privacy from unreasonable intrusions by his/her employer. In balancing these two (2) issues, it is our intent to act in these matters only based upon reasonable individualized suspicion for employees. The exception to this are covered herein.

2. DRUG ENFORCEMENT ASSIGNMENT/EVIDENCE ROOM
   Sworn personnel primarily assigned to drug enforcement duties or supervision of evidence room shall be required to submit to a chemical screening prior to accepting the assignment, and random screening during the assignment, as determined by Human Resources.

3. REASONABLE INDIVIDUALIZED SUSPICION – SCREENING
   a. Whenever possible, two (2) observing administrators shall consider an employee's behavior on duty that may be indicative of drug/alcohol use in making a determination whether reasonable individualized suspicion exists.
      i. Third party observations/claims shall not warrant immediate screening of an employee.
      ii. Any employee can enact this process through Police Administration where the employee has a reasonable suspicion to believe that another employee is illegally using or under the influence of a drug/narcotic/chemical while in the work place.
      iii. Definition- Reasonable Individualized Suspicion: A basis upon which employees will be required to undergo a chemical screening. It shall be based on objective facts that the employee is using or is under the influence of a chemical in the work place based upon the observations and/or investigation of Administration.
   b. ONLY the personal observations and/or investigations by Police Administration shall warrant testing. When more than one Administrator is on duty, a minimum of two (2) Administrators will make such observations and must concur with testing prior to any screening. When only one (1) Administrator is on duty, he/she will call a second Administrator to get such concurrence.
   c. All observations and the investigations will be documented in writing by the Administrator.
      i. Immediately prior to any testing based upon reasonable individualized suspicion, the Administrator will issue a written advisory to the employee stating that the requested test is based upon causes briefly defined therein.
      ii. The employee will sign and date the advisory, as will the Administrator. The employee shall receive a copy of the advisory. The testing process will occur regardless of whether or not the employee signs.
   d. NOTE: Unusual behavior may be caused by a number of reasons unrelated to chemical influences.
4. PRESCRIPTION AND NON-PRESCRIPTION DRUGS/MEDICATION
   a. An employee using a drug/medication that he/she feels may affect his/her performance shall inform his/her Administrator prior to coming on duty of such drugs/medication and possible side effects.
   b. This information will be held confidential by the Administrator and the employee.
   c. It is the responsibility of the employee to advise the Administrator requesting a chemical screening that he/she is or has taken within the past 72 hours prescription or non-prescription drugs or medications, if this is true.
      i. The employee shall specify the type of medication, amount taken and time

frame that such drugs were taken.
   ii. This information shall be provided prior to any test or screening process.
   iii. Written verification of lawful possession/use as recommended by a doctor or the manufacturer will be supplied to the supervisor within 48 hours after testing. The Department requires employees who are tested to provide evidence within 48 hours that all prescription medicine was lawfully obtained through a person authorized by law.
   iv. Any employees using another person's prescription medication may be deemed to have illegal possession if the substance is controlled by law, and subject to disciplinary proceedings, prosecution, or as otherwise authorized by the Chief.

d. The involved employee using another person's prescription medication may be deemed to have illegal possession if the substance is controlled by law, and subject to disciplinary proceedings, prosecution, or as otherwise authorized by the Chief.

5. URINE SPECIMENS
   a. All specimens will be collected in a medically approved manner by a trained person, under medically approved condition, at an approved testing facility.
      i. Urine specimens will be obtained in a manner that provides integrity of the specimen and concern for the employee.
      ii. Only sterile vials provided by the medical facility for tests shall be used for specimens.
   b. Specimen Amount Required: A minimum of 45 milliliters of urine is required for chemical screenings. This will afford sufficient amounts for department testing and that of an employee, should he/she desire a re-test.
   c. All urine specimens will be conveyed by laboratory courier to the testing laboratory. To insure confidentiality, labeling of specimens will include only date, donor's initial, and specimen ID number.
   d. Approved Testing Facility
      i. The facility used by the Department will:
         1. Be required to perform all required testing.
         2. Provide a secure area to accommodate specimens.
      ii. The Department will have the right to inspect the facility to ascertain compliance with its requirement. This right also applies to the Association.
   e. All initial and confirmation tests shall be at Department expense. Initial and confirmation tests will be done by approved medical standardized tests.
   f. A member having a confirmed positive screening may request to have an additional test conducted at his/her expense and at a laboratory of his/her choice.
      i. A written request to the Chief must be made within three (3) business days after the employee was advised of the test results.
      ii. The sealed specimen will be transmitted to the employee's requested laboratory at his/her expense.
      iii. Written retest results will be provided to the Chief by the employee within ten (10) days after the specimen was delivered to the employee's selected laboratory.
6. BREATH ANALYSIS
   a. The Administrators may utilize either or both the preliminary breath test and the intoxilyzer as appropriate in his/her investigation with results documented in his/her investigation.

b. All testing will be in compliance with accepted procedures. Such tests will not be the sole determinant for warranting further tests.

7. SCREENING RESULTS
    a. All correspondence from any laboratory addressed to Human Resources will immediately be forwarded to the Chief.
    b. The Chief will present in person a copy of any positive test results to the employee.
    c. All results will remain confidential, with dissemination limited to those having the expressed consent of the Chief and as required in counseling and treatment.
    d. All confirmed positive specimens will be retained for identification purposes at the City's authorized laboratory for one (1) year. Employees who have a separate test shall be required to retain that result for six months.
8. EMPLOYEE ASSISTANCE PROGRAM (EAP)
    a. Voluntary Participation in EAP
        i. A Department employee having a drug/alcohol problem may voluntarily participate in EAP provided that:
            1. Voluntary participation in only a one-time offer.
            2. The employee may not volunteer after such participation has been mandated by the Department.
        ii. The progression of participation in EAP under this order may be:
            1. Voluntary by the employee
            2. Mandatory by the Department
            3. Final disciplinary action.
    b. The Department, upon confirmation of a positive chemical test of an employee, may initiate discipline, up to and including discharge. The Department may attempt to assist the employee by referring him/her to EAP for further assessment or referral to appropriate counseling or treatment.
    c. If the employee fails to utilize the assistance to overcome his/her problems and/or fails to make reasonable progress as determined by treatment personnel, continues to perform in a sub-standard manner, or continues being under the influence of chemicals in the work place, then he/she will be considered a safety hazard. This shall result in corrective action which may include termination.
    d. Assistance rendered under the program is confidential other than the employee signing a consent to release progress reports to the Chief and Director of Human Resources.
9. DEPARTMENT ACTIONS
    a. Corrective action may be taken against an employee found to be under the influence or in unauthorized possession of chemicals in the work place. The extent of discipline is dependent upon the following factors:
        i. Type of violation
        ii. Severity
        iii. Prior like violations
        iv. Prior service record
        v. Defiance, carelessness
    b. Severity of violation may invoke dismissal at any point, regardless of the number of prior violations of a like nature.
    c. On any action, EAP counseling and follow-up may be applied.
    d. If an employee refuses to submit to chemical screening, the Administrator will notify the Chief immediately. The Administrator will immediately relieve the employee from duty. This will be with pay, pending review by the Chief of the

investigation and of the refusal to submit to screening.

10. TRAINING

Each Administrator will be required to participate in chemical abuse identification training. The training will be conducted by a qualified people in the following areas:

a. Medical. Understanding chemical abuse/use; symptoms of chemical abuse/use; articulation of symptoms and facts; documentation; testing procedure – an overview; employee assistance program

ARTICLE XXX | ATTENDANCE POLICY

PURPOSE

This policy is to ensure that a consistent procedure is used by all city departments in the administration of attendance at work for sworn supervisory Police employees.

ATTENDANCE

All employees will be required to be regular in their attendance and to meet normal attendance standards. For reporting purposes refer to below procedures. Three levels of attendance standards have been established ranging from excellent to unacceptable. Each employee shall meet or exceed the "adequate" standards. If an employee's yearly attendance, (i.e. January 1 – December 31) falls below this expected level, they will be counseled and warned, and if the problem persists, the employee will be subject to disciplinary action. In addition, the employee would not be eligible for personal business days in the following year.

For definition purposes, a day of absence means each individual day, or portion thereof, lost from work due to reasons **other than**: **approved** leave of absence, vacation; personal business; family care; bereavement; flex time; military leave; Family Medical Leave; jury or witness duty; injury suffered on the job; disciplinary action; or a physician excused illness or medical appointment of the employee.[i] An occurrence is defined as each consecutive occasion that an employee misses work. Example: If an employee is off sick for two consecutive days (ten hours per day) with the flu that would count as one occurrence and twenty hours absence.

Any sickness or injury of three (3) consecutive work days duration or over must be verified by a physician's certificate. This certificate must state the kind or nature of the illness or injury and that the employee has been incapacitated for work for said period of absence.

Where the city has reasonable cause to suspect sick leave abuse exists, the city reserves the right to require reasonable medical substantiation, including a general diagnosis, for any and all prospective sick leave absences including those of twenty-four (24) hours or less. Any and all medical substantiation, including physician certificate, required under this policy may bypass the employee's immediate supervisor and be directed to the City's Human Resource Department, if the employee so desires.

REPORTING PROCEDURE FOR EMPLOYEES REQUESTING SICK LEAVE:

The Employee must:

- Personally notify his/her Supervisor or their designee prior to the scheduled start of the shift. Exception – If the employee is incapacitated by a medical condition that would prevent him/her from making the call personally.
- Inform management of the general nature of the illness and expected date of return.
- Inform management if leave is for Family Care. Employees are allowed up to 3 Family Care days (deducted from accrued sick leave bank), and are designated for injury/illness of the employee's minor dependents.
- Keep management informed of changes effecting return to work date.

- Present acceptable medical substantiation upon return to work following three (3) consecutive days or more of consecutive scheduled work hours off due to illness or injury.
- All acceptable medical substantiation for approved absences must be turned into Human Resources within 30 calendar days of the appointment. Late submissions will not be accepted.

MEDICAL/DENTAL APPOINTMENTS:

If the work schedule allows, employees may use accrued sick leave for their medical/dental appointments as follows:

- The employee may use sick leave for the duration of the employee's medical/dental appointment, plus any travel time necessary to and from the appointment, (i.e. an employee has a doctor's appointment at 10:00 a.m. In order to make it there he/she requests to leave at 9:30 a.m. His/her appointment is completed at 11:00 a.m. He/she is expected to return to work immediately after the appointment, i.e. 11:30 a.m.).
- An employee will not be allowed to take the entire day off for an appointment, unless special circumstances warrant such as conditions which affect their ability to safely, effectively or thoroughly perform their job description's essential duties.
- Sick leave is not intended to provide additional income to an employee, but as a substituted form of pay for time attending the employee's appointment. Sick leave may be used for the time period for which the employee's appointment falls during normal work hours, (i.e. the employee is scheduled for an appointment at 4:00 p.m. and ends at 5:00 p.m. The employee's normal scheduled work day would have ended at 4:30 p.m., so the employee would only be able to use sick leave from 4:00 p.m. – 4:30 p.m.).
- Every effort should be made to schedule appointments during non-work time.

ATTENDANCE STANDARDS	ATTENDANCE CRITERIA
"Adequate"	- Less than 64 total hours of absence - 4 occurrences
"Poor"	- 64 to 87 total hours of absence - 5 to 7 occurrences
"Unacceptable"	- 88 hours or more total hours of absence - 8 or more occurrences - A noticeable pattern of absence is present

Employees must meet both criteria for each standard to be considered for that category. For example, if an employee has 2 occurrences each lasting 24 hours (for a total absence of 48 hours) the appropriate standard would be "Adequate".

ARTICLE XXXI | ENTIRE AGREEMENT

The foregoing constitutes an Entire Agreement between the parties and no verbal statement shall supersede any of its provisions.

ARTICLE XXXII | DURATION OF AGREEMENT

This agreement shall remain in full force and effect commencing the first (1st) day of January 2027 and terminating on the 31st day of December 2026, and shall continue from year to year thereafter unless amended by subsequent Council resolutions.

It is understood and agreed that all expenditures or compensation to be paid to employees in accordance with this agreement must meet the requirements and procedures required by law.

IN WITNESS WHEREOF, the parties hereto have executed this agreement of the 9th day of July 2026.

LA CROSSE PROFESSIONAL POLICE ASSOCIATION (LPPSA)

Grant Gyllander, President – LPPSA

Chris Oates, Vice President – LPPSA

Craig Teff, 2nd Vice President – LPPSA

Whitney Hughes, Secretary – LPPSA

Brooke Pataska, Treasurer – LPPSA

CITY OF LA CROSSE

Shaundel Washington-Spivey, Mayor

Rebecca Franzen, Director of Human Resources

Erin Goggin, Chair – Finance and Personnel Committee

Barb Janssen, Finance and Personnel Committee

Aron Newberry, Finance and Personnel Committee

Rosanne Northwood, Finance and Personnel Committee

Chris Kahlow, Finance and Personnel Committee

Larry Sleznikow, Finance and Personnel Committee

Wage Schedule “A” – Effective January 1, 2027

Wage Schedule "A"
Effective January 1, 2027
4% Wage Increase
Base Rate and Longevity

SERGEANT

		Base Rate				
Step	Years	<1 Year in Grade	1 Year in Grade	3 Years in Grade	5 Years in Grade	8 years in Grade
A	Base Rate	$ 46.44	$ 46.96	$ 47.39	$ 48.29	$ 49.24
B	7	$ 47.83	$ 48.36	$ 48.82	$ 49.73	$ 50.72
C	10	$ 49.22	$ 49.77	$ 50.23	$ 51.19	$ 52.20
D	15	$ 50.62	$ 51.18	$ 51.66	$ 52.63	$ 53.67
E	20	$ 52.01	$ 52.59	$ 53.08	$ 54.08	$ 55.15
F	25	$ 53.40	$ 54.00	$ 54.51	$ 55.53	$ 56.63

LIEUTENANT

		Base Rate				
Step	Position	<1 Year in Grade	1 Year in Grade	3 Years in Grade	5 Years in Grade	8 years in Grade
A	Base Rate	$ 50.77	$ 51.26	$ 51.76	$ 52.83	$ 53.87
B	7	$ 52.29	$ 52.80	$ 53.31	$ 54.41	$ 55.48
C	10	$ 53.82	$ 54.34	$ 54.87	$ 56.00	$ 57.11
D	15	$ 55.34	$ 55.88	$ 56.42	$ 57.58	$ 58.72
E	20	$ 56.87	$ 57.41	$ 57.97	$ 59.18	$ 60.34
F	25	$ 58.39	$ 58.95	$ 59.53	$ 60.76	$ 61.95

Wage Schedule “B” – Effective April 7, 2028

Wage Schedule "B"
Effective April 7, 2028
1% Wage Increase
Base Rate and Longevity

SERGEANT

		Base Rate				
Step	Years	<1 Year in Grade	1 Year in Grade	3 Years in Grade	5 Years in Grade	8 years in Grade
A	Base Rate	$ 46.90	$ 47.43	$ 47.86	$ 48.77	$ 49.73
B	7	$ 48.31	$ 48.84	$ 49.31	$ 50.23	$ 51.23
C	10	$ 49.71	$ 50.27	$ 50.73	$ 51.70	$ 52.72
D	15	$ 51.13	$ 51.69	$ 52.18	$ 53.16	$ 54.21
E	20	$ 52.53	$ 53.12	$ 53.61	$ 54.62	$ 55.70
F	25	$ 53.93	$ 54.54	$ 55.06	$ 56.09	$ 57.20

LIEUTENANT

		Base Rate				
Step	Position	<1 Year in Grade	1 Year in Grade	3 Years in Grade	5 Years in Grade	8 years in Grade
A	Base Rate	$ 51.28	$ 51.77	$ 52.28	$ 53.36	$ 54.41
B	7	$ 52.81	$ 53.33	$ 53.84	$ 54.95	$ 56.03
C	10	$ 54.36	$ 54.88	$ 55.42	$ 56.56	$ 57.68
D	15	$ 55.89	$ 56.44	$ 56.98	$ 58.16	$ 59.31
E	20	$ 57.44	$ 57.98	$ 58.55	$ 59.77	$ 60.94
F	25	$ 58.97	$ 59.54	$ 60.13	$ 61.37	$ 62.57

Wage Schedule “C” – Effective October 8, 2028

Wage Schedule "C"
Effective October 8, 2028
3% Wage Increase
Base Rate and Longevity

SERGEANT

		Base Rate				
Step	Years	<1 Year in Grade	1 Year in Grade	3 Years in Grade	5 Years in Grade	8 years in Grade
A	Base Rate	$ 48.31	$ 48.85	$ 49.30	$ 50.23	$ 51.22
B	7	$ 49.76	$ 50.31	$ 50.79	$ 51.74	$ 52.77
C	10	$ 51.20	$ 51.78	$ 52.25	$ 53.25	$ 54.30
D	15	$ 52.66	$ 53.24	$ 53.75	$ 54.75	$ 55.84
E	20	$ 54.11	$ 54.71	$ 55.22	$ 56.26	$ 57.37
F	25	$ 55.55	$ 56.18	$ 56.71	$ 57.77	$ 58.92

LIEUTENANT

		Base Rate				
Step	Position	<1 Year in Grade	1 Year in Grade	3 Years in Grade	5 Years in Grade	8 years in Grade
A	Base Rate	$ 52.82	$ 53.32	$ 53.85	$ 54.96	$ 56.04
B	7	$ 54.39	$ 54.93	$ 55.46	$ 56.60	$ 57.71
C	10	$ 55.99	$ 56.53	$ 57.08	$ 58.26	$ 59.41
D	15	$ 57.57	$ 58.13	$ 58.69	$ 59.90	$ 61.09
E	20	$ 59.16	$ 59.72	$ 60.31	$ 61.56	$ 62.77
F	25	$ 60.74	$ 61.33	$ 61.93	$ 63.21	$ 64.45

Wage Schedule “D” – Effective January 12, 2029

Wage Schedule "D"
Effective January 12, 2029
3% Wage Increase
Base Rate and Longevity

SERGEANT

		Base Rate				
Step	Years	<1 Year in Grade	1 Year in Grade	3 Years in Grade	5 Years in Grade	8 years in Grade
A	Base Rate	$ 49.76	$ 50.32	$ 50.78	$ 51.74	$ 52.76
B	7	$ 51.25	$ 51.82	$ 52.31	$ 53.29	$ 54.35
C	10	$ 52.74	$ 53.33	$ 53.82	$ 54.85	$ 55.93
D	15	$ 54.24	$ 54.84	$ 55.36	$ 56.39	$ 57.52
E	20	$ 55.73	$ 56.35	$ 56.88	$ 57.95	$ 59.09
F	25	$ 57.22	$ 57.87	$ 58.41	$ 59.50	$ 60.69

LIEUTENANT

		Base Rate				
Step	Position	<1 Year in Grade	1 Year in Grade	3 Years in Grade	5 Years in Grade	8 years in Grade
A	Base Rate	$ 54.40	$ 54.92	$ 55.47	$ 56.61	$ 57.72
B	7	$ 56.02	$ 56.58	$ 57.12	$ 58.30	$ 59.44
C	10	$ 57.67	$ 58.23	$ 58.79	$ 60.01	$ 61.19
D	15	$ 59.30	$ 59.87	$ 60.45	$ 61.70	$ 62.92
E	20	$ 60.93	$ 61.51	$ 62.12	$ 63.41	$ 64.65
F	25	$ 62.56	$ 63.17	$ 63.79	$ 65.11	$ 66.38

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: 26-0622

Caption: Resolution approving a collective bargaining agreement between the City of La Crosse and the La Crosse Professional Police Supervisory Association for January 1, 2027, to December 31, 2029.

Staff/Department Responsible for Legislation

Rebecca Franzen, Director of Human Resources
Shawn Kudron, Chief of Police

Requestor of Legislation

Rebecca Franzen, Director of Human Resources

Location, if applicable

N/A

Summary/Purpose

The purpose of this resolution is to approve the three-year collective bargaining agreement between the City of La Crosse and the La Crosse Professional Police Supervisory Association (LPPSA).

Background

In May 2026, the City of La Crosse and the LPPSA began the negotiation process for their new collective bargaining agreement beginning January 1, 2027. The City and the LPPSA reached a three-year tentative agreement within the parameters set by the Finance and Personnel Committee.

Fiscal Impact

Over the course of the contract, there will be approximately a $320,000 increase for the supervisors in wages and benefit costs.

Staff Recommendation

Staff recommend approval of the tentative agreement between the City and the LPPSA.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0635

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution approving a development agreement with Stizo, LLC for infrastructure improvements related to a development at 1319 St Andrew St.

RESOLUTION

WHEREAS, the developer proposes to develop and improve a currently vacant and underutilized property into an office building with a second phase of a multifamily housing structure; and

WHEREAS, the proposed project intends to reduce underutilized property, grow the tax base and stimulate commercial and residential activity as well as provide for a place of employment and residence for citizens of the State and the City; and

WHEREAS, the project requires construction of public infrastructure.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the attached Wood Street development agreement.

BE IT FUTHER RESOLVED that the City's cost share of the public infrastructure, as is defined in the development agreement, shall be paid for with TID 16 funds.

BE IT FURTHER RESOLVED by the Common Council of the City of La Crosse that it hereby authorizes the City Attorney, Director of Finance, Director of Planning and Development, Mayor and City Clerk to execute said agreement.

BE IT FURTHER RESOLVED that City staff is hereby authorized to take any and all steps necessary to effectuate this resolution.

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0635 Caption Resolution approving a development agreement with Stizo, LLC for infrastructure improvements related to a development at 1319 St Andrew St.

Staff/Department Responsible for Legislation

Andrea Trane & Matt Gallager/Planning & Development/Engineering & Public Works

Requestor of Legislation

City Staff and Stizo, LLC

Location, if applicable

1319 St Andrew St.

Summary/Purpose

The purpose of this development agreement is to outline responsibilities of the developer and City for public infrastructure improvements related to this development.

Background

Borton Construction is planning to relocate their building to the west side of this parcel with a future multi-family development on the east. Wood Street is planned to extend north to connect to Hagar to provide for additional access to the site and extend the City's street grid. There are certain infrastructure improvements that need to be done in the area of this development. The improvements will be owned by the City.

Fiscal Impact

Up to $1,020,000 from TID 16 available cash.

Staff Recommendation

Approval

WOOD STREET
DEVELOPMENT AGREEMENT
(NSA)

This Wood Street Development Agreement (herein "Agreement") is made by and among the **City of La Crosse**, Wisconsin, a Wisconsin municipal corporation with offices located at 400 La Crosse Street, La Crosse, Wisconsin, 54601 ("**City**"), and **Stizo, LLC**, a Wisconsin limited liability company with principal offices located at 1243 Badger Street, La Crosse, Wisconsin 54601 ("**Developer**").

WITNESSETH:

Whereas, Developer owns and proposes to develop and improve a currently underutilized property into an commercial office and shop building, defined below as the "Project," within the City of La Crosse on property Developer owns, all of which property is more particularly described in **Exhibit A** ("Real Estate");

This space is reserved for recording data

Return to

City Attorney
400 La Crosse Street
La Crosse, WI 54601

Parcel Identification Number/Tax Key Number

Whereas, Developer further proposes to create approximately One Million One Hundred Forty Eight Thousand Dollars ($1,148,000) of new tax base at the Project;

Whereas, the goals for the Real Estate include encouraging private residential and commercial development and improvements and undertaking public improvements that promote desirable and sustainable uses, which further serve the needs of the community and visitors as well as fulfilling the aesthetic character standards of the City;

Whereas, the City finds it necessary to further redevelop an area of the City, (the "Real Estate"), within proximity to Tax Incremental district No. 16 (respectively "TID #16") in order to further redevelop an area of the City, reduce underutilized property, grow the tax base and stimulate commercial and residential activity as well as provide for a place of employment and residence for citizens of the State and the City;

Whereas, the City has found and determined that: (1) the economic vitality of the Real Estate is essential to the economic health of the City and other taxing jurisdictions within the City; (2) the proposed development of the Real Estate through the construction of the Project is an integral part of the residential and commercial needs of City residents, local businesses and the surrounding area; and (3) the benefits to be gained by the City as a result of the Project are greater than the costs to the City under this Agreement;

Whereas, the Developer and the City agree that the Real Estate's development and improvement shall (1) result in an economic and aesthetic benefit to the City and the surrounding area, including, without limitation, growth in the tax base and job creation; and (2) be secured for the future benefit of the citizens and the community through the construction and development of the Project all in accordance with the Master Plan to be prepared by the Developer and approved by the Commercial and Multi-Family Design Review Committee;

Whereas, the City desires the Project to proceed for the reasons set forth above and ultimately to provide increased tax revenues for the City and various taxing jurisdictions authorized to levy taxes within TID #16;

Whereas, in order to induce Developer to undertake the Project, the City has agreed to pay for certain costs included in the project plan of TID #16 ("TID Project Plan") through the use of existing municipal funds to provide other

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assistance to Developer as provided by this Agreement, all in accordance with the terms and conditions of this Agreement;

Whereas, the City and Developer wish to set forth in this Agreement their respective commitments, understandings, rights and obligations in connection with the Project as more fully described herein and to further provide for the implementation of the Project; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein exchanged, and other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties hereto agree as follows:

ARTICLE I
PURPOSE; LAND; DEFINITIONS; EXHIBITS

1.1. Land Affected. The parties acknowledge that the Project will encompass and/or affect the following real property:

The Real Estate, described on **Exhibit A**, and certain public streets and rights-of-way serving the same.

1.2. Purpose of the Agreement. In order to cause the Project to occur and to induce Developer to undertake the Project, to promote community development, industry and job creation and to expand and enhance the tax base and stimulate commercial and residential activity within the City, the City intends to undertake certain project costs and public improvements, if any, necessary for the Project, all as set forth in this Agreement. The City intends to recover its costs through payments received under this Agreement including increased tax revenues generated by the Real Estate. The parties intend to enter into this Agreement to record the understandings and undertakings of the parties and to provide a framework within which the Project may proceed. Developer and the City plan to work together to undertake the Project on the Real Estate all as more fully described herein and in the Master Plan and as approved by the Commercial and Multi-Family Design Review Committee.

1.3. Certain Definitions. In addition to the words and phrases elsewhere defined in this Agreement, the following words and phrases, when having an initial capital letter, shall have the following meanings:

a. "Agreement" means this Wood Street Development Agreement by and between the City and the Developer, as amended and supplemented from time to time.

b. “City” means the City of La Crosse, Wisconsin, a Wisconsin municipal corporation.

c. “Construction Schedule” means the construction timetable set forth on **Exhibit E**.

d. "Developer" means Stizo, LLC, a Wisconsin limited liability company.

e. "Master Plan" means the Master Plan for the Real Estate prepared by the Developer and approved by the Commercial and Multi-Family Design Review Committee as well as all subsequent revisions thereto that are prepared by Developer and approved by the Commercial and Multi-Family Design Review Committee.

f. “Plans and Specifications" means the plans and specifications developed for the Project.

g. “Project” means the development and improvement of the Real Estate by constructing a commercial office and shop building on the Real Estate all as described in more detail on

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Exhibit B and in accordance with the Master Plan. Subject to the terms and conditions of this Agreement, uses for the Project shall be determined by zoning. The term "Project" excludes personal property and land.

h. "Public Improvements" means the public infrastructure improvements, if any, to be constructed by the Developer, paid for by the Developer and reimbursed by the City in connection with the Project, which are set forth on **Exhibits D, D-1 and AA**.. "Real Estate" means the real property described in **Exhibit A**.

i. "Signature Date" has the same meaning as provided in Section 8.22 of this Agreement.

j. "Substantial Completion" means the completion of the improvements to the Real Estate pursuant to the Plans and Specifications, (except for punch list items, exterior painting, and landscaping) and the issuance by the Project architect of a certificate of substantial completion and the issuance of a certificate of occupancy from the City. Subject to unavoidable delays beyond the control of the Developer, any such incomplete items shall be fully completed within a reasonable time after the date of Substantial Completion, but not to exceed ninety (90) days thereafter except site improvements such as landscaping shall be completed no later than two hundred forty (240) days after the date of Substantial Completion if weather or other conditions beyond the control of Developer prevent completion of the same.

1.4. Exhibits. The following exhibits are hereby attached to and incorporated into this Agreement:

a. **Exhibit A**. Real Estate;

b. **Exhibit B**. Description of Project;

c. **Exhibits D, D-1 and D-2**. Description of Public Improvements;

d. **Exhibit E**. Construction Schedule;

e. **Exhibit Z** Promissory Note

f. **Exhibit AA.** Wood Street Improvements Cost Breakdown

ARTICLE II
DEVELOPER OBLIGATIONS

2.1. Acquire the Real Estate. Prior to executing this Agreement, Developer agrees it has already acquired fee simple title to the Real Estate.

2.2. Develop the Real Estate. Developer agrees to develop and improve the Real Estate by undertaking the Project, all in accordance with the Master Plan and the Construction Schedule.

a. **Site Preparation**. Developer shall prepare the Real Estate for construction of the Project, including, without limitation, any necessary demolition or other removal of improvements or preparation currently located on the Real Estate.

b. **Construction Schedule**. Developer shall commence or cause other entities to commence construction on the Project, as described in **Exhibit B**, on or before September 1, 2026 with

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Substantial Completion on or before December 31, 2026, all in accordance with the Construction Schedule set forth on **Exhibit E**.

c. **Minimum Construction Costs**. Developer agrees that acquisition costs, construction costs, professional services costs, financial costs, developer's fee and cash accounts / escrow / reserves associated with the Project shall have an aggregate minimum cost of not less than One Million Five Hundred Thousand Dollars ($1,500,000.00).

d. **Rights of Access**. Developer shall permit the representatives of the City to have access to the Project at all reasonable times during and following the construction when the City deems access necessary to ensure compliance with the terms and conditions of this Agreement including, but not limited to, access for inspection of all work being performed in connection with the Project as set forth in the Master Plan. No compensation shall be payable nor shall any charge be made in any form by any party for the access provided in this Agreement.

e. **Public Streets and Public Improvements**. Developer shall complete the Public Improvement identified on **Exhibits D, D-1, D-2 and AA.** The cost breakdown for said improvements is defined on **Exhibit AA.** Prior to issuance of the occupancy permit for the Project, Developer shall dedicate and/or transfer or convey all public streets or alleys, public rights-of-way and utilities, and easements within the Real Estate as identified on **Exhibit A**, as finalized, to the City. The City shall reimburse the cost of Public Improvement, as depicted in Exhibits D, D-1, D-2 and AA, with cash available from TID #16. In order to construct Wood Street, the City shall provide Developer a fully executed promissory note in the amount of the costs of the improvements identified in **Exhibit Z**, subject to any cost adjustments for changes to the improvements/specifications. The promissory note shall be at the initial interest rate of zero percent (0%). Said interest rate shall increase to 6.5% on September 1, 2028. The promissory note shall provide for prepayment at any time without penalty.

f. **Master Plan**. Prior to obtaining any building or other permits and/or commencing any construction or development on the Real Estate, Developer shall submit a Master Plan setting forth all the details of construction and development to the Commercial and Multi-Family Design Review Committee for review and approval. Said Master Plan shall conform in all material respects to the provisions of this Agreement, all applicable federal, state and local laws, ordinances, rules and regulations and shall include preliminary and final building, site and operational Plans and Specifications, including, without limitation: (1) building plans and specifications; (2) architectural plans, renderings and specifications; (3) building material plans and specifications; (4) preliminary and final site plans; (5) landscaping plans; (6) stormwater and erosion control plans; (7) lighting plans; (8) traffic and circulation plans for pedestrians, bicyclists, transit riders, truck and delivery vehicles, and automobiles; (9) signage plans and specifications; (10) water and sewer plans; and (11) any other preliminary or final plans, specifications or other requirements as determined by the City Planner. The City Planner may determine, in their sole and absolute discretion, whether one or more of the above requirements is applicable to the Project's Master Plan.

2.3. Compliance with Planning and Zoning; Use. Developer, at its own expense, shall obtain all approvals, permits and licenses as may be required by any governmental or non-governmental entity in connection with the Project. Any conditions imposed on Developer to obtain any approval, permit or license must be acceptable to the City. Developer will not initiate, approve, consent to or participate in any change or modification of the zoning in effect for the Real Estate or any portion thereof, without the City's prior written consent. No property within the

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Real Estate shall be used for any use other than as set forth in the Master Plan and this Agreement and as approved by the City, including any conditions attendant with such approval, unless such use is further approved by the City under its normal zoning, review and approval procedures.

2.4. Maintenance and Repair. Developer agrees that at all times after construction of the Project, it will keep and maintain the Real Estate and the Project in good condition and repair.

2.5. Taxes. It is understood that the land and improvements resulting from the Project shall be subject to property taxes. Developer shall pay when due all federal, state and local taxes in connection with the Real Estate and all operating expenses in connection with the Real Estate and Project.

2.6. Transfer or Sale of Real Estate.

This section is intentionally blank.

2.7. Easements. Developer shall grant the City or any public utility such easements as reasonably necessary for public improvements, infrastructure, ingress or egress, utilities, lighting or landscaping or any other need necessary to effectuate development of the Real Estate in accordance with the Master Plan at no cost to the City.

2.8. Indemnity. Developer shall indemnify and hold harmless the City, its officers, employees and authorized representatives, ("Indemnified Party"), from and against any and all liabilities, including, without limitation, remediation required by any federal or state agency having jurisdiction, losses, damages, costs, and expenses, including reasonable attorney fees and costs, arising out of any third-party claims, causes of action, or demands made against or suffered by the Indemnified Party on account of this Agreement, unless such claims, causes of action, or demands: (a) relate to the Indemnified Party failing to perform its obligations to Developer; or (b) arise out of any willful misconduct of the Indemnified Party. At the Indemnified Party's request, Developer shall appear for and defend the Indemnified Party, at Developer's expense, in any action or proceeding to which the Indemnified Party may be made a party by reason of any of the foregoing.

2.9. Utilities.

a. Other Utilities. Developer shall be responsible for, pay for and cause electrical power, telephone facilities, cable TV lines, and natural gas facilities to be installed in such a manner as to make proper and adequate service available to each building in the Project, as described in the Master Plan. Plans indicating the proposed location of each such utility to service the Project shall be shown on the Master Plan and construction plans to be provided to the City Plan Commission for approval prior to the installation of the utility.

b. Water and Sewer. Except as provided on Exhibit D, Developer shall be solely responsible for and shall pay all costs of connecting water and sewer service from the public streets, alley, right of way, or other approved infrastructure to the buildings within the Real Estate.

c. Street and Utilities to be Dedicated to the Public. As shown in **Exhibit D** (Public Improvements), Developer shall fund Developer-Funded Improvements and City-Funded Improvements at its own cost and expense until the City reimburses Developer in accordance with this Agreement. Developer shall dedicate and convey such Public Improvements to the City. Developer will, at all times, maintain a full "open book process" and ensure that the requirements of payment and performance bonds are obtained as well as the payment of prevailing wages, as required by law, are followed so that the Public Improvements comply with the Wisconsin public construction requirements. All bids shall be publicly bid in accordance with § 62.15, Wis. Stat., and opened in public at City Hall. After

publicly opening the bids, Developer and City shall jointly review the bids. After Developer has an opportunity to provide its recommendation, the City shall decide to either award the bids, refer the bids for thirty (30) days, or reject all bids and publicly bid the project again. Developer shall furnish full access to the City upon ten (10) days notice to all internal cost accounting records and all supporting project records with respect to the Public Improvements. Any savings during construction shall be identified immediately after bidding and monthly through cost accounting thereafter. Savings shall be completely passed on to the City, reducing the construction cost by the amount of any such savings.

2.10. Restrictions. Developer agrees to neither use nor allow a third-party to use the Real Estate for adult entertainment, pawnshops, mini-warehouses, car title loan business, payday lenders, tattoo parlors, and/or off-premise signs for a period of twenty (20) years. "Payday lenders" and "car title loan business" shall exclude banks and credit unions. This shall be a deed restriction against the Real Estate and shall run with the land.

2.11. Record Retention. Developer understands and acknowledges that the City is subject to the Public Records Law of the State of Wisconsin. As such, Developer agrees to retain all records as defined by Wisconsin Statute § 19.32(2) applicable to this Agreement for a period of not less than seven (7) years. Likewise, Developer agrees to assist the City in complying with any public records request that it receives pertaining to this Agreement. Additionally, Developer agrees to indemnify and hold the City, its officers, employees and authorized representatives harmless for any liability, including without limitation, reasonable attorney fees relating to or in any way arising from Developer's actions or omissions which contribute to the Indemnified Party's inability to comply with the Public Records Law. In the event Developer decides not to retain its records for a period of seven (7) years, then it shall provide written notice to the City whereupon the City shall take custody of said records assuming such records are not already maintained by the City. This provision shall survive termination of this Agreement.

2.12. Repair and/or Replacement of Infrastructure. Developer shall repair and/or replace any damaged City infrastructure or other City property that may occur as a result of the Project, including, without limitation, sidewalks, landscaping, asphalt and light poles. Said repair and/or replacement shall be to the satisfaction of the Board of Public Works.

2.13 Local Subcontractors. It is agreed by Developer that Developer shall engage local subcontractors, workers as well as local suppliers for material. The term subcontractor is as defined in Section 66.0901(1)(d), Wis. Stat. The word, "local," shall mean that the subcontractors and suppliers of material have their principal place of business within the City of La Crosse or within a seventy-five (75) mile radius of the City of La Crosse, Wisconsin. The Developer further agrees to provide to the City Engineer a list of all subcontractors and it further agrees that eighty percent (80%) of all work performed by subcontractors for construction shall be performed by subcontractors located within the City or seventy-five (75) miles of the City of La Crosse. In determining whether the eighty percent (80%) threshold has been met, the parties shall measure based upon the dollar values of said work. If Developer does not meet this requirement, it may request a waiver from the City Engineer providing reasons for the request of the same. This Section does not apply to fixtures, furnishings and equipment.

ARTICLE III
CITY OBLIGATIONS

3.1. Project Assistance. Developer agrees to advance funds on behalf of the City for certain Public Improvements, which the City shall reimburse under the terms of this Agreement. U nless the City contracts directly with a general contractor, the City shall provide a dollar-for-dollar payment to Developer for the City-Funded Improvements completed by the Developer in accordance with **Exhibit D**. Such payment shall be made as a lump sum reimbursement, periodic payments, or combination thereof after Developer provides written evidence to the City

that the Public Improvements have been completed and have been dedicated to the City.

3.2. Certificate of Completion. Upon completion of the improvements by the Developer and review of the improvements by the City, the City shall provide the Developer, upon request, with an appropriate recordable instrument certifying that the improvements have been made in accordance with this Agreement and the Master Plan, and any amendment or modifications thereto.

3.3. Assistance with Zoning Changes. If necessary, the City Planning and Development Department shall initiate the process in accordance with the City's zoning code to attempt to provide appropriate zoning for the Real Property being developed by Developer so that the zoning for the Project is in accordance with the City's comprehensive plan for the area.

3.4. City Performance Subject to Required Government Approvals. The Developer acknowledges that various of the specific undertakings of the City described in this Article III may require approvals from the City Council (and other City bodies) and other public bodies, some of which approvals may require public hearings and other legal proceedings as conditions precedent thereto. The City's agreements under this Article III are conditioned upon the obtaining of all such approvals in the manner required by law. The City cannot assure that all such approvals will be obtained; however, it agrees to use good faith efforts to obtain them on a timely basis.

3.5. Subsequent Phases. Any subsequent development of the Real Estate will be addressed in a separate development agreement.

ARTICLE IV
CONDITIONS PRECEDENT TO CITY OBLIGATIONS

The City's obligations under this Agreement are conditioned upon the provisions contained herein. If all conditions contained in this Article are satisfied, or if the City waives in writing said conditions, on or before December 31, 2026, then the conditions shall be deemed satisfied. Otherwise, the City, at its option, in its absolute and sole discretion, may at any time thereafter terminate this Agreement by giving notice in writing thereof to Developer. In such event, this Agreement shall be terminated and no party shall have any further liability or obligation to the other hereunder. All submissions given by Developer to the City to satisfy the conditions contained in this Article must be satisfactory in form and content to the City.

4.1. Existence. Developer shall have provided a certified copy of Developer's formation documents and a good standing certificate issued by the appropriate governmental authority of the state of Developer's incorporation.

4.2. Incumbency; Due Authorization. Developer shall have provided a certificate of incumbency and resolutions, which resolutions shall provide that Developer has been duly authorized to enter into this Agreement and all other agreements, documents and contracts required to be executed in connection with the transactions which are the subject of this Agreement.

4.3. No Violation or Default. Developer shall not be in violation of any of its governing documents or other contracts. Developer shall not be in material default under the terms of any other agreement or instrument to which Developer is a party or an obligor. Developer shall be in material compliance with all provisions of this Agreement.

4.4. Financing Commitment. Developer shall obtain and provide to the City: (1) a written financial commitment from a conventional lender, (2) written construction contract to construct and finance the Project, (3) other written proof of financial resources to construct the Project, or (4) any combination thereof. Said documents shall demonstrate sufficient funds for the construction, furnishing, equipping and installation of the Project. Said documents shall be acceptable in all respects to City, in the sole and absolute discretion of the Finance Director and

Economic Development Commission. Developer shall have closed the loan, or be prepared to close the loan, which is the subject of the financing commitment and in connection therewith, Developer shall have provided copies of the documents to be executed in connection with the construction loan to the City.

4.5. Plans and Specifications. Developer shall have provided the Master Plan, which Master Plan must be acceptable in all respects to the City and shall have been approved by the City Plan Commission with input, if any, from the Board of Public Works.

4.6. Survey. Developer shall provide an ALTA survey of the Real Estate certified to the City by a Wisconsin registered land surveyor, showing the location of all improvements now prior to commencing construction and to be located thereon after said improvements are built pursuant to the Master Plan, all easements, pathways, exterior boundary lines, walkways, private and public streets, adjoining public streets and alleys, utilities, exits and entrances, all curbs, gutters, sidewalks, medians and lighting. The survey must show a state of facts acceptable to the Board of Public Works.

4.7. Insurance. Developer shall have delivered to the City certificates of all insurance required under this Agreement showing the City as a named insured during the construction of the Project. Said insurance shall not be cancelled, non-renewed nor have any material changes without providing thirty (30) days advanced written notice to the City.

4.8. Approvals and Permits. The Developer shall at its expense have obtained all approvals and permits necessary to undertake the Project on the Real Estate, including but not limited to, site plan review, zoning approvals, and any other local, state or federal approvals or permits.

4.9. Compliance with Law. Developer shall comply in all material respects with any and all applicable federal, state and local laws, regulations and ordinances.

4.10. Compliance with Agreements. Developer shall be in compliance with this Agreement and all other agreements it may have with the City.

4.11 Public Improvement Reimbursement. Prior to any Public Improvements being reimbursed to the Developer pursuant to this Agreement, Developer shall ensure compliance with the Wisconsin public bidding and public construction laws. Developer shall cooperate with the City's Engineering Department to ensure compliance. Reimbursement shall be a cost not to exceed $1,020,000 based on the cost estimates provided in Exhibit AA.

ARTICLE V
CONDITIONS PRECEDENT TO DEVELOPER'S OBLIGATIONS

Developer's obligations under this Agreement are conditioned upon the following:

5.1. Financing. Developer obtaining financing for the Project, upon terms acceptable to Developer, in Developer's sole and absolute discretion.

5.2 Public Improvements. At the request of Developer, the City shall accept ownership of the Public Improvements that are constructed in compliance with the Wisconsin public bidding and public construction laws. The City's Engineering Department shall cooperate with the Developer to help ensure compliance with such requirements.

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ARTICLE VI

REPRESENTATIONS, WARRANTIES AND COVENANTS

Developer represents and warrants to and covenants with the City, and the City represents and warrants to and covenants with Developer as respectively follows:

6.1. No Material Change. All copies of documents, contracts and agreements which Developer has furnished to the City, or its agents are true and correct.

6.2. Taxes. Developer has paid, and shall pay when due, all federal, state and local taxes, and shall promptly prepare and file returns for accrued taxes.

6.3. Compliance with Zoning. Developer covenants that the Real Estate, upon completion of the Project, will conform and comply in all respects with applicable federal, state, local and other laws, rules, regulations and ordinance, including, without limitation, zoning and land division laws, building codes and environmental laws.

6.4. Payment. All work performed and/or materials furnished for the Project, including the Public Improvements, shall be fully paid for by Developer.

6.5. Certification of Facts. No statement of fact by Developer contained in this Agreement and no statement of fact furnished or to be furnished by Developer to the City pursuant to this Agreement contains or will contain any untrue statement of a material fact or omits or will omit to state a material fact necessary in order to make the statements herein or therein contained not misleading.

6.6. Good Standing. Developer is a limited liability company duly formed and validly existing and in good standing under the laws of the State of Wisconsin and has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business. Developer is duly licensed or qualified to do business and in good standing in the State of Wisconsin and all other jurisdictions in which failure to do so would have a material adverse effect on its business or financial condition.

6.7. Due Authorization. The execution, delivery and performance of this Agreement and all other agreements requested to be executed and delivered by Developer hereunder have been duly authorized by all necessary corporate action of Developer and constitute valid and binding obligations of Developer, in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium, general principles of equity, and other similar laws of general application affecting the enforceability of creditors' rights generally. The City represents and warrants to Developer that it has the power, authority and legal right to enter into all of the transactions and to perform all of the covenants and obligations required to be entered into or performed by City under this Agreement.

6.8. No Conflict. The execution, delivery, and performance of Developer's obligations pursuant to this Agreement will not violate or conflict with Developer's Articles of Organization or Operating Agreement or any indenture, instrument or material agreement by which Developer is bound, nor will the execution, delivery, or performance of Developer's obligations pursuant to this Agreement violate or conflict with any law applicable to Developer.

6.9. No Litigation. There is no litigation or proceeding pending or threatened against or affecting Developer or the Project or any guarantor that would adversely affect the Project, Developer or any guarantor or the

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priority or enforceability of this Agreement, the ability of Developer to complete the Project or the ability of Developer to perform its obligations under this Agreement.

6.10. No Default. No default, or event which with the giving of notice or lapse of time or both would be a default, exists under this Agreement, and Developer is not in default (beyond any applicable period of grace) of any of its obligations under any other material agreement or instrument to which Developer is a party or an obligor.

6.11. Fees and Commissions. The City shall not be liable for any broker fees or commissions incurred by the Developer in connection with any transactions contemplated by this Agreement.

6.12. Financing Accommodation.

a. No Assignment. Developer, its successors, assigns and transferees will not transfer, assign, convey or encumber, nor will Developer, its successors, assigns or transferees agree to or permit the transfer, assignment, conveyance or encumbrance of the Project or any of the Real Estate except as provided in Sections 2.6 and 8.1 of this Agreement. The principals, shareholders, members, managers and/or partners of Developer, its successors, assigns and transferees will not transfer, assign, convey or encumber their respective interests in Developer, its successors, assigns or transferees, as the case may be, if such anticipated transfer, assignment, conveyance or encumbrance would result in the original members of the Developer having less than majority voting control of the Developer, without providing written notification thereof to the City at least forty-five (45) days prior to the date the proposed transfer, assignment, conveyance or encumbrance is to take effect. Any attempt to so act shall be void and have no effect.

b. No Subordination. The City shall not subordinate any interest it has in this Agreement for any reason, unless it is determined to be in the best interests of the City. Any requests for subordination shall be submitted, in writing, explaining why the request is in the best interests of the City. Said request shall be received by the City not less than forty-five (45) days prior to any City Council action on said request. Said subordination may only be approved by the City Council.

c. Developer Financing. Notwithstanding this Section 6.12, Developer may transfer, assign or encumber the Real Estate in order to secure financing for the acquisition of the Real Estate and/or for construction of the Project. Said lender may place a lien and/or mortgage on the Real Estate, including any renewals, extensions, replacements, modifications or refinancing. Lender's mortgage and/or loan may be transferred or assigned by lender in a secondary market without prior City Council approval. In the event of a foreclosure against Developer by lender or a deed transfer in lieu of foreclosure, lender shall assume the duties, obligations and rights of Developer under this Agreement. In such a circumstance, lender may transfer or assign this Agreement and its accompanying duties, obligations and rights, to another developer without prior City Council approval. In any circumstance, lender shall provide reasonable notice to City of such actions. This Section shall survive any foreclosure proceeding.

6.13. Commencement and Completion. Developer shall commence and complete construction of the Project in accordance with Section 2.2 above.

6.14. Compliance with Plans. Developer will cause the Project to be constructed in accordance with the Master Plan and will promptly correct any defects in construction or deviations from the Master Plan.

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6.15. No Changes. Developer shall not, without City's prior written consent: (i) consent to any amendments to any documents delivered to City pursuant to this Agreement; (ii) approve any changes in the Project or the Master Plan or permit any work to be done pursuant to any changes.

6.16. Inspection of Project. Developer shall permit City, its inspectors and/or its construction consultant, at all reasonable times and at no cost to inspect the Project and all matters relating to the development thereof. City assumes no obligation to Developer for the sufficiency or adequacy of such inspections, it being acknowledged that such inspections are made for the sole and separate benefit of City. The fact that City may make such inspections shall in no way relieve Developer from its duty to independently ascertain that the construction of the Project and Developer's compliance with this Agreement is being completed in accordance with the approved Master Plan and the terms and conditions of this Agreement.

6.17. Notification. Developer shall:

a. As soon as possible and in any event within five (5) business days after the occurrence of any default, notify City in writing of such default and set forth the details thereof and the action which is being taken or proposed to be taken by Developer with respect thereto.

b. Promptly notify City of the commencement of any litigation or administrative proceeding that would cause any representation and warranty of Developer contained in this Agreement to be untrue.

c. Notify City and provide copies, immediately upon receipt, of any notice, pleading, citation, indictment, complaint, order or decree from any federal, state or local government agency or regulatory body, asserting or alleging a circumstance or condition that requires or may require a financial contribution by Developer or any guarantor or an investigation, clean-up, removal, remedial action or other response by or on the part of Developer or any guarantor under any environmental laws, rules, regulations or ordinances or which seeks damages or civil, criminal or punitive penalties from or against Developer or any guarantor for an alleged violation of any environmental laws, rules, regulations or ordinances.

6.18. Unrelated Activity. It is the intention of Developer and City that the sole business of Developer shall be the construction, ownership and operation of the Project, and Developer shall take no action inconsistent with such intention, including without limitation the acquisition by Developer of real or personal property unrelated to the Project, investment by Developer in the assets or stock of any other person, joining by Developer with any other person in any partnership or joint venture, or the creation or incurring of indebtedness by Developer unrelated to the Project.

6.19. No Indebtedness. Except in the ordinary course of business and except for funds borrowed to provide the financing for the purchase of the Real Estate or the construction of the Project, Developer shall not incur, create, assume, permit to exist, guarantee, endorse or otherwise become directly or indirectly or contingently responsible or liable for any indebtedness. "Indebtedness" shall mean any liability or obligation of Developer: (a) for borrowed money or for the deferred purchase price of property or services (excluding trade obligations incurred in the ordinary course of business); (b) as lessee under leases that have been or should be capitalized according to generally accepted accounting principles; (c) evidenced by notes, bonds, debentures or similar obligations; (d) under any guaranty or endorsement (other than in connection with the deposit and collection of checks in the ordinary course of business), and other contingent obligations to purchase, provide funds for payment, supply funds to invest in any entity, or otherwise assure a creditor against loss; or (e) secured by any security interest or lien on assets of Developer, whether or not the obligations secured have been assumed by Developer.

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6.20. Correction of Defects. Developer shall, upon demand of City (and City may rely on the advice of its inspector and shall not be liable for any errors in such advice), correct any material defect, structural or otherwise, in the Project or any departure from the Master Plan.

6.21. Not for Speculation. Developer represents and warrants that its acquisition of the Real Estate and its undertakings pursuant to this Agreement shall be for the sole and express purpose of the redevelopment of the Real Estate consistent with the Master Plan and the terms and conditions of this Agreement and are not for the speculation in land holdings.

ARTICLE VII
DEFAULT

7.1 Developer's Default.

a. Remedies. In the event (i) any representation or warranty of Developer herein or in any agreement or certificate delivered pursuant hereto shall prove to have been false in any material respect when made or (ii) of Developer's default hereunder which is not cured within one hundred twenty (120) days after written notice thereof to Developer, the City shall have all rights and remedies available under law or equity with respect to said default. In addition, and without limitation, the City shall have the following specific rights and remedies:

(1) With respect to matters that are capable of being corrected by the City, the City may at its option enter upon the Real Estate, through legal process, for the purpose of correcting the default and the City's reasonable costs in correcting same, plus interest at one percent (1%) per month, shall be paid by Developer to the City immediately upon demand;

(2) Injunctive relief;

(3) Action for specific performance;

(4) Action for money damages;

(5) Repayment by Developer of any incentives and damages via special assessment or special charge under Section 66.0627, Wis. Stat., prior to any first mortgage lien on the property. The owners of the Real Estate and their successors and assigns further agree that they waive any objection to the City making said special charge or assessment; however, they still retain their right to object to the accuracy of the amount of the special charge or assessment;

(6) Any other remedy in this Agreement.

b. Reimbursement. Any amounts expended by the City in enforcing this Agreement and the obligations of Developer hereunder, including reasonable attorney's fees, and any amounts expended by the City in curing a default on behalf of Developer, together with interest at one percent (1%) per month, shall be paid by Developer to the City upon demand and shall constitute a lien against the Real Estate until such amounts are reimbursed or paid to the City, with such lien to be in the nature of a mortgage and enforceable pursuant to the procedures for foreclosure of a mortgage.

c. Remedies are Cumulative. All remedies provided herein shall be cumulative and the exercise of one remedy shall not preclude the use of any other or all of said remedies.

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d. Failure to Enforce Not a Waiver. Failure of the City to enforce any provision contained herein shall not be deemed a waiver of the City's rights to enforce such provision or any other provision in the event of a subsequent default.

7.2 City's Default.

a. Remedies. In the event of the City's default hereunder which is not cured within sixty (60) days after written notice thereof to the City (provided, however, if the default is of a nature that is not curable within 60 days after written notice, then such longer period of time not to extend beyond 180 days so long as City diligently pursues a cure within 60 days after receipt of written notice from the Developer), Developer shall have all rights and remedies available under law or equity with respect to said default. In addition, and without limitation, Developer shall have the following specific rights and remedies:

(1) Injunctive relief;

(2) Action for specific performance; and

(3) Action for money damages.

b. Remedies are Cumulative. All remedies provided herein shall be cumulative and the exercise of one remedy shall not preclude the use of any other or all of said remedies.

c. Failure to Enforce Not a Waiver. Failure of Developer to enforce any provision contained herein shall not be deemed a waiver of Developer's rights to enforce such provision or any other provision in the event of a subsequent default.

7.3. Mediation of Disputes Required. Unless the parties agree otherwise, prior to litigation and as a condition precedent to bringing litigation, any party deeming itself aggrieved under this Agreement shall be obligated to request nonbinding mediation of the dispute. Mediation shall proceed before a single mediator. The parties shall split the costs of mediation equally. In the event of impasse at mediation, the aggrieved party may then commence an action. However, the parties shall be bound to agree to alternative dispute resolution as ordered by the Court.

ARTICLE VIII
MISCELLANEOUS PROVISIONS

8.1. Assignment. Except as provided in Sections 2.6 and 6.12, Developer may not assign its rights or obligations under this Agreement without the prior written consent of the City. Developer shall provide not less than forty-five (45) days advance written notice of any intended assignment.

8.2. Nondiscrimination. In the performance of work under this Agreement, Developer agrees not to discriminate against any employee or applicant for employment nor shall the development or any portion thereof be sold to, leased or used by any party in any manner to permit discrimination or restriction on the basis of race, religion, marital status, age, color, sex, sexual orientation, physical condition, disability, national origin or ancestry and that the construction and operation of the Project shall be in compliance with all effective laws, ordinances and regulations relating to discrimination on any of the foregoing grounds.

8.3. No Personal Liability. Under no circumstances shall any trustee, officer, official, commissioner, director, member, partner or employee of the City, have any personal liability arising out of this Agreement, and no party shall seek or claim any such personal liability.

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8.4. Force Majeure. No party shall be responsible to any other party for any resulting losses and it shall not be a default hereunder if the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, wars, acts of enemies, strikes, fires, floods, pandemic, acts of God, adverse weather conditions, legally required environmental remedial actions, industry-wide shortage of materials, pandemic, or by any other cause not within the control of the party whose performance was interfered with, and which exercise of reasonable diligence, such party is unable to prevent, whether of the class of causes hereinabove enumerated or not, and the time for performance shall be extended by the period of delay occasioned by any such cause.

8.5. Parties and Survival of Agreement. Except as otherwise expressly provided herein, this Agreement is made solely for the benefit of the parties hereto and no other person, partnership, association or corporation shall acquire or have any rights hereunder or by virtue hereof. All representations, warranties, and indemnifications contained herein shall survive the termination or expiration of this Agreement.

8.6. Implementation Schedule and Time of the Essence. All phases and schedules which are the subject of approvals, or as set forth herein, shall be governed by the principle that time is of the essence, and modification or deviation from such schedules shall occur only upon approval of the City. The Mayor, or in the Mayor's absence, the Council President, shall have the ability to postpone any deadline listed herein, up to a maximum ninety (90) days. The Economic Development Commission shall otherwise oversee the day-to-day operations of this Agreement.

8.7. Notices. Any notice, demand, certificate or other communication under this Agreement shall be given in writing and deemed effective: (a) when personally delivered; (b) three (3) days after deposit within the United States Postal Service, postage prepaid, certified, return receipt requested; or (c) one (1) business day after deposit with a nationally recognized overnight courier service, addressed by name and to the party or person intended as follows:

To the City:	Attn: City Clerk City of La Crosse 400 La Crosse Street La Crosse, Wisconsin 54601
with a copy to:	Attn: City Planner City of La Crosse 400 La Crosse Street La Crosse, Wisconsin 54601
To the Developer:	Attn: Managing Member STIZO, LLC 1243 Badger Street La Crosse, WI 54601

8.8. Governing Law. This Agreement shall be governed by the laws of the State of Wisconsin and shall be deemed to have been drafted through the combined efforts of parties of equal bargaining strength. Any action at law or in equity relating to this Agreement shall be instituted exclusively in the courts of the State of Wisconsin and venued in La Crosse County. Each party waives its right to change venue.

8.9. Conflict of Interest. Developer shall avoid all conflicts of interest or the appearance of a conflict of interest in the performance of this Agreement. Developer is familiar with the City's prohibition against the acceptance of any gift by a City officer or designated employee, which prohibition is found in Section 2-133 of the City of La Crosse Municipal Code. Developer agrees not to offer any City officer or designated employee any gift prohibited by said Code. The offer or giving of any prohibited gift shall constitute a material breach of this Agreement by Developer.

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In addition to any other remedies the City may have in law or equity, the City may immediately terminate this Agreement for such breach. No member, officer or employee of the City shall have any personal financial interest, direct or indirect, in this Agreement, nor shall any such member, officer or employee participate in any decision relating to this Agreement.

8.10. Execution in Counterparts. This Agreement may be executed in several counterparts, each which may be deemed an original, and all of such counterparts together shall constitute one and the same agreement.

8.11. Disclaimer Relationships. Developer acknowledges and agrees that nothing contained in this Agreement or any contract between Developer and the City or any act by the City or any third parties shall be deemed or construed by any of the parties or by third persons to create any relationship or third party beneficiary, principal or agent limited or general partnership or joint venture or of any association or relationship involving the City. It is understood and agreed that Developer, in the performance of the work and services of these Project shall not act as an agent or employee of the City and neither the Developer nor its officers, employees, agents, licensees, sublicensees, subcontractors shall obtain any rights to retirement benefits or the benefits which accrue to the City's employees and Developer hereby expressly waives any claim it may have to any such rights. Each party shall be responsible for its own separate debts, obligations and other liabilities.

8.12. Severability. Should any part, term, portion or provision of this Agreement or the application thereof to any person or circumstance be in conflict with any state or federal law or otherwise be rendered unenforceable, it shall be deemed severable and shall not affect the remaining provisions, provided that such remaining provisions can be construed in substance to continue to constitute the agreement that the parties intended to enter into in the first instance.

8.13. Termination. Except for sections 2.11 (Record Retention) and 8.5 (Survival), which by their terms survive the termination of this Agreement, this Agreement and all obligations hereunder, shall terminate upon the issuance by the City of the certificate of occupancy. This Agreement may also be terminated as provided in Article IV (Conditions Precedent to City), Article V (Conditions Precedent to Developer Obligations) and Section 8.9 (Conflict of Interest) hereof.

8.14. Memorandum of Agreement. Promptly upon full execution of this Agreement and prior to the recording of any mortgage or other security instrument against any portion of the Real Estate, the Developer agrees that the City may record this Agreement, or a memorandum thereof, with the Register of Deeds for La Crosse County, Wisconsin. Any such memorandum shall be in form and substance reasonably acceptable to the City and the Developer.

8.15. Covenants Running with Land. All of the covenants, obligations and promises of Developer set forth herein shall be deemed to encumber the Development and run with the land described in **Exhibit A** and shall bind any successor, assignee or transferee of Developer until such time as this Agreement is terminated.

8.16. Amendments. No agreement or understanding changing, modifying or extending this Agreement shall be binding upon either party unless in writing, approved and executed by the City and Developer.

8.17. Time Computation. Any period of time described in this Agreement by reference to a number of days includes Saturdays, Sundays, and any state or national holidays. Any period of time described in this Agreement by reference to a number of business days does not include Saturdays, Sundays or any state or national holidays. If the date or last date to perform any act or to give any notices is a Saturday, Sunday or state or national holiday, that act or notice may be timely performed or given on the next succeeding day which is not a Saturday, Sunday, or state or national holiday.

8.18.1 JURY TRIAL. THE PARTIES HEREBY WAIVE THEIR RESPECTIVE RIGHTS TO A JURY TRIAL

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ON ANY CLAIM OR CAUSE OF ACTION BASED UPON OR ARISING FROM OR OTHERWISE RELATED TO THIS AGREEMENT. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS GIVEN KNOWINGLY AND VOLUNTARILY BY THE PARTIES AND IS INTENDED TO ENCOMPASS INDIVIDUALLY EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A TRIAL BY JURY WOULD OTHERWISE ACCRUE. EACH PARTY IS HEREBY AUTHORIZED TO FILE A COPY OF THIS SECTION IN ANY PROCEEDING AS CONCLUSIVE EVIDENCE OF THIS WAIVER BY THE OTHER PARTY.

8.19. Construction. This Contract shall be construed without regard to any presumption or rule requiring construction against the party causing such instrument to be drafted. The headings, table of contents and captions contained in the Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Agreement. All terms and words used in this Agreement, whether singular or plural and regardless of the gender thereof, shall be deemed to include any other number and any other gender as the contest may require. In the event that any of the provisions, of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, the validity and enforceability of the remaining provisions or portions thereof shall not be affected.

8.20. Incorporation of Proceedings and Exhibits. All motions adopted, approvals granted, minutes documenting such motions and approvals, and plans and specifications submitted in conjunction with any and all approvals as granted by the City, including but not limited to adopted or approved plans or specifications on file with the City and further including but not limited to all exhibits as referenced herein, are incorporated by reference herein and are deemed to be the contractual obligation of Developer whether or not herein enumerated.

8.21. Entire Agreement. This writing including all Exhibits hereto, and the other documents and agreements referenced herein, constitute the entire Agreement between the parties with respect to the Project and all prior letters of intent or offers, if any, are hereby terminated. This Agreement, however, shall be deemed and read to include and incorporate such minutes, approvals, plans, and specifications, as referenced in this Agreement, and in the event of a conflict between this Agreement and any action of the City, granting approvals or conditions attendant with such approval, the specific action of the City shall be deemed controlling.

8.22. Execution of Agreement. Developer shall sign, execute and deliver this Agreement to the City on or before the close of regular City Hall business hours forty-five (45) days after its final adoption by the City, whichever occurs later. Developer's failure to sign, execute and cause this Agreement to be received by the City within said time period shall render the Agreement null and void, unless otherwise authorized by the City. After Developer has signed, executed and delivered the Agreement, the City shall sign and execute the Agreement. The final signature date of the City shall be the signature date of Agreement ("Signature Date").

DRAFT

***IN WITNESS HEREOF**, the parties have executed and delivered this Agreement effective the date set forth next to the City's signature below.

Dated this ____ day of ____, 2026

STIZO, LLC

Marvin W. Wanders, Managing Member

Subscribed and sworn to before me this
____ day of ____, 2026.

_____
Notary Public, State of Wisconsin
My Commission: _____

Dated this ___ day of ____, 2026

City of La Crosse

Shaundel Washington-Spivey, Mayor

Nikki Elsen, City Clerk

Subscribed and sworn to before me this
____ day of ____, 2026.

_____
Notary Public, State of Wisconsin
My Commission: _____

DRAFT

EXHIBIT A
Legal Description

That part of the Southwest Quarter of the Northeast Quarter of Section 29, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the northeast corner of said Section 29; thence South 89 degrees 22 minutes 41 seconds West, assumed bearing, on the north line of said Northeast Quarter, 2623.15 feet to the northwest corner of said Northeast Quarter; thence South 00 degrees 51 minutes 42 seconds East on the west line of said Northwest Quarter, 2244.42 feet; thence North 89 degrees 37 minutes 08 seconds East, 43.93 feet to the east right of way line of George Street; thence North 00 degrees 01 minutes 46 seconds East on said east right of way line, 47.41 feet; thence North 88 degrees 53 minutes 13 seconds East, 95.70 feet; thence North 00 degrees 51 minutes 11 seconds West, 52.54 feet; thence North 89 degrees 00 minutes 15 seconds East, 38.73 feet; thence North 00 degrees 48 minutes 45 seconds West, 298.17 feet to the south right of way line of St. Cloud Street; thence easterly on said south right of way line on the following three courses; 1) thence North 89 degrees 29 minutes 37 seconds East, 59.42 feet; 2) thence South 04 degrees 26 minutes 56 seconds East, 5.46 feet; 3) thence North 89 degrees 28 minutes 22 seconds East, 120.43 feet; thence South 00 degrees 22 minutes 52 seconds East, 168.49 feet to the point of beginning; thence North 89 degrees 37 minutes 08 seconds East, 96.42 feet; thence South 00 degrees 22 minutes 52 seconds East, 176.26 feet; thence South 89 degrees 37 minutes 08 seconds West, 96.42 feet; thence North 00 degrees 22 minutes 52 seconds West, 176.25 feet to the point of beginning.

Exhibit B-
Description of Project

BORTON CONSTRUCTION , INC.

May 13th, 2026

ATTN: City of La Crosse Planning & Development Department
RE: Design Review Summary – Borton Construction Office & Shop Planned Development District Petition

To Whom It May Concern,

On behalf of Borton Development, LLC, we are pleased to present this summary for the May 22nd design review of the proposed Borton Construction office and shop facility located at 1325 St. Andrew Street in La Crosse, Wisconsin. This project will consolidate Borton Construction's office, warehouse, and operational facilities into one professionally designed location.

The proposed development includes approximately 56,518 square feet of site area with 14,189 square feet of open space (25.10%). The 10,289-square-foot building will consist of approximately 6,280 square feet of warehouse space and 4,018 square feet of office space. The project has been carefully designed to support operational needs while remaining compatible with surrounding multifamily, commercial, and industrial properties.

With an estimated value of approximately $1.7 million, the project includes significant investment in quality construction, stormwater management, and geotechnical preparation. Exterior materials including brick, Central States concealed fastener board and batten metal siding, shingled roofing, and commercial-grade aluminum windows and doors will provide a durable, professional appearance that will fit seamlessly within the surrounding area. The landscaping and site design provide a balanced approach between light industrial and industrial standards, promoting environmental sustainability while ensuring the development remains practical, visually appealing, and compatible with neighboring properties.

For review purposes, attached documents include the Certified Survey Map Draft, preliminary civil drawings, architectural and structural design drawings, landscaping plan, photometrics plan, and completed soil borings. These materials provide comprehensive supporting documentation for the proposed development and demonstrate the project's commitment to responsible planning, engineering, and design.

Physical development is anticipated to begin on or around September 1, 2026. This facility will enhance the property, support local union jobs, and remain consistent with the broader development character of the City of La Crosse. We appreciate the opportunity to participate in this design review process and look forward to working with the City throughout final approvals.

Sincerely,

Paul Borsheim
President/Borton Development, LLC.

EXHIBIT D

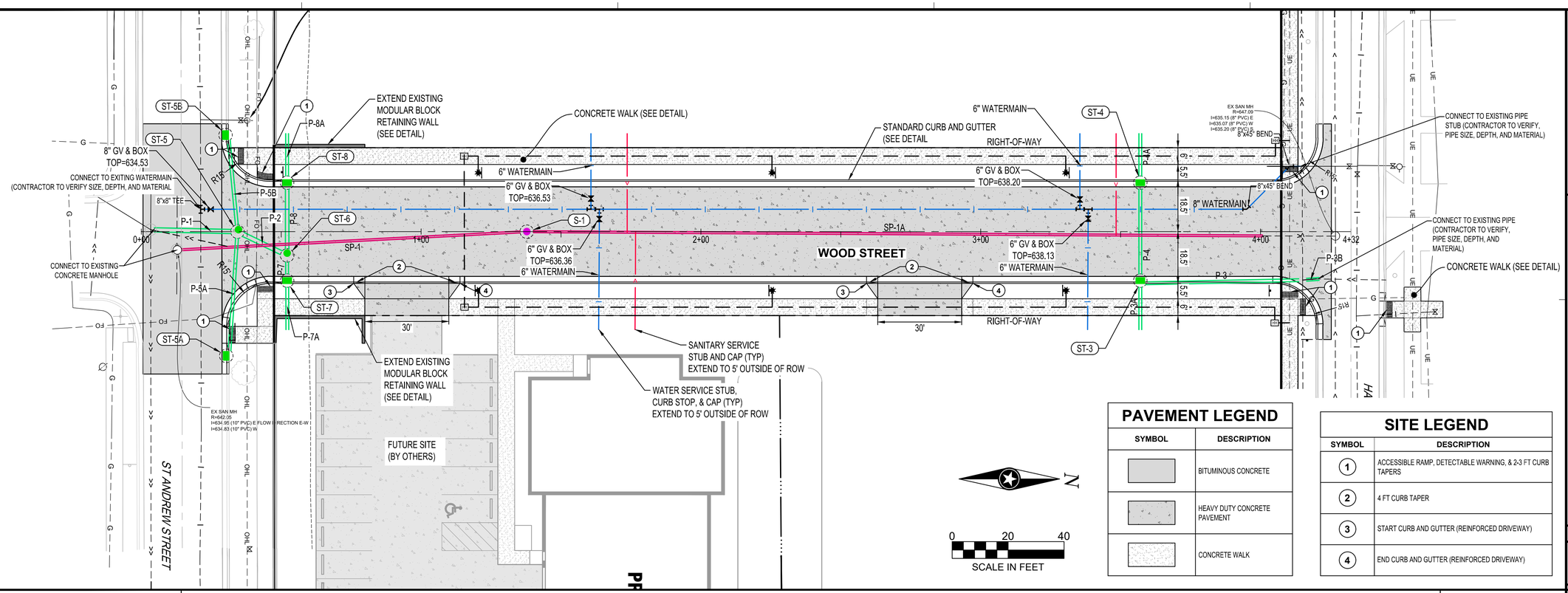
Description of Public Improvements

Developer-Funded Improvements to be Dedicated to the Public:

A new section of roadway, Wood Street, from the north R/W line of Saint Andrew Street to the south R/W line of Hagar Street, including said adjacent intersections as necessary for utility connections. All public facilities, built to City of La Crosse Specifications and Details, including, but not limited to, roadway pavement and markings, curb & gutter, sidewalk and ramps, streetlighting, grass boulevard/terrace, and stormwater, water, and sanitary sewer pipes and structures, and all necessary appurtenances for complete, finished, and fully functioning infrastructure.

City-Funded Improvements:

The above-listed improvements within the existing public Rights-of-Way of Saint Andrew and Hagar Streets, as shown in Exhibit D-1, and that portion of land dedicated by CSM for a new 60-foot R/W for Wood Street extension, as shown in Exhibit D-2. City funding shall be upon successful recording of the dedication of Wood Street, completion of the public improvement, and other fulfillment of any funding conditions elsewhere in this Developer Agreement.

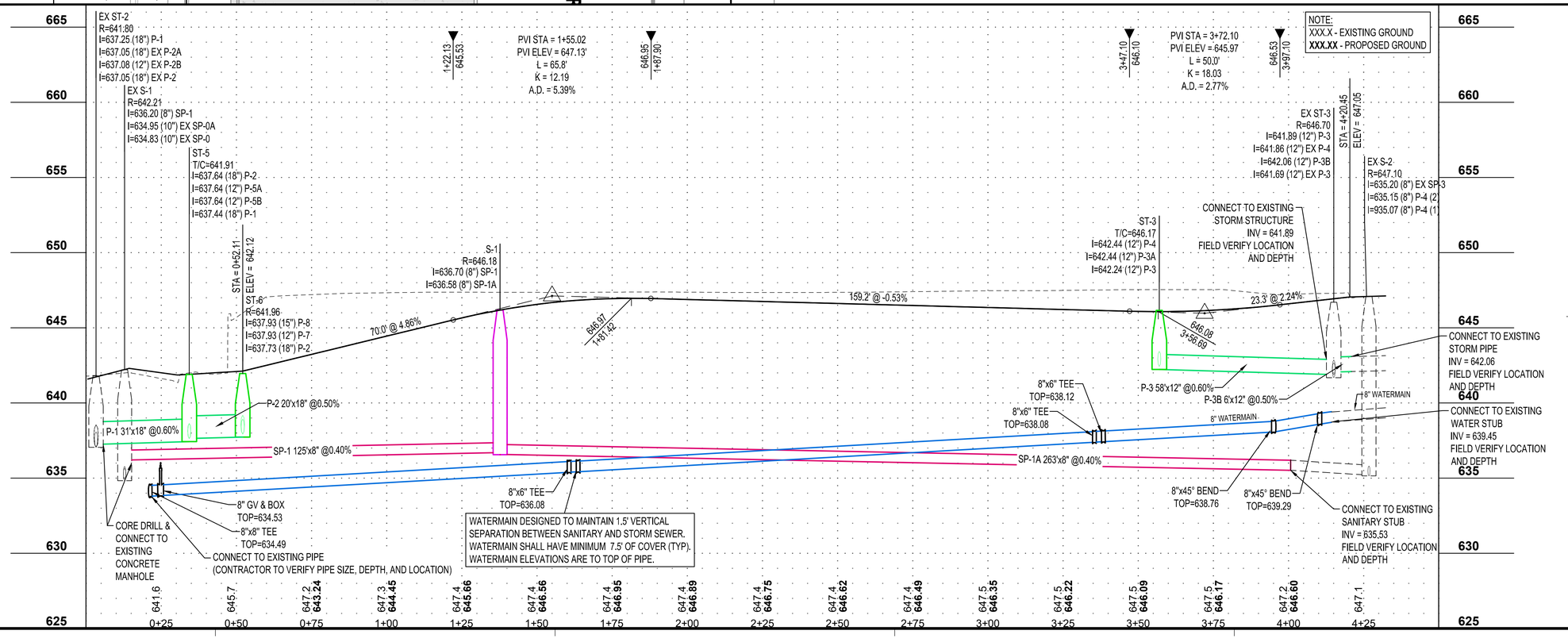


PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS CONCRETE
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK

SITE LEGEND

SYMBOL	DESCRIPTION
1	ACCESSIBLE RAMP, DETECTABLE WARNING, & 2-3 FT CURB TAPERS
2	4 FT CURB TAPER
3	START CURB AND GUTTER (REINFORCED DRIVEWAY)
4	END CURB AND GUTTER (REINFORCED DRIVEWAY)



PLOT DATE: 6/4/2026 1:39 PM

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

WOOD STREET EXTENSION

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	26-34320
FILE NAME	34320-PROF
DRAWN BY	BG/BJK
DESIGNED BY	BJK
REVIEWED BY	KR
ORIGINAL ISSUE DATE	06/04/26
CLIENT PROJECT NO.	-

TITLE

WOOD STREET UTILITY CONSTRUCTION

SHEET

20

PRELIMINARY NOT FOR CONSTRUCTION

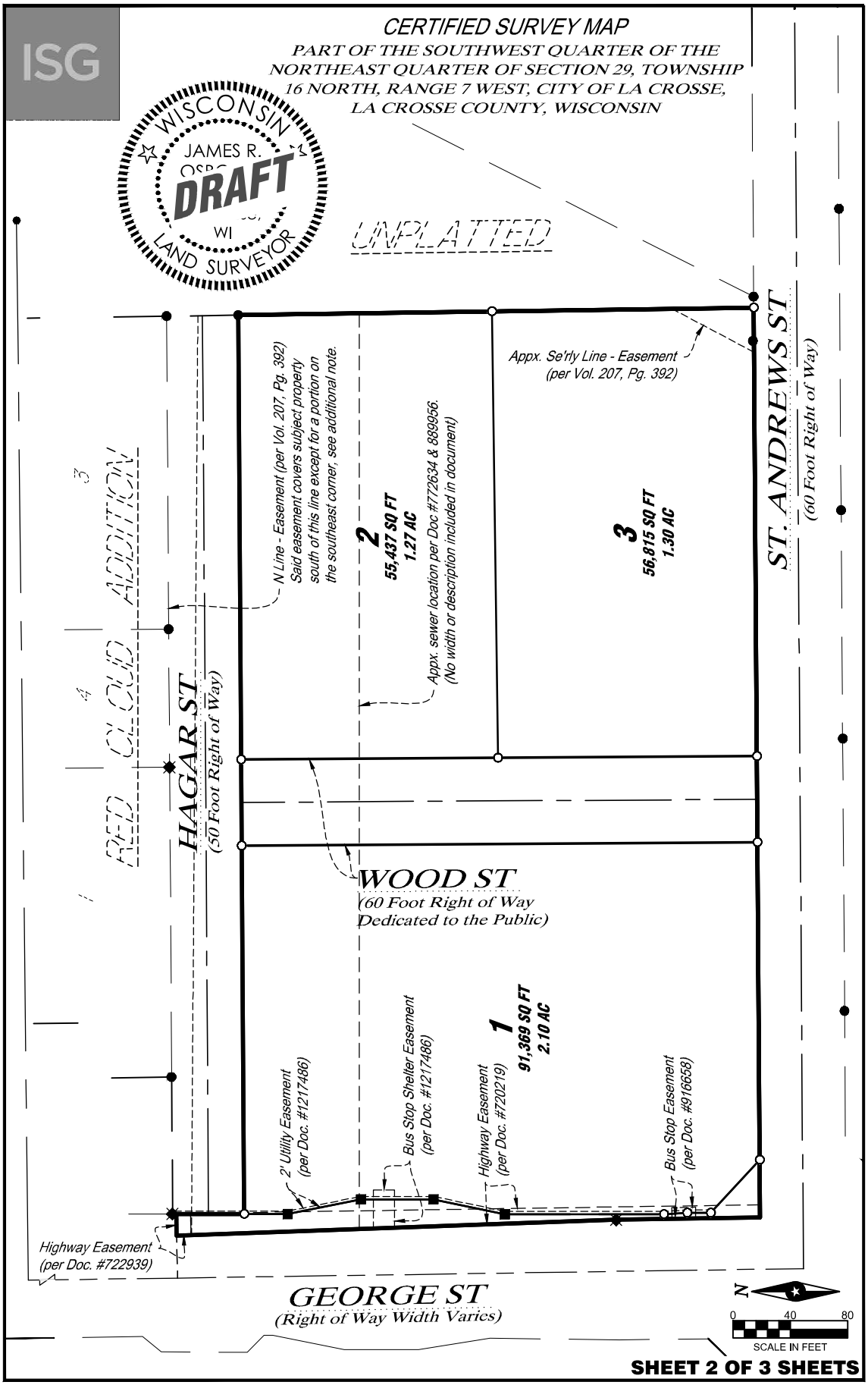
ISG
CERTIFIED SURVEY MAP
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN
WISCONSIN
JAMES R.
DRAFT
WI
LAND SURVEYOR
UNPLATTED
ST. ANDREWS ST
(60 Foot Right of Way)
Appx. Se'rly Line - Easement (per Vol. 207, Pg. 392)
N Line - Easement (per Vol. 207, Pg. 392) Said easement covers subject property south of this line except for a portion on the southeast corner, see additional note.
2
55,437 SQ FT
1.27 AC
3
56,815 SQ FT
1.30 AC
Appx. sewer location per Doc #772634 & 889956. (No width or description included in document)
HAGAR ST
(50 Foot Right of Way)
WOOD ST
(60 Foot Right of Way Dedicated to the Public)
1
91,369 SQ FT
2.10 AC
2' Utility Easement (per Doc. #1217486)
Bus Stop Shelter Easement (per Doc. #1217486)
Highway Easement (per Doc. #720219)
Bus Stop Easement (per Doc. #916658)
Highway Easement (per Doc. #722939)
GEORGE ST
(Right of Way Width Varies)
N
0
40
80
SCALE IN FEET
SHEET 2 OF 3 SHEETS

Exhibit E

Construction Schedule

Wood Street Extension

Task	Duration
1. Erosion Control and Traffic Control	2 Days
2. Removals	3 Days
3. Sanitary Sewer Construction	8 Days
4. Watermain Construction	7 Days
5. Storm Sewer	5 Days
6. Grading & Base Aggregate	5 Days
7. Retaining Wall Construction	10 Days
8. Curb & Gutter	3 Days
9. Concrete Paving	10 Days
10. Asphalt Patching (St. Andrews)	2 Days
11. Sidewalk Paving	5 Days
12. Lighting Install	5 Days
13. Topsoiling & Seeding	3 Days

Total expected duration. 14 weeks.

EXHIBIT Z

PROMISSORY NOTE

$1,019,706 July 9, 2026

FOR VALUE RECEIVED, the City of La Crosse, a Wisconsin municipality ("Borrower") promises to pay to Stizo, LLC, a Wisconsin limited liability company ("Lender") the sum of One Million Nineteen Thousand Seven Hundred Four and 00/100 Dollars ($1,019,704) with interest at the rate of zero percent (0%) per annum on the unpaid balance until September 1, 2028. The payback is based on an estimate of six and one-half percent (6.5). Therefore, commencing September 1, 2028, with such interest rate of six and one-half percent (6.5%) on the unpaid balance, the principal and interest shall be payable in five (5) consecutive, annual installments The first installment of Forty Thousand Dollars ($40,000) is due September 1, 2028. The second installment of One Hundred Thirty Thousand Dollars ($130,000) is due on September 1, 2029. The Third Installment of Eight Hundred Eighty-Six Thousand Two Hundred Thirty-Two Dollars ($886,232) is due September 1, 2030, and the final payoff of Two Hundred Sixty Thousand Two Hundred Ninety Dollars ($260,290) is due on September 1, 2031. If the actual interest rate borrowed by the developer is less than that, payments shall be adjusted accordingly

Interest is computed for the actual number of days principal is unpaid on the basis of a 360-day year.

Each maker and endorser hereby waives presentment, demand, notice of dishonor and protest and consents to any and all extensions and renewals hereof without notice thereof. Prepayment is permitted at any time without penalty.

All unpaid principal and accrued interest bear interest after maturity of this Promissory Note, whether occurring through lapse of time or acceleration, at the rate of ten percent (10%) per year until paid. If any payment is not made on or before the 15th day after its due date, Lender may collect a delinquency charge of five percent (5%) of the unpaid installment due.

If Borrower fails to make a payment under this Promissory Note when due, and the default continues for twenty (20) days, Lender, by written notice to Borrower, may declare the entire balance of principal and accrued interest to be immediately due and payable.

In the event of Borrower's default, to the extent permitted by law, Borrower shall pay to Lender all reasonable costs and expenses before and after judgment, including without limitation, attorney's fees incurred by Lender in enforcing its rights under this Promissory Note.

This Promissory Note shall be binding on the heirs, successors and assigns of the parties herein.

CITY OF LA CROSSE

By: _____
Name: Shaundel Washington-Spivey
Title: Mayor

By: _____
Name: Nikki Elsen
Title: City Clerk

EXHIBIT AA: WOOD STREET CONSTRUCTION EST

Wood Street Development Agreement

	11-Jun-26 Uses	Remarks
Land Cost	$115,992	
Engineering Survey, Design, & Bidding	$77,500	
Construction Inspection & Administration	$75,110	
Street Construction	$682,820	Includes all water and sanitary sewer mains a
15% Construction Contingency	$68,282	
Total	$1,019,704	

IMATE

and appurtenances through the development

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0639

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution approving a reorganization to the table of positions and classifications within the La Crosse Regional Airport.

RESOLUTION

WHEREAS, a pay and class study has been adopted by the City to ensure proper pay and classification; and

WHEREAS, the Classification and Compensation Plan contains a provision for department heads to request a position be reclassified when substantive changes in the nature of the duties, responsibilities, working conditions, and other factors occurs; and

WHEREAS, the Director of the La Crosse Regional Airport has determined that a need to reclassify and reorganize positions within the La Crosse Regional Airport has occurred due to changes in demand of the airport; and

WHEREAS, the Director of the La Crosse Regional Airport has made the appropriate request to the Director of Human Resources who must make a recommendation to the Common Council of the City of La Crosse.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby amends the table of positions and classifications within the La Crosse Regional Airport by the following:

- Reclassify the position of Business Manager – Airport, exempt, Grade 12, Step 5 $87,131.20 to Deputy Director – Airport, exempt, Grade 16, Step 1 $102,460.80. This change will subsequently remove the position of Business Manager – Airport from the table of positions and classifications.

- Reclassify the position of Airport Maintenance Supervisor, exempt, Grade 11, Step 4, $79,227.20 to Airport Maintenance Manager, exempt, Grade 13, Step 1, $83,616.00.

- Add the position of Airport Operations Manager, exempt, Grade 13 with a hiring range of $83,616.00 (Step 1) to $95,784.00 (Step 6).

BE IT FURTHER RESOLVED that the changes to the table of positions and classification at the La Crosse Regional Airport will not result in additional expense to the 2026 Airport operating budget.

BE IT FURTHER RESOLVED that the Director of Human Resources, the Director of the La Crosse Regional Airport and the Director of Finance are hereby authorized and directed to take all necessary steps to implement this resolution effective July 17, 2026.

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 26-0639 Caption Resolution approving a reorganization to the table of positions and classifications within the La Crosse Regional Airport

Staff/Department Responsible for Legislation

Rebecca Franzen, Director of Human Resources
Lauren Koss, Director of La Crosse Regional Airport

Requestor of Legislation

Rebecca Franzen, Director of Human Resources

Location, if applicable

N/A

Summary/Purpose

The purpose of this resolution is to approve changes to two current positions at the Airport and adding one new position.

1. Reclassify the position of Business Manager - Airport to Deputy Director - Airport.
2. Reclassify the position of Airport Maintenance Supervisor to Airport Maintenance Manager.
3. Add the position of Airport Operations Manager.

Background

In response to increased air service activity and evolving operational demands at the La Crosse Regional Airport, the Airport conducted a review of its organizational structure to ensure continued efficiency, accountability, and long-term sustainability.

This reorganization updates the leadership framework to better align departmental responsibilities, strengthen operational oversight, and provide the management capacity necessary to support the airport's continued growth and strategic objectives. The two reclassifications align the duties, responsibilities, and expertise of existing personnel with appropriate position classifications, while the addition of a new management position enhances departmental oversight and supports the continued efficient operation and long-term sustainability of the airport. This reorganization maintains the Airport's current staffing level and does not result in an increase in full-time equivalent (FTE) positions.

Fiscal Impact

In 2026, there is no estimated fiscal impact to the Airport Operation budget. In 2027, there is an anticipated increase to the airport operating budget of $20,000 to $22,000 for salary and benefits based on the current wage scale.

Staff Recommendation

Staff recommend approval.

LA CROSSE WISCONSIN

La Crosse Regional AIRPORT

Name			
Position Title	Airport Maintenance Manager	**Department**	La Crosse Regional Airport
FLSA	Exempt	**Reports To**	Deputy Director – La Crosse Regional Airport
Pay Grade	13	**Unit**	Non-represented

Purpose of Position

This position maintains all systems, infrastructure, and assets of the La Crosse Regional Airport. The work is done independently and through subordinate staff. Work is conducted in a highly regulated setting subject to the requirements of the Federal Aviation Administration (FAA), the Transportation Security Administration (TSA), and other state and Federal agencies. The incumbent possesses the ability to plan and communicate work across staff, city departments, tenants, vendors, suppliers, the public, and other entities to ensure a safe and secure operating environment. Position is responsible for the daily planning, coordination, and supervision of airport maintenance staff. Work is performed under the limited direction of the Deputy Director – Airport and Airport Director.

Essential Duties & Responsibilities

The following duties are normal for this position. The duties and responsibilities are not to be construed as exclusive or all-inclusive. Other duties may be required and/or assigned.

- Assigns, coordinates, schedules, and supervises the daily work of Airport Maintenance staff; monitors work quality, evaluates performance, ensures training, and recommends or administers corrective or disciplinary action as appropriate.
- Represents airport management in the absence of higher authority, particularly in interactions with tenants, the public, airlines, and regulatory agencies, to ensure safe and efficient airport operations.
- Performs and oversees intermediate to advanced maintenance and repair of airport infrastructure, systems, and facilities, including access control systems, HVAC, plumbing, electrical systems, jet bridges, parking systems, car wash systems, pavement maintenance and marking, and general building repairs.
- Interacts with vendors and suppliers for airport needs. Solicits bids, quotes, and other pricing. In conjunction with others, drafts specifications and purchasing documentation for capital projects.
- Oversees airport and airfield-related facilities, equipment, and vehicles; prioritizes and assigns service requests and maintenance tasks, and monitors progress and follow-up to ensure timely completion.
- Operates, and ensures staff are properly trained to operate, light, medium, and heavy-duty equipment including passenger vehicles, trucks, dump trucks, snowplows, tractors, lawn mowers, and related equipment.
- Coordinates with Airport Operations staff to ensure safe and secure airport operations in compliance with 14 CFR Part 139 and 49 CFR Parts 1540 and 1542, and other applicable Federal, State, and local regulations, policies, and procedures.
- Participates in the development and implementation of the Airport Capital Improvement Program, maintenance projects, and equipment planning; attends project, construction, and coordination meetings as required.
- Participates in the Operations and Maintenance budget process by compiling information, providing recommendations, monitoring expenditures, and assigning resources in accordance with approved budgets.
- Assists the Airport Director and Deputy Director – Airport in evaluating maintenance policies, procedures, and standard operating guidelines; recommends revisions to improve efficiency, safety, and compliance.
- Coordinates work orders, routine maintenance activities, and preventative maintenance programs for vehicles, equipment, and facilities in conjunction with airport operations and management.
- Develops and maintains asset inventories, maintenance supplies, and preventative maintenance schedules; manages utilities and building systems to promote operational efficiency.
- Oversees daily and routine compliance with established safety programs, pavement management programs, and regulatory maintenance requirements.

- Provides training to staff related to the safe and secure maintenance of runways, taxiways, roadways, grounds, and buildings; ensures completion of required FAA and TSA documentation and reporting related to maintenance activities.
- Maintains accurate records including inspection forms, maintenance logs, reports, and documentation; coordinates corrective actions with Airport Operations staff as needed.
- Recruits, selects, schedules, and supervises maintenance personnel; approves timecards, manages overtime and call-outs, and ensures staffing levels meet operational needs in accordance with budget and policy.
- Performs maintenance work as required by staffing levels, work schedules, emergencies, or inclement weather conditions.
- Participates in the DOT-regulated random drug and alcohol testing program.
- Maintains advanced knowledge of air traffic control terminology and radio procedures to support coordination with Airport Operations and air traffic control during routine and emergency situations.
- Maintains confidentiality of proprietary, operational, personnel, and medical information.
- Maintains regular and predictable on-site attendance and availability during emergencies, inclement weather, and special operational needs.
- Works variable shifts, including nights, weekends, and holidays, as required to meet operational and supervisory responsibilities

Additional Duties & Responsibilities

While the following tasks are necessary for the work of the department, they are not an essential part of the purpose of this position and may also be performed by other department staff.

- Assists with weather monitoring, pavement surface friction measurements, and runway, taxiway, ramp, or construction inspections as needed; ensures deficiencies are addressed in a timely manner.
- Assists in maintaining and updating the Airport Emergency Plan, Airport Certification Manual, Airport Security Program, Pandemic Plan, Tarmac Delay Plan, and Safety Management System as related to airport maintenance.
- Responds to and directs emergency actions as required in support of airport operations.
- May serve as an Alternate Airport Security Coordinator and maintains required TSA credentials.
- Assists with monitoring, troubleshooting, and development of access control systems, including badging, cameras, proximity systems, and associated mechanical and technological components.
- Assists Airport management in ensuring maintenance programs and training comply with FAA and TSA regulatory requirements.
- Provides initial and recurrent training to employees on FAA and Department of Homeland Security (DHS) mandated or recommended topics when qualified to do so.
- Attends training as assigned.
- Performs related duties as assigned.

Minimum Training & Experience Requirements

- High School Diploma or equivalent required.
- Documented work experience in building systems, HVAC, carpentry, electrical systems, or construction, required.
- Four (4) to six (6) years of related experience with one (1) to four (4) years of direct supervisory experience required.
- Must demonstrate proficient use of computers, to include word processors, spreadsheets, and specialized systems such as Building Automation Systems, asset management systems, or other similar programs.
- Commercial driver license required within 60 days of hire.
- Airport Certified Employee or Certified Member from the American Association of Airport Executives within one (1) year of hire.
- Education or experience in aviation management, airport management, airport operations, airport maintenance, facility maintenance, or construction management preferred.
- Ability to pass a background check to obtain and maintain a Security Identification Display Area (SIDA) badge is required for airport access.

Language Ability and Interpersonal Communication

- Ability to utilize a wide variety of advisory data and information, such as employee evaluations, architectural and engineering drawings, insurance requirements, training reports, emergency and security directives and manuals, policy and procedure manuals, employee handbook, FAA and TSA rules and regulations, materials safety data sheets, equipment operating and maintenance manuals, field condition reports, regulations, blueprints, diagrams, maps, maintenance records, time cards, safety training materials, correspondence and computer software operating manuals.
- Ability to communicate effectively in writing and orally with Airport personnel, tenants, state agencies, Federal agencies, air traffic controllers, aircraft pilots, airline personnel, consultants, engineers, architects, contractors, vendors, media, and the general public.
- Ability to prepare a variety of documents and reports subject to regulatory requirements and Airport management directives.

Mathematical Ability

- Ability to calculate addition, subtraction, multiplication, division, percentages, fractions, decimals, volumes, ratios, present values and spatial relationships. Ability to interpret basic descriptive statistical reports.

Judgement and Situational Reasoning Ability

- Ability to use functional reasoning and apply rational judgment in performing diversified work activities.
- Ability to use functional reasoning in performing influence functions such as supervising, leading, teaching, and directing.
- Ability to exercise the judgment, decisiveness, and creativity required in situations involving the evaluation of information against sensory and/or judgmental criteria, as opposed to criteria which are clearly measurable.
- Ability to maintain professionalism, integrity, and credibility in confrontational situations.

Physical Ability

- Ability to operate, maneuver, and steer the equipment and machinery required of the job. This includes simple but continuous adjustments of the controls of motor vehicles, landscaping equipment, agricultural equipment, heavy equipment, common hand tools, computer terminals, radio communication systems, telephones, adding machines, cameras, badging systems, photocopiers, and handheld electronic devices.
- Ability to coordinate eyes, hands, feet and limbs in performing skilled movements such as typing and use of long firearms.
- Ability to exert occasional moderate physical effort, typically involving some combination of climbing and balancing, stooping, kneeling, crouching, crawling, lifting, carrying, pushing and pulling.
- Ability to recognize and identify similarities or differences between characteristics of colors, shapes, sounds, odors and textures associated with job-related objects, materials and tasks.
- Ability to visualize aircraft position and flight path.
- Ability to sustain prolonged visual and audio concentration.

Environmental Adaptability

- Ability to work under occasionally hazardous and uncomfortable conditions where exposure to environmental factors such as temperature variations, odors, toxic agents, noise, vibrations, wetness, machinery, electrical currents and/or dust may cause discomfort and where there is a risk of injury.

.

Position Title	Airport Operations Manager	**Department**	La Crosse Regional Airport
FLSA	Exempt	**Reports To**	Director of La Crosse Regional Airport
Pay Grade	13	**Unit**	Non-represented

Purpose of Position

This position provides direct supervision and leadership for Airport Operations Coordinators and ensures the safe, secure, and efficient operation of the La Crosse Regional Airport. The Airport Operations Manager oversees day-to-day airfield operations, airport security, and emergency preparedness in a highly regulated setting subject to the requirements of the Federal Aviation Administration (FAA), Transportation Security Administration (TSA), and other State and Federal agencies.

Work is performed under the limited direction of the Deputy Director – Airport and Director of the La Crosse Regional Airport.

Essential Duties & Responsibilities

The following duties are normal for this position. The duties and responsibilities are not to be construed as exclusive or all-inclusive. Other duties may be required and/or assigned.

- Assigns, coordinates, schedules, and supervises the daily work of Airport Operations Coordinators; monitors work quality, evaluates performance, provides training, and recommends or administers corrective action as appropriate.
- Represents airport management in the absence of higher authority, particularly in interactions with tenants, the public airlines, and regulatory agencies to ensure safe and efficient airport operations.
- Oversees airfield operations and conducts, reviews, or assigns inspections of runways, taxiways, ramps, safety areas, lighting, signage, fencing, and gates; ensures discrepancies are documented and corrective actions are initiated.
- Ensures compliance with 14 CFR Part 139 and 49 CFR Parts 1540 and 1542, and other applicable Federal, State, and local regulations, policies, and procedures.
- Issues and reviews Notices to Airmen (NOTAMs), Field Condition (FICON) reports, and other operational notifications; authorizes partial or full airport closures when necessary.
- Coordinates aircraft parking, gate assignments, and operational responses for diversions, irregular operations, emergencies, and special events.
- Operates light, medium, and heavy-duty equipment, including Aircraft Rescue Firefighting (ARFF) apparatus and support equipment, and ensures subordinate staff are properly trained.
- Responds to aircraft incidents, accidents, security events, and other emergencies; implements Airport Emergency Plan and Airport Security Program measures until relieved by appropriate authority.
- Trains internal staff and external airport users on drivers training program, conducts classroom training and testing, field training and testing, and maintains records.
- Provides initial and recurrent training to internal staff on FAA and Department of Homeland Security (DHS) mandated and/or recommended regulations. Develops lesson plans, presents materials and maintains records of training accomplished.
- Conducts the annual Airport Emergency Plan review and coordinates required tabletop and tri-annual full-scale emergency exercises in concert with airport staff and mutual aid agencies.
- Coordinates snow and ice control activities in accordance with the airport Snow and Ice Control Plan and ensures adequate staffing and resource deployment.

- Serves as, or acts as alternate to, the Airport Security Coordinator; oversees airport security, public safety, and aircraft rescue firefighting (ARFF) readiness, including training compliance and incident response. Monitors and responds to access control alarms.
- Monitors security operations during routine conditions, construction projects, special events, and periods of modified access control; investigates and documents security breaches or violations.
- Assists law enforcement and regulatory agencies with investigations, including the FAA, TSA, and National Transportation Safety Board (NTSB), as required.
- Plans and directs day-to-day operational programs related to airfield activities, weather observations, emergency preparedness, and coordination of airport assets.
- Maintains advanced knowledge of air traffic control terminology and radio procedures to ensure effective communication with air traffic control during routine and emergency operations.
- Conducts or oversees weather observations and reporting and ensures continuity of observations during automated system outages.
- Maintains accurate operational logs, inspection records, incident reports, and departmental documentation; forwards reports to appropriate agencies as required.
- Administers and supports the airport Wildlife Hazard Management Plan, including coordination of wildlife hazard mitigation activities, documentation and reporting requirements, and applying for, obtaining, and maintaining all associated Federal, State, and local permits necessary to implement the plan.
- Issues service requests and coordinates with the Airport Maintenance Manager to prioritize airfield and operational maintenance tasks; monitors progress and follow-up.
- Assists in the development and implementation of the Airport Capital Improvement Program and participates in project coordination and construction meetings as assigned.
- Participates in the Operations and Maintenance budget process by compiling information, providing recommendations, and monitoring compliance with approved budgets.
- Assists the Airport Director and Deputy Director – Airport in evaluating and updating operational policies, procedures, and standard operating guidelines.
- Participates in recruitment, onboarding, scheduling, and timecard approval for Airport Operations staff in accordance with established policies.
- Provides initial and recurrent training to operations staff on FAA, DHS, TSA, and airport-specific requirements when qualified to do so.
- Performs airport operations and ARFF duties as required by staffing levels, operational needs, or emergency situations.
- Maintains confidentiality of proprietary information and employee personnel and medical records.
- Maintains regular and predictable on-site attendance and availability during emergencies, inclement weather, and special operational needs.
- Works variable shifts, including nights, weekends, and holidays, as required to meet operational and supervisory responsibilities.

Additional Duties & Responsibilities

While the following tasks are necessary for the work of the department, they are not an essential part of the purpose of this position and may also be performed by other department staff.

- Performs snow removal and related airfield operations duties as assigned.
- Assists law enforcement agencies with airport-related security investigations when requested.
- Responds to customer inquiries, complaints, and concerns or refers matters to appropriate staff or agencies.
- May issue citations or parking violations on airport property as authorized.
- Performs minor preventive maintenance and light operational maintenance tasks, including basic facility upkeep and ARFF station housekeeping.
- Assists in maintaining and updating the Airport Emergency Plan, Airport Certification Manual, Airport Security Program, Pandemic Plan, Tarmac Delay Plan, and Safety Management System as related to airport operations.
- Attends training as assigned.
- Performs related duties as assigned.

Minimum Training & Experience Requirements

- High School Diploma or equivalent required.
- FAR Part 139 Aircraft Rescue Firefighting (ARFF) Certification, and FEMA ICS-100/200/700 required.

- Bachelor's degree in Aviation Management, Emergency Management, or related field preferred.
- Four (4) to six (6) years of progressive experience in airport operations or related field, including supervisory responsibilities or demonstrated leadership experience.
- Must demonstrate proficient use of computers, to include word processors, spreadsheets, and specialized systems such as the NOTAM Management Service.
- Valid, unrestricted driver's license required.
- Airport Certified Employee or Certified Member from the American Association of Airport Executives required within one (1) year of hire.
- Ability to pass a background check to obtain and maintain a Security Identification Display Area (SIDA) badge is required for airport access.

Physical & Mental Requirements

Language Ability and Interpersonal Communication

- Ability to comprehend and interpret a variety of documents including: Local Ordinances, state statues, training reports, emergency and security directives and manuals, policy and procedure manuals, FAA and TSA regulations, and other data.
- Ability to prepare a variety of documents including annual reports, various financial forms, journal and inspections forms, etc.
- Ability to analyze and categorize data and information in order to determine the relationship of the data with reference to established criteria/standards. Ability to compare, count, differentiate, measure, assemble, copy and record information. Ability to classify, compute and tabulate data.
- Ability to utilize a wide variety of descriptive data and information such as regulations, invoices, time sheets, billing statements, statistical summaries, meeting agendas, meeting minutes, FAA manuals, regulations, employee handbook, work schedules, non-routine correspondence and computer software operating manuals.
- Communicate in writing and orally in a clear manner with employees and members of the public, representatives of the FAA, TSA, NTSB, and other law enforcement agencies, including the Secret Service, State Troopers, and local law enforcement.
- Ability to counsel, treat, mediate, and/or provide first line supervision. Ability to persuade, convince, and train others. Ability to advise and provide interpretation regarding the application of policies, procedures, and standards to specific situations.

Mathematical Ability

- Ability to calculate addition, subtraction, multiplication, division, percentages, fractions, decimals, volumes, ratios, present values and spatial relationships. Ability to interpret basic descriptive statistical reports.

Judgement and Situational Reasoning Ability

- Ability to use functional reasoning and apply rational judgment in performing diversified work activities.
- High ability to exercise the judgment, decisiveness, and creativity required in situations involving the evaluation of information against sensory and/or judgmental criteria, as opposed to criteria which are clearly measurable.
- Ability to maintain professionalism, integrity, and credibility in confrontational situations.

Physical Ability

- Ability to operate, maneuver and/or steer equipment and machinery requiring simple or continuous adjustments such as motor vehicles, aircraft rescue firefighting apparatus, aircraft rescue firefighting equipment and tools, radio communication equipment, computer terminal, telephone/cellphone, photocopier, camera and badging systems.
- Ability to coordinate eyes, hands, feet and limbs in performing movements requiring high skills such as using long firearms and pyrotechnics.
- Ability to exert physical effort in work, typically involving some combination of climbing, crawling, stooping, kneeling, crouching, lifting, carrying, pushing and pulling.

- Ability to recognize and identify degrees of similarities or differences between characteristics of colors, shapes, sounds and odors associated with job-related objects, materials, and tasks.
- Ability to visualize aircraft position and flight path.
- Ability to sustain prolonged visual and audio concentration.

Environmental Adaptability

- Ability to work under conditions which require exposure to environmental factors such as temperature variations and extremes, loud sounds, odors, toxic agents, machinery, traffic hazards, wetness and /or dust. This exposure may cause some discomfort and presents a risk of injury.

The City of La Crosse is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

Name			
Position Title	Deputy Director - Airport	**Department**	La Crosse Regional Airport
FLSA	Exempt	**Reports To**	Director of La Crosse Regional Airport
Pay Grade	16	**Unit**	Non-represented

Purpose of Position

The purpose of this position is to assist the Director of the La Crosse Regional Airport in planning, directing and evaluating the overall operations, business activities and strategic development of the La Crosse Regional Airport. The Deputy Director provides leadership across airport operations, maintenance, business and economic development, air service development, and regulatory compliance to ensure the safe, secure, efficient and financially stable operation of an FAA primary non-hub commercial service airport. Works under limited supervision of the Director and assumes additional supervisory responsibilities in the absence of the Director.

Distinguishing Characteristics
Incumbents shall plan, direct and supervise the day-to-day activities of the La Crosse Regional Airport while ensuring safe, efficient and effective operations of all airport users. Ensures activities are performed within regulatory requirements with a focused attention on safety, security, business operations, financial constraints, and long-term strategic plan accomplishments.

Essential Duties & Responsibilities

The following duties are normal for this position. The duties and responsibilities are not toe be construed as exclusive or all-inclusive. Other duties may be required and/or assigned.

- Plans, directs, and supervises day-to-day activities of the airport, including airport operations and maintenance coordination, parking operations, terminal custodial functions, airport volunteer program, and other assigned business units.
- Ensures compliance with applicable Federal Aviation Administration (FAA) and Transportation Security Administration (TSA), along with other associated Federal, State, and local regulations, polices, and procedures.
- Serves as Airport Security Coordinator, or Alternate as designated by the Airport Director; coordinates, implements, and monitors airport security, public safety, first aid, and access control programs, including audits, inspections, training, reporting, and response to alarms, breaches, or infractions.
- Authors, coordinates, implements, and monitors the airport security badging program. Ensures compliance with TSA regulations ensuring logs, inspections and audits are completed within guidelines. Trans staff and provides trusted agent training for security sensitive information.
- Assists the Airport Operations Manager in authoring, coordinating, implementing, and monitoring federally required airport programs and documents including the Airport Emergency Plan, Airport Certification Manual, Airport Security Program, and Safety Management System; ensures compliance with associated regulations and accuracy of reports.
- Authors, coordinates, implements, and monitors federally regulated programs and documents including the Airport Pandemic Plan, Tarmac Delay Plan, Disadvantaged Business Enterprise (DBE) program, and Passenger Facility Charge (PFC) program; ensures compliance with associated regulations and accuracy of required reports.
- Assists the Airport Operations Manager and Airport Maintenance Manager in overseeing the safe and secure operation and maintenance of runways, taxiways, ramps, roads, grounds, grounds, and buildings; ensures inspections are completed, deficiencies are identified, and corrective actions are prioritized and completed in a timely manner.
- Assists the Director in ensuring the safe and efficient operation of the airport, overseeing, supervising, reporting, modifying, and monitoring the compliance of all programs, including but not limited to, the hazardous materials

program, storm water pollution prevention plan, spill prevention, control, and countermeasure plan, fueling, wildlife hazard management plan, airfield condition reporting, and airfield self-inspection program.
- Maintains advanced knowledge of air traffic control terminology and radio procedures.
- Assists the Airport Operations Manager and Airport Maintenance Manager in the supervision of Project Manager's and construction firms working on the airport property.
- Develops, updates, and recommends standard operating procedures, work rules, policies, and administrative processes to improve safety, compliance, operational efficiency, and customer service.
- Assists the Director in the overall administration of the airport and acts on behalf of the Director in their absence.
- Develops and implements strategies to maintain and/or attract new airlines/routes, cargo carriers, and other aviation-related businesses; conducts market research and analysis to identify trends and opportunities for growth.
- Plans, develops, and implements a comprehensive airport marketing and air service development program; prepares materials for briefings made to airlines, communities, and various associations.
- Attends air service development conferences and airline meetings.
- Serves as Public Information Officer (PIO) for airport communications.
- Identifies and pursues opportunities to maintain and/or develop new revenue sources including leasing of airport properties to support development, retail, food and beverage operations, vehicle parking operations, and other non-aeronautical revenue sources.
- Assists the Director by participating in the negotiation of leases and drafting contract language, Requests for Proposals, Requests for Qualifications, service providers, land leases, hangar leases, operating agreements, and other agreements such as airline, car rental agencies, and other airport tenants.
- Monitors, tracks, negotiates, and administers leases, contracts, permits, concessions, operating agreements, airline agreements, land leases, hangar leases, rental car agreements, service provider contracts, and other business agreements; ensures compliance with business terms, insurance requirements, CPI adjustments, renewal dates, and operational provisions.
- Participates in the development and administration of the airport's operating and capital budgets by researching and compiling information, monitoring revenues and expenses, providing recommendations, and ensuring expenditures remain within approved budget limitations and strategic plan objectives.
- Participates in the development and review of the Airport Master Plan and State of Wisconsin Plan. Assists in land acquisition and petitioning or funds, ensures compliance with departmental policies and procedures and local, state, and federal rules and regulations.
- Monitors and recommends actions related to airport revenues, expenses, rates, and fees; performs or oversees day-to-day accounts receivable and accounts payable functions in accordance with City Finance department recommendations.
- Plans, develops, implements, and evaluates the airport marketing, advertising, communication, and customer retention initiatives, including airport rewards programs, terminal advertising, social media, and other outreach efforts designed to increase awareness, customer loyalty, and airport utilization.
- Manages airport business data and analytical systems, including airline enplanements, deplanements, charter activities, tower operational counts, rental car, gift shop, public parking lot, and restaurant activity; prepares reports and recommendations based on analysis.
- Communicates with media, customers, passengers, tenants, regulatory entities, community partners, and the general public through formal and informal methods including presentations, press releases, correspondence, digital platforms, and public meetings.
- Maintains confidentiality of proprietary information and employee personnel and medical information.
- Manages information technology (IT) infrastructure and provides 24/7 monitoring and response to system outages and malfunctions.
- Maintains regular and predictable on-site attendance.

Additional Duties & Responsibilities

While the following tasks are necessary for the work of the department, they are not an essential part of the purpose of this position and may also be performed by other department staff.

- Attends necessary meetings, training and professional development activities.
- Performance general administrative or office support functions as necessary, including greeting customers, answering phones, distributing materials, filing documents, reporting data and drafting reports.
- Monitors and responds to terminal door alarms as required.

- Represents the airport in media communications and public relations capacities.
- Performs any and all related functions as assigned.

Minimum Training & Experience Requirements

- Bachelor's degree in Aviation Management, Business Administration, Public Administration, Marketing, or a closely related field required.
- Four (4) to six (6) years of progressive experience in airport management, airport operations or related field, including supervisory responsibilities or demonstrated leadership experience.
- Must demonstrate proficient use of computers, to include word processors, spreadsheets, and specialized systems such as the NOTAM Management Service.
- Valid, unrestricted driver's license required.
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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0643

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution approving the Parks, Recreation, Forestry, Grounds and Buildings Department 5-year Strategic Plan.

RESOLUTION

WHEREAS, the 2027-2031 Strategic Plan has been established as a document for planning future Capital Improvement projects, to inform the public and to meet requirements to apply for Federal and State grants,

WHEREAS, the plan will be reviewed annually and serve as a guide to develop annual Capital Project budgets for the next five years,

BE IT FURTHER RESOLVED, the Board of Park Commissioners has approved the 2027-2031 Strategic Plan.

BE IT FURTHER RESOLVED, the Director of the Parks, Recreation, Forestry, Grounds and Buildings Department is hereby authorized to take any and all steps necessary to effectuate this resolution.

La Crosse Parks, Recreation and Forestry Department

2027-2031

Strategic Plan

City of LaCrosse
Parks, Recreation, & Forestry

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City Council

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Lisa Weston
Rosanne Northwood

Park Board

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Robbie Young
Lisa Weston
Pat Wilson
Tim Alberts
Sandra Cleary
Eileen Kirsch
Todd Olson
Tracy Littlejohn

Mayor

Shaundel Washington-Spivey

PURPOSE OF THE PLAN

The groundwork for the Strategic Plan was compiled through community input, recreation partnerships, employee and city officials' input. This plan is a complete reflection of the importance of parks and recreation in the community of La Crosse and community-driven needs and desires for recreation facilities, trails, open spaces and recreation programs. The plan not only identifies these desired needs but also provides an action plan for projects that include timelines, potential costs, and responsibilities.

Importance of the Plan

- Provides a guiding framework for current and long- term future of the City of La Crosse's Parks and Recreation system.
- Outlines the goals and objectives the City of La Crosse is aspiring to achieve.
- Provides an inventory of existing conditions and recommendations for future parks, recreation facilities and programs, and development of open space areas and facilities.

Implementation

The Parks Department cannot accomplish the strategic plan's goals and objectives alone. Success will require partnership with the community, organizations, city officials and employees. Through partnerships, funding mechanisms, and leveraging available new and existing resources, the parks department can find ways to build on past accomplishments and create new opportunities for future success.

Next Steps

This strategic plan is a living document, one that is updated to reflect circumstances at that moment.

Mission Statement

The City of La Crosse Parks, Recreation, and Forestry Department's mission is to enrich our community through stewardship of the environment and through provisions of quality recreation, facilities, and fun.

Vision Statement

Make La Crosse the best possible welcoming and inclusive community to live, work, and play in.

IMPORTANCE OF PARKS AND RECREATION

Purpose

- **Social benefits** by connecting people with neighbors of other ages, incomes, backgrounds, and abilities. Parks and recreational activities build community pride and spirit.
- **Economic benefits** by improving the quality of life in the community and helping to attract businesses and residents to the local area. Top-ranked parks and recreation programs and facilities are a competitive advantage for the entire area in economic development.
- **Environmental benefits** by connecting people with and educating them about nature. La Crosse is fortunate to have an abundance of natural resources and must continue to protect, sustain and restore our natural landscape, while at the same time offer recreational opportunities in harmony with nature.
- **Individual benefits** by promoting physical fitness and self-improvement. Opportunities for exercise and being outdoors results in greater physical fitness, emotional well-being, and connectivity to nature.

3 Harbors/Marinas
5 Boat Launch Facilities
86 Boathouses
2 Levees
1 Transient Dock
1 Kayak/Canoe Rental Facility
2 Beaches
47 Parks
36 Playgrounds
35 Reservable Spaces
3 Splashpads
3 Pools
18 Shelters
2 Cemeteries
3,000+ Acres of Blufflands & Marsh
20,000+ Boulevard Trees
6 Community Orchards
1 Arboretum
4 Seasonal Sustainability Initiatives
29 Tennis Courts
12 Athletic Fields
8 Pickleball Courts
2 Pump Tracks
1 Skate Park
3 Dog Parks
6 Adult Sports Leagues
205 Adult Sports Teams
1,900+ Adult Sports Participants
1,000+ Youth Program Participants
250 Special Olympics Participants
35 Senior Excursions
3 City Boards & Committees
40 Leases & Agreements
20 Community Partnerships
13 City Building/Facilities
70+ Miles of Trails & Paths

Chapter 1 Community Profile

COMMUNITY PROFILE

The City of La Crosse offers spectacular views, a charming downtown life, and welcoming community. It is the largest city on Wisconsin's western border. A regional technology, medical, education, manufacturing, and transportation hub, companies based in the La Crosse area include Mayo and Gundersen Health Systems, Kwik Trip, La Crosse Technology, City Brewing Company and Trane. La Crosse is also a college town home to the University of Wisconsin-La Crosse, Viterbo University, and Western Technical College.

The City of La Crosse is positioned along the Mississippi River. Surrounding the relatively flat prairie valley where La Crosse is located are towering 500 ft bluffs, one of which is the City of La Crosse Parks, Recreation and Forestry Department's own, Grandad Bluff, that overlooks the three-state region. This region is composed of high ridges with carved out valley, also known as coulees, a French term. That is where the city of La Crosse gets its nickname of the "Coulee Region". Among the bluffs in the City of La Crosse are trails, parks, facilities, programs for all ages, and recreational opportunities all provided by the City of La Crosse Parks, Recreation and Forestry Department.

Demographics

The total population of the City of La Crosse is 52,185 with an expected growth of 2.2% per year. The metropolitan statistical area population is 139,627. City of La Crosse's median household income is $56,552. The median age for the city is 28.8.

Chapter 2 Goals & Objectives

GOALS AND OBJECTIVES

Goals and objectives provide the framework for guiding future recreation needs for City of La Crosse residents. These goals and objectives will serve as a guide for the Parks, Recreation, and Forestry Department's annual budget, capital plans, and work plans. These goals will be worked on over the course of the next five years. Each goal was taken into consideration by looking at the assessment needs of the city and the public input.

Goal 1 - Maintain long-term fiscal stability through responsible management, diversified revenue and beneficial partnerships.

Objectives:

- Partner with communities, organizations and businesses to support local initiatives, impact the local economy and generate revenue.
- Work with all levels of government to secure consistent, dedicated funding for park development, maintenance, and operations.
- Increase revenue and develop sustainable spending practices throughout the system that consider the short- and long-term costs and priorities for projects, programs and/or services.
- Explore and implement user fees, specifically for trails, tennis, and pickleball courts.

Goal 2 - Protect and manage natural resources through sustainable management practices.

Objectives:

- Focus on habitat protection, conservation and restoration on threatened resources such as wetlands, urban forests, bluff lands, rural landscapes and forests.
- Partner with other organizations to improve resource management education while maintaining the natural, scenic, and agricultural land.
- Improve air and water quality through the protection of open space, land stewardship, and public awareness.

Goal 3 - Engage people with nature and outdoor recreation.

Objectives:

- Encourage people to experience the natural environment by providing and maintaining trails and access points that serve people of all ages and abilities.
- Develop a strong connection between neighborhood and park center programming and the natural areas in the park system.
- Enhance educational experiences to connect visitors to natural, cultural, and

recreational resources.

Goal 4 - Provide a safe place to play, recreate, contemplate, and celebrate.

Objectives:

- Identify recurring safety concerns and devise new prevention plans using available resources.
- Pursue public and private partnerships to promote safety in the parks and expand available resources.
- Modify behavior that may cause harm to persons, the environment, or property within the park system.

Chapter 3 Maintenance Plan

Introduction

The maintenance and improvement plan is the Parks, Recreation, and Forestry Departments' commitment to the City of La Crosse to provide safe and beautiful recreational areas to its residents and visitors. The plan's framework addresses all maintenance labor and improvement projects over a timeframe of ten years. This allows the department to appropriately address and budget for all labor tasks and improvement projects. The timeframe will be subjected to an amending process every two years throughout the entire ten years to meet the growing changes and demands of the park system.

The plan calls for the park system to undergo an inventory analysis of all its parks. The inventory analysis is a comprehensive study of the park's amenities. The study evaluates the current physical condition of each amenity to determine life expectancy. Life expectancies are used to categorize improvement projects into high priority, medium priority, and low priority. The plan defines high priority as one to three years, medium priority as three to five years, and low priority as five to ten years. The priority rankings make up our ten-year timeframe for the maintenance/improvement plan.

The maintenance and improvement plan allows the department to project future costs and adequately plan a funding source from local businesses, organizations, associations, foundations, state and federal grants, and the capital improvement projects fund. The diversification of sources will allow the department to meet its funding needs and the overall goals of the plan.

Goals & Objectives

Goal 1

Provide a safe and fun atmosphere within the park system.

Objectives

1. Provide more training opportunities to the park's maintenance department.
2. Increase the frequency of routine maintenance checks of parks.
3. Continue to amend the maintenance plan every two years or as changes/updates occur.

Goal 2

Provide adequate and steady funding for all projects.

Objectives

1. Reestablish funding for park maintenance and modest improvements that meet the needs of the community.
2. Create a timeline for all future maintenance projects with an estimated cost and funding plan.
3. Diversify funding through local community foundations, state and federal grants, neighborhood associations, private businesses, and donations.
4. Strive to use sustainable technology to reduce future operational costs.

Goal 3

Build partnerships throughout the community.

Objectives

1. Continue to recruit volunteers to help maintain cleanliness in the parks and recognize them for their contributions.
2. Continue to enrich and strengthen relationships with local schools, universities, associations, organizations, and businesses to maintain a healthy park system.
3. Enhance access to information and increase communication with the public on routine maintenance tasks.

Goal 4

Strive to use sustainable practices.

Objectives

1. Proactively incorporate green strategies in all projects.
2. Continually manage, preserve, and protect natural resource areas.
3. Aspire to become a sustainable leader within the state.

Chapter 4 Capital Improvement Projects

Capital Improvement Projects Process

Capital Improvement Projects are submitted by each city department and are projects they would like to see completed. Projects are identified as the department's needs within the city for the next five years. The department relies on the Maintenance Plan to determine the greatest needs.

The city is allotted a certain budget each year, and there are a few committees that oversee these projects to determine which ones get approved. Projects are first reviewed by the City Planning Commission. The commission shall prepare and submit a five-year capital projects budget to the Common Council through its Finance & Personnel Committee. Projects may be approved, unfunded, moved to different years, or amended throughout the course of these meetings. As much as the department wants to see all projects approved, it doesn't always happen; however, those projects can be resubmitted during the following cycle in hopes they are selected to be completed.

Once the process is complete, the projects selected are compiled in an Adopted Capital Project Budget document. To see the most recent document and what projects were selected follow the link below:

Capital Budgets | City of La Crosse, WI

Recent completed projects from the process include:

Carroll Field Concession Stand was a development of a combined concessions and restroom facility to support current and future park programming by expanding visitor services, increasing operational efficiency, and improving accessibility and convenience for park patrons.

Grand Crossing Trail project consisted of the resurfacing and rehabilitation of the existing multi use recreational trail to improve safety, accessibility, drainage, and long-term usability for pedestrians and bicyclists. Funding assistance was provided through the Federal Transportation Alternatives Program.

Cottonwood Trail Head project consisted of the removal and disposal of clay pigeon fragments and related debris, along with accessibility upgrades to improve site usability, safety, and ADA compliance.

Chapter 5 Parks & Forestry

PARKS HISTORY

On May 15th, 1908 the La Crosse Common Council passed an ordinance creating two park districts in La Crosse. The area south of the La Crosse River was named the first district and the area north of the La Crosse River was named the second. The ordinance also provided for the establishment of the Board of Park Commissioners. The ordinance, initiated by the current Mayor at the time, Dr. Wendall A. Anderson, marked the first significant official interest in the city's few parks. The board, composed of J.M Hixon, L.F. Easton, E.L. Colman and Henry Gund, selected John Nolen, a noted landscape artist and advisor, to design a park system for the city.

A public meeting was held on November 18, 1908, to give an overview of the plans and to gain support from the citizens. Nolen's plan included the proposal of improving and creating Copeland, Levee, Grandad Bluff, and La Plume Island, which still exist today.

Despite the Board of Park Commissioners in 1908, a few parks were already established with Burns Park in 1852 and Myrick Park (then Lake Park) in 1873. Pettibone Park was also established before the 1908 ordinance, and it was donated by A.W. Pettibone. Pettibone Park was still considered part of Minnesota at that time, but boundaries were later changed where it became land within Wisconsin.

Six months after that first public meeting in November 1908, enough money was raised to start working on Nolen's plan, and it has brought us where we are today. Currently the La Crosse Parks, Recreation, & Forestry Department maintains a 1,560-acre park system, consisting of 47 park sites, 18 parks shelters/pavilions, 12 athletic fields, an 18-hole frisbee golf course, 27 miles of paved trails, and 45 miles of natural surface trails. In addition, the department also has an 1,100-acre riparian marsh and 1,312 acres of public land across the bluffs on the city's east side. All of these parks are unique to La Crosse and provide the community with a wide variety of opportunities for leisure activities.

Types of Parks

Community parks are readily accessible from arterial streets and the commuter/recreational trail system. These parks may include playfields and courts for organized sports, a playground, and facilities for day use activities including a picnic shelter, restroom, seating, and walking paths.

Neighborhood parks are centrally located within areas of residential development. These areas typically include playgrounds, open space for informal games and activities or play courts.

Community Parks

- Carroll Park 1717 MARCO DR
- Chad Erickson Park & Vietnam Veterans Pond 3601 PARK LANE DR
- Copeland Park 1130 ROSE ST
- Erickson Park 2423 21ST PL S
- Grandad Bluff 3020 GRANDAD BLUFF RD
- Green Island Park 2312 7 ST S
- Houska Park 700 HOUSKA PARK DR
- Lueth Park 1200 LA CROSSE ST
- Myrick Park 2107 LA CROSSE ST
- Pettibone Park 101 PETTIBONE DR S
- Poage Park 500 HOOD ST
- Riverside Park 100 BLOCK STATE ST
- Springbrook Park 3519 SPRINGBROOK WAY
- Trane Park 1500 CHASE ST
- Weigent Park 1500 CASS ST

Neighborhood Parks

- Badger/Hickey Park 1007 PALACE ST
- Bluffview Park 2800 JACKSON ST
- Burns Park 702 MAIN ST
- Cameron Park 400 KING ST
- Civic Center Park 500 2 ST S
- Clayton E. Johnson Park 4701 33RD ST S
- Coulee Park 1201 COULEE DR
- Crowley Park 2100 CAMPBELL RD
- Diagonal Park 2935 23RD ST S
- Glendale Park 2600 29TH ST S
- Goose Green Park 629 KANE ST
- Hass Park 3600 EASTER DR
- Highland Park 2500 HIGHLAND ST
- International Friendship Gardens 405 E VETERANS MEMORIAL DR
- Merry Meadows Park 4200 MEADOWLARK LN
- Powell Park 1002 WEST AVE S
- Pumpkin Patch Park BRICKYARD LN
- Red Cloud Park 416 POWELL ST
- Roellig Park 600 LOSEY BLVD N
- Roesler Park COUNTY ROAD MM
- Schuh Park 2225 HORTON ST
- Seminary Park 3400 E AVE S
- Sherwood Park 3300 NOTTINGHAM ST
- South Goose Green Park 1012 ST ANDREW ST
- South Library Park 1616 FARNAM ST
- Starlite Park 2421 HENGEL CT
- Upper Hixon Forest 800 MILSON CT
- Verchota Park 1825 22ND ST
- Veterans Freedom Park 120 CLINTON ST
- Wittenberg Park 2940 GEORGE S

Future Potential Projects and Goals

- Complete a new paved walking path in Veterans Freedom Park
- Install a new ADA fishing pier at Veterans Freedom Park
- Rehab of Copeland Park shelters
- New shelter at Badger Hickey
- Stabilization of the trail in Chad Erickson Memorial Park
- Permanent fencing and amenities at Wittenberg Dog Park

- Upgrades to Glendale and Hass Park playgrounds
- Replacement of deteriorating old fencing at Weigent Park
- Replacement of the flagpole at Riverside Park
- Improvements to Civic Center Park
- Restoration of the Houska Park bathrooms
- Replace Grandad shelter roof

Forestry

The City of La Crosse's urban forest is a vital natural resource, providing ecological, social and economic benefits to the community. The 20,000 trees that line La Crosse's streets, and additional trees within city parks help to control storm water, improve air quality, reduce utilities expenses, increase property value, provide habitat for birds and other wildlife, and improve neighborhood aesthetics. As climate conditions change, and urban development continues, proactive forestry management is essential to maintaining a resilient and sustainable tree canopy.

This section of the Strategic Plan focuses on implementing the Urban Forestry Management Plan, which guides the City's efforts in tree planting, maintenance, conservation, and community engagement.

Vision: Healthy Trees, Healthy City: Our vision for La Crosse's urban forest is to cultivate a thriving, diverse, and well-maintained tree canopy that enhances the livability, health, and sustainability of our community for current and future generations

Arboretum

In June 2024 Arboretum Accreditation was awarded for the Myrick Park Arboretum. The mission of the Arboretum is to display the rich biodiversity of the Coulee Region and to promote and highlight the importance of trees to our community. An arboretum is a place of learning and public interest to enhance learning and quality of life for the community and engage in public outreach as an outdoor classroom, living laboratory, and an inspiration for a greener, healthier, and more beautiful world.

Goals & Objectives

Goal 1 – Preserve tree canopy cover and the urban forest through sound but fair policies and regulations that align with shared priorities in the City and best practices.

Objectives:

- Identify impediments to tree planting and opportunities where tree requirements could be strengthened.
- Utilize the urban heat and impervious surface study to target tree plantings and incentivize developers to support this effort.
- Complete a city-wide tree canopy assessment as an update and periodically reassess canopy cover to monitor changes and trends.

Goal 2 – Foster tree stewardship in our community through equitable and impactful community education and engagement.

Objectives:

- Maintain Tree City USA accreditation
- Host seasonal arboriculture education events, such as spring tree planting and pruning workshops, to teach homeowners best practices for tree care and maintenance.
- Work towards a Level II Arboretum accreditation including the development of an arboretum collections policy and enhanced forestry programs within the arboretum.

Goal 3: Foster a culture of innovation, collaboration and adaptability, ensuring the program remains responsive to changing environmental conditions and community needs.

Objectives:

- Assess and strategize improved communication and protocols to efficiently manage the urban forest.
- Continue to apply for funding to support innovative and essential tree management projects and utilize the resources and trainings provided by these reputable entities
- Strengthen existing and foster new collaborative partnerships to manage the urban forest.

<u>Potential Future Projects and Goals</u>

- Continue to address heat zones identified by the City's Climate Action Committee by planting more shade providing trees in such areas
- Continue work with Neighborhood Associations to utilize funding for tree planting.
- Forestry will continue to provide boulevard tree services to residents in a timely and efficient manner.

Chapter 6 Natural Resources & Sustainability

Natural Resources & Sustainability

The City of La Crosse values environmental sustainability by making decisions that help protect, maintain and preserve our natural and developed resources. The City of La Crosse aims to promote and practice the conservation, preservation and restoration of our unique natural spaces. Sustainable land management is a top priority that satisfies the needs of diverse habitat types as well as ensuring that the recreational potential for user groups is all inclusive. The quality land management practices and goals identified in this plan take our ecosystem health into high consideration when developing sustainable trails, natural areas and trailhead facilities.

Vision: Protect the land through multi-resources management

Mission: The La Crosse Parks, Recreation, and Forestry Department is committed to improving our wildland management by increasing partnership relations, conducting management on a landscape level, and considering the recreational abilities and needs of all user groups.

Natural Resources

Blufflands Overview

The City of La Crosse's Blufflands are a defining natural feature of the region, offering ecological, recreational and scenic value to residents and visitors alike. As demand for outdoor recreation grows and conservation challenges evolve, a strategic approach is essential to protect and enhance these vital lands. By aligning with regional conservation goals and leveraging partnerships with local organizations, the City of La Crosse aims to create a long-term framework that supports responsible recreation, biodiversity, and climate resilience within the Blufflands.

The City Parks Department has a long history of preservation and restoration of natural areas. Since the largest gift of Hixon Forest, the City has acquired ~2,000 acres of property that could have been otherwise sold to developers. Some of the properties more impacted than the others from agriculture and rock quarrying, these lands pose different challenges to restore than more primitive unimpacted lands.

Goals and Objectives – Blufflands

Goal 1: Develop a Comprehensive Blufflands Master Plan

Objectives:

- Conduct a comprehensive blufflands assessment including inventory current land use, ecological conditions, recreational infrastructure, and conservation needs.
- Facilitate an inclusive planning process with community stakeholders to shape the blufflands' future.
- Develop clear land management and recreational guidelines

Goal 2: Conduct ecological assessments and natural resource inventory of natural areas.
Objectives:
- Work with conservation organizations to conduct Ecological Assessments of City natural areas.
- Maintain an accurate database of findings.
- Work with area experts to make improvements to restore natural area

Goal 3: Enhance funding and financial stability through alternative funding sources.
Objectives:
- Provide a robust, long-term, and stable funding framework for natural areas and resources within the city.
- Identify ways for all users of natural to contribute equitably to the development and management of these natural resources.

Goal 4: Conserve Wetlands, Urban Forests, Blufflands, Rural Landscapes and Forests through Partnerships and Incentives.
Objectives:
- Encourage large-scale land conservation partnership projects.
- Manage lands and resources to protect rare plant communities, threatened wildlife species, and scenic beauty.
- Increase the number of pollinators and beneficial insect species in the city.
- Continue to plant native herbaceous species in parks and public lands

Goal 5: Cooperate and Coordinate with Neighboring Cities, Villages, Towns, Counties, and Property Owners to Provide Recreational Activities, Education, and Preservation of Natural, Historic, and Cultural Resources for the Enjoyment and Benefit of all Citizens.
Objectives:
- Provide assistance with park and recreation planning services to neighboring communities.
- Utilize, when practical, a multi-jurisdictional approach to acquiring and developing outdoor recreation facilities, and land.
- Manage lands and resources to protect rare plant communities, threatened wildlife species, and scenic beauty.

La Crosse River Marsh Overview

It is the intent of the La Crosse Parks, Recreation and Forestry Department to maintain the marsh for its hydraulic, ecological and recreation values. The marsh presently offers many opportunities for birding, fishing, and recreation.

The La Crosse River Marsh plays a unique and important role in the La Crosse and Central Wisconsin landscape, providing a critical stopping point for migratory birds, spawning area for

various aquatic species, outdoor classroom, destination for outdoor enthusiasts, and natural flood mitigation and water quality treatment. Despite its importance to the community and region, the marsh has degraded in recent years by man- made encroachments, upland changes in hydrology, and evolving weather patterns. An increasing proportion of the La Crosse's parks and public works budgets must be allocated to maintaining and repairing infrastructure in the marsh such as trails and utilities. These changes have also resulted in habitat loss, water quality, and other ecological impacts.

Goals and Objectives - *Marsh*

Goal 1: Improve hydraulic connectivity throughout the river/marsh system and increase flood water storage.
Objectives:

- Improve connectivity of flow between the river and marsh and between different cells of the marsh.
- Provide additional flood water storage by reconnecting floodwaters with areas isolated by berms, levees, streets, and trails.
- Identify and pursue property acquisition.
- Improve water level control structures to allow periodic summer drawdowns to enhance and restore emergent vegetation.

Goal 2: Improve biodiversity and native vegetation with habitat as the primary objective.
Objectives:

- Evaluate solutions to the floodplain forest.
- Address the disappearing submerged vegetation.
- Improve trail and marsh edge environments.
- Remove invasive species.

Goal 3: Cooperate and coordinate with friend groups, neighboring cities, villages, towns, counties, and property owners to provide recreational activities, education, and preservation of natural, historic, and cultural resources for the enjoyment and benefit of all citizens.
Objectives:

- Provide assistance with park and recreation planning services to local municipalities.
- Utilize, when practical, a multi-jurisdictional approach to acquiring and developing outdoor recreation facilities and land.
- Pursue grant funding and partnerships to accomplish projects

Natural Resource Management and Restoration of La Crosse Natural Areas Overview
Restoring land to its historic and geographic habitat must be strategic and calculated. Restoration practices are also unique because of the diverse ecosystems that exist within each Bluffland or Marsh property. Restoration practices include but are not limited to invasive cutting, pulling, girdling and treating, deer management, tree removal, prescribed fire, and

native plantings. Though volunteer work and grants these conservation areas will be expanded to include restoration of the hardwood timbers encompass many of the City's public lands. Several test timber stand improvement projects are being monitored for effectiveness and feasibility.

Prairie Management
To retain and restore the prairie communities within the City Blufflands the following is recommended:

- Prairie remnants found on scattered sites throughout the forest shall be protected and restored to remain as prairie remnants. Management priority shall be placed on those remnants most threatened by succession.
- The use of fire, as well as selective cutting and tree girdling may be used to carry out these management objectives, as well as to enhance biodiversity, attempt to restore natural processes to the forest, and reduce potentially hazardous situations.
- Herbicides should be used sparingly, and spraying avoided in sensitive areas.

Forest Management **Review the Hixon Forest Comprehensive Management Plan and Urban Forestry Management Plan for a more comprehensive understanding of the forest management recommendations provided here.*
To retain and restore the health of existing forest and tree canopy, the following is recommended:

- The existing forest and tree canopy shall be maintained to the extent possible.
- The management for communities such as oak woodland or savanna shall be focused upon existing edge and open areas.
- Remnant oak opening sites shall be restored to or remain as oak openings.
- The use of fire, as well as selective cutting and tree girdling may be used to carry out these management objectives, as well as to enhance biodiversity, attempt to restore natural processes to the forest, and reduce potentially hazardous situations.
- The former McBain Property and the old field located along the west side of CTH FA shall be managed for establishment of oak savanna or oak forest or for opportunities to allow natural succession to occur. Additional openings within the forest that consist of non-native vegetation shall be evaluated for opportunities to add to the existing closed canopy.
- The reforestation project located in the central portion of the lower forest shall continue to be evaluated as an effective restoration method.
- Oak trees are most susceptible to oak wilt in the springtime, from bud swelling until 2 to 3 weeks past full leaf development. During the period of April 15 to July 1, do not prune, cut or injure oaks. If an oak is wounded during this time, cover the wound immediately with tree wound paint.

Invasive Species Management

To retain and restore the health of Bluff and Marshlands, the following is recommended.

- Removal of invasive native tree species (such as black locust and aspen) in selected locations such as around remnant prairies and throughout wetlands.
- The removal of invasive woody shrub species (such as buckthorn, honeysuckle) is a management priority. Efforts should focus on those areas where the invasive species have not yet become dominant in the under-story. Woody shrubs should be treated according to best management practices.
- The use of herbicides shall be allowed for the management of invasive species when fire or mechanical removal methods are ineffective. Herbicides should be biodegradable and used responsibly according to directions.

Acquisitions & Easements

The presence of easements and grant agreements guide how La Crosse Parks and Recreation manages many bluffland properties. Trail development, habitat restoration, and public access improvements must align with these legal obligations to ensure compliance and sustainability. While these protections limit certain activities such as new development or off-trail use they also provide a framework for balancing conservation and recreation.

Property acquisitions are conclusive to property owner's willingness to sell, making a very short list for potential acquisition. Properties are evaluated based on habitat and recreation value, potential for development and accessibility in addition to the criteria listed below. As new properties become available, a discussion will be entertained with the Environmental Leadership Forum prior to the acquisition of new lands. Additionally, recreational easement and/or conservation easement may be utilized as tools to facilitate the negotiation process and fulfill the desires of the landowner and the city.

<u>Potential Future Projects and Goals</u>

- Ongoing hydrological improvements
- Improvement of marsh hydrology as measured by restoring/enhancing water exchange within the western portion of the marsh

Sustainability

Sustainability is a core priority for the City of La Crosse Parks, Recreation and Forestry Department, ensuring that environmental, social, and recreational systems support a thriving community for future generations. As climate challenges and urban development pressures increase, the City is committed to proactive sustainability efforts that enhance resilience, reduce environmental impact, and foster community engagement.

Goals & Objectives – *Sustainability*

Goal 1 – Enhance Native Landscaping and Planting Practices
Objectives:

- Develop and implement a native planting strategy for new park projects and landscape renovations.
- Require new plantings within parks or as part of beautification efforts to contain at minimum 50% native species

Goal 2 – Expand Sustainability Education and Community Outreach
Objectives:

- Use education programs and incentives to promote the use of native plants and trees on public and private property
- Host regular seasonal workshops, events focused on conservation, native planting, and sustainable park stewardship.
- Collaborate with local community groups, and environmental organizations on park-based sustainability initiatives

Goal 3 – Promote Biodiversity and Wildlife Habitat Restoration
Objectives:

- Maintain existing management plans aimed at protecting and enhancing existing wildlife habitats within parks
- Initiate habitat restoration projects that include the removal of invasive species, reintroduction of native vegetation and creation of wildlife corridors.

Goal 4 – Secure funding to expand sustainability programs
Objectives:

- Identify and pursue grant opportunities, public-private partnerships, and other funding sources to support sustainability initiatives including native planning and community education programs

Conclusion: The city's commitment to natural resource preservation and sustainability involves several key aspects including land management, blufflands preservation, marsh management, restoration practices and sustainable initiatives. The City of La Crosse aims to improve wildland management by increasing partnership relations, conducting management on a landscape level, and considering the recreational abilities and needs of all user groups. This involves cooperating with neighboring communities, pursuing grant funding and partnerships, and enhancing funding and financial stability for natural areas and resources. By focusing on these areas, the City of La Crosse strives to ensure a thriving community for future generations.

Chapter 7
Trail Systems

Trail Systems

The City of La Crosse is home to an extensive trail network that offers diverse recreational experiences, including natural bluffland trails, marsh trails, and paved multi-use paths. This strategic plan prioritizes maintaining existing infrastructure while identifying targeted improvements that enhance accessibility, sustainability, and user experience.

Natural Trails

Bluffland trails wind through forested ridges, steep terrain, bluffland prairies, and scenic overlooks, offering hiking, trail running, mountain biking, cross country skiing, snowshoeing and nature exploration. These trails rely on sustainable maintenance practices to prevent erosion, protect habitats, and ensure long-term usability.

Paved Trails

The city's network of paved multi-use trails supports walking, running, biking, and mobility devices, providing safe and accessible routes for all users. Marsh trails provide a unique wetland experience, supporting birdwatching, education, both paved and soft-surface recreation. Many trails serve as commuter corridors, connecting neighborhoods, parks, schools, and commercial districts. Proper surface maintenance and wayfinding improvements are critical to supporting increased year-round usage.

Protected Trails

Some trails in La Crosse exist on lands protected by conservation easements or subject to grant restrictions from the Wisconsin Department of Natural Resources (DNR). These agreements limit or prevent the construction of new trails and impose specific stewardship responsibilities. The city must carefully manage these lands to maintain compliance while ensuring safe and sustainable public access.

Goals & Objectives

Goal 1: Maintain and Improve the Existing Trail Network

Objectives

- Conduct an annual trail assessment to identify and prioritize maintenance needs.
- Develop a sustainable funding strategy for ongoing trail upkeep, including city budget allocations, grants, and donations.
- Expand routine maintenance efforts by coordinating with volunteer groups, conservation corps, and trail advocacy organizations.
- Standardize maintenance best practices across all trail types to improve durability and safety.

Goal 2: Signage and Wayfinding Plan

Objectives

- Standardize Trail signage by developing a uniform signage system that includes trail names, difficulty ratings, permitted uses and regulatory information
- Standardize branding and logos within trail system to maintain consistency and limit commercialization of public lands
- Ensure all signage includes accessibility details, such as surface types, grades, and ADA compliant routes.

Goal 3: Enhance Accessibility and Inclusivity

Objectives

- Ensure paved trails meet ADA compliance standards, including smooth surfaces, gradual slopes, and rest areas.
- Improve trailhead facilities with accessible parking, restrooms, and clear signage.
- Develop an interactive digital trail guide with accessibility information, trail difficulty ratings, and real-time updates.
- Install wayfinding and interpretive signage to provide inclusive navigation and educational opportunities.

Goal 4: Foster Sustainable Trail Management

Objectives

- Implement erosion control strategies on bluffland and marsh trails, such as rerouting problematic sections and using sustainable materials.
- Increase invasive species management efforts along trails to preserve native ecosystems.
- Promote responsible trail use through community education on Leave No Trace principles.

Goal 5: Maintain Compliance with Easements and Grant Restrictions

Objectives

- Conduct an annual review of all conservation easements and grant agreements to ensure current trail use aligns with restrictions.
- Collaborate on grant opportunities for ecological restoration and low-impact infrastructure improvements.
- Increase invasive species management in cooperation with land trusts and conservation groups.
- Monitor and assess high-use trails for environmental degradation, adjusting management strategies as needed.

Conclusion

By focusing on the maintenance and enhancement of existing trails, this strategic plan ensures that La Crosse's trail system remains a valuable asset for recreation, transportation, and environmental stewardship. Prioritizing accessibility, sustainability, and community engagement will allow the city's trail network to serve diverse users while preserving its natural beauty for future generations. By recognizing and respecting the constraints of conservation easements and grant-restricted lands, the City of La Crosse can ensure the long-term sustainability of its trail system while fostering positive relationships with conservation partners. Prioritizing compliance, stewardship, and education will allow the city to continue providing high-quality recreational opportunities without jeopardizing the ecological and legal integrity of protected lands.

Potential Future Projects

- Complete reconstruction of the Willow Trail

Chapter 8 Aquatic Facilities

Aquatics

The aquatic facilities provide opportunities for youth and adult water recreation activities. The City of La Crosse owns Erickson Pool, North Side Community Pool, and Veterans Memorial Pool. Each of these pools has their own unique characteristics. From zero-depth entry to splash pads, they each offer something for the family to enjoy.

Erickson Pool
2512 Losey Blvd
Potential Future Projects

- Renovate bathhouse
- Replacement of slide

Veterans Memorial Pool
1901 Campbell Rd
Potential Future Projects

- Purchase and install shade structures
- Install security cameras on pool deck
- Repair concrete malfunction on the pool wall

North Side Community Pool
816 Sill St

(closed for the 2026 season due to budget cuts)

Chapter 9 Athletic Facilities

Ball Fields

Ball fields provide ample space for community baseball and softball games. The fields are used daily throughout the summer months hosting the city's baseball and softball programs, as well as tournaments. The ball fields benefit multiple organizations who gather to play sports at these facilities. Features include multiple fields, restrooms, storage sheds, bleachers, concession stands, water and power.

- **Bluffview Ball Fields**
- **Carroll Ball Field**
- **Copeland Softball Field**
- **Copeland Baseball Field**
- **Erickson Ball Fields**
- **Goose Green Ball Field**
- **Houska Ball Field**
- **Weigent Ball Field**

Tennis Courts

The city tennis courts are open to the public as well as used by local schools, adult tennis clubs, and the department's youth tennis programs. These courts facilitate several tournaments and events throughout the season.

- **Copeland Park (4)**
- **Weigent Park (2)**
- **Bluffview Park (2)**
- **Green Island Park (13)**
- **Red Cloud (2)**
- **Forest Hills (6)**

Potential Future Projects

- Replacement of tennis courts at Weigent, Green Island, Bluffview, and Copeland Park

Pickleball Courts

The city has two locations for pickleball, and they are currently not reservable spaces. As the sport grows in popularity, the department hopes to expand the pickleball possibilities.

- **Trane Park (8)**

Potential Future Projects

- Additional build of 8 courts at Trane Park

Green Island Ice Arena

In addition to the outdoor tennis courts, the Ice Arena is home to River City Youth Hockey, Coulee Region Sled Hockey, and youth figure skating programs. River City Youth Hockey currently leases the building from October to March and offers open skate times for the general public.

Potential Future Projects

- Replacement of roof from 1982

Chapter 10 Grounds and Buildings

City Owned Facilities

The department oversees city owned facilities, whether they are run by a third-party vendor, leased, or directly managed by our staff, they are diverse in their capabilities and what they offer to the public. The department oversees the general maintenance of the buildings, but the tenants can diversify their use to fit their desired plan within the guidelines of the lease. Neighborhood Centers are managed and staffed by the Parks Department. Neighborhood Centers focus on community activities such as programs for older adults during the school year as well as programs for adults and youth at night. Leased buildings are open to the public, can be reserved, or put on several events for the public.

Black River Beach Neighborhood Center
1433 Rose St

South Side Neighborhood Center
1300 6th St S

Myrick Park Center
789 Myrick Park Dr

- Leased by WisCorps/The Nature Place

Hatchery
410 Veterans Memorial Dr

- Leased by Hatchery LLC

Copeland Stadium
800 Copeland Ave

- Leased by the La Crosse Loggers

Pettibone Boat Club
600 S Pettibone Dr

- Leased by Pettibone Boat Club

Pettibone Resort
333 Park Plaza Dr

- Leased by Pettibone Resort

Pump House Regional Arts Center
119 King St

- Leased by the Pump House

Green Island Ice Arena
2312 7th St S

- Leased by River City Youth Hockey

Forest Hills Golf Course

600 Losey Blvd N

Forest Hills Golf Course has been under the management of Kemper Sports on behalf of the City of La Crosse since 2009. Forest Hills recreation is year-round as part of Hixon Forest. In the summer months, trails line the golf course, whereas in winter it becomes a popular cross-country ski location along with sledding, snow shoeing and dog walking.

Potential Future Projects

- Maintenance building to replace the current 80-year-old shop
- Expansion of par 3 tee boxes
- Driving range target greens
- Drainage additions to cure problematic wet areas on the course
- Refurbishing of club house exterior
- Additional forward tee boxes to accommodate junior, senior and women golfers
- Cart paths rebuild to update the aging paths

Chapter 11
Waterways

Boat Landings

The Parks, Recreation, Forestry Department is responsible for and maintains five public boat landings/launches. Funding for maintenance and future upgrades comes from launch fees charged at kiosks located at each landing. Launch fees are kept in a "boat landing" account specific to the needs of the landings.

7th Street Landing
2300 S 7th St.

East Copeland Landing (North and South)
421 Clinton St.

Municipal Landing
1500 Marco Dr.

Veterans Freedom Park Landing
1000 Boathouse Dr.

Potential Future Projects

- Plan for and fund complete parking lot replacement at West Copeland and East Copeland
- Continue to grow the number of fishing tournaments hosted at the landings

Riverside Levee

With the recent completion of an additional levee, the department has established long term agreements with Viking Cruise Lines and American Cruise Lines to promote Riverside Park and the city and encourage tourism in the downtown area.

Riverside Transient Dock

A pay to park, seasonal dock, is located along the shoreline in Riverside Park. People are able to experience all the downtown area has to offer by way of boat.

Municipal Harbor

1502 Marco Dr

- 169 boat slips

Veterans Point Marina

120 Clinton Street

- 124 boat slips

Copeland Park Marina

1121 Copeland Park Dr

- 14 slips

Potential Future Projects

- Replacement of gazebo on the west side of the property green space.
- Build a small campground between the dry storage area and south harbor shoreline green space.
- A new utility line at Municipal Harbor
- An additional Marina at River Point District
- A waterway development plan at River Point District

Chapter 12
Recreation

The Recreation Division strives to provide diverse opportunities, quality programs, and engaging special events for youth, adults, families, seniors, and individuals with special needs. The main objective is to enrich lives of City of La Crosse community members by offering social, active, leisure, enriching, and educational choices in safe environments. Staff is responsible for planning and implementing activities, promoting positive customer service, effectively promoting and publicizing programs, and utilizing financial resources efficiently. Not only does the Recreation Division hire numerous seasonal employees, but this division is also responsible for recruiting and managing hundreds of volunteers to assist with programs and special events.

Youth Programs

The department offers year-round sports and programs for youth in the community. Sports include Volleyball, Football, Basketball, Soccer, Track, Tennis, and Ice Skating. During the summer, day camps are offered for participants. Different day camps include Playground Program and Adventure Camp.

Adult Programs

The department offers year-round sports and programs for adults in the community. Leagues include Volleyball, Basketball, and Softball and instructional adult sports include Tennis and Pickleball. There is a variety of adult enrichment programs as well. Enrichment programs is the umbrella name that includes programs like Creative, Enrichment, Health and Wellness, Dementia Support and Education, Concerts and Dances.

Senior Programs

The department offers year-round programs for aging adults in the community. Participants ages 50+ are welcome to participate in any of the Adult Programs as well as Senior specific programs and excursions. Day excursions offer seniors a hassle-free way to enjoy trips to theater shows, museums and other tours by providing transportation. Excursions are always changing to ensure there is something for everyone. While the excursions are remote experiences, the senior programming classes take place in the city at a number of facilities.

Special Recreation

The City of La Crosse Parks, Recreation & Forestry Department is proud to offer a variety of leisure, educational and recreational programs for individuals with special needs in our community. Our Special Recreation program offers year-round clubs, monthly events and trips. The Special Recreation programs are for all ages and all abilities.

Special Olympics Wisconsin - La Crosse Area is a non-profit agency that provides individuals with intellectual disabilities the opportunity to participate in sports competition, develop physical fitness, demonstrate courage, and experience joy while participating in the sharing of gifts, skills and friendships with their families, Special Olympics athletes, and the community. In order to be eligible for Special Olympics sports, athletes must be 8 years of age or older with an intellectual disability.

Future Recreation Goals

- Increase pickleball programs and number of participants
- Expand youth enrichment programs throughout the year (outside of sports)
- Add an adult flag football program
- Increase adult sports tournaments

Appendix

Strategic Plans & Supporting Documents | City of La Crosse, WI

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: 26-0643

Caption: Parks, Recreation, Forestry, Building and Grounds Department 5-year Stragetic Plan.

Staff/Department Responsible for Legislation

Parks, Recreation, Forestry, Grounds and Buildings Department

Requestor of Legislation

Kate Kroll

Location, if applicable

N/A

Summary/Purpose

The department's strategic plan is a complete reflection of the importance of parks and recreation in the community of La Crosse and the community-driven needs and desires for recreation facilities, trails, open spaces, and recreation programs. The plan identifies desired needs, but also provides an action plan for projects that include timelines, potential costs, and responsibilities. This plan outlines goals and objectives the department is aspiring to achieve.

Background

The strategic plan is a working document meant to guide the department as well as be transparent with the public on the current and future plans of the areas the department oversees.

Fiscal Impact

N/A

Staff Recommendation

Approval

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0649

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution authorizing the acquisition of a storm sewer and highway maintenance easement from Badger Corrugating Company.

RESOLUTION

WHEREAS, the City vacated part of 13th Street between Travis Street and Hyde Avenue per Resolutions 2025-12-018 and 2026-04-017; and

WHEREAS, said vacation necessitates the acquisition of an easement to properly maintain and construct City infrastructure (storm sewer and road) adjacent to the vacated 13th Street.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council, City of La Crosse that it hereby authorizes the acquisition of a storm sewer and highway maintenance easement from Badger Corrugating Company.

BE IT FURTHER RESOLVED that City staff are authorized to take all steps necessary to effectuate this resolution.

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0649 Caption Resolution authorizing the acquisition of a storm sewer and highway maintenance easement from Badger Corrugating Company.

Staff/Department Responsible for Legislation

City Surveyor/Engineering

Requestor of Legislation

Engineering & Public Works

Location, if applicable

West side of 13th Street between Travis Street and Hyde Avenue

Summary/Purpose

The purpose of this legislation is to authorize the City Surveyor to acquire a storm sewer and highway maintenance easement from Badger Corrugating Company and to record the same with the La Crosse County Register of Deeds.

Background

The City vacated a 9' wide strip along the west side of 13th Street between Travis Street and Hyde Avenue per Resolutions 2025-12-018 and 2026-04-017. The vacation was requested by Badger Corrugating Company to provide employee parking along the west side of 13th Street that historically was allowed by permit. The vacation also facilitated part of a redevelopment project that has taken place on Badger's campus in recent months. However, while the vacation accommodated certain interests of the redevelopment project, an easement is necessary to secure the City's interest to be able to properly maintain and construct infrastructure (storm sewer and road) immediately adjacent to the vacated area.

Fiscal Impact

None. Easement will be obtained without expense.

Staff Recommendation

Approval.

LEGAL DESCRIPTION

STORM SEWER / HIGHWAY EASEMENT

A parcel located in the SW ¼ of the NE ¼ of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin being more particularly described as follows:

A parcel described as the East 2 feet and the South 12 feet of the North 131 feet of the 9 feet wide former 13th Street right of way vacated in Document #1844813 and Document #1847673 of County records.

See attached Exhibit “A”.

Drafted by: jmc 4/2/2026

Checked by: kjc 5/7/2026

S:_PROJECTS\2025 MISC\2025-022 13th St Partial Vacation\13th Street Highway - Storm Sewer Easement.docx

EASEMENT DEED FOR STORM SEWER &
HIGHWAY MAINTENANCE

This space is reserved for recording data.

Return to:

CITY OF LA CROSSE
ENGINEERING DEPARTMENT
400 LA CROSSE STREET
LA CROSSE, WI 54601

Parcel # 17-50266-10

For and in consideration of One and no/l00 Dollars ($1.00), the receipt whereof is hereby acknowledged, **XXXXXXX** of the City of La Crosse, La Crosse County, State of Wisconsin, do hereby grant to the **City of La Crosse**, La Crosse County, Wisconsin, a municipal corporation, its successors and assigns, a permanent easement to install, lay, maintain, operate, repair and remove public infrastructure and appurtenant facilities within a strip through, over and under the following described real estate, to-wit:

SEE LEGAL DESCRIPTION AND EXHIBIT "A"

ATTACHED HERETO AND MADE PART HEREOF.

This easement is granted on the following conditions:

1. Standard concrete or asphalt pavement, such as for driveways, parking lots, etc. may be placed in the easement. The City will be responsible for removal and replacement, if required for utility and street maintenance or replacement.

2. Above grade structures, such as buildings, towers, power poles, billboards, etc. are not permitted in the easement without approval of the Board of Public Works.

3. Readily removable/replaceable signs (single post signs) are permitted.

4. Tree and shrub planting are not permitted within the easement without approval of the Board of Public Works. Flower and/or vegetable gardens are permitted, but the City is not responsible for any repairs, damages, losses or replacements to the garden if it is disturbed for utility and street maintenance, replacement or removal.

5. The City may, at the City's option, cut brush and trees and/or mow grass and weeds in easements.

6. If the City disturbs grassed areas for utility or street maintenance, replacement or removal, the City will restore with seed and/or sod at the City's option. The City will provide erosion control measures.

7. The ground surface grade in the easement may not be changed more than one foot without prior approval of the Board of Public Works.

8. Concrete rubble, asphalt rubble, stone or rock exceeding 6" in the largest dimension (except as needed for rip-rap), demolition debris or other rubble shall not be placed within the easement.

9. Water service lines (building laterals, etc.) that are within the easement must have an isolation valve within the easement. Service isolation valves may be no nearer than six feet from the edge of the easement. The service isolation valve will be either an approved water main valve and valve box, or a service curb stop on lines 2" in diameter or less.

10. Valve boxes, manholes (personnel access ports), curb stop boxes, sewer cleanouts, pull boxes, hydrants, etc. must be accessible and maintained at surface grade.

Other persons having an interest in the property: _____

_____

_____.

WITNESS the hands and seals of the grantor and the persons joining in and consenting to this conveyance this _____ day of _____, 20__.

IN THE PRESENCE OF:

_____ _____
By:

_____ _____
By:

STATE OF WISCONSIN)
)
COUNTY OF LA CROSSE)

Personally came before me this _____ day of _____, 20__, the above-named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

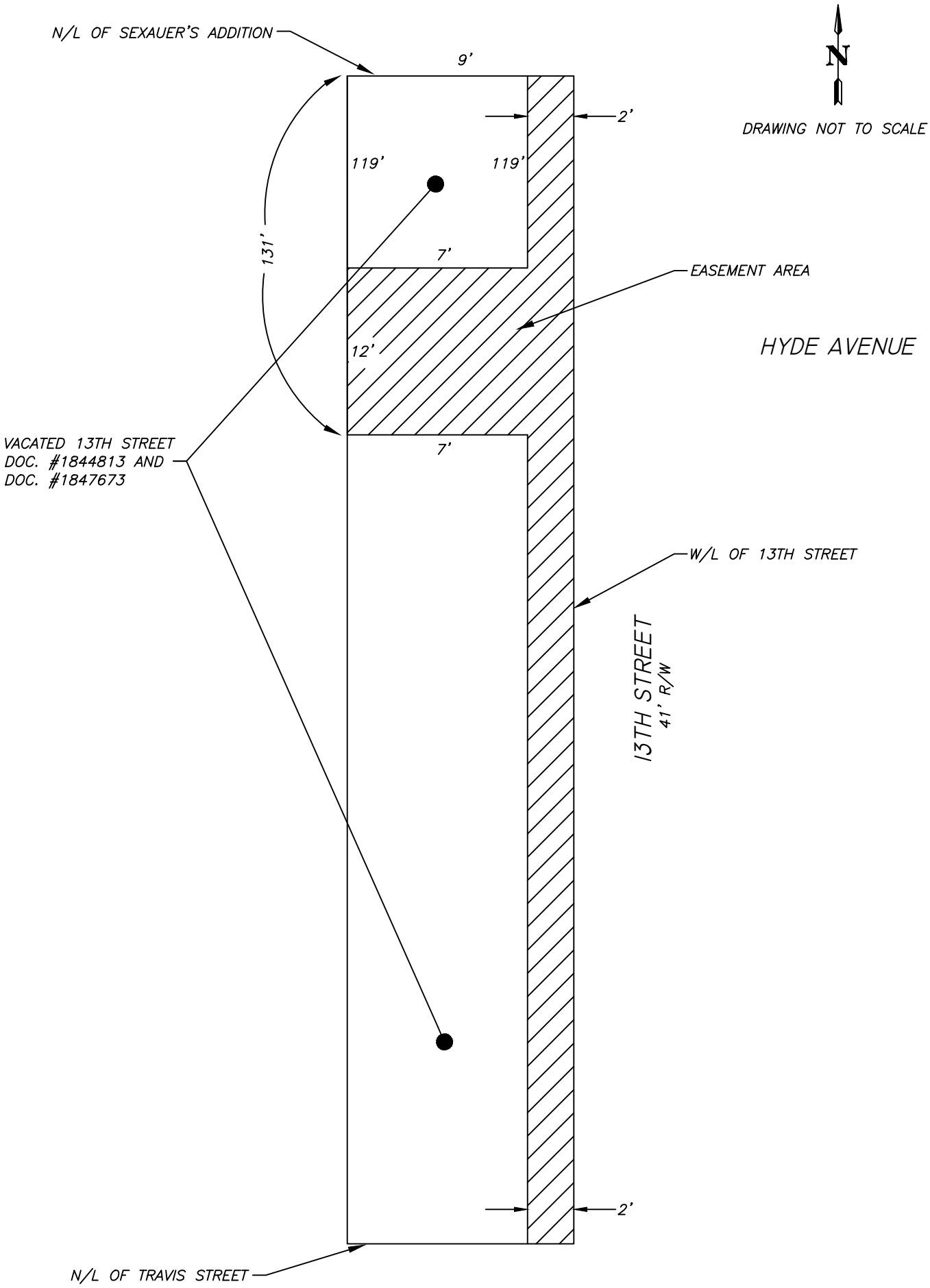
_____
Notary Public
La Crosse County, Wisconsin
My commission _____

This instrument was drafted by:

City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

EXHIBIT "A"

STORM SEWER / HIGHWAY EASEMENT



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0650

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution approving a twenty-year lease with the Off Airport Land Lease Between the United States of America Department of Transportation Federal Aviation Administration and City of La Crosse, Wisconsin by and through Parks and Recreation Department

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves a twenty-year lease extension with the Federal Aviation Administration, for the use of the property located at 4000 Rim of the City Road. for the term of ten years with the possibility of two five-year extensions.

BE IT FUTHER RESOLVED that the lease will be managed by the Parks, Recreation, and Forestry Department.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute the same.

BE IT FURTHER RESOLVED that the Director of Parks, Recreation, and Forestry is hereby authorized to take any and all steps necessary to effectuate this extension.

OFF AIRPORT LAND LEASE
Between
THE UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION
And
CITY OF LA CROSSE, WISCONSIN BY AND THROUGH
PARKS AND RECREATION DEPARTMENT

FAA LEASE NO: 697DCM-24-L-00144
ATID/FACILITY TYPE: LSE RCAG
LOCATION: LA CROSSE, WISCONSIN

1. **Preamble (09/2021) 6.1.1** This Lease for real property is hereby entered into by and between Lessor, hereinafter referred to as the Lessor and the United States of America, acting by and through the Federal Aviation Administration, hereinafter referred to as the FAA or Government.

2. **Succeeding Lease (09/2021) 6.1.2** This contract succeeds Lease No. DTFA14-83-L-R357 and all other previous agreements between the parties for the property described in this document.

3. **Witnesseth (09/2021) 6.1.3** The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

4. **Description of Premises (09/2021) 6.1.4-3** This Lease covers the following described property, hereinafter referred to as the premises and hereby consisting of:

REMOTE COMMUNICATIONS AIR/GROUND FACILITY SITE

A tract of land being a part of the north half of the northwest quarter of Section 34, Township 16 North, Range 7 West, 4th Principal Meridan, Medary Township, La Crosse, Wisconsin, and is more particularly described as follows:

Beginning at the Northwest corner of Section 34, proceed 1,235.1 feet East to a point, 515.0 feet South to a point and the point of beginning (POB); thence South 170 feet to a point, East 170.0 feet to a point; North 170.0 feet to a point; West 170.0 feet to the POB, containing 28,900 square feet, 0.66 acres more or less.

A. Together with a right-of-way for ingress to and egress from the premises (for Government employees, their agents and assigns); a right-of-way for establishing and maintaining electric power and/or telecommunication lines to the premises; and a right-of-way for subsurface power, communication and/or water lines to the premises; all rights-of-way to be over said lands and adjoining lands of the Lessor, and unless herein described otherwise, shall be reasonably determined by the Government as the most convenient route.
B. This Lease includes the right of grading, conditioning, installing drainage facilities, seeding the soil of the premises, and the removal of all obstructions from the premises that may constitute a hindrance to the establishment and maintenance of Government facilities.
C. The Government shall also have the right to make alterations, attach fixtures, erect additions, structures, or signs, in or upon the premises hereby leased. All alterations and additions are and will remain the property of the Government.

5. **Purpose (09/2021) 6.1.5** It is understood and agreed that the use of the herein described premises shall be related to FAA's activities in support of the National Airspace System (NAS).

6. **Legal Authority (09/2021) 6.2.1** This Lease is entered into under the authority of 49 U.S.C. 106(l)(6) and (n), which authorizes the Administrator of the FAA to enter into contracts, acquisitions of interests in real property, agreements, and other transactions on such terms and conditions as the Administrator determines necessary.

7. **Term 6.2.3** To have and to hold, for the term commencing on October 1, 2025, and continuing through September 30, 2035, inclusive, with two five (5)-year options to extend the contract through September 30, 2040 (Option Period 1), and through September 30, 2045 (Option Period 2), provided that adequate appropriations are available from year to year for the consideration herein.

8. **Consideration 6.2.4**
   A. The Government shall pay annual rent in the amount of $1,500.00 at the end of the Government fiscal year from October 1, 2025, through September 30, 2045, throughout the contract, including options.
   B. Payments shall be made in arrears without the submission of invoices or vouchers. Payments are due on the first business day following the end of the payment period and are subject to available appropriations. The payments shall be directly deposited in accordance with the "Payment by Electronic Funds Transfer" clause in this contract. Payments shall be considered paid on the day an electronic funds transfer is made.
   C. Annual payment shall be made in full to: City of La Crosse, WI, Parks and Recreation Department.

9. **Termination (01/2023) 6.2.5** The Government may terminate this contract at any time, in whole or in part, if the Real Estate Contracting Officer (RECO) determines that a termination is in the best interest of the Government. The RECO shall terminate this contract by delivering a written notice specifying the effective date of the termination. The termination notice shall be delivered at least 30 days before the effective termination date. No costs shall accrue as of the effective date of termination.

10. **Binding Effect (09/2021) 6.2.6** The provisions of this Lease and the conditions herein shall be binding upon, and for the benefit of, the parties and their successors and assigns. In the event of any sale or transfer of ownership of the property or any portion thereof, the Government will be deemed to have attorned to any purchaser, successor, assign, or transferee. The succeeding owner will be deemed to have assumed all rights and obligations of the contractor under this contract establishing direct privity of estate and contract between the Government and said succeeding owner, with the same force, effect, and relative priority in time and right as if the contract had initially been entered into between such succeeding owner and the Government.

11. **Holdover (07/2023) 6.2.12** If after the expiration of the Lease, the Government shall retain possession of the premises, the Lease shall continue in full force and effect on a month-to-month basis. Payment shall be made in accordance with the Consideration clause of the Lease at the rate paid during the Lease term. This period shall continue until the Government shall have signed a new lease with the Lessor, acquired the property in fee, or vacated the premises.

12. **RE Clauses Incorporated by Reference (09/2021) 6.3.0** This Lease, as applicable, incorporates by reference the provisions or clauses listed below with the same force and effect as if they were given in full text. Upon request, the RECO will make the full text available.

    A. **Officials Not To Benefit (09/2021) 6.3.0-2**
    B. **Assignment of Claims (09/2021) 6.3.0-3**
    C. **Contracting Officer's Representative (09/2021) 6.3.0-4**
    D. **Contingent Fees (09/2021) 6.3.0-5**
    E. **Anti-Kickback Procedures (09/2021) 6.3.0-6**
    F. **Compliance with Applicable Laws (01/2023) 6.3.31-1**
    G. **Examination of Records (09/2021) 6.3.32**
    H. **Subordination, Nondisturbance and Attornment (09/2021) 6.3.33**
    I. **Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (07/2023) 6.9.5**
    J. **Covered Telecommunications Equipment or Services – Representations (09/2021) 6.9.5-1**
    K. **Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment (09/2021) 6.9.5-2**

13. **Title to Improvements (09/2021) 6.3.5** Title to the improvements constructed for use by the Government during the life of this Agreement shall be in the name of the Government.

14. **No Waiver (09/2021) 6.3.17** No failure by the Government to insist upon strict performance of any provision of this Lease or failure to exercise any right, or remedy consequent to a breach thereof, will constitute a waiver of any such breach in the future.

15. **Non-Restoration (09/2021) 6.3.18** It is hereby agreed between the parties that, upon termination of its occupancy, including any holdover period, the Government shall have no obligation to restore and/or rehabilitate, either wholly or partially, the property that is the subject of this contract. It is further agreed that the Government may abandon in place any or all of the structures and equipment installed in or located upon said property by the Government during its tenure. Such abandoned equipment shall become the property of the contractor.

16. **Quiet Enjoyment (09/2021) 6.3.25** The Lessor warrants that they have good and valid title to the premises, and rights of ingress and egress, and warrants and covenants to defend the Government's use and enjoyment of said premises against third party claims.

17. **Hold Harmless (01/2024) 6.3.30** In accordance with and subject to the conditions, limitations and exceptions set forth in the Federal Tort Claims Act, 28 U.S.C. Ch. 171, the Government will be liable to persons damaged by any personal injury, death or injury to or loss of property, which is caused by a negligent or wrongful act or omission of an employee of the Government while acting within the scope of his office or employment under circumstances where a private person would be liable in accordance with the law of the place where the act or omission occurred. The foregoing shall not be deemed to extend the Government's liability beyond that existing under the Act at the time of such act or omission or to preclude the Government from using any defense available in law or equity.

18. **Notification of Change in Ownership or Control of Land (10/2022) 6.3.34** If the Lessor sells, dies or becomes incapacitated, or otherwise conveys to another party or parties any interest in the aforesaid land, rights of way thereto, and any areas affecting the premises, the Government shall be

notified in writing, of any such transfer or conveyance within 30 calendar days after completion of the change in property rights. Concurrent with the written notification, the Lessor or Lessor's heirs, representatives, assignees, or trustees shall provide the Government copies of the associated legal document(s) (acceptable to local authorities) for transferring and/or conveying the property rights.

19. **Integrated Agreement (09/2021) 6.3.36** This Lease, upon execution, contains the entire agreement of the parties, and no prior written or oral agreement, express or implied shall be admissible to contradict the provisions of this Contract.

20. **Unauthorized Negotiating (09/2021) 6.3.37** In no event shall the Lessor enter into negotiations concerning the premises with anyone other than the RECO or his/her designee.

21. **Contract Disputes (11/2003) 6.3.39**
A. All disputes under or related to this Lease shall be resolved through the Federal Aviation Administration (FAA) dispute resolution system at the Office of Dispute Resolution for Acquisition (ODRA) and shall be governed by the procedures set forth in 14 C.F.R. Parts 14 and 17, which are hereby incorporated by reference. Judicial review, where available, will be in accordance with 49 U.S.C. 46110 and shall apply only to final agency decisions. A Lessor may seek review of a final Government decision only after its administrative remedies have been exhausted.
B. All contract disputes shall be in writing and shall be filed at the following address:
Office of Dispute Resolution for Acquisition, AGC-70
Federal Aviation Administration
800 Independence Avenue, SW
Washington, DC 20591
Attention: AGC-70, Wilbur Wright Bldg. Room 2W100
Telephone: (202) 267-3290
Facsimile: (202) 267-3720 - Alternate Facsimile: (202) 267-1293
C. A lease dispute against the FAA will be filed with the ODRA within two (2) years of the accrual of the lease claim involved. A lease dispute is considered to be filed on the date it is received by the ODRA.
D. The full text of the Contract Disputes clause is incorporated by reference. Upon request, the full text will be provided by the RECO.

22. **System for Award Management - Real Property (SAM Waiver) (09/2021) 6.4.1** The System for Award Management (SAM) is the Government's required method to receive vendor information. However, you have been granted an exception to SAM and therefore must provide your initial payment information and any future changes to your payment information to the RECO on a completed and signed "Vendor Miscellaneous Payment Information" form, together with any other required notice under this lease.

23. **Payment by Electronic Funds Transfer (09/2021) 6.4.2** All payments by the Government under this Contract will be made by electronic funds transfer (EFT). The Government will make payment by EFT through the Automated Clearing House (ACH) network, subject to the rules of the National Automated Clearing House Association. The rules governing federal payments through the ACH are contained in 31 CFR Part 210. The Lessor is responsible for maintaining correct payment information with the Government. If the Lessor's EFT information is incorrect or outdated, the Government is not required to make payments to the Lessor until correct/current EFT information is submitted to the Government for payment distribution.

part of any system, during lease performance, or the Lessor is notified of such by a contractor at any tier or by any other source, the Lessor must report the information to the Real Estate Contracting Officer.

24. **Representations Regarding Certain Telecommunications and Video Surveillance Services or Equipment**

A. Representations.

(1) The Lessor represents that it _____ does, __X__ does not provide covered telecommunications equipment or services as part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument.
(2) After conducting a reasonable inquiry for purposes of this representation, the Lessor represents that it _____ does, __X__ does not use covered telecommunications equipment or services, or any equipment, system, or service that uses telecommunications equipment or services.

B. Representations.

(1) The Lessor represents that it [ ] will, [ ] will not provide covered telecommunications equipment or services to the Government in the performance of any contract, subcontract or other contractual instrument resulting from this solicitation.
(2) After conducting a reasonable inquiry for purposes of this representation, the Lessor represents that it does [ ] does not [ ] USE covered telecommunications equipment or services, or use any equipment, system, or service that uses covered telecommunications equipment or services.

If the Lessor does provide telecommunications equipment or services, please refer to AMS Clauses 6.9.5; 6.9.5-1 and 6.9.5-2, which are incorporated by reference. Upon request, the RECO will make the full text available.

25. **Notices (09/2021) 6.10.1** All notices/correspondence must be in writing, reference the Lease number, and be addressed as follows:

TO THE LESSOR:	TO THE GOVERNMENT:
City of La Crosse, Wisconsin	Federal Aviation Administration
Parks and Recreation Department	Real Estate Branch, AAQ-920
400 La Crosse Street	10101 Hillwood Parkway
La Crosse, WI 54601	Fort Worth, TX 76177

26. **Signature Block (09/2021) 6.10.3** This Lease shall become binding when it is fully executed by both parties. In witness whereof, the parties hereto have subscribed their names as of the date shown below.

CITY OF LA CROSSE, WISCONSIN
PARKS AND RECREATION DEPARTMENT

By: _____
Print Name: _____
Title: Mayor
Date: _____

By:_____
Printed Name:_____
Title: City Clerk
Date:_____

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

By: _____
Jana C. Blanco
Real Estate Contracting Officer

Date: _____

CERTIFICATE OF AUTHORIZATION

I, the undersigned, hereby certify that _____ and _____, who signed this instrument on of behalf of City of La Crosse, Wisconsin is in fact authorized to sign on behalf of City of La Crosse, Wisconsin by authority of its governing resolution, and is within the scope of its powers.

Print Name: _____ Print Title: _____

Signature: _____ Date: _____

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

On this, the _____ day of _____, 2026, before me, _____, the undersigned Notary Public, personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge that he/she executed the same for the purposes therein contained.

_____
Notary Public

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

On this, the _____ day of _____, 2026, before me, _____, the undersigned Notary Public, personally appeared, **Jana C. Blanco** , known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge that he/she executed the same for the purposes therein contained.

_____
Notary Public

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID 26-0650 Caption Resolution approving a twenty-year lease with the Off Airport Land Lease Between the United States of America Department of Transportation Federal Aviation Administration

Staff/Department Responsible for Legislation

Parks, Recreation and Forestry

Requestor of Legislation

James Flottmeyer

Location, if applicable

4000 Rim of the City Road

Summary/Purpose

Renewal of the lease located at 4000 Rim of the City Road located in Hixon Forest. The lease will be for a term of ten years with two five year options.

Background

This lease has been with the City of La Crosse for multiple years and is now up for renewal. This was a no fee lease prior to this renewal which will now be escalated to $1500.00 per year.

Fiscal Impact

Additional $1500.00 per year in revenue.

Staff Recommendation

Recommendation is for approval.

Agenda Item 26-0650 (Tim Acklin)

Resolution approving a twenty-year lease with the Off Airport Land Lease Between the United States of America Department of Transportation Federal Aviation Administration and City of La Crosse, Wisconsin by and through Parks and Recreation Department.

General Location

Council District 4, located along the southern edge of Rim of the City Road and on the municipal boundary between the City of La Crosse and the Town od Medary as depicted in attached Map PC26-0650. The property is surrounded by large residential lots to the north, and bluff land to the west, east, and south.

Background Information.

The City of La Crosse currently has a lease with the Federal Aviation Administration for a remote communications facility on city-owned land along Rim of the City Road. Previous leases were for no fee. The proposed lease was negotiated with the FAA for $1,500.00 per year for ten (10) years with two, five (5) year options.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

N/A

Staff Recommendation
This item is recommended for approval.

Routing J&A 6.30.26

BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

N W E S

0 125 250 500 Feet

City of La Crosse Planning Department - 2026

PC 26-0650 689

26-0650
CERTIFIED COPY OF RESOLUTION ADOPTED AT A REGULAR MEETING OF THE *CITY PLAN COMMISSION* OF THE CITY OF LA CROSSE, WISCONSIN

STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified secretary of the City Plan Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at the regular meeting of the City Plan Commission of the City of La Crosse, State of Wisconsin, held on the 29th day of June at four o'clock, p.m., in the Council Chambers at La Crosse City Hall, 400 La Crosse Street, in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: Resolution approving a twenty-year lease with the Off Airport Land Lease Between the United States of America Department of Transportation Federal Aviation Administration and City of La Crosse, Wisconsin by and through Parks and Recreation Department be approved.

IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, this 29th day of June, 2026.

Carly Kessler, Planning & Development Administrative Specialist
Recording Secretary, City Plan Commission
City of La Crosse, Wisconsin

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0665

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Adopted

In Control: Common Council

File Type: Resolution

Resolution authorizing the purchase of CAD/AVL System – Automatic Passenger Counter (APC).

RESOLUTION

WHEREAS the Transit Utility is in need of purchasing and installing the Automatic Passenger Counter (APC) component of the CAD/AVL System to complete the original install in each of the buses in the existing fleet; and

WHEREAS the Municipal Transit Utility was originally granted, Per City of La Crosse Resolution 24-1318 as adopted on October 10th, 2024, the ability to use $323,122.00 in 5307 MTU Recovered Funds for the purchase of a replacement CAD AVL System; with a remaining balance of $64,330.80 to be used to complete the project with an Automatic Passenger Counter (APC); and

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby authorizes the Director of Finance and the Municipal Transit Utility to purchase said APC component of the recently installed CAD/AVL system.

BE IT FURTHER RESOLVED that the Director of Transit is hereby authorized to enter into a contract with the GMV company in connection with said APC component of the CAD AVL System.

BE IT FURTHER RESOLVED that the cost and installation of the APC component of the CAD AVL System from the quote received is $71,000.00 and a $4,000.00 contingency for a total of $75,000.00.

BE IT FURTHER RESOLVED that the sum of $75,000.00 is hereby appropriated as follows:

$60,000.00 - 5307 MTU Recovered FTA Funds (WI-2023-043 Super Grant)
$15,000.00 - Local Match from Capital Equipment Funds Account

BE IT FURTHER RESOLVED that the Director of Transit and Director of Finance and Purchase, or his/her representative, are authorized to take any and all steps necessary to effectuate this resolution.

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: 26-0665

Caption: Resolution authorizing the purchase of CAD/AVL System - Automatic Passenger Counter (APC).

Staff/Department Responsible for Legislation

Transit Department

Requestor of Legislation

Adam Lorentz

Location, if applicable

Summary/Purpose

To complete the final phase of the CAD/AVL system. The Automatic Passenger Counter (APC) will allow staff to analyze each individual stop. The APC will give rider information for boarding and departing the bus. This is information will play a vital role in system analysis and future route changes.

Background

The original project was approved in October 2024, and application and tracker went live in 2025. With the main system up and running successfully, the transit department is requesting to complete this final option to better serve our community.

Fiscal Impact

$60,000 in federal grant money and $15,000 in the Capital Equipment fund.

Staff Recommendation

Approve

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0545

Agenda Date: 7/9/2026

Version: 1

Status: Recommended to be Re-referred

In Control: Common Council

File Type: Resolution

Agenda Number:

Resolution approving assignment of parking assignment at Market Square Parking Ramp from Cameron Park Condo Association to Free Heel Capital.

RESOLUTION

WHEREAS, Cameron Park Condo Association sold its interest in the Market Square Condo Association to Free Heel Capital on November 12, 2025, and

WHEREAS, Cameron Park Condo Association held a lease in the Market Square Ramp for 100 parking spaces, and

WHEREAS, Free Heel Capital has requested that the former parking lease be assigned to Free Heel.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby authorizes the assignment of the parking lease for 100 spaces to Free Heel Capital.

BE IT FURTHER RESOLVED that City staff is hereby directed to take any and all steps necessary to effectuate this resolution.

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 26-0545

Caption Resolution approving assignment of parking assignment at Market Square Parking Ramp from Cameron Park Condo Association to Free Heel Capital.

Staff/Department Responsible for Legislation

Legal Department

Requestor of Legislation

City Attorney

Location, if applicable

Market Square Parking Ramp

Summary/Purpose

On November 12, 2025, Cameron Park Condo Association sold their ownership of the Market Square building. Cameron Park Condo Association holds a parking lease with the City for 100 spaces in the ramp. The new owner, Free Heel Capital, has requested a parking assignment. The lease does not carry the right for an automatic assignment. The Common Council has the authority to approve the assignment and that is the purpose of this resolution.

Background

See Summary/Purpose

Fiscal Impact

N/A

Staff Recommendation

The Legal Department recommends we go into closed session for legal advice.

AMENDED LEASE

RECITALS

WHEREAS, the City of La Crosse, and the Redevelopment Authority of the City of La Crosse, adopted a Redevelopment Plan dated September 24, 1997, and recorded in the office of the Register of Deeds of La Crosse County, in Volume 1202, Page 559, (hereinafter the "Plan"), and

WHEREAS, the City, the Authority, and the predecessor of the Developer, River Mountain, LLC, entered into a Turnkey Agreement for the Market Square Ramp/Housing/Retail Development Project dated October 13, 1997, and recorded in the office of the Register of Deeds of La Crosse County, in Volume 1210, Page 929. This Agreement was amended by Addendum No. 1 to Turnkey Agreement dated November 1997, and recorded in the office of the Register of Deeds of La Crosse County, in Volume 1210 page 952, and by Addendum No. 2 to Turnkey Agreement dated September 8, 1998, and recorded in the office of the Register of Deeds of La Crosse County, in Volume 1267 page 509. The Turnkey Agreement and Addendums No. 1 and 2, hereinafter collectively referred to as "Turnkey Agreement," provided for the construction of 62 housing units, the "Housing" as defined in the Turnkey Agreement, 14,000 square feet of retail or commercial space, the "Retail Project" as defined in the Turnkey Agreement, and Six Hundred (600) parking stalls, the "Parking Facility" as defined in the Turnkey Agreement, collectively referred to as the "Project," and

WHEREAS, the Authority made that certain Declaration of Condominium for Market Square Condominium dated September 14, 1998, and recorded in the office of the Register of Deeds of La Crosse County, in Volume 1266, Page 617, hereinafter the "Declaration," and

WHEREAS, pursuant to the Declaration, a condominium association was created, to wit: Market Square Condominium Association, Inc., hereinafter the "Association," the members of which are the Authority and the Developer, and

WHEREAS, bylaws for the Association were created: hereinafter the "Bylaws," and

WHEREAS, the Authority is currently the fee simple owner of the Parking Unit, as defined in the Declaration, and the Developer is the fee simple owner of the Retail and Residential Unit, as defined in the Declaration. The Parking Unit is also known as Unit 1, as shown on a Condominium Plat filed in the office of the Register of Deeds of La Crosse County on September 14, 1998 in Volume 2 of Condominium Plats, Page 55, as Document Number 1207639, hereinafter the "Plat," and the Retail and Residential Unit is also known as Unit 2, as shown on the Plat, and

WHEREAS, the Authority and the predecessor of the Developer entered into a Lease for one hundred (100) of the one hundred eleven (111) parking stalls located in the lower level of the Parking Unit for the use of the Developer and the tenants of the Retail and

Residential Unit, hereinafter the "Lease," a Market Square Parking/Housing/Commercial Facility Maintenance Agreement (attached to the Turnkey Agreement as Exhibit G, the "Maintenance Agreement"), an Amendment to Market Square Parking/Housing/Commercial Facility Maintenance Agreement (unrecorded, the "Amended Maintenance Agreement") and

WHEREAS, the Declaration and Bylaws require the approval of the City and/or the Authority for any change to the Retail and Residential Unit as defined in the Declaration, and

WHEREAS, the Authority and City have approved the division of the Retail and Residential Unit into separate condominium units, and

WHEREAS, the Authority and the City have approved of the Amendment to the Lease,

NOW THEREFORE, the City, Authority and the Developer hereby enter into the following Amended Lease.

WITNESSETH:

That the City and Authority do hereby demise and lease unto the Developer, the following-described premises located in the City of La Crosse, La Crosse County, State of Wisconsin, on the following terms, to-wit:

100 secured parking spaces, located in the basement of the property described in the attached Exhibit A, from the date hereof until 12/31/2038; that the Developers interest in this Lease may be assigned by Developer to the appropriate condominium association or associations for Market Square, as transferee(s) of the Lessee, without the consent or approval of the City or the Authority; that the rates charged by the City or Authority (as applicable) for each of the 100 secured parking spaces shall not exceed rates paid by the general public for comparable parking spaces in the City of La Crosse, Wisconsin that are owned or managed by the City or Authority and, in any event, rates charged for each of the 100 secured parking spaces shall not increase by more than the same percentage increase proposed by the City or Authority (as applicable) for the remaining 500 parking spaces located in the Project; and to the extent that the provisions of this Lease are inconsistent or conflict with the Turnkey Agreement or the Parking Lease, each of such documents shall be deemed to be amended hereby.

Nothing shall be stored in the basement parking garage outside of any vehicle except as otherwise approved by the City and the Authority. The City and Authority may remove any such property and store it at the cost of the owner of the property.

This contract shall be binding upon the heirs, executors, administrators, successors and assigns of both the Lessor and Lessee, who are bound as fully and completely by the covenants herein as the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year as hereinafter set forth above.

CITY OF LA CROSSE:

BY: _____
Mark Johnsrud, Mayor

BY: _____
Teri Lehrke, City Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

_____
Notary Public, State of Wisconsin
My Commission: 1-30-11

REDEVELOPMENT AUTHORITY OF
THE CITY OF LA CROSSE.

BY: _____
Lawrence J. Kirch, Executive Director

BY: _____
Edward R. Przytarski, Chairman

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

_____
Notary Public, State of Wisconsin
My Commission. 1-30-11

DEVELOPER, RIVER MOUNTAIN, LLC,
by all of its members:

BY: _____
Robert J. Thorud

Eugene R. Shumann Trust
dated August 17, 1999:

BY: _____
Eugene R. Shumann

BY: _____
Richard J. Beyer

STATE OF WISCONSIN)
) ss
COUNTY OF LA CROSSE)

Robert J. Thorud
Eugene R. Shumann

_____
Notary Public, State of Wisconsin
My Commission: Expiring on 6/10/2012.

JANELL WOLF NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN)
)SS
COUNTY OF LA CROSSE)

Personally came before me
on October 21, 2008, the
above-named Richard J. Beyer

_____
Notary Public, State of Wisconsin
My commission is permanent

LAURA VAN FLEET NOTARY PUBLIC STATE OF WISCONSIN

CONSENT OF MORTGAGEE

RIVER BANK, mortgagee on Unit 2, hereby consents to the foregoing.

Dated this 3 day of November, 2008.

By: _____
Phillip Moen Title: Vice President

STATE OF WISCONSIN)
) ss
COUNTY OF LA CROSSE)

Personally came before me this 3 day of November, 2008, the above-named Phillip Moen to me known to be the person who executed the foregoing instrument and acknowledged that he executed for the purposes therein contained.

_____
Laura Van Fleet Notary Public
La Crosse County, WI
My Commission is permanent~~/expires~~ _____

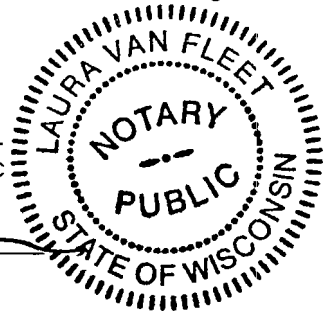


EXHIBIT A - LEGAL DESCRIPTION

Lot 1, Certified Survey Map recorded in Volume 8, page 78, City of La Crosse, La Crosse County, Wisconsin.

This Document was drafted by:
Attorney James W. McNeilly, Jr.
Lakelaw 7 Rivers La Crosse
Suite 500 Batavian Bank Building
319 Main Street
La Crosse, WI 54601