



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Finance & Personnel Committee

Thursday, May 1, 2025

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. The meeting can be viewed (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.

Public comment is limited to agenda items; statements shall be restricted to the subject matter. If you wish to speak on an agenda item, please register in advance:

- Register online at <https://www.cityoflacrosse.org/city-services/meeting-registration>
- Contact the City Clerk's Office no later than 4:00p on the day of the meeting, with the following information: name, municipality of residence, if you are representing an organization or a person other than yourself at the meeting, and if you are speaking in favor, opposition or neutral.
- Sign up in person no less than ten (10) minutes before the start of the meeting.

If attending virtual and you wish to speak, contact the City Clerk's Office and we will provide you with the information necessary to join the meeting. Call 608-789-7510 or email cityclerk@cityoflacrosse.org.

Public hearings shall be limited to 30 minutes when there are opposing viewpoints from the public. In the absence of opposing viewpoints, public hearings are limited to 15 minutes. Individual speakers shall speak no more than three (3) minutes unless waived by the Chair or a majority of the committee.

Members of the public who would like to provide written comments on any agenda may do so by emailing cityclerk@cityoflacrosse.org, using a drop box outside of City Hall or mailing to City Clerk, 400 La Crosse Street, La Crosse WI 54601.

Call To Order

Roll Call

Election of Officers

Agenda Items:

NEW BUSINESS

[25-0311](#)

Resolution reallocating unused Airport Capital Budget funds to the Airport Operating Budget.

Sponsors: Dickinson

- [25-0312](#) Resolution reallocating funds from the Airport Capital Budget to the Airport Operating Budget for new capital projects in 2025.
Sponsors: Dickinson
- [25-0361](#) Resolution approving the conditional partial vacation of the 400 block of 12th Street North.
Sponsors: Kahlow
Public Hearing.
- [25-0388](#) Resolution approving new FY2025 Airport capital equipment requests.
Sponsors: Dickinson
- [25-0400](#) Preliminary resolution declaring intent to exercise special assessment powers under Secs 66.0829 and 66.0703, Wisconsin Statutes, relating to the operation and maintenance of a downtown parking system.
Sponsors: Goggin
- [25-0457](#) Resolution moving \$50,000.00 from Pettibone Parking Lot Project, CIP#773, to Pettibone Park, CIP #437.
Sponsors: Kahlow
- [25-0474](#) Resolution authorizing the reallocation of 2021 Capital Equipment Budget funds to purchase Cloud-Based KnoxBox KeySecure Apparatus Hardware and Replacement of CRM Fleet Vehicles.
Sponsors: Sleznikow
- [25-0475](#) Resolution allocating TID11 funding for the King Street Neighborhood Greenway Extension, from Front Street to 3rd Street (CIP 2022 #720).
Sponsors: Kahlow
- [25-0477](#) Resolution reallocating unencumbered capital funds, from CIP 2024 #843 (County Highway B Retaining Walls), to 2025 #648 (Annual ADA Ramp & Sidewalk Replacement).
Sponsors: Kahlow and Goggin
- [25-0001](#) Collective Bargaining Update.
(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.)
F&P Item Only, unless otherwise directed.

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.

Finance & Personnel Members:

**Erin Goggin, Barb Janssen, Larry Slezniow, Chris Kahlow, Aron Newberry,
Rosanne Northwood**



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0311

Agenda Date: 5/1/2025

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

Resolution reallocating unused Airport Capital Budget funds to the Airport Operating Budget.

RESOLUTION

WHEREAS, Resolution 18-1290 approved the 2019-2023 Capital Budget, Resolution 19-1053 approved the 2020-2024 Capital Budget, Resolution 20-0681 approved the 2021-2025 Capital Budget, Resolution 21-0924 approved the 2022-2026 Capital Budget, Resolution 22-0789 approved the 2023-2027 Capital Budget, and Resolution 23-0663 approved the 2024-2028 Capital Budget; and

WHEREAS, Capital Equipment Requests 19-15, 20-38, 20-158, RES 20-1121, 21-270, 22-41, 23-169, 24-333, 20-37, 19-5, 20-39, 20-40, 23-044, 21-271, and 22-43 were funded by these resolutions; and

WHEREAS, the above capital equipment requests have been completed or contain funding that is no longer necessary as currently allocated.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby returns \$715,610.95 from the Airport Capital Budget to the Airport Operating Budget (600).

BE IT FURTHER RESOLVED that the Finance Department make all necessary adjustments to reflect any associated state and federal funds that will not be received by the City of La Crosse for these projects.

BE IT FURTHER RESOLVED that the Director of Finance and the Director of the La Crosse Regional Airport 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 Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

6056010-580300 EQUIPMENT AND MACHINERY

19-15 SNW EQP WASHER

This piece of equipment has been acquired.

20-38 INFO TECH EQUIPMENT

This project has been completed.

20-158 WELDER

This piece of equipment is not currently needed and is not anticipated to be needed to be replaced within the next 5 years. Requesting to close the project and return remaining funds to the Airport Operating Budget.

6056095-580300 EQUIPMENT AND MACHINERY

RES 20-1121 FOAM TSTNG EQP

This project purchased a closed-loop foam testing unit to provide airport staff the means to test the accuracy of the airport's Airport Rescue & Firefighting (ARFF) vehicles firefighting foam systems without the environmental impact created by spraying foam to perform required output-based testing of the operation of the airport's aircraft rescue & firefighting vehicle.

This piece of equipment has been acquired.

21-270 MOWER

This piece of equipment is not currently needed and is not anticipated to be needed to be replaced within the next 5 years.

22-41 SKID STEER

This piece of equipment has been acquired.

23-169 WIDE AREA MOWER

This piece of equipment has been acquired.

24-333 AIRFIELD DE-ICE EQUIP

This project was combined with Project 24-162. Project 24-162 was bid and awarded. The airport is waiting on final delivery of the unit in Spring 2025. Requesting to close the project.

6056010-402 TRUCKS-HEAVY

20-37 TRACTOR-TRSFR 20 CIP EQP TO 604

This piece of equipment has been acquired. Requesting to close the project and return remaining funds to the Airport Operating Budget.

19-5 LOADER

This piece of equipment has been acquired. Requesting to close out the project.

20-39 PULL BEHIND BROOM – TRSFR 20 CIP TO EQP TO 604

This piece of equipment has been acquired. Requesting to close the project.

20-40 PULL BEHIND BROOM – TRSFR 20 CIP TO EQP TO 604

This piece of equipment has been acquired. Requesting to close the project.

6056095-402 TRUCKS-HEAVY

21-271 SALT TRUCK W/PLOW

This piece of equipment has been acquired. Requesting to close the project.

22-43 AIRPORT FIRE APPARATUS

This piece of equipment has been acquired. The original budget request included the total estimated cost as an airport only funded project. This unit was ultimately purchased using FAA Airport Improvement Program Grant 51 which paid for 95% of the total cost, the State contributing 5%, and the airport 5%. Requesting to close the project and return remaining funds to the Airport Operating Budget.

AIRPORT
CAPITAL EQUIPMENT BALANCES

03/26/25

6056010-580300 EQUIPMENT AND MACHINERY

| | <u>BUDGET</u> | <u>EXPENSE</u> | <u>BALANCE</u> |
|---------------------------|---------------|------------------|-----------------|
| 19-15 SNOW EQP WASHER | 25,000.00 | (25,000.00) | 0.00 |
| 20-38 INFO TECH EQUIPMENT | 60,000.00 | (67,189.38) | -7,189.38 |
| 20-158 WELDER | 10,000.00 | - | 10,000.00 |
| | | AVAILABLE | 2,810.62 |

6056095-580300 EQUIPMENT AND MACHINERY

| | <u>BUDGET</u> | <u>EXPENSE</u> | <u>BALANCE</u> |
|------------------------------|---------------|------------------|------------------|
| RES 20-1121 FOAM TSTNG EQP | 65,000.00 | (65,000.00) | 0.00 |
| 21-270 MOWER | 15,000.00 | - | 15,000.00 |
| 22-41 SKID STEER | 54,000.00 | (54,000.00) | 0.00 |
| 23-169 WIDE AREA MOWER | 85,000.00 | (66,013.11) | 18,986.89 |
| 24-333 AIRFIELD DE-ICE EQUIP | 85,000.00 | (85,000.00) | 0.00 |
| | | AVAILABLE | 33,986.89 |

6056010-580402 TRUCKS-HEAVY

| | <u>BUDGET</u> | <u>EXPENSE</u> | <u>BALANCE</u> |
|--|---------------|------------------|------------------|
| 20-37 TRACTOR -TRSFR 20 CIP EQP TO 604 | 75,000.00 | (29,497.70) | 45,502.30 |
| 19-5 LOADER | 40,000.00 | (50,188.64) | (10,188.64) |
| 20-39 PULL BEHIND BROOM -TRSFR 20 CIP EQP TO 604 | 70,000.00 | (70,174.72) | (174.72) |
| 20-40 PULL BEHIND BROOM -TRSFR 20 CIP EQP TO 604 | 70,000.00 | (70,174.71) | (174.71) |
| | | AVAILABLE | 34,964.23 |

6056095-580402 TRUCKS-HEAVY

| | <u>BUDGET</u> | <u>EXPENSE</u> | <u>BALANCE</u> |
|------------------------------|---------------|------------------|-------------------|
| 21-271 SALT TRUCK W/PLOW | 195,000.00 | (400,017.82) | (205,017.82) |
| 22-43 AIRPORT FIRE APPARATUS | 900,000.00 | (51,132.97) | 848,867.03 |
| | | AVAILABLE | 643,849.21 |

Amount to return to the Airport Operating Budget: \$ 715,610.95

Honorable Mayor Mitch Reynolds
Common Council Members

Ladies and Gentleman:

The Aviation Board, at its last regular meeting, approved by unanimous vote item 25-0311 – *Resolution amending capital projects at the La Crosse Regional Airport.*

Therefore, it is respectfully requested that the Common Council approve the same.

Respectfully Submitted,



Jeffrey S. Tripp, A.A.E.
Airport Director



Aviation Board

OFFICERS • Chairman: Tamra Dickinson, Vice Chairman: Drake Hokanson
MEMBERS • Mark Haakenson, William Blank, Jeannie Groskreutz, Rick Cornforth
EX OFFICIO • Bradley Weber, Fort McCoy – VACANT, Ex-Officio - VACANT



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0312

Agenda Date: 5/1/2025

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution reallocating funds from the Airport Capital Budget to the Airport Operating Budget for new capital projects in 2025.

RESOLUTION

WHEREAS, Resolution 25-0311 approved the reallocation of funds from the Airport Capital Budget to the Airport Operating Budget; and

WHEREAS, these funds are necessary to complete additional capital projects not included in the approved FY2025 Capital Budget; and

WHEREAS, Section 2-360(c) of the Code of Ordinances states any Capital Project and Capital Equipment item not previously listed in the adopted Capital Budget requiring immediate funding from the Capital Budget will require a two-thirds vote of the Common Council members present at the meeting.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby authorizes reallocation and use of Airport Operating Funds (600) to fund the following new capital projects to be completed in as follows:

- \$50,000 to complete parking apron pavement repairs; and
- \$50,000 to complete repairs to the airfield electrical vault roof.

BE IT FURTHER RESOLVED that the Finance Department make all necessary adjustments to reflect any associated state and Federal funds that will not be received by the City of La Crosse for these projects.

BE IT FURTHER RESOLVED that the Director of Finance and the Director of the La Crosse Regional Airport 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 Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

Honorable Mayor Mitch Reynolds
Common Council Members

Ladies and Gentleman:

The Aviation Board, at its last regular meeting, approved by unanimous vote item 25-0312 – *Resolution authorizing new FY2025 airport capital projects.*

Therefore, it is respectfully requested that the Common Council approve the same.

Respectfully Submitted,



Jeffrey S. Tripp, A.A.E.
Airport Director



Aviation Board

OFFICERS • Chairman: Tamra Dickinson, Vice Chairman: Drake Hokanson
MEMBERS • Mark Haakenson, William Blank, Jeannie Groskreutz, Rick Cornforth
EX OFFICIO • Bradley Weber, Fort McCoy – VACANT, Ex-Officio - VACANT



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0361

Agenda Date: 5/1/2025

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

Resolution approving the conditional partial vacation of the 400 block of 12th Street North.

RESOLUTION

WHEREAS, the public interest requires the vacation or partial vacation of certain streets and alleys within the corporate limits of the City of La Crosse, and

WHEREAS, such vacation or partial vacation should be done as expeditiously as possible,

NOW, THEREFORE, BE IT RESOLVED, by the Common Council, City of La Crosse that it hereby declares that the public interest requires the partial vacation of the street as described and shown on attached Exhibit “A,” subject to the conditions herein.

BE IT FURTHER RESOLVED that the portion of the street above-described be, and the same is hereby ordered vacated, subject, however, to any and all reservations for any and all public and private utilities.

BE IT FURTHER RESOLVED that legal and survey documents shall not be recorded at La Crosse County until the following two (2) conditions are met:

1. The developer shall facilitate and fund at its expense, the removal, adjustment, and installation of facilities within the right-of-way of 12th Street, and adjacent to it, including but not limited to existing and proposed sidewalk, curb & gutter, and roadway; storm, sewer, and water structures, pipes, and castings; and restoration and boulevard trees—all subject to Standard Specifications and Procedures and Details of the City of La Crosse, and approval of the Engineering Department.
2. The developer shall complete the Design Review process for the proposed development, satisfying all comments and requirements and obtaining building permits.

Abutting properties:

| Tax Parcel | Owner Name | Property Address | Mailing Address | Mail City State Zip |
|--------------|--|----------------------------------|------------------|---------------------|
| 17-20162-100 | BADGER WEST RESIDENCES LLC | 413 WEST AVE N | PO BOX 609 | LA CROSSE WI 54602 |
| 17-20163-10 | BADGER WEST RESIDENCES LLC | 1204 BADGER ST 431 WEST AVE N | PO BOX 609 | LA CROSSE WI 54602 |
| 17-20162-90 | BENSON PROPERTIES 1 LLC | 411 WEST AVE N | N1693 BOULDER CT | LA CROSSE WI 54601 |
| 17-20200-100 | BENSON PROPERTIES 1 LLC | 1137 PINE ST | N1693 BOULDER CT | LA CROSSE WI 54601 |
| 17-20162-120 | SCHOOL HOUSE PROPERTIES LLC | 421 & 423 WEST AVE N | 1243 BADGER ST | LA CROSSE WI 54601 |
| 17-20162-110 | SCHOOL HOUSE PROPERTIES LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC | 417 WEST AVE N | PO BOX 609 | LA CROSSE WI 54602 |
| 17-20162-130 | SCHOOL HOUSE PROPERTIES LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC | 425 WEST AVE N | PO BOX 609 | LA CROSSE WI 54602 |

Legal Description

Partial Vacation of 12th Street

Part of the Northeast Quarter of the Southwest Quarter, Section 32,
Township 16 North, Range 7 West, City of La Crosse, La Crosse County,
Wisconsin being more particularly described as follows:

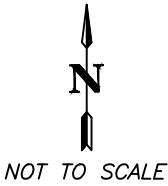
Beginning at the northwest corner of Lot 5, Block 30, of Burns, Durand, Smith & Rublee's Addition, said corner being the intersection of the south right-of-way line of Badger Street and the east right-of-way line of 12th Street; thence southerly, along the east line of said 12th Street, 269.91 feet to the south line of Burns, Durand, Smith & Rublee's Addition; thence westerly along said south line, 33.00 feet to the centerline of the 12th Street right-of-way; thence northerly along said centerline to its intersection with the south right-of-way line of Badger Street; thence easterly 33.00 feet to the point of beginning.

See attached Exhibit "A".

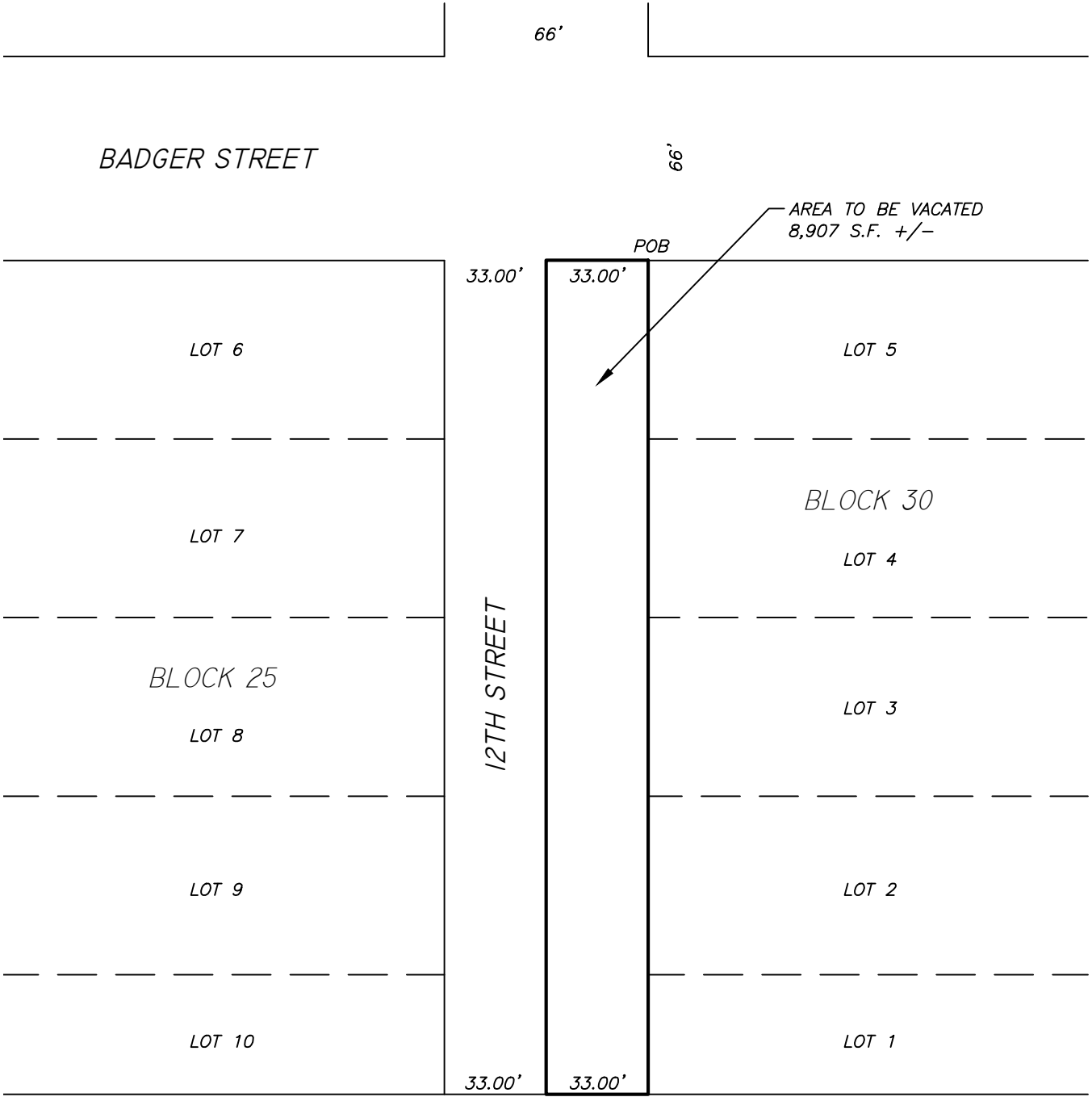
Drafted by: KJC, 11/2024

Checked by: JMC, 12/2024

EXHIBIT "A"



BURNS, DURAND, SMITH & RUBLEE'S ADDITION





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

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

In the Matter of the conditional partial
vacation of the 400 block of 12th Street North.

LIS PENDENS

NOTICE IS HERBY GIVEN that a resolution has
been introduced to the Common Council to be acted
upon by such Common Council, which said action has
been taken at the initiative of the Common Council of the
City of La Crosse, wherein the following property, to-wit:

LEGAL DESCRIPTION ATTACHED
and shown on the map attached hereto as Exhibit "A"
showing the location thereof, is sought to be vacated.

Dated this 20th day of March, 2025.



DocId:8511148

Tx:4190486

1831263

LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
03/20/2025 03:25 PM
PAGE COUNT: 4

EXEMPT #:
RECORDING FEE 30.00

This space is reserved for recording data

Return to

City Clerk
400 La Crosse St
La Crosse WI 54601

Parcel Identification Number/Tax Key Number

CITY OF LA CROSSE

By: Krista A. Gallagher
Krista A. Gallagher
Deputy City Attorney

Drafted by:

City Attorney's Office
400 La Crosse Street
La Crosse WI 54601
(608) 789-7511

Resolution approving the conditional partial vacation of the 400 block of 12th Street North.

RESOLUTION

WHEREAS, the public interest requires the vacation or partial vacation of certain streets and alleys within the corporate limits of the City of La Crosse, and

WHEREAS, such vacation or partial vacation should be done as expeditiously as possible,

NOW, THEREFORE, BE IT RESOLVED, by the Common Council, City of La Crosse that it hereby declares that the public interest requires the partial vacation of the street as described and shown on attached Exhibit "A," subject to the conditions herein.

BE IT FURTHER RESOLVED that the portion of the street above-described be, and the same is hereby ordered vacated, subject, however, to any and all reservations for any and all public and private utilities.

BE IT FURTHER RESOLVED that legal and survey documents shall not be recorded at La Crosse County until the following two (2) conditions are met:

1. The developer shall facilitate and fund at its expense, the removal, adjustment, and installation of facilities within the right-of-way of 12th Street, and adjacent to it, including but not limited to existing and proposed sidewalk, curb & gutter, and roadway; storm, sewer, and water structures, pipes, and castings; and restoration and boulevard trees—all subject to Standard Specifications and Procedures and Details of the City of La Crosse, and approval of the Engineering Department.
2. The developer shall complete the Design Review process for the proposed development, satisfying all comments and requirements and obtaining building permits.

Abutting properties:

| Tax Parcel | Owner Name | Property Address | Mailing Address | Mail City State Zip |
|--------------|--|----------------------------------|------------------|---------------------|
| 17-20162-100 | BADGER WEST RESIDENCES LLC | 413 WEST AVE N | PO BOX 609 | LA CROSSE WI 54602 |
| 17-20163-10 | BADGER WEST RESIDENCES LLC | 1204 BADGER ST 431 WEST AVE N | PO BOX 609 | LA CROSSE WI 54602 |
| 17-20162-90 | BENSON PROPERTIES 1 LLC | 411 WEST AVE N | N1693 BOULDER CT | LA CROSSE WI 54601 |
| 17-20200-100 | BENSON PROPERTIES 1 LLC | 1137 PINE ST | N1693 BOULDER CT | LA CROSSE WI 54601 |
| 17-20162-120 | SCHOOL HOUSE PROPERTIES LLC | 421 & 423 WEST AVE N | 1243 BADGER ST | LA CROSSE WI 54601 |
| 17-20162-110 | SCHOOL HOUSE PROPERTIES LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC | 417 WEST AVE N | PO BOX 609 | LA CROSSE WI 54602 |
| 17-20162-130 | SCHOOL HOUSE PROPERTIES LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC | 425 WEST AVE N | PO BOX 609 | LA CROSSE WI 54602 |

EXHIBIT "A"

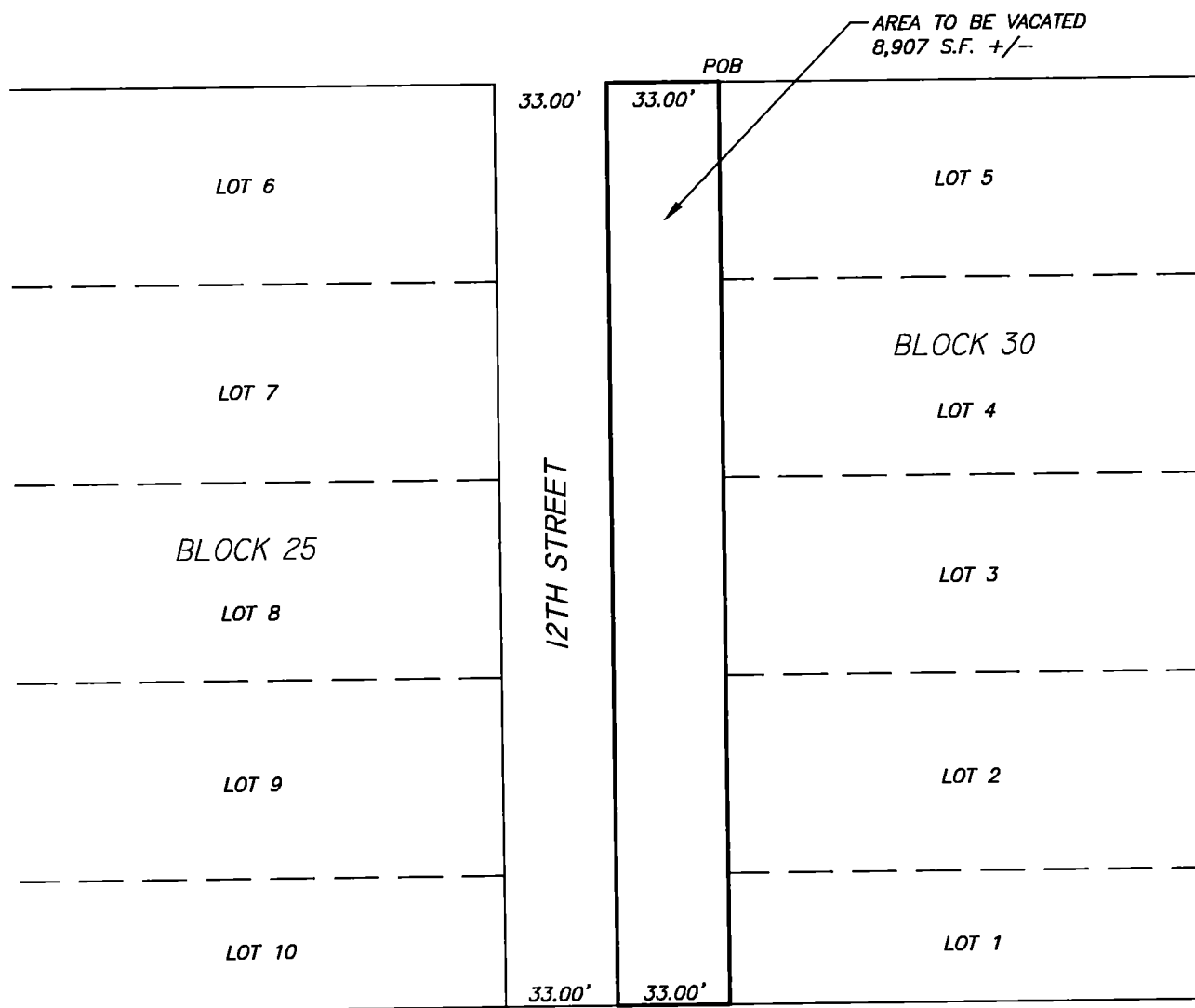


BURNS, DURAND, SMITH & RUBLEE'S ADDITION



BADGER STREET

66'



ALLEN OVERBAUGH & PETER BURN'S ADDITION
BLOCK 24

Legal Description

Partial Vacation of 12th Street

Part of the Northeast Quarter of the Southwest Quarter, Section 32,
Township 16 North, Range 7 West, City of La Crosse, La Crosse County,
Wisconsin being more particularly described as follows:

Beginning at the northwest corner of Lot 5, Block 30, of Burns, Durand, Smith & Rublee's Addition, said corner being the intersection of the south right-of-way line of Badger Street and the east right-of-way line of 12th Street; thence southerly, along the east line of said 12th Street, 269.91 feet to the south line of Burns, Durand, Smith & Rublee's Addition; thence westerly along said south line, 33.00 feet to the centerline of the 12th Street right-of-way; thence northerly along said centerline to its intersection with the south right-of-way line of Badger Street; thence easterly 33.00 feet to the point of beginning.

See attached Exhibit "A".

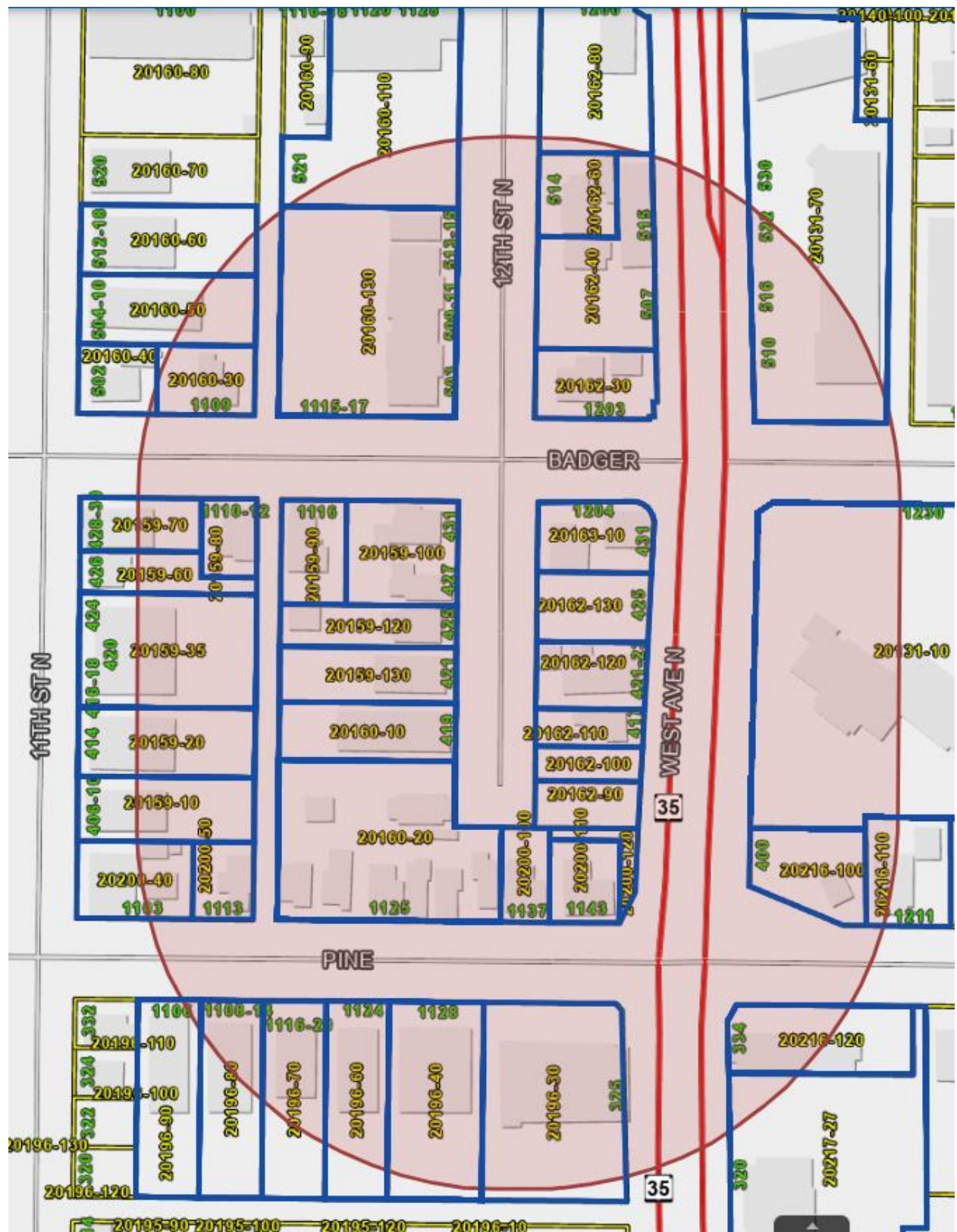
Drafted by: KJC, 11/2024

Checked by: JMC, 12/2024

| Tax Parcel | OwnerName | Property Address | Mailing Address | MailCityStateZip | Abutting Property | Requires Personal Service |
|--------------|--|--|-----------------------|-------------------------|-------------------|--|
| 17-20162-40 | 515 WEST AVE LLC | 507 & 515 WEST AVE N | 515 WEST AVE N | LA CROSSE WI 54601 | No | No, mail only. |
| 17-20162-100 | BADGER WEST RESIDENCES LLC | 413 WEST AVE N 1204 BADGER ST | PO BOX 609 | LA CROSSE WI 54602-0609 | YES | No for PO Box. |
| 17-20163-10 | BADGER WEST RESIDENCES LLC | 431 WEST AVE N 1125 PINE ST | PO BOX 609 | LA CROSSE WI 54602-0609 | YES | No for PO Box. |
| 17-20160-20 | BENSON PROPERTIES 1 LLC | 415 12TH ST N | N1693 BOULDER CT | LA CROSSE WI 54601 | No | No, but will include with others that do need service for same property owner. |
| 17-20162-90 | BENSON PROPERTIES 1 LLC | 411 WEST AVE N | N1693 BOULDER CT | LA CROSSE WI 54601 | YES | YES |
| 17-20200-100 | BENSON PROPERTIES 1 LLC | 1137 PINE ST | N1693 BOULDER CT | LA CROSSE WI 54601 | YES | YES |
| 17-20200-110 | BENSON PROPERTIES 1 LLC | 1141 & 1143 PINE ST | N1693 BOULDER CT | LA CROSSE WI 54601 | No | No, but will include with others that do need service for same property owner. |
| 17-20200-120 | BENSON PROPERTIES 1 LLC | 411 WEST AVE N | N1693 BOULDER CT | LA CROSSE WI 54601 | No | No, but will include with others that do need service for same property owner. |
| 17-20200-50 | BENSON PROPERTIES 1 LLC | 1113 PINE ST | N1693 BOULDER CT | LA CROSSE WI 54601 | No | No, but will include with others that do need service for same property owner. |
| 17-20216-110 | BENSON PROPERTIES 1 LLC | 1211 PINE ST | N1693 BOULDER CT | LA CROSSE WI 54601 | No | No, but will include with others that do need service for same property owner. |
| 17-20216-120 | BENSON PROPERTIES 1 LLC | 334 WEST AVE N | N1693 BOULDER CT | LA CROSSE WI 54601 | No | No, but will include with others that do need service for same property owner. |
| 17-20217-27 | BENSON PROPERTIES 1 LLC | 312 & 320 WEST AVE N | N1693 BOULDER CT | LA CROSSE WI 54601 | No | No, but will include with others that do need service for same property owner. |
| 17-20162-30 | BERTHA H HOCH C/O JAMES POEHLING | 1203 BADGER ST | 3534 GREAT EGRET DR | JOHNS ISLAND SC 29455 | No | No, mail only. |
| 17-20160-130 | BF OF LACROSSE LIMITED PARTNERSHIP | 509 12TH ST N | 326 WEST AVE N | LA CROSSE WI 54601 | No | No, mail only. |
| 17-20160-30 | BRETT SAWYER PROPERTIES LLC | 1109 BADGER ST | 1020 GROVE ST UNIT 19 | LA CROSSE WI 54601 | No | No, mail only. |
| 17-20159-70 | BRIAN A WROBEL, AMY J WROBEL | 428 & 430 11TH ST N | W1097 COUNTY ROAD O | STODDARD WI 54658 | No | No, mail only. |
| 17-20159-20 | CEDAR HILL MULTI- FAMILY PROPERTIES LLC C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC | 414 11TH ST N | PO BOX 609 | LA CROSSE WI 54602-0609 | No | No, mail only. |
| 17-20160-10 | DC TRACKS LLC | 419 12TH ST N | N4771 DOVENBERG RD | WEST SALEM WI 54669 | No | No, mail only. |
| 17-20196-40 | DILLABER PROPERTIES LLC | 1128 PINE ST | 321 15TH ST N | LA CROSSE WI 54601 | No | No, mail only. |
| 17-20196-80 | DILLABER PROPERTIES LLC | 1108, 1110, 1112, 1114 PINE ST | N2226 WILDWOOD LN | LA CROSSE WI 54601 | No | No, mail only. |
| 17-20196-90 | DILLABER PROPERTIES LLC | 1106 PINE ST | 321 15TH ST N | LA CROSSE WI 54601 | No | No, mail only. |
| 17-20159-100 | H & H HOUSING ENTERPRISES LLC | 427 & 431 12TH ST N | PO BOX 417 | HOLMEN WI 54636-0417 | No | No, mail only. |
| 17-20159-90 | H & H HOUSING ENTERPRISES LLC | 1116 BADGER ST | PO BOX 417 | HOLMEN WI 54636-0417 | No | No, mail only. |
| 17-20159-120 | H&H HOUSING ENTERPRISES LLC | 425 12TH ST N | PO BOX 417 | HOLMEN WI 54636-0417 | No | No, mail only. |
| 17-20160-40 | H&H INVESTMENT PROPERTIES LLC | 502 11TH ST N | PO BOX 417 | HOLMEN WI 54636-0417 | No | No, mail only. |
| 17-20200-40 | HAWKEYE LLC | 1103 PINE ST | N7068 MOONLIGHT AVE | HOLMEN WI 54636 | No | No, mail only. |
| 17-20131-10 | HOUSING AUTHORITY OF LACROSSE | 1230 BADGER ST | PO BOX 1053 | LA CROSSE WI 54602-1053 | No | No, mail only. |
| 17-20216-100 | HOUSING AUTHORITY OF LACROSSE | 400 WEST AVE N 1120 & 1128 LA CROSSE ST | PO BOX 1053 | LA CROSSE WI 54602-1053 | No | No, mail only. |
| 17-20160-110 | HOWIES PROPERTIES LLC HPW PROPERTIES LLC | 521 12TH ST N | 307 MAIN ST STE 301 | LA CROSSE WI 54601 | No | No, mail only. |
| 17-20160-50 | C/O MUNSON REALTY INC | 504, 506, 508, 510 11TH ST N | PO BOX 2845 | LA CROSSE WI 54602-2845 | No | No, mail only. |
| 17-20159-80 | HUPOMONE VENTURES LLC | 1110 & 1112 BADGER ST | 310 23RD ST N | LA CROSSE WI 54601 | No | No, mail only. |
| 17-20131-70 | KT REAL ESTATE HOLDINGS LLC | 510, 516, 522, 530 WEST AVE N | PO BOX 2107 | LA CROSSE WI 54602-2107 | No | No, mail only. |
| 17-20159-10 | PINETREE PROPERTIES III LLC | 406, 408, 410 11TH ST N | 3484 ISAIAH AVE E | GILBERT AZ 85298 | No | No, mail only. |
| 17-20160-60 | PINETREE PROPERTIES IV LLC | 512, 5141, 516, 518 11TH ST N | 3484 ISAIAH AVE E | GILBERT AZ 85298 | No | No, mail only. |
| 17-20159-60 | PORT ROYAL PROPERTIES LLC | 426 11TH ST N | 2914 HEATHER CT | ONALASKA WI 54650 | No | No, mail only. |
| 17-20162-60 | RODNEY VIRGIL OLSON | 514 12TH ST N | 514 12TH ST N | LA CROSSE WI 54601-3507 | No | No, mail only. |
| 17-20196-30 | ROSAL REAL ESTATE HOLDINGS LLC | 325 WEST AVE N | 325 WEST AVE N STE B | LA CROSSE WI 54601 | No | No, mail only. |
| 17-20162-80 | ROTTINGHAUS REAL ESTATE LLC | 1200 LA CROSSE ST | 510 GILLETTE ST | LA CROSSE WI 54603 | No | No, mail only. |
| 17-20162-120 | SCHOOL HOUSE PROPERTIES LLC | 421 & 423 WEST AVE N | 1243 BADGER ST | LA CROSSE WI 54601 | YES | YES |
| 17-20159-130 | SCHOOL HOUSE PROPERTIES LLC | 421 12TH ST N | PO BOX 609 | LA CROSSE WI 54602-0609 | No | No, but will include with others that do need service for same property owner. |
| 17-20159-35 | SCHOOL HOUSE PROPERTIES LLC | 420 11TH ST N | PO BOX 609 | LA CROSSE WI 54602-0609 | No | No, but will include with others that do need service for same property owner. |
| 17-20162-110 | SCHOOL HOUSE PROPERTIES LLC | 417 WEST AVE N | PO BOX 609 | LA CROSSE WI 54602-0609 | YES | No for PO box, but will include with other one for same property owner |
| 17-20162-130 | SCHOOL HOUSE PROPERTIES LLC | 425 WEST AVE N | PO BOX 609 | LA CROSSE WI 54602-0609 | YES | No for PO box, but will include with other one for same property owner |
| 17-20196-60 | SOUTH PROPERTIES LLC | 1124 PINE ST | 3215 GEORGE ST #3 | LA CROSSE WI 54603 | No | No, mail only. |
| 17-20196-70 | WILDWOOD INVESTMENT PROPERTY LLC | 1116, 1118, 1120 PINE ST | 217 22ND STREET CT NE | BRADENTON FL 34208 | No | No, mail only. |

Properties within 300 feet of area requested to be vacated.

Notice also mailed to the WI Department of Transportation (vacation is within .25 miles of a State Trunk Connecting HWY (HWY 35).



NOTICE OF HEARING TO VACATE A PORTION OF STREET

YOU ARE HEREBY NOTIFIED that a Resolution is pending before the Common Council of the City of La Crosse, for the vacation of the following described portion of street, to-wit:

Part of the Northeast Quarter of the Southwest Quarter, Section 32, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin being more particularly described as follows: Beginning at the northwest corner of Lot 5, Block 30, of Burns, Durand, Smith & Rublee's Addition, said corner being the intersection of the south right-of-way line of Badger Street and the east right-of-way line of 12th Street; thence southerly, along the east line of said 12th Street, 269.91 feet to the south line of Burns, Durand, Smith & Rublee's Addition; thence westerly along said south line, 33.00 feet to the centerline of the 12th Street right-of-way; thence northerly along said centerline to its intersection with the south right-of-way line of Badger Street; thence easterly 33.00 feet to the point of beginning.

YOU ARE FURTHER NOTIFIED THAT a public hearing thereon will be held before the Finance and Personnel Committee of the Common Council on May 1, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St. La Crosse St., at which time any and all may be heard for or against the vacation of said street.

Such matter will also be acted upon by the City Plan Commission at 4:00 p.m. on April 28, 2025 (public speaking is allowed), and by the Common Council on May 8, 2025 at 6:00 p.m., both meetings will take place in the Council Chambers at City Hall, 400 La Crosse St.

If you wish to attend any of the above meetings through video conferencing, please contact the City Clerk's Office at 608-789-7510 or email cityclerk@cityoflacrosse.org for more information.

The above referenced Resolution and relevant attachments may be examined in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for file 25-0361).

Dated this 21st day of March, 2025.

Per Order of the Common Council
Nikki Elsen
City Clerk of the City of
La Crosse, Wisconsin

Published in the La Crosse Tribune on April 10, 17, 24, 2025
One (1) Affidavit

Office of City Clerk



March 21, 2025

La Crosse Police Department
Attn: Civil Process
City Hall
400 La Crosse St
La Crosse WI 54601

Re: Resolution approving the conditional partial vacation of the 400 block of 12th Street North.
See attached Exhibit A for legal descriptions and map.

Shift Commander:

Enclosed you will find copies of a Notice of Hearing to Vacate a Portion of Street for service upon the following:

| Owner Name | Address | City State Zip |
|-------------------------|------------------|--------------------|
| BENSON PROPERTIES 1 LLC | N1693 BOULDER CT | LA CROSSE WI 54601 |
| SCHOOL HOUSE PROPERTIES | 1243 BADGER ST | LA CROSSE WI 54601 |

Please be advised that service needs to be made no later than Tuesday, April 1, 2025.

The extra copy is for the officer serving the notice to return with the Affidavit of Personal Service. One affidavit needs to be filled out for each notice served. The affidavits **must be signed by the officer in front of a notary.**

Please let me know if you have any questions.

Regards,

Nikki M. Elsen, WCMC
City Clerk
elsenn@cityoflacrosse.org

Office of City Clerk



March 21, 2025

OFFICE OF THE SECRETARY
WISCONSIN DEPARTMENT OF TRANSPORTATION
PO BOX 7910
MADISON, WI 53707-7910

Re: Resolution approving the conditional partial vacation of the 400 block of 12th Street North.

Enclosed herewith is a copy of the above resolution and notice of hearing when and where the resolution will be acted upon.

This notice is provided pursuant to Wis. Stat., sec. 66.1003(8), since the public way or alley that is the subject of the resolution is located within one-quarter mile of a state trunk highway or connecting highway.

Sincerely,

Nikki Elsen, WCMC
City Clerk

Enclosures

AFFIDAVIT OF PERSONAL SERVICE

STATE OF WISCONSIN)
) ss.
 COUNTY OF LA CROSSE)

M. Grode, being first duly sworn on oath, deposes and states as follows:

1. That I am an adult employed by the Police Department of the City of La Crosse.

2. That on the 24th day of March, 2025, at 6:08pm, La Crosse, Wisconsin, I personally served a copy of the following documents:

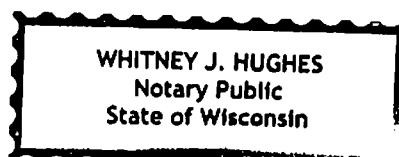
Notice of Hearing to Vacate a Portion of Street or Alley

upon Kelly M. Glamm (DOB: 1/9/76)
 (name of person served)

Max J. J.
 (Officer Serving Notice – must sign here in front of notary)

Subscribed and sworn to before me
 this 24th day of MARCH, 2025

Whitney J. Hughes
 , Notary Public
 La Crosse County, State of Wisconsin
 My Commission expires: 05/09/27



AFFIDAVIT OF PERSONAL SERVICE

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

OFFICER Todd Fischer, being first duly sworn on oath, deposes and states as follows:

1. That I am an adult employed by the Police Department of the City of La Crosse.

2. That on the 24th day of march, 2025, at 1243 Badger Street, La Crosse, Wisconsin, I personally served a copy of the following documents:

Notice of Hearing to Vacate a Portion of Street or Alley

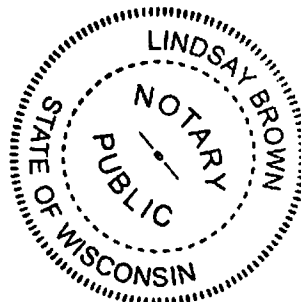
upon Fran Wangu
(name of person served)

Todd Fischer pthm/2512
(Officer Serving Notice – must sign here in front of notary)

Subscribed and sworn to before me
this 24 day of March, 2025

Lindsay Brown
Notary Public

La Crosse County, State of Wisconsin
My Commission expires:



Craig, Sondra

From: Gallagher, Matthew
Sent: Monday, April 7, 2025 10:37 AM
To: Sandley, Kara - DOT; ZZ City Clerk External; Elsen, Nikki
Cc: Coleman, Shelly A - DOT; Sommerfield, Arthur - DOT; Matty, Stephen
Subject: RE: 12th St partial vacation
Attachments: 2630_Mail Receipt_DTIM_Resolution Notice -400 Block of 12th Street North_City of La Crosse.pdf

Hi, Kara-

Thanks for the message and the attached memo.

12th Street North will remain a public street. No, there will not be any land-locked parcels.

Thanks,
~Matt

Matthew A. Gallagher, P.E.

Director of Engineering & Public Works

City of La Crosse

400 La Crosse Street

608.789.7505 (phone)

608.789.8184 (fax)

www.cityoflacrosse.org

From: Sandley, Kara - DOT <Kara.Sandley@dot.wi.gov>
Sent: Monday, April 7, 2025 10:00 AM
To: ZZ City Clerk External <cityclerk@cityoflacrosse.org>; Elsen, Nikki <ELSENN@CITYOFLACROSSE.ORG>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>
Cc: Coleman, Shelly A - DOT <shelly.coleman@dot.wi.gov>; Sommerfield, Arthur - DOT <Arthur.Sommerfield@dot.wi.gov>
Subject: 12th St partial vacation

Some people who received this message don't often get email from kara.sandley@dot.wi.gov. [Learn why this is important](#)

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Hello,
We have received the attached resolution and after review have some questions/concerns.

The vacation of 33 ft of right of way will no longer meet the minimum right of way ordinance for a public street in the City of La Crosse.

Is the intent of this vacation to have this portion of 12th St to become an alley?

Will any parcels be land locked with this proposed vacation?

Please let me know what the intent of this vacation is to be.



Kara Sandley

WISLR Local Road Editor

Division of Transportation Investment Management

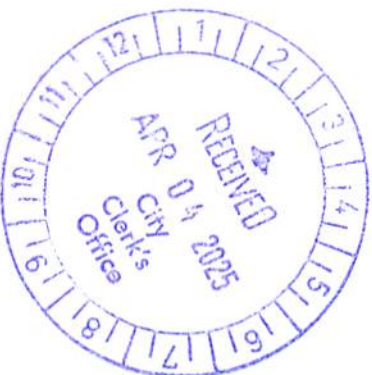
Wisconsin Department of Transportation

(608) 266-5295 office

CITY CLERK

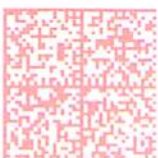
400 LA CROSSE ST
LA CROSSE WI 54601

RETURN SERVICE REQUESTED



PINETREE PROPERTIES III LLC
3484 ISAIAH AVE E
GILBERT AZ 852

Presort
First Class Mail
ComBasPrice



US POSTAGE PAID PARTNEY E

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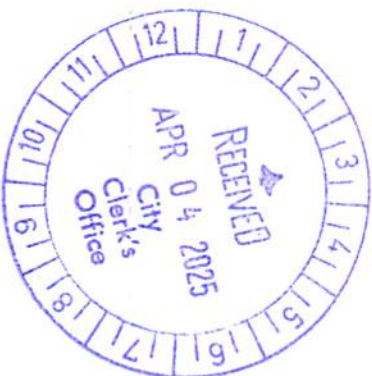
650 DEC 153732516065/51/25
RETURN TO SENDER
PINETREE PROPERTIES
3484 ISAIAH AVE E
GILBERT AZ 852



CITY CLERK

400 LA CROSSE ST
LA CROSSE WI 54601

RETURN SERVICE REQUESTED



PINETREE PROPERTIES IV LLC
3484 ISAIAH AVE E
GILBERT AZ 85

Presort
First Class Mail
ComBasPrice



US POSTAGE



ZIP 54601 \$ 000.62
02 1W
0001399329MAR 26 2025

54601-3374
INT
33 EPCINM 65256

RETURN TO
PINETREE PROPERTIES
3484 ISAIAH AVE E
GILBERT AZ 85
RETURN TO SENDER

CITY CLERK

400 LA CROSSE ST

LA CROSSE WI 54601-3396

RETURN SERVICE REQUESTED

J PAUL SIMONES
2539 EDGEWOOD PL
LA CROSSE WI 54601-3977



Presort
First Class Mail
Combustible Price



US POSTAGE
as PREFERRED BY
ZIP 54601 \$000.62
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36

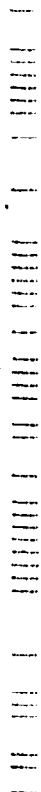
INT

74 BRCLIN 6 02-15-2015

RETURN TO SENDER

553 NFE 1537724I0004/07/25
RETURN TO SENDER
SIMONES, JOHN PAUL
115 17TH PL S
LA CROSSE WI 54601-4257





April 17, 2025

Mayor Shaundel Washington-Spivey
City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

Ms. Nikki Elsen, City Clerk
City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

Councilpersons
City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

Plan Commission Members
City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601



Re: Objection to Proposal to Vacate part of 12th Street near Badger Street; Legislative
File # 25-0361 and 25-0177

Plan Commission meeting: April 28

Finance and Personnel Committee of the Common Council: May 1

Common Council: May 8

Dear Mayor, City Clerk, Councilpersons and Members of the City Plan Commission:

I represent Darlene Dovenberg, who is the owner of DC Tracks, LLC, and please consider this her objection to the proposal to vacate part of 12th Street near Badger Street. The proposal is to vacate ½ of the street so that the Developer can use the vacated street for additional parking for its proposed apartment complex. The current 12th Street would have no outlet and the resulting ½ width street would lose the cul-de-sac, and still have no outlet. Currently, all of the property

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owners along 12th Street use the on-street parking on 12th Street for their apartments along that street. In taking away ½ of the street, the resulting street will be a narrow strip and all on-street (both sides of the street) parking would be eliminated. The result is that you would be taking away parking from visitors/tenants/everyone and giving it to one private party. DC Tracks LLC has 10 parking spaces on its property but its tenants utilize approximately 6 of the public on-street parking spaces. If those 6-parking spaces are eliminated by the City, then what is a good rental property for the owner, becomes an unrentable property for the owner. The prospective tenants will not want to rent the property without sufficient parking.

The non-street end of the DC Tracks LLC property is also an alley. By replacing the street with what will essentially be an alley with no outlet, you are creating an island for DC Tracks LLC where there are really just alleys on both ends of it. There is no nearby additional street parking for these tenants to use.

DC Tracks, LLC will be significantly harmed financially by the vacation of this street and their financial harm will be a financial benefit to the developer. If passed, the result would be that the City is taking away value from these properties and giving it to the Developer.

The proposed development has no access onto West Avenue and no access onto Pine Street and the only access will be this ½ width stub street. In addition to all of these new tenants, there are a lot of existing tenants living on this street. The City should consider the advisability of having the resulting narrow road service such an intense cluster of people located in that rental housing area. Although EMS vehicles can fit on a 33-foot street, in an emergency, do you want them crammed down a stub road with no outlet trying to get to the emergency? Without an outlet or a cul-de-sac, what do firetrucks and ambulances do? I assume they back the trucks back up the street and onto Badger when they need to leave. Why would the City create such a constriction for EMS if you didn't need to do so?

Late last spring, when a private owner asked the City for a partial vacation of 8th Street for that private owner's use, the resolution was not passed, presumably for the same reason, that the other neighboring owners were adversely affected.

It is my understanding that neighbor H & H Housing will also be filing an objection and with their objection, more than 1/3 of the adjacent properties will have objected, thus changing the vote on this proposal from majority to 2/3 under Wisconsin Statutes.

Darlene Dovenberg would like to meet with any city official who has questions and would appreciate the opportunity to review the proposal with her at her property on 12th Street. Please reach out to her at 608-792-6165, if you wish to meet with her.

In summary, DC Tracks, LLC objects to the proposal due to the financial harm that it will cause to DC Tracks LLC, where the City would be taking public parking and giving it to a private Developer.

The Developer owns a lot of property in that area and we would ask the city to direct the Developer to handle his own parking within his own property lines and not take value from the neighbors for his own personal gain. The only fair and equitable action for all of the owners on that street is to keep the status quo and to deny this proposal. Please vote no.

If you have any questions and would like to reach out to me, please feel free to email me or call me at 608-782-1469.

Sincerely,

BOSSHARD | PARKE Ltd.


Darla A. Krzoska

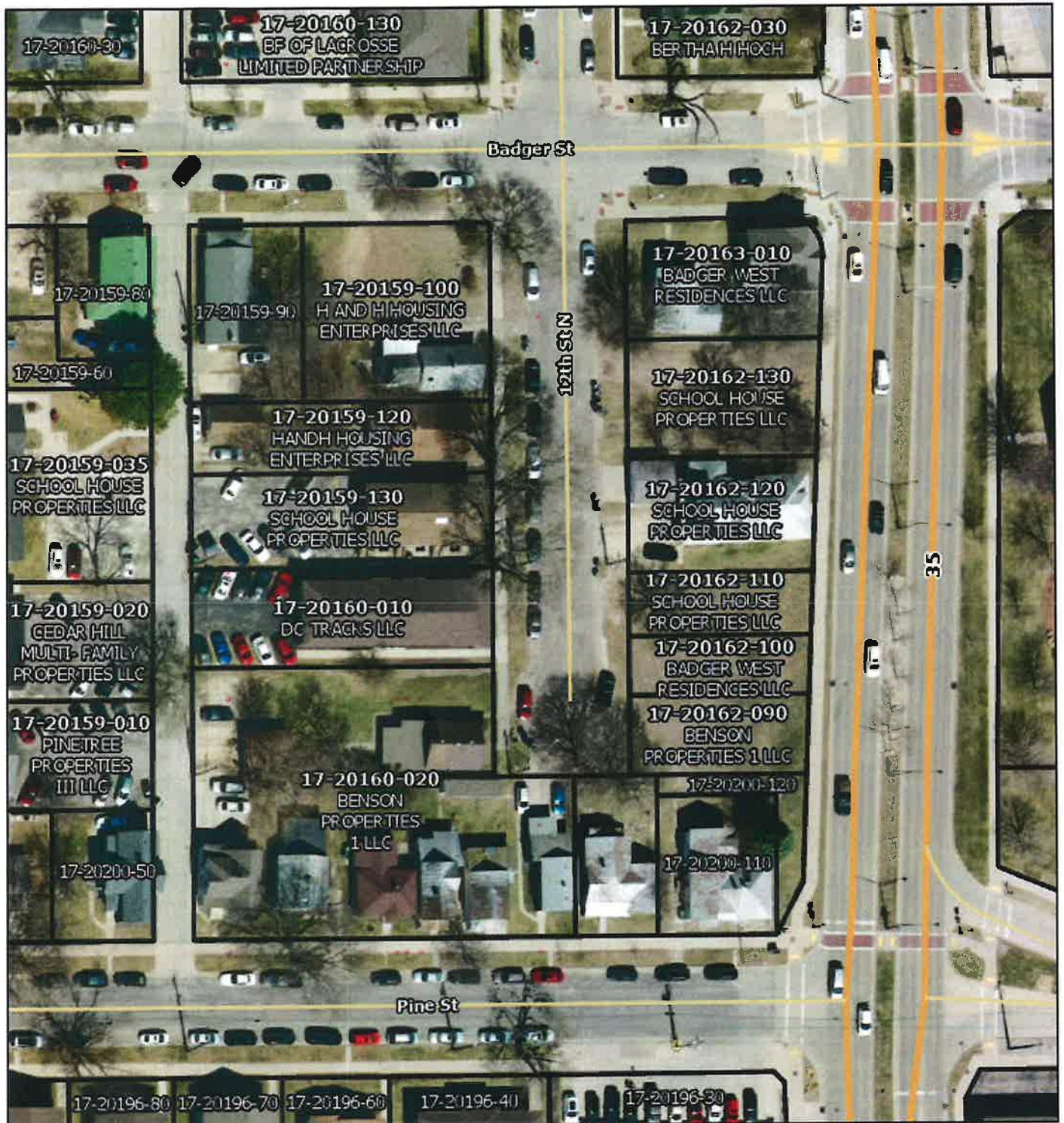
dkrzoska@bosshardparkelaw.com

DAK/hmj

Enclosures: Maps

Cc: Tim Acklin via email with enclosures

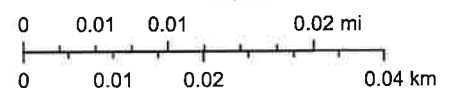
ArcGIS Web Map



4/16/2025, 9:34:46 AM

1:1,128

- Municipality Limits Labels
- Municipality Limits
- Road Centerlines
- State Highway
- Local Road
- Property Owners with Assessments

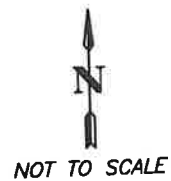


La Crosse County WI Zoning Planning and Land Information Department
 212 6th St N, Suite 1300
 La Crosse, WI 54601
<https://lacrossecounty.org/zoning>
 608-785-9722

Web AppBuilder for ArcGIS

Representative Fraction (RF) or Natural Scale: 1:1200 (this is the same as 1/1200) The RF says that 1 of any measurement on the map equals 1200 of the same measurement on the original surface;

EXHIBIT "A"



BURNS, DURAND, SMITH & RUBLEE'S ADDITION

66'

BADGER STREET

66'

AREA TO BE VACATED
8,907 S.F. +/-

POB

33.00'

33.00'

LOT 6

LOT 5

LOT 7

BLOCK 30

LOT 4

BLOCK 25

LOT 8

LOT 3

LOT 9

LOT 2

LOT 10

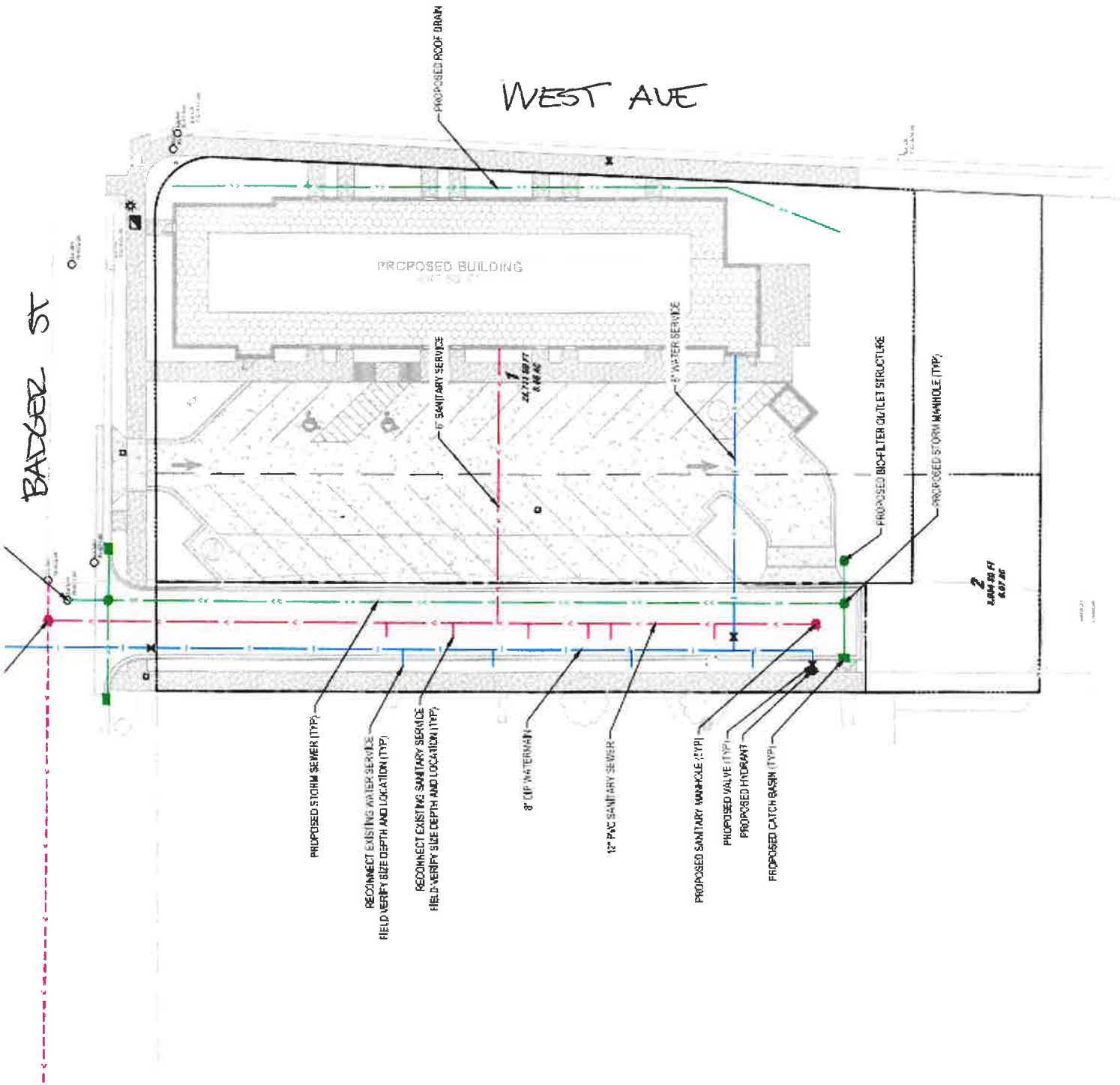
LOT 1

12TH STREET

33.00'

33.00'

ALLEN OVERBAUGH & PETER BURN'S ADDITION
BLOCK 24



April 21, 2025

Mayor Shaundel Washington-Spivey
City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

City Clerk Nikki Elsen
City of La Crosse
400 La Crosse Street
La Crosse, Wisconsin 54601

Re: Objection to Proposal to Vacate part of 12th Street near Badger Street;
Legislative File # 25-0361 and 25-0177
Plan Commission meeting: April 28
Finance and Personnel Committee of the Common Council: May 1
Common Council: May 8

Dear Mayor, City Clerk, Councilpersons and Members of the City Plan Commission:

I am filing this objection to the proposal to a partial vacation of 12th Street near Badger Street on behalf of H & H Housing Enterprises, LLC. H & H Housing owns 2 lots on that street and our tenants and their guests utilize the public parking on 12th Street that would be eliminated by this proposal. I object to the proposal for partial vacation for all of the reasons stated in the objection by DC Tracks, LLC, my neighbor.

Please vote no.

Sincerely,



Will Hilton

H & H Housing Enterprises, LLC

From: Jeremy Novak <Jeremy@threesixty.bz>
Sent: Wednesday, April 23, 2025 11:31 AM
To: Jeremy Novak
Cc: ZZ Council Members
Subject: Badger West Rezoning & 12th Street Partial Vacation
Attachments: 32213 Badger West-Visualization Package (04-09-2025).pdf; West Ave photos - 11.10.23 .docx

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Dear City Council Members,

I'm writing to you today regarding the rezoning request for the Badger West Residences, located at the corner of Badger Street and West Avenue which you will hear about at the City Plan Commission, J & A committee, and F & P meetings next week on **April 28, 29, May 1**, and then also at the City Council meeting on **May 8**.

Please see the attached graphic rendering of the project for your reference, and photos of the properties on November 10, 2023.

BACKGROUND

In the past three years, we have collaborated on the development with an adjacent property owner, Benson Management, to assemble parcels large enough to build higher-density housing at this site. These new parcels created an opportunity to address new higher-density housing, which increases supply in the Educational "District" and helps protect single-family neighborhoods. We engaged in discussions with city staff on the project scope and plans, and out of those discussions, it was determined that there were some challenges that the city wanted to address and overcome as it related to 12th Street and the surrounding neighborhood. The list of challenges is as follows:

1. The city needs more housing of all types, but doesn't have land to construct new housing. The recent City of La Crosse comprehensive plan laid out these challenges as well as possible solutions.
2. The proximity to both UW-La Crosse and WTC makes this location a prime opportunity to increase density to accommodate housing needs for these institutions and reduce the migration of students renting into single-family neighborhoods.
3. 12th Street is in disrepair and needs overdue maintenance.
4. 12th Street cannot be vacated due to the city code requiring properties to have a street frontage for address purposes.
5. While we were planning this project, the city amended the Traditional Neighborhood Development (TND) code language. It's important to note that this project would be compliant under the previous code thresholds. The current code makes it noncompliant. Strategically, the current code is prohibitive to addressing the community's housing needs related to small-scale infill projects such as Badger West. City staff are working on amending the current zoning code, including the TND code, which will be completed in 2026. Unfortunately, due to the economics of the project, Three Sixty cannot delay the project another year.

SOLUTIONS

1. The city removed the parking requirement for new projects, which is a significant step toward increasing new housing projects, understanding that parking is still needed for residents and the project's marketability and success.
2. At the suggestion of a City Council representative in a discussion, Three Sixty added a third floor of residences to increase the density of the site.
3. We worked with city staff to apply for a partial vacation of 12th Street, which provides for increased density and necessary parking for residents on the site. Building underground parking is not a viable option at this site as the area is too small, would require an elevator, and substantially increase project site costs, which would eliminate the affordability aspect.
4. Keep the west side of 12th Street for the west side residences and for emergency services to access the homes in this area.
5. Significantly improve the appearance of this block, which is a "gateway" to the university and a reflection of our community to people attending both UWL and WTC from out of town.
6. Increase the tax base of this land while at the same time placing it for higher and better end use for the neighborhood and community.

In summary, Badger West Residences is an opportunity to increase housing supply in the "Educational District", increase tax base, and beautify a neighborhood that needs it. La Crosse has limited land availability, and this limitation requires unique, creative, and collaborative solutions to address the housing demands. The Badger West project is a step in the right direction, but it will take continued collaboration, compromise, and flexibility to complete.

I will be reaching out to you in the next couple of days to see if you have additional questions or concerns about this much-needed project at Badger West. My contact information is below. You are welcome to reach out at your convenience.

Thank you in advance for your thoughtful consideration. Jeremy

Jeremy Novak

Development Director

1243 Badger St. La Crosse, WI 54601
Office: (608) 782-7365 | M: 608-790-5589
Jeremy@threesixty.bz



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www.threesixty.bz



The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party, without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.







West Ave & Pine St Currently – November 10, 2023







Agenda Item 25-0361 (Tim Acklin)

Resolution approving the conditional partial vacation of the 400 block of 12th Street North.

General Location

Aldermanic District 6, eastern half of 12th St N, south of Badger Street. Badger St as depicted in attached MAP PC25-0361.

Background Information

This item is related to Item #25-0177. The request to vacate this portion of 12th Street N is being made by the adjacent property owner who would like to combine this land with their parcels and develop a three-story mixed-use apartment building containing approximately 48 units. The proposed ROW vacation would primarily be used for the development's parking lot.

The eastern 33ft of 12th Street N is being requested to be vacated. Existing water and sewer utilities would be relocated to the west side of 12th St remaining within the public right-of-way. The west 33' of 12th St shall be reconstructed to provide two-way vehicular traffic and turn-around space with no parking. A public sidewalk will be maintained only on the west side.

Recommendation of Other Boards and Commissions

Approval to move forward with this request was made by the Board of Public Works at their November 18, 2024, meeting. This item is on the April 28th, 2025 Board of Public Works agenda.

Consistency with Adopted Comprehensive Plan

This vacation will add more land for private use and development while still allowing necessary and standard space for public amenities which is consistent with the Comprehensive Plan.

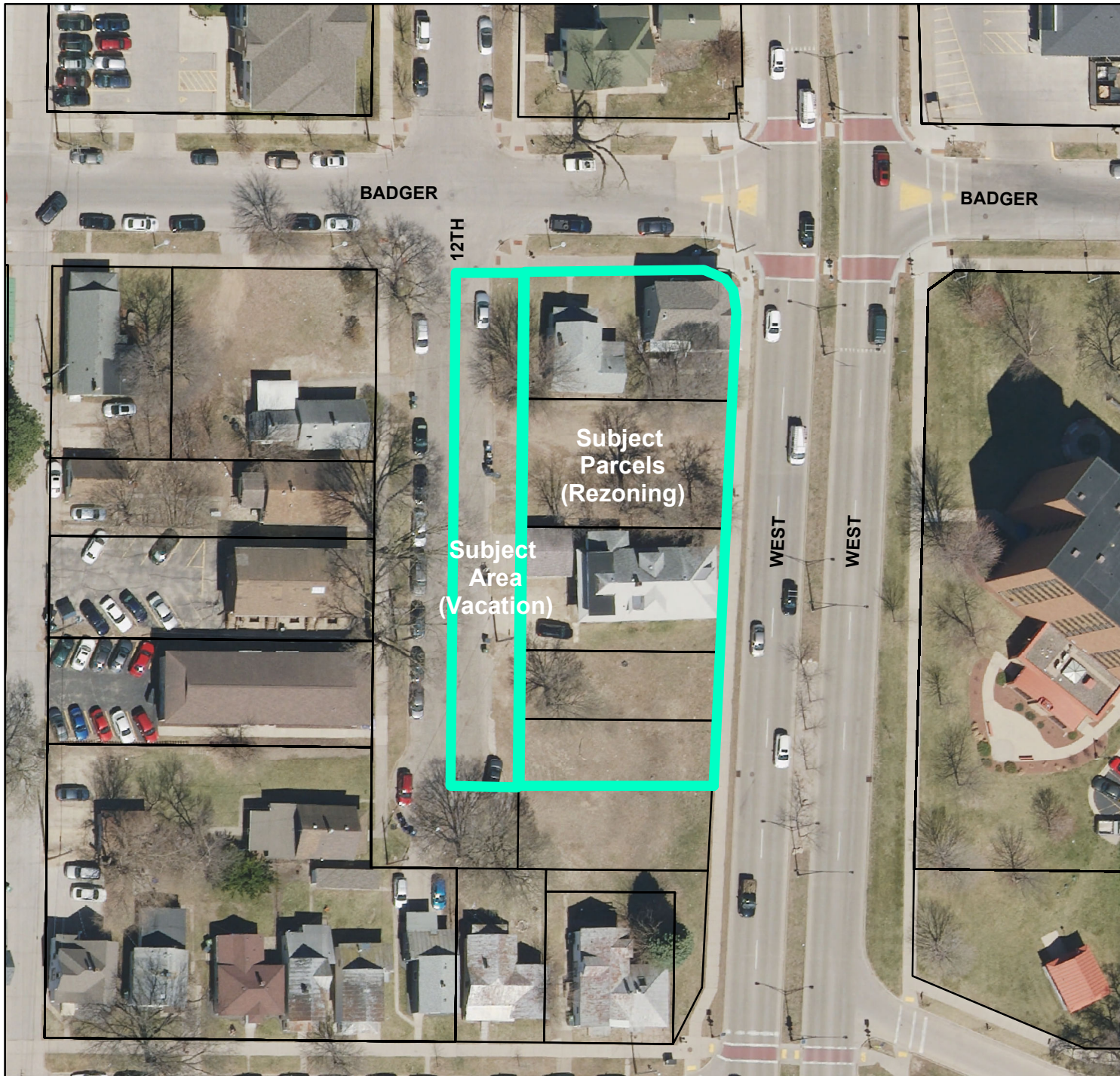
Staff Recommendation

The Fire Department expressed no concern over the width of the remaining street for their apparatus. They have stated that the remaining portion of the cul-de-sac must meet their turning radius requirements.

While planning staff is not typically in favor of vacating ROW and damaging our grid system, 12th Street N is currently a dead-end road that likely will not be reconnected back to Pine Street as new development has occurred in this area and impeding any future effort to do so.

Staff is recommending denial of this ROW vacation because the overall development this is associated with does not meet the TND ordinance. Any approval of this item should be made conditional that all required approvals have been granted to obtain any permit associated with the construction of this development.

Routing F&P 5.1.25

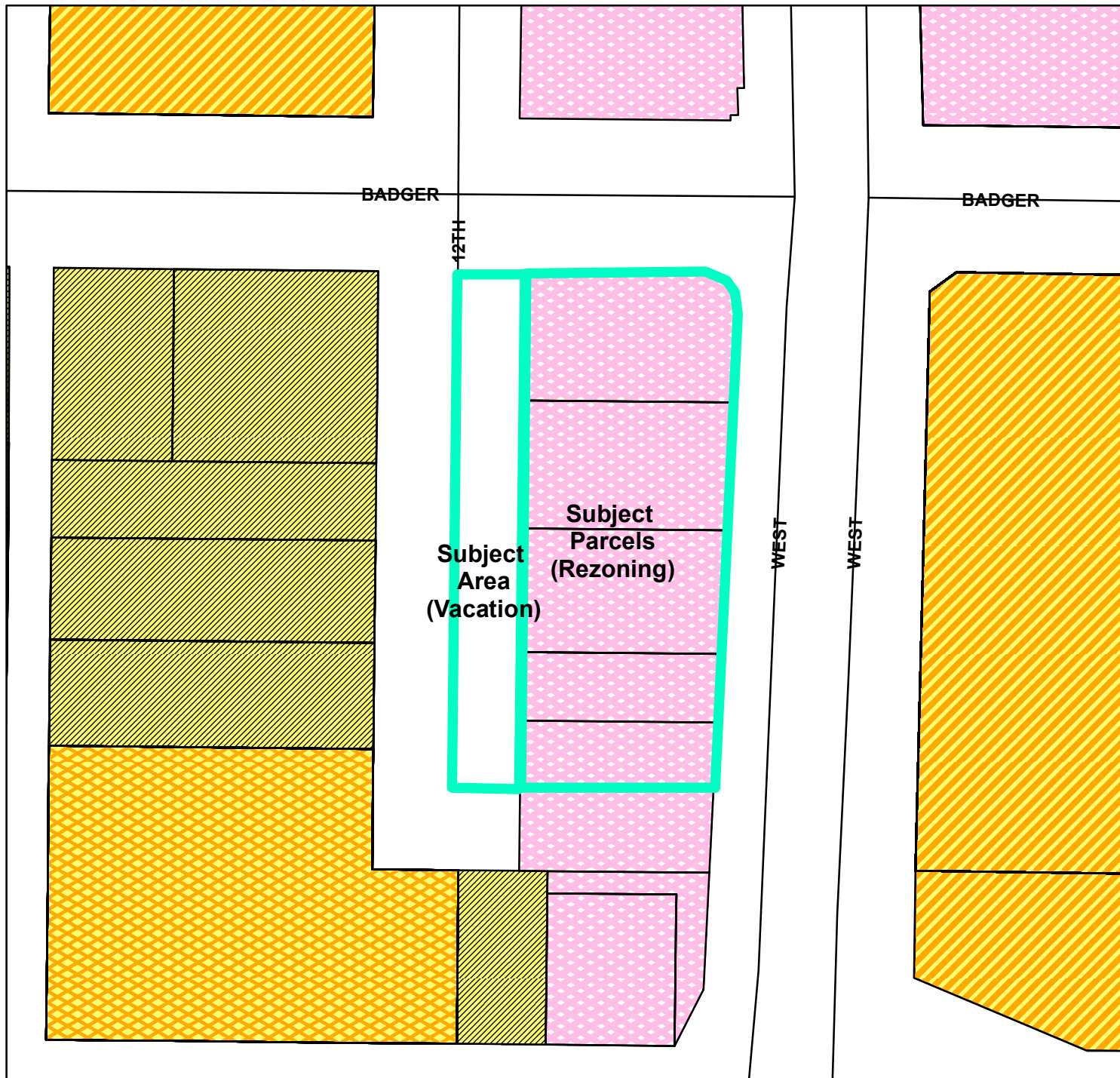


BASIC ZONING DISTRICTS

| | |
|---|---------------------------|
|  | 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 30 60 120 Feet



AFFIDAVIT OF PUBLICATION

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(866) 735-5631

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

State of Florida, County of Orange, ss:

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

PUBLICATION DATES:

April. 10 2025, April. 17 2025, April. 24 2025

NOTICE ID: 8vp0uDkfKalPnAH9Eiz5

PUBLISHER ID: COL-WI-101064

NOTICE NAME: Partial Street Vacation - Badger & 12th

Publication Fee: \$204.37

Section: Legals

Category: 0001 Wisconsin Legals

Ankit Sachdeva

(Signed) _____

VERIFICATION

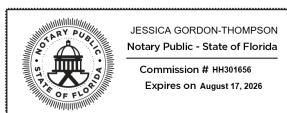
State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 04/25/2025

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF HEARING TO VACATE A PORTION OF STREET

YOU ARE HEREBY NOTIFIED that a Resolution is pending before the Common Council of the City of La Crosse, for the vacation of the following described portion of street, to-wit:

Part of the Northeast Quarter of the Southwest Quarter, Section 32, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin being more particularly described as follows: Beginning at the northwest corner of Lot 5, Block 30, of Burns, Durand, Smith & Rublee's Addition, said corner being the intersection of the south right-of-way line of Badger Street and the east right-of-way line of 12th Street; thence southerly, along the east line of said 12th Street, 269.91 feet to the south line of Burns, Durand, Smith & Rublee's Addition; thence westerly along said south line, 33.00 feet to the centerline of the 12th Street right-of-way; thence northerly along said centerline to its intersection with the south right-of-way line of Badger Street; thence easterly 33.00 feet to the point of beginning.

YOU ARE FURTHER NOTIFIED THAT a public hearing thereon will be held before the Finance and Personnel Committee of the Common Council on May 1, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St. La Crosse St., at which time any and all may be heard for or against the vacation of said street.

Such matter will also be acted upon by the City Plan Commission at 4:00 p.m. on April 28, 2025 (public speaking is allowed), and by the Common Council on May 8, 2025 at 6:00 p.m., both meetings will take place in the Council Chambers at City Hall, 400 La Crosse St.

If you wish to attend any of the above meetings through video conferencing, please contact the City Clerk's Office at 608-789-7510 or email cityclerk@cityoflacrosse.org for more information.

The above referenced Resolution and relevant attachments may be examined in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for file 25-0361).

Dated this 21st day of March, 2025.

Per Order of the Common Council

Nikki Elsen
City Clerk of the City of
La Crosse, Wisconsin
4/10, 4/17, 4/24 LAC
COL-WI-101064 WNAXLP

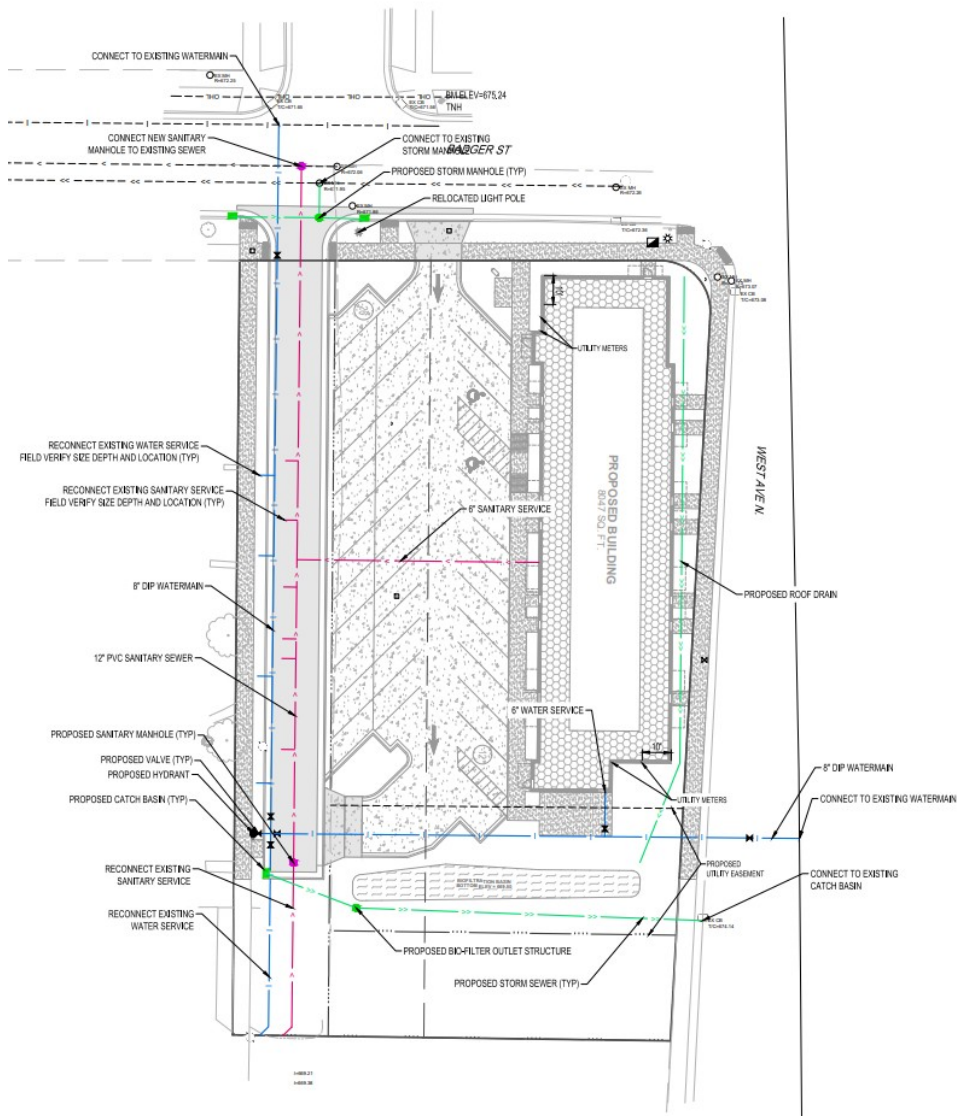
From: Eric Glamm <eric@bensonmanagement.com>
Sent: Friday, April 25, 2025 6:09 PM
To: Craig, Sondra; ZZ City Clerk External
Cc: Jeremy Novak
Subject: Re: Meeting Registration - J&A 3/4/2025

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Sondra,

I'm writing to request a **qualified** withdrawal of our previous objection submitted for J&A meeting agenda item 25-0177 (showing as pages 128-132 of the Apr. 28 CPC agenda packet item [25-0361](#)). To clarify, Benson Management, Inc., on behalf of Benson Properties I, LLC (together, "Benson") hereby withdraws it's previous objection and wishes to express support for the proposed resolution 25-0361 with the following reservations:

- Developer's plan continues to include minimal disruption to, and prompt reconnection of, sanitary sewer and water service to (1) parcel 20160-20 (1125 Pine), depicted in the agenda packet page 84 and reproduced below, and (2) a means of connecting those same utilities to a future multi-unit Benson development that's progressing at parcels 20162-90, 20200-100, 20200-110 and 20200-120 (the "Benson Development"), locations previously served by the 12th St N utility lines.
- Developer and the City accommodate, to the extent possible, a connection to the public storm sewer depicted in the plan for the Benson Development.



We appreciate inclusion and consideration of our viewpoint in these deliberations.

Sincerely,

Eric Glamm, CFO
 Benson Management, Inc.
 320 West Ave N, La Crosse, WI 54601
 6087823776 main office
 6085130735 mobile / text

From: Off Campus La Crosse <hello@offcampuslacrosse.com>
Sent: Monday, April 28, 2025 11:48 AM
To: ZZ Council Members
Subject: 12th Street N 360 Project

Some people who received this message don't often get email from hello@offcampuslacrosse.com. [Learn why this is important](#)

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Dear City Council members,

Hello, my name is William Hilton. I am writing in regards to the proposed 12th Street N 360 Project. I have been a landlord in the city of LaCrosse for 22 years. The majority of my rental business is in the UWL campus area. I am the head of my maintenance department and I work in LaCrosse daily as my full time job. I frequently park in the 12th street area to do repair jobs at my rentals. I find it difficult to park there currently due to all the student off street parking and limitations of spaces on the side streets. This location in particular is always crowded. Initially, the proposed project raised my concerns with public safety and accessibility for fire/ambulance services to all tenants in that area. A fire truck would not be able to maneuver into this area. It would be especially difficult to get multiple safety services into the parking lot with it as small as it will be and the limited street size.

Currently, there are 10 off-street parking spots on the west side of 12th street and 2 to 3 on the east side for the public on 12th street . These 10-13 public spots would be eliminated and would become private use. The proposed building size would be 42-50 bedrooms with commercial space and only 26 parking spots in the lot, leaving a shortage of 16 to 24 parkings spots for tenants in the building and in addition the 10-13 public spots would be gone. Obviously the overflow of cars/vehicles and potential commercial customers would directly affect other students living in a 3-4 block radius of this area. The impact zone could reach 3 to 4 blocks of students looking to park in an already crowded area.

Developing this area off-campus with student housing is not what I am opposed to. I am all for a nice building being built, but my concern is the impact on the street and parking situation for all the tenants in that area, which includes my tenants along with others. Renting houses with no available off-street parking will definitely affect my renting potential. Removing public parking spots and creating more issues for existing tenant parking to accommodate a large complex seems unfair and there are other avenues to explore with building design/size to alleviate the issue of removing public parking. In conclusion, there has to be a way of constructing a building that doesn't take away parking for the neighborhood or create safety issues.

I am home sick and have been for the past few days. It is my goal to make it, but I will not expose people if my symptoms worsen. I hope this email accounts for my voice of being at the meeting and expressing my concerns.

Thank you for your time and consideration,
William Hilton
608-385-2812

From: Jeremy Novak <Jeremy@threesixty.bz>
Sent: Thursday, May 1, 2025 11:12 AM
To: Jeremy Novak
Cc: ZZ Council Members
Subject: Agenda Item #25-0361 RE:12th St partial vacation
Attachments: 32213 Existing Parking Exhibit 04-28-2025.pdf

Some people who received this message don't often get email from jeremy@threesixty.bz. [Learn why this is important](#)

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Dear Council Members:

I'm writing to you regarding Agenda Item #25-0361, the partial vacation of 12th Street, which will be considered at tonight's F & P Committee meeting.

At the J & A Committee meeting on Tuesday evening we shared the attached plan from our civil engineer showing the actual number of parking spaces on the west side of the street. This was in response to a discussion around the number of parking spaces on the West side of the street at Monday's Plan Commission meeting. In preparation for tonight's meeting and next week's council meeting, we thought it important to share this plan with you.

A couple of other points to provide context as you consider this vacation request:

A number of years ago, the State of Wisconsin widened West Ave, requiring us to remove two homes and reduce the lot sizes. This reduction has made developing these vacant lots and old homes very difficult. The partial vacation is critical to the viability of these parcels for development.

You may recall not that long ago when we had alternate side parking which was a significant parking challenge and created congestion problems from November to April around the campus area ("Education Housing District"). Removing that requirement except for declared snow emergencies has alleviated parking congestion around campus during the winter months. City Council recently removed minimum parking requirements for residential developments, leaving the number of parking spaces in a project up to the developer. This allowed for "right-size" planning as it related to parking for building new housing.

Over the past three years, our development team has worked collaboratively with city staff regarding this partial street vacation and how it is critical to the success of the housing development at this site as well as meet needs of city infrastructure.

According to the City's recent housing study, and comprehensive plan, La Crosse has a need for housing immediately and over the next several years in excess of 200 dwelling units annually. The climate action plan noted that by strategically increasing density in existing developed land (like near the university) there will be a positive impact on decreasing community-wide emissions per household. By approving this partial street vacation request, we are working within the site constraints to increase the supply of homes in an area that the comprehensive plan calls for medium—to higher-density projects, which protects the single-family neighborhoods around the University and WTC, and also meet a stated goal of the climate action plan. Your

vote to approve this request will ultimately provide for a new, modern building, beautifying the block and significantly increase the tax base on these parcels.

In conclusion, we respectfully request your support and approval of the application to partially vacate 12th Street to support the Badger West housing development. Please contact me at the number below to discuss any questions or concerns you may have at your convenience.

Kind Regards,

Jeremy Novak

VP of Real Estate Development

1243 Badger St. La Crosse, WI 54601
Office: (608) 782-7365 | M: 608-790-5589
Jeremy@threesixty.bz



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PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

| | | |
|------------------------------------|-------------|----|
| PROJECT | | |
| BADGER WEST WEST DEVELOPMENT | | |
| LACROSSE WISCONSIN | | |
| REVISION SCHEDULE | | |
| DATE | DESCRIPTION | BY |
| | | |
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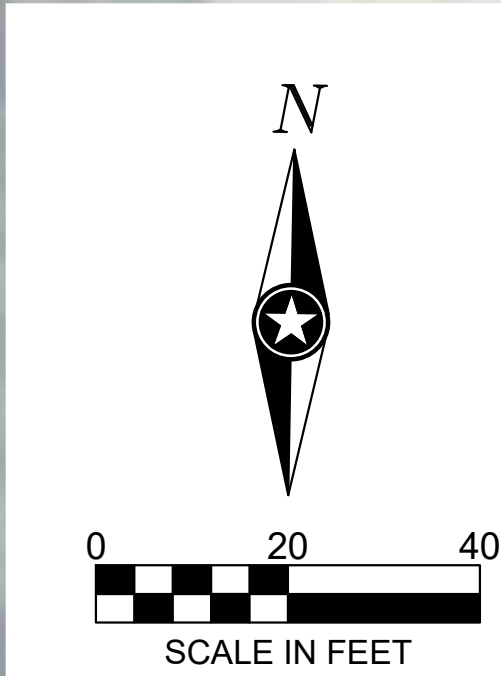
| | |
|---------------------|--------------------------------|
| PROJECT NO. | 25-32213 |
| FILE NAME | 32213 EXISTING PARKING EXHIBIT |
| DRAWN BY | DT |
| DESIGNED BY | KR |
| REVIEWED BY | KR |
| ORIGINAL ISSUE DATE | 4/1/2025 |
| CLIENT PROJECT NO. | - |

TITLE

12TH STREET N
CURRENT
PARKING EXHIBIT

SHEET

1 OF 1





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0388

Agenda Date: 5/1/2025

Version: 2

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution approving new FY2025 Airport capital equipment requests.

RESOLUTION

WHEREAS, Resolution 25-0311 approved the reallocation of funds from the Airport Capital Budget to the Airport Operating Budget; and

WHEREAS, these funds are necessary to purchase additional capital equipment not included in the approved FY2025 Capital Budget; and

WHEREAS, Section 2-360(c) of the Code of Ordinances states any Capital Project and Capital Equipment item not previously listed in the adopted Capital Budget requiring immediate funding from the Capital Budget will require a two-thirds vote of the Common Council members present at the meeting.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby authorizes reallocation and use of Airport Operating Funds (600) to purchase the following capital equipment:

- Capital Equipment Request E163 – Tractor, currently budgeted for in FY2027, be reallocated to FY2025 in the amount of \$78,500.
- Capital Equipment Request E366 – Runway Closure Markers, currently budgeted for in FY2026, be reallocated to FY2025 in the amount of \$72,000.
- Capital Equipment Request E373 – Mower, currently budgeted for in FY2029, be reallocated to FY2025 in the amount of \$51,500.

BE IT FURTHER RESOLVED that the Finance Department make all necessary adjustments to reflect any associated state and Federal funds that will not be received by the City of La Crosse for these projects.

BE IT FURTHER RESOLVED that the Director of Finance and the Director of the La Crosse Regional Airport are hereby authorized and directed to take all necessary steps to implement this resolution.

Resolution 24-0388 Capital Equipment Requests

E163 Tractor

Purchase replacement tractor used for airfield mowing and snow removal operations. The Airport has requested this replacement in 2026; however, due to recurring maintenance issues, the Airport would like to replace in 2025 to ensure we have a functioning unit for the summer 2025 mowing season.

The Airport has received a quote for \$138,5000 from Johnson Tractor to replace the 2005 New Holland tractor which includes a trade-in offer of \$60,000 reducing the total acquisition cost to \$78,500.

The vendor has a tractor available and has placed on-hold for the airport.

| | | |
|--------------------------------------|-----------|---------------|
| Replacement Quote | \$ | 138,500 |
| Trade-in | \$ | (60,000) |
| Price Less Trade-In Allowance | \$ | 78,500 |

E366 Runway Closure Markers

Purchase replacement runway closure markers. This equipment has been bid by the Bureau of Aeronautics. The Airport will pay for closure markers and be reimbursed 97.5 % through federal and state grants.

| | | |
|------------------------------|-----------|---------------|
| FAA (95%) | \$ | 68,400 |
| Bureau of Aeronautics (2.5%) | \$ | 1,800 |
| Airport (2.5%) | \$ | 1,800 |
| Total Cost | \$ | 72,000 |

E373 Mower

Purchase small mower used for mowing around airfield lights, signs, and navigational aids. The Airport has requested this replacement in 2029; however, due to recurring maintenance issues, the Airport would like to replace in 2025 to ensure we have a functioning unit for the summer 2025 mowing season.

| | | |
|----------------------------------|-----------|---------------|
| Total Cost (Airport 100%) | \$ | 51,500 |
|----------------------------------|-----------|---------------|

| EQUIPMENT | COST | FAA | STATE | AIRPORT |
|-------------------------------|-------------------|------------------|-----------------|-------------------|
| E163 - Tractor | \$ 78,500 | \$ - | \$ - | \$ 78,500 |
| E336 - Runway Closure Markers | \$ 72,000 | \$ 68,400 | \$ 1,800 | \$ 1,800 |
| E373 - Mower | \$ 51,500 | \$ - | \$ - | \$ 51,500 |
| | \$ 202,000 | \$ 68,400 | \$ 1,800 | \$ 131,800 |

E336 - Airport will fund the runway closure markers and be reimbursed by FAA and State aid grants



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

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

Honorable Mayor Mitch Reynolds
Common Council Members

Ladies and Gentleman:

The Aviation Board, at its last regular meeting, approved by unanimous vote item 25-0388 – *Resolution authorizing new FY2025 airport capital equipment requests.*

Therefore, it is respectfully requested that the Common Council approve the same.

Respectfully Submitted,



Jeffrey S. Tripp, A.A.E.
Airport Director



Aviation Board

OFFICERS • Chairman: Tamra Dickinson, Vice Chairman: Drake Hokanson
MEMBERS • Mark Haakenson, William Blank, Jeannie Groskreutz, Rick Cornforth
EX OFFICIO • Bradley Weber, Fort McCoy – VACANT, Ex-Officio - VACANT



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0400

Agenda Date: 5/1/2025

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

PRELIMINARY RESOLUTION DECLARING
INTENT TO EXERCISE SPECIAL ASSESSMENT POWERS UNDER
SECS. 66.0829 AND 66.0703, WISCONSIN STATUTES,
RELATING TO THE OPERATION AND MAINTENANCE
OF A DOWNTOWN PARKING SYSTEM.

BE IT RESOLVED by the Common Council of the City of La Crosse:

1. That the City Council hereby declares its intention to exercise its power under Section 66.0829(2) and Section 66.0703 Wisconsin Statutes, to levy special assessments for the cost of operating and maintaining the parking system in downtown La Crosse upon property within the following described area for benefits conferred upon such property, to-wit:

(LEGAL DESCRIPTION AND MAP ATTACHED)

2. That said costs may include operating, maintenance and replacement costs, and interest on any unpaid capital cost, with a credit for revenues from the parking system and parking tickets.
3. That for purposes of this special assessment, the parking system in downtown La Crosse shall include all publicly operated off-street parking spaces and on-street parking spaces within the boundaries of the above-described area.
4. That the total amount assessed against such district shall not exceed the total costs of operating and maintaining the downtown La Crosse parking system, and the amount assessed against any parcel shall not be greater than the benefits accrued thereto from said parking system.
5. That the assessment against any parcel shall be paid in the same manner as payment of real property taxes.
6. That the Board of Public Works shall prepare a report which shall consist of:
 - A. An estimate of the entire cost of operating and maintaining the downtown parking system for the period from September 1, 2025, through August 31, 2026, including a credit for revenues from the parking system.
 - B. The estimated amount of each parcel of property within the assessment district of the assessment of benefits to be levied shall be determined by the Common Council after public hearing.
7. That when the report is completed, the Board of Public Works shall file a copy of the report with the City Clerk for public inspection.
8. That upon receiving the report of the Board of Public Works, the Clerk shall cause notice to be given stating the general boundary lines of the proposed assessment district (including a small map thereof), the time and place at which the report may be inspected and the time and place of the public hearing on the matter as contained in the preliminary resolution and the report. This notice shall be published as Class One notice and a copy shall be mailed, at least ten days before the hearing, to every known interested party.
9. That the hearing shall be held at a place and time set by the City Clerk in accordance with Section 66.0703(7), Wisconsin Statutes.

PARKING DISTRICT BOUNDARY

REVISED 4/12/2019

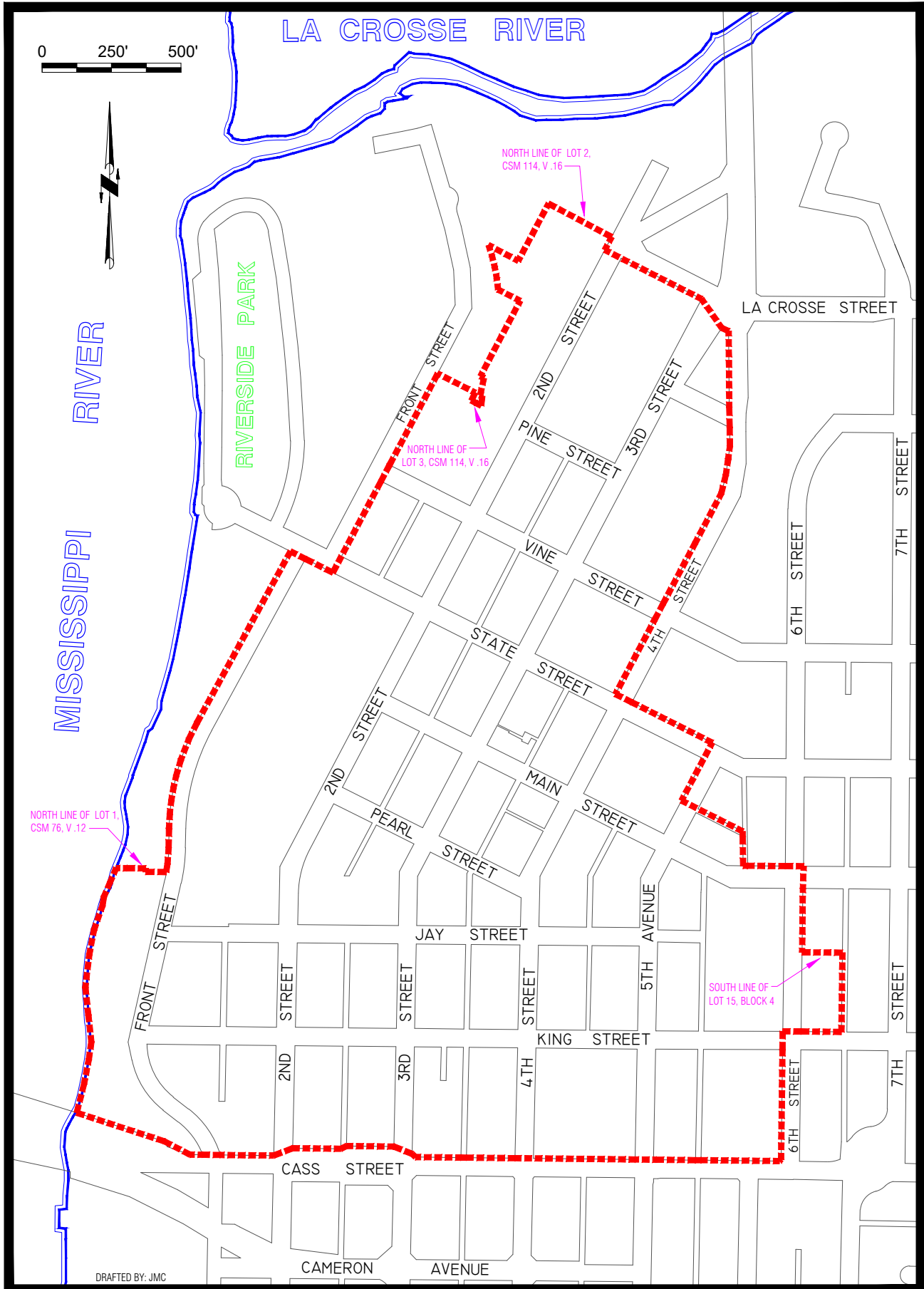


EXHIBIT B
BOUNDARY DESCRIPTION
FOR
DOWNTOWN PARKING AREA

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

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

S:_PROJECTS\2019 MISC\2019-010 Parking Assessment District Map and Legal Modifications\2019 Paking District Legal Description Revisions.DOC



CITY OF LA CROSSE

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LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0457

Agenda Date: 5/1/2025

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution moving \$50,000.00 from Pettibone Parking Lot Project, CIP#773, to Pettibone Park, CIP #437

RESOLUTION

WHEREAS, funds remain in the Pettibone Parking Lot Project, CIP#773; and

WHEREAS, reported engineering estimates, include water main installation to the Pettibone Bath House and additional facilities located on Pettibone Island, that require additional funding above the original estimates.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the reallocation \$50,000.00 from the Pettibone Parking Lot Project, CIP# 773, to the Pettibone Park Project, CIP#437.

BE IT FURTHER RESOLVED that City of La Crosse staff are hereby authorized to effectuate and implement this resolution.



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LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0474

Agenda Date: 5/1/2025

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

Resolution Authorizing the Reallocation of 2021 Capital Equipment Budget Funds to Purchase Cloud-Based KnoxBox KeySecure Apparatus Hardware and Replacement of CRM Fleet Vehicles.

RESOLUTION

WHEREAS, Section 2-360 of the City Code of Ordinances states that any capital project or capital equipment item not previously listed in the adopted Capital Budget requiring immediate funding from the Capital Budget shall require a two-thirds vote of the Common Council members present at the meeting;

WHEREAS, funds of \$70,000.00 originally appropriated for the replacement of the Fire Safety Education Trailer (2021 Capital Equipment Item #269) were reallocated by Resolution #22-0436 to support the replacement of the Public Education Robotic Fire Dog and the Kitchen Fire Safety Trailer;

WHEREAS, it has been determined that additional needs and priorities of the CRM Division of the Fire Department require the further reallocation of \$56,602.00 of the remaining funds to support the replacement of current KnoxBox apparatus hardware and CRM fleet vehicles;

WHEREAS, the Fire Department has identified a purchase cost of \$18,138.00 for thirteen (13) Cloud-Based KnoxBox KeySecure Apparatus with associated installation hardware, with the remaining \$38,464.00 to be used for CRM fleet vehicle replacement;

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby authorizes a second reallocation of remaining funds from the Fire Safety Trailer funds, as originally reallocated in Resolution #22-0436, in the amount of \$56,602.00 for the purchase of KnoxBox KeySecure Apparatus and CRM fleet vehicle replacement;

BE IT FURTHER RESOLVED that the Fire Chief and Finance Director 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 Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



Knox Company
1601 W Deer Valley Rd
Phoenix AZ 85027
United States

Quote# QT-KA-63799

QUOTED TO:

CUS103518
LA CROSSE FIRE DEPT
726 5TH AVE S
LA CROSSE WI 54601-4512
UNITED STATES
LA CROSSE

SHIP TO:

LA CROSSE FIRE DEPT
726 5TH AVE S
LA CROSSE WI 54601-4512
UNITED STATES
LA CROSSE

| Valid Through | Sales Rep | Terms | PO # | Shipping Method |
|---------------|---------------|--------------|------|--------------------------|
| 9/21/2025 | Jeff Mizinski | N30 - Net 30 | | Ground Shipping < 75 LBS |

| Item | Description | Quantity | Units | Rate | Amount |
|--------|---|----------|-------|------------|-------------|
| KS-6K2 | KeySecure® 6, SUPPORTS 1 eKEY, 1 MSTR KEY | 13 | EA | \$1,200.00 | \$15,600.00 |

Installation Address:

Primary System Code Role: PS-98-0028-01-75-EKY01

| | | | | | |
|--------------|----------------------------------|----|----|--------|--------|
| 90034-KS5KS6 | REPAIR TECH LOCK, KeySecure® 5/6 | 13 | EA | \$0.00 | \$0.00 |
|--------------|----------------------------------|----|----|--------|--------|

Installation Address:

Primary System Code Role: PS-98-0028-01-75-RTB01

| | | | | | |
|-----------|--|----|----|---------|------------|
| KLS-MB-60 | MOUNTING BRACKET 60° ANGLE, KeySecure® 5 & 6 | 13 | EA | \$80.00 | \$1,040.00 |
|-----------|--|----|----|---------|------------|

Installation Address:

Primary System Code Role: PS-98-0028-01-75-EKY01

| | | | | | |
|------------|--|---|----|------------|------------|
| SMS-9002C1 | 1YR. KnoxConnect™ Cloud License 7-20 devices | 1 | EA | \$1,298.00 | \$1,298.00 |
|------------|--|---|----|------------|------------|

Installation Address:

Primary System Code Role: PS-98-0028-01-75-EKY01

Memo: To purchase, please sign quote and complete an updated Knox Connect form. Thank you.

| | |
|------------------------------|--------------------|
| Subtotal | \$17,938.00 |
| Tax Amount | \$0.00 |
| Shipping and Handling | \$200.00 |

Total \$18,138.00



QT-KA-63799

Terms and Conditions

All pricing is subject to change and is based on a quantity order to be shipped all at one time. Prices quoted are valid through the "Valid Through" date shown. All shipping and handling fees, if provided, are estimates based upon ground service to the address shown above. Knox will provide you a firm cost for shipping and handling fees when order is placed. Knox provides detailed installation instructions with each Knox product. However, Knox is not responsible for actual installation.

SALES TAX DISCLAIMER: Knox is required to collect sales tax for purchases made: in all US states/commonwealths (except DE, HI, MT, NH, and OR); in the District of Columbia; in Canada; and in other countries and other US territories/jurisdictions as mandated by local law. Where applicable, Knox will charge sales tax unless you have a valid sales tax exemption certificate on file with Knox. If you are sales tax exempt, you must provide us with an exemption certificate at the time the order is placed.

Please submit a purchase order form.

KNOX SOFTWARE CONNECT FORM REQUIRED WITH FIRST ORDER

By signing, you accept this Quotation and Terms, including the product configuration and payment terms indicated above.

Bee Xiong
Signature / Date

3/25/2025



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0475

Agenda Date: 5/1/2025

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution allocating TID11 funding for the King Street Neighborhood Greenway Extension, from Front Street to 3rd Street (CIP 2022 #720).

RESOLUTION

WHEREAS, the City of La Crosse previously committed to the extension of the Neighborhood Greenway, from Front Street to 7th Street, including public information gathering and stakeholder meetings, preliminary study, and final design, under CIP 2021 #584, 2022 #720, and 2025 #946; and

WHEREAS, coordination was required with the State Department of Transportation (WisDOT) for the current USH 53 corridor study, and the previously executed and now-defunct 3rd Street and 4th Street State/Municipal Financial Agreements, extending the life of the project; and

WHEREAS, primary funding of the King Street Neighborhood Greenway Extension, from Front Street to 7th Street, has been identified as part of the list of projects for TID #11; and

WHEREAS, it is in the best interest of public health, safety, and general welfare for the entire blocks of King Street between the intersections of Front Street, 2nd Street, and 3rd Street, to be reconstructed for utilities and full pavement replacement; and

WHEREAS, the construction contract bid in April 2025 requires additional funding to complete this phase of the King Street Neighborhood Greenway Extension; and

WHEREAS, Section 2-360(c) of the Code of Ordinances states *Unanticipated projects/equipment*. Any Capital Project and Capital Equipment item not previously listed in the adopted Capital Budget requiring immediate funding from the Capital Budget will require a two-thirds vote of the Common Council members present at the meeting.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby authorizes allocation of additional funds *from*:

| | |
|---------|--------------|
| TID #11 | \$597,500.00 |
|---------|--------------|

And allocating those funds to CIP item(s):

| | |
|-----------|--------------|
| 2022 #720 | \$597,500.00 |
|-----------|--------------|

BE IT FURTHER RESOLVED that City departments and staff are hereby authorized to take required steps to effectuate and implement this resolution.



CITY OF LA CROSSE

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LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0477

Agenda Date: 5/1/2025

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Resolution reallocating unencumbered capital funds, from CIP 2024 #843 (County Highway B Retaining Walls), to 2025 #648 (Annual ADA Ramp & Sidewalk Replacement).

RESOLUTION

WHEREAS, inspections in the Historic Downtown Business District have discovered an immediate need for removal of brick sidewalks for ADA compliance on the east sides of the 100 blocks of 2nd Street South and 3rd Street South; and

WHEREAS, this effort to remove brick sidewalk and replace with new sidewalk is estimated to require \$60,000 to not impact the existing backlog of necessary replacements and repairs already identified for the Annual Program; and

WHEREAS, the City of La Crosse previously allocated funds and awarded a contract for construction as CIP #843 for the repair and replacement of retaining walls, sidewalks, driveways, and concrete curb & gutter on County Highway (CTH) B via project Resolution 24-0375; and

WHEREAS, said CTH B project has reached substantial completion without use of any contingency funds, and said project did not encumber the entire CIP budget when awarded; and

WHEREAS, Section 2-360(c) of the Code of Ordinances states *Unanticipated projects/equipment*. Any Capital Project and Capital Equipment item not previously listed in the adopted Capital Budget requiring immediate funding from the Capital Budget will require a two-thirds vote of the Common Council members present at the meeting.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby authorizes reallocation of funds *from* CIP item:

| | |
|---|-------------|
| Res. 24-0375 (24-843 unspent contingency) | \$8,293.20 |
| #843 (New Debt Issue unencumbered) | \$51,706.80 |

And allocating those funds *to* 2025 CIP items:

| | |
|------|-------------|
| #648 | \$60,000.00 |
|------|-------------|

BE IT FURTHER RESOLVED that City departments and staff are hereby authorized to take required steps to effectuate and implement this resolution.



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LEGISLATION STAFF REPORT FOR COUNCIL

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Requestor of Legislation

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Summary/Purpose

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Fiscal Impact

Staff Recommendation



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0001

Agenda Date: 5/1/2025

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Status Update