City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final-revised

Judiciary & Administration Committee

Tuesday, April 29, 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:

UNFINISHED BUSINESS

24-0977 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Traditional Neighborhood District - General, allowing for the combination of parcels and construction of commercial and residential mixed-use buildings at 1822 State Road 16 and adjacent parcels at State Road 16.

Referred from November 2024 meetings.

24-1287 A CHARTER ORDINANCE to create Section 19 of Appendix A of the Code of Ordinances of the City of La Crosse creating the position, duties and responsibilities of the Office of the City Administrator and removing duties from the Office of the Mayor.

Sponsors: Reynolds

Referred from October 2024 meetings.

25-0177 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Traditional Neighborhood Development District - Specific allowing for the construction of a commercial and residential mixed-use building at 413, 417, 423, 425 and 431 West Ave. N. and 1204 Badger St.

Referred from March 2025 meetings.

NEW BUSINESS

25-0413 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific, allowing for the construction of 14 single-family homes at 5917 River Run Road.

Public Hearing.

25-0416 AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for the property to be converted to a duplex at 1027 6th Street S.

Public Hearing.

25-0426 Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the license period 2024-2025 (May).

25-0456 Resolution to support the designation of the Mississippi River Trail within the limits of the City of La Crosse.

Sponsors: Sleznikow

25-0478 Resolution to contest the WisDOT's proposed modifications, including closure, of the existing public railroad crossings at Liberty Street/St. Cloud Street and Avon Street/Hagar Street.

Sponsors: Goggin and Janssen

25-0502 Resolution clarifying the membership and continuing duties of a City Administrator Working Group and outlining its current recommendation.

Sponsors: Sleznikow

Short-circuited by Mayor Washington-Spivey on 4.25.2025.

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.

Judiciary & Administration Committee Members:
Tamra Dickinson, Olivia Stine, Gary Padesky, Mackenzie Mindel, Jennifer Trost, Crystal Bedford, Lisa Weston

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-0977

Agenda Date: 4/29/2025 **Version:** 1 **Status:** Agenda Ready

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Craig, Sondra

From: Dale Jacobson <dspacematters@gmail.com>
Sent: Monday, February 24, 2025 11:46 AM
To: Craig, Sondra
Subject: Re: All Space Matters Inc Hwy 16 project

[You don't often get email from dspacematters@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

*** 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. ***

I would like withdraw the zoning petitions 1822 Hwy 16. 2024-0977, 25-0014 Sent from my iPhone

> On Nov 4, 2024, at 10:38 AM, Craig, Sondra <craigs@cityoflacrosse.org> wrote:
>
> Dale,
>
> We received your email. I will attach it to the legislation. Below is
> the Judiciary & Administration Committee meeting agenda and the zoom
> link (if you plan on attending virtually instead of in person). It
> would be helpful to register in advance indicating you wish to
> speak/available to answer questions. This helps the chair identify who
> is online. Here is a link to register:
> https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.
> cityoflacrosse.org%2Fcity-services%2Fmeeting-registration&data=05%7C02
> %7Ccraigs%40cityoflacrosse.org%7C8eb7d9c3fb374c06f6d208dd54fb15be%7Cb9
> bc47de972a4482ad22b9c21b74e467%7C0%7C0%7C638760160013028347%7CUnknown%
> 7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4z
> MiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C%7C&sdata=uJ8OAa1ZU%2FcM
> SwI%2Bd57JRmFSgEKJEPRxKu4gZh610MU%3D&reserved=0
>
> Judiciary & Administration Committee - Wednesday, November 6, 2024
> - Regular Meeting - 6:00 p.m. in the Council Chambers
> Agenda:
> https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Flegi
> star.granicus.com%2Fcityoflacrosse%2Fmeetings%2F2024%2F11%2F6161_A_Jud
> iciary___Administration_Committee_24-11-06_Meeting_Agenda.pdf%3Fid%3Da
> adea04e-a533-4160-a92d-ff28f1050b45&data=05%7C02%7Ccraigs%40cityoflacr
> osse.org%7C8eb7d9c3fb374c06f6d208dd54fb15be%7Cb9bc47de972a4482ad22b9c2
> 1b74e467%7C0%7C0%7C638760160013046473%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0
> eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIl
> dUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=KEJXp5QFumdWgmRJUCKrbB14fNi49DFZ3p7u
> dU8oXwE%3D&reserved=0
>
> J&A Participation Link:
> https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus06
> web.zoom.us%2Fj%2F83896973662%3Fpwd%3DNWpxOEFqeUNMZ0haTEdXK2JiU0M3QT09
> &data=05%7C02%7Ccraigs%40cityoflacrosse.org%7C8eb7d9c3fb374c06f6d208dd
> 54fb15be%7Cb9bc47de972a4482ad22b9c21b74e467%7C0%7C0%7C6387601600130588
> 40%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCI

> sIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=o
> vDW1YMUSyPQPav3HctMWzfH4CxoqxAE%2FXQWqhGYGO4%3D&reserved=0
> Meeting ID: 838 9697 3662
> Passcode: CC2024
> Call in (audio only): +1 312 626 6799
>
> SONDRA CRAIG (she/her)
> Deputy City Clerk
> City Clerk's Office
> City of La Crosse
> 400 La Crosse Street
> La Crosse WI 54601
>
> craigs@cityoflacrosse.org
> Direct: 608.789.7549 | Office: 608.789.7510 Visit the City Clerk
> webpage:
> https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.
> cityoflacrosse.org%2Fyour-government%2Fdepartments%2Fcity-clerk&data=0
> 5%7C02%7Ccraigs%40cityoflacrosse.org%7C8eb7d9c3fb374c06f6d208dd54fb15b
> e%7Cb9bc47de972a4482ad22b9c21b74e467%7C0%7C0%7C638760160013070397%7CUn
> known%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOi
> JXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=WqNijLd8
> IqjdQlTk89HhGKABuvTn1ids28RYrMTWYFI%3D&reserved=0
>
> City Clerk's Office hours: 8:00 a.m. to 4:30 p.m., Monday through
> Friday Public Service hours 8:00 a.m. to 4:00 p.m. Monday through
> Thursday in the City Hall Lobby
>
> Elected Officials and Members of Official Committees:
> In order to comply with open meeting requirements, please limit any reply to only the sender of this electronic communication.
>
> -----Original Message-----
> From: Dale Jacobson <dspacematters@gmail.com>
> Sent: Monday, November 4, 2024 10:30 AM
> To: Craig, Sondra <craigs@cityoflacrosse.org>
> Cc: Acklin, Tim <Acklint@cityoflacrosse.org>
> Subject: All Space Matters Inc Hwy 16 project
>
> *** 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. ***
>
>
> I am requesting a 6 month delay, Please. We are working our final details on project with engineer and Zoning.
>
> Please allow delay.
>
> Thanks,
> Dale Jacobson
> 414-897-3500

Craig, Sondra

From: Dale Jacobson <dspacematters@gmail.com>
Sent: Monday, November 4, 2024 10:30 AM
To: Craig, Sondra
Cc: Acklin, Tim
Subject: All Space Matters Inc Hwy 16 project

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I am requesting a 6 month delay, Please. We are working our final details on project with engineer and Zoning.

Please allow delay.

Thanks,
Dale Jacobson
414-897-3500

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Traditional Neighborhood District - General, allowing for the combination of parcels and construction of commercial and residential mixed-use buildings at 1822 State Road 16 and adjacent parcels at State Road 16.

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

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Local Business and Commercial Districts to the Traditional Neighborhood District – General on the Master Zoning Map, to-wit:

Tax Parcel 17-10460-220; State Road 16
Tax Parcel 17-10460-150; State Road 16
Tax Parcel 17-10460-130; State Road 16
Tax Parcel 17-10460-110; 1822 State Road 16

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

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

_____
Mitch Reynolds, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

Craig, Sondra

From: Dale Jacobson <dspacematters@gmail.com>
Sent: Tuesday, July 23, 2024 8:51 AM
To: Elsen, Nikki; Craig, Sondra
Cc: Acklin, Tim
Subject: Hwy 16 (#24-0977)

*** 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. ***

We may need to make changes and direction with this proposed project. We need to delay 90 days if you would allow.

Thanks,
Dale Jacobson
All Space Matters inc
414-897-3500

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

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

Petitioner (name and address):

All Space Matters Inc

Owner of site (name and address):

Richard F Molzahn Trust, 259 Larkspur Lane E, Onalaska, WI 54650
TLC Properties LLC, Lamar Sign Company, 1329 Interchange Pl, La Crosse, WI 54603

Address of subject premises:

1822 WI-16, La Crosse WI, Tjhere are 4 parcels, only one has an address

Tax Parcel No.: 17-10460-220, 17-10460-150, 17-10460-130, 17,1046-110

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

See attached legal of all 4 parcels combined

PDD/TND: X General _____ Specific _____ General & Specific

Zoning District Classification: C-1 Local Business, C-2 Commercial

Proposed Zoning Classification: TND-General

Is the property located in a floodway/floodplain zoning district? ___ Yes x No

Is the property/structure listed on the local register of historic places? ___ Yes x No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? x Yes ___ No

Is the consistent with the policies of the Comprehensive Plan? x Yes ___ No

Property is Presently Used For:

Vacant

Property is Proposed to be Used For:

Commercial business condos with living units

Proposed Rezoning is Necessary Because (Detailed Answer):

Combing parcels and buildings overlap property lines and utility hookups

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

Consistant with what is present and already in discussions with neighbors

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

It does not to my understanding

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 5th ***day of*** July, 2024.

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

(signature)

605-759-2438 (telephone) 7-3-24 (date)

candel6@lamar.com (email)

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

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

Review was made on the 8th day of July, 2024

Signed: Director of Planning & Development

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

It does not to my understanding

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 5th ***day of*** July, 2024.

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

Richard A. Mayer
(signature)

(608) 769-1167 (telephone)

07/03/2024 (date)

molzah202@gmail.com
(email)

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

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

Review was made on the 3rd day of July, 20___.

Signed: _____
Director of Planning & Development

AFFIDAVIT

Andrew Waldstein NOTARY PUBLIC STATE OF WISCONSIN

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Richard A. Molzahn, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 1822 WI-16 La Crosse, WI 54601

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

Richard A. Molzahn
Property Owner

Subscribed and sworn to before me this 3rd day of July, 2024

Andrew Waldstein
Notary Public
My Commission expires 5/29/27.

AFFIDAVIT

Andrew Waldstein NOTARY PUBLIC STATE OF WISCONSIN

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Dale R. Jacobson, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 1822 WI-16 LaCrosse, WI. 54601

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

Property Owner

Subscribed and sworn to before me this 3rd day of July, 2024

Notary Public
My Commission expires 5/29/27.

HIGHWAY 16
BUSINESS CONDOS

ALL SPACE MATTERS INC.
Dale Jacobson (414) 897-3500

General Development Plan.

Introduction:

I believe that this parcel is truly unique due to its prime location, high visibility, and the opportunity it presents for a development that is situated between two prominent billboards. One of the main challenges is to create a development of high quality while ensuring that the commercial and residential units are affordable for owner-occupants.

By offering a mix of business and residential condominium units, we provide small businesses with the chance to establish themselves in a central, high-traffic area that is also cost-effective. In the current economic climate, it is increasingly difficult for small businesses to expand into new locations due to the soaring costs of land, development, and financing. However, with business-condos, all owners can benefit from sharing the land and infrastructure expenses, thus lowering their overall costs.

Moreover, owners can take advantage of the residential aspect of the development to reduce expenses by living on-site. This type of mixed-use development not only benefits the business community but also serves as a valuable resource by offering support to businesses seeking affordable and accessible locations for growth.

Per the site plan you will see several proposed buildings that are 60' x 60'. A perspective buyer can combine buildings and do a larger building, as you can see under the elevations tab.

I would like to further mention that proposed development signs have been erected at the beginning of July. Per the realtor, Sarah Hemker, there has been a very strong and positive reaction to the proposed development.

Include the following information:

1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.

Answer: Parcels: NE Small parcelTax #017-10460-220 .1ac, North Parcel 17-10460-150 .76 Ac, Middle parcel 17-10460-130 Tax ID .345ac, South parcel Tax ID 17-10460-110 .503ac. Total Ac. 1.708 ac. Building foot print areas 23,600sqft. 50,281sqft open space 39.1%.

- Requesting all parcels to be C-2 TND Zoning. Use Business condos with living unit as an included option. Proposed 6 buildings. Building 1-6 can be single to 2 unit buildings.
- Zoning to North and South is commercial zoning, East is residential.
- Municipal services all located in Frontage road.

2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
   - Each building would have an approx. cost of $800k. Site improvement costs with infrastructure and landscaping is approx. $900k
3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.
   - Covenants will be for lawn care, snow plowing, reserve for blacktop maintenance and long-term care for retaining walls.

4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.
   - I am not seeing need for waivers from the standard of development.
5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.
   - Would like to start infrastructure end of Sept. 2024 and have all building completed by Summer of 2026. I feel that 3 of the buildings will be completed in 2025.
6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.
   - See attached.
7. A legal description of the boundaries of lands included in the proposed Planned Development District.
   - See attached.
8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
   - Commercial businesses to North & South. Residential to the East. West is DOT.
9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.
   - Drainageways are indicated on Storm Water Management Plan.
10. Characteristics of soils related to contemplated specific uses.
    - Sandy Loam soil
11. Existing topography on site with contours at no greater than two-foot intervals City Datum where available.
    - See attached contour
12. General landscaping treatment.
    - Storm water management plan. In addition wild flower plantings under billboard areas and West hillside.

Additional material. Additional material and information shall be provided for specific types of uses when petitioning for a change in zoning under a general development plan as follows, with the exception that the standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development shall only be required to be submitted as part of a specific comprehensive development plan:

1. Wherever residential development is proposed within a Planned Development District, the general development plan shall contain at least the following information:
   (i) The approximate number of dwelling units proposed by type of dwelling and the density (i.e., the number of dwelling units proposed per gross and net acre for each type of use).
   (ii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

General Development Plan.

Include the following information:

1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.

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   - Drainageways are indicated on Storm Water Management Plan.
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    - Sandy Loam soil

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    - See attached contour
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    - Storm water management plan. In addition wild flower plantings under billboard areas and West hillside.

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1. Wherever residential development is proposed within a Planned Development District, the general development plan shall contain at least the following information:
   (i) The approximate number of dwelling units proposed by type of dwelling and the density (i.e., the number of dwelling units proposed per gross and net acre for each type of use).
   (ii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

Email from Zoning Dept. (Included for historical)

Hello Dale,

Per our conversation and emails:

1. I do like the designs. I think that is along the line of what we talked about. Still very much interested in, and supportive of, multi-story buildings with residential above. There is a lot of residential that has been developed in this area over the last decade and we are in need of more housing opportunities, particularly affordable. They may also be attractive to those that are leasing your spaces on the ground floor.
   a. I think you have enough to here to have a prelim design review meeting. They are usually held on Friday mornings at 9am via Zoom. Because I am concerned that not enough staff will be present on July 5th I won't schedule you until July 12th. Let me know if you have any concerns with that.
2. As stated, because you want to combine the lots and have multiple buildings on that one lit you will need to rezone them to Traditional Neighborhood Development. This will allow for you to request the uses and site conditions you desire with approval being granted by the Common Council.
3. Rezoning Process.
   a. Process typically is a two-step process.
      i. Frist step is to rezone to TND-General. Typically, this is a review and decision on proposed use.

ii. Second step is to TND-Specific. Typically, this is approving your final master plans for the site.

4. TND zoning application
    a. Link to rezoning petition.
        i. https://www.cityoflacrosse.org/your-government/departments/city-clerk/forms-chart/planned-development-district-and-traditional-neighborhood-district
    b. Application submittal should include the following:
        i. Completed application.
        ii. Recordable legal description of the parcel
        iii. Any preliminary plans for the development. Particularly floor plans.
        iv. Cover letter that includes any information about your project and responses to the items that are listed on the attached "General Development Plan" document.
            1. I would recommend being very transparent on use and anticipated departures/exceptions/variances from typical zoning requirements.
5. Council Member Contact Info: (I recommend reaching out to her to discuss your project)
    b. Erin Goggin- goggine@cityoflacrosse.org 715-523-9048
6. Application submittal deadlines:
    b. July 5th- 5pm (Meetings all in August)
    c. August 2nd- 5pm (Meetings all in September)
    d. Let me know if you need the dates after August.
    e. If you would like me to look over your application prior to submittal, please let me know.

Comprehensive Marketing Plan
Multipurpose Business Condos

Marketing will focus on business that would benefit from a location with one of the highest traffic counts in La Crosse County. It's anticipated that optimal building spaces range from 1800-12,000 square feet. It's essential to highlight several key features to attract potential buyers that offer commercial usage with living spaces in a high traffic location. The following is a comprehensive strategy.

"Discover the perfect blend of business and residential living with our multipurpose condos, strategically located in a high-traffic area. These units offer unparalleled visibility and accessibility, making them ideal for entrepreneurs and small business owners who value convenience and modern amenities."

MARKETING STRATEGY

Develop a Strong 1 on 1 Target Audience:
Prime location with easy access to transportation and local services.
Sustainable or green building features, if applicable.

Investors:
Those looking for properties with dual-use capabilities and high rental potential.

Remote Workers:
Professionals seeking a home office setup with the potential for foot traffic for future business.

HIGHLIGHT UNIQUE SELL POINTS

Versatility
Emphasize the dual-purpose nature of the condos, suitable for both residential and commercial use.

Location
Highlight high traffic location which is ideal for business seeking visibility and accessibility with beautiful view.

Modern Amenities
Showcase the contemporary design, fiber optics internet, and other modern facilities that appeal to both residents and businesses.

Zoning Flexibility
Explain any zoning benefits that allow for mixed-use, ensuing potential buyers understand the flexibility offered.

VISUAL MARKETING

Professional Photography and Virtual Tours
High quality images and virtual tours can help potential buyers visualize the space's potential.

Floor Plans and Renderings
Provide detailed floor plans and 3D renderings to illustrate how the space can be utilized both commercially and residentially.

ADVERTISING CHANNELS

Online listings:
Utilize real estate platforms (Zillow, Realtor.com , and LoopNet, etc.) to reach broad audience.

Social Media:
Leverage platforms like Facebook, Instagram, LinkedIn for targeted advertising.

Local Media:
Advertise with local business journalism's newspapers, community bulletins to attract local interest.

NETWORK AND DIRECT OUTREACH

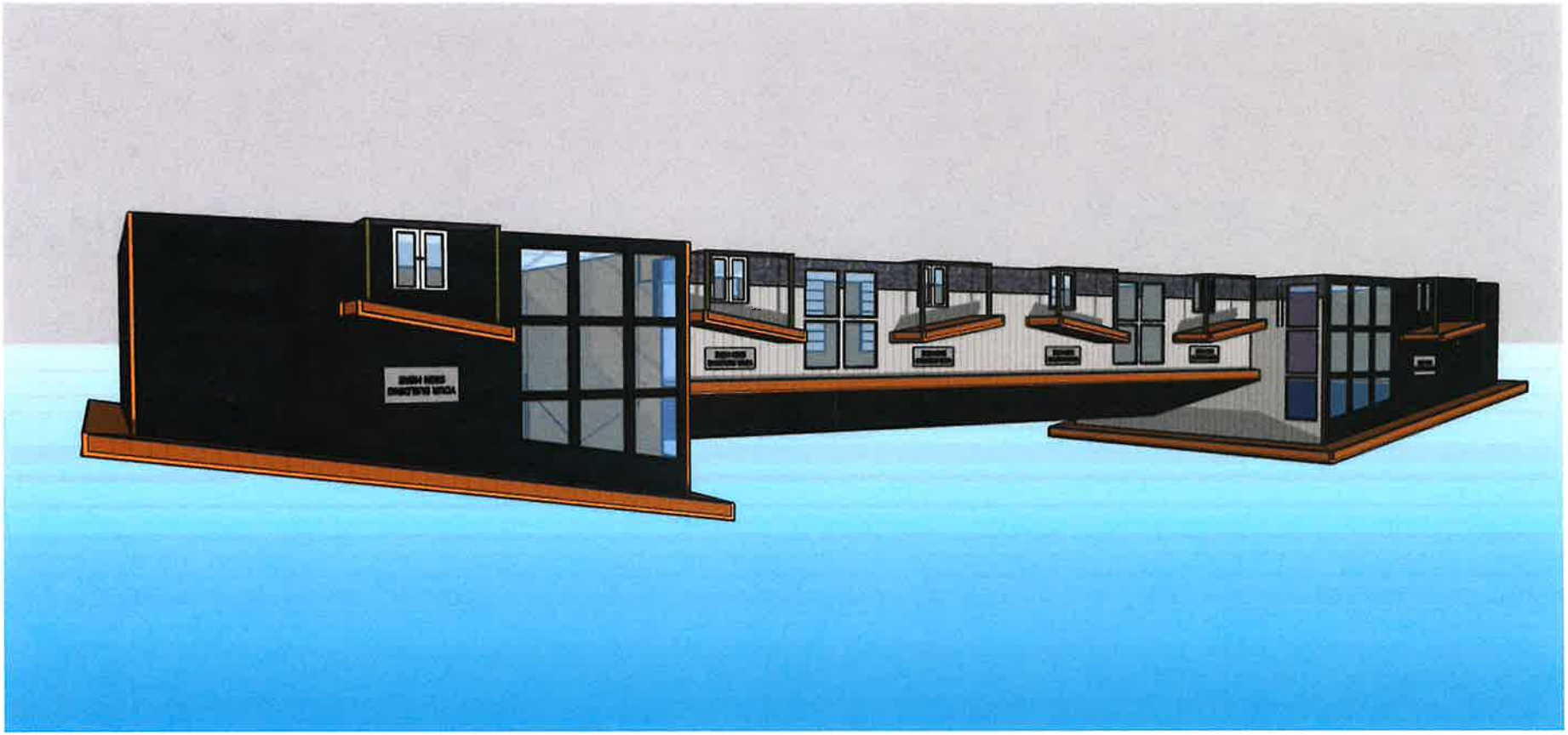
Partner with Century 21 Real Estate Agent:
Professional who specialize in commercial and mixed-use properties.

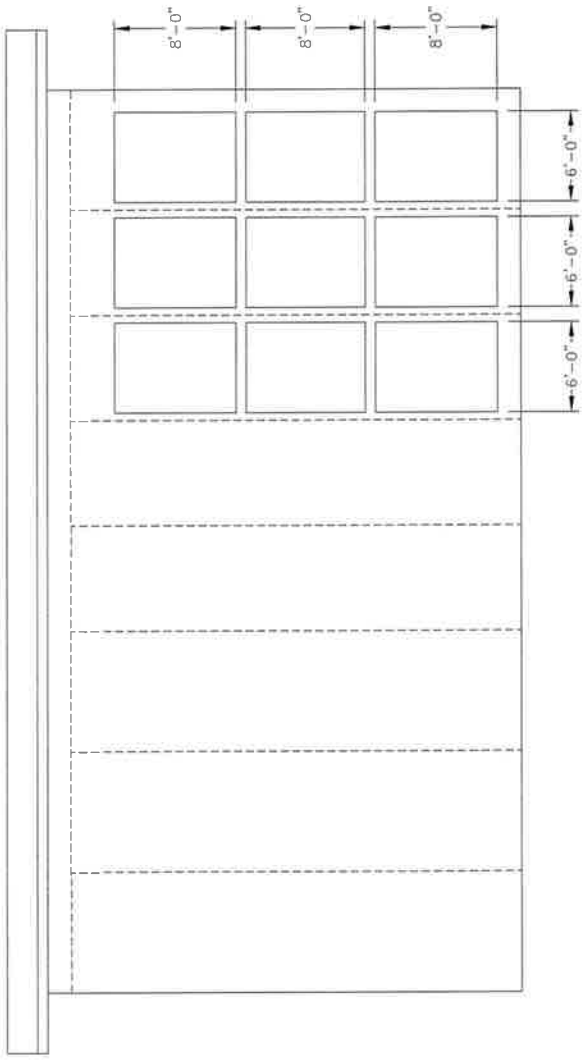
Business Associations:
Engage local chamber and business associations and industry specific groups.

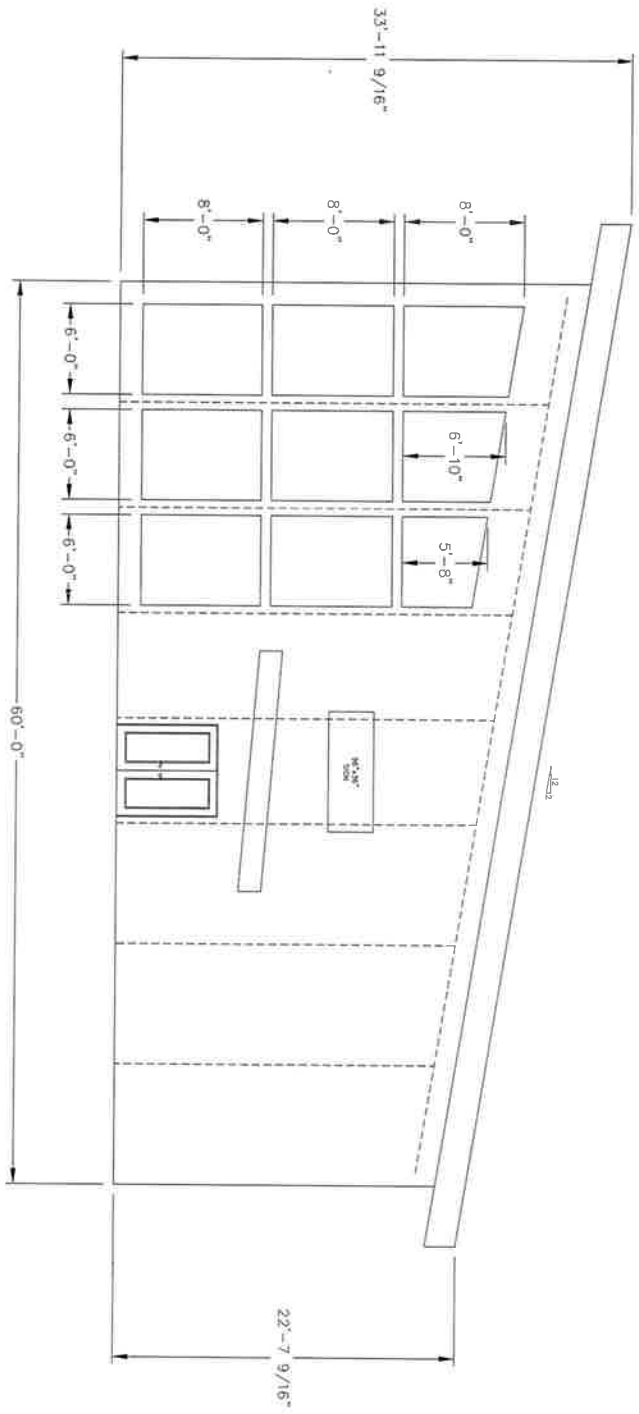
Trade Shows & Events:
Attend and host events to allow potential buyers to promote the dual use condos.

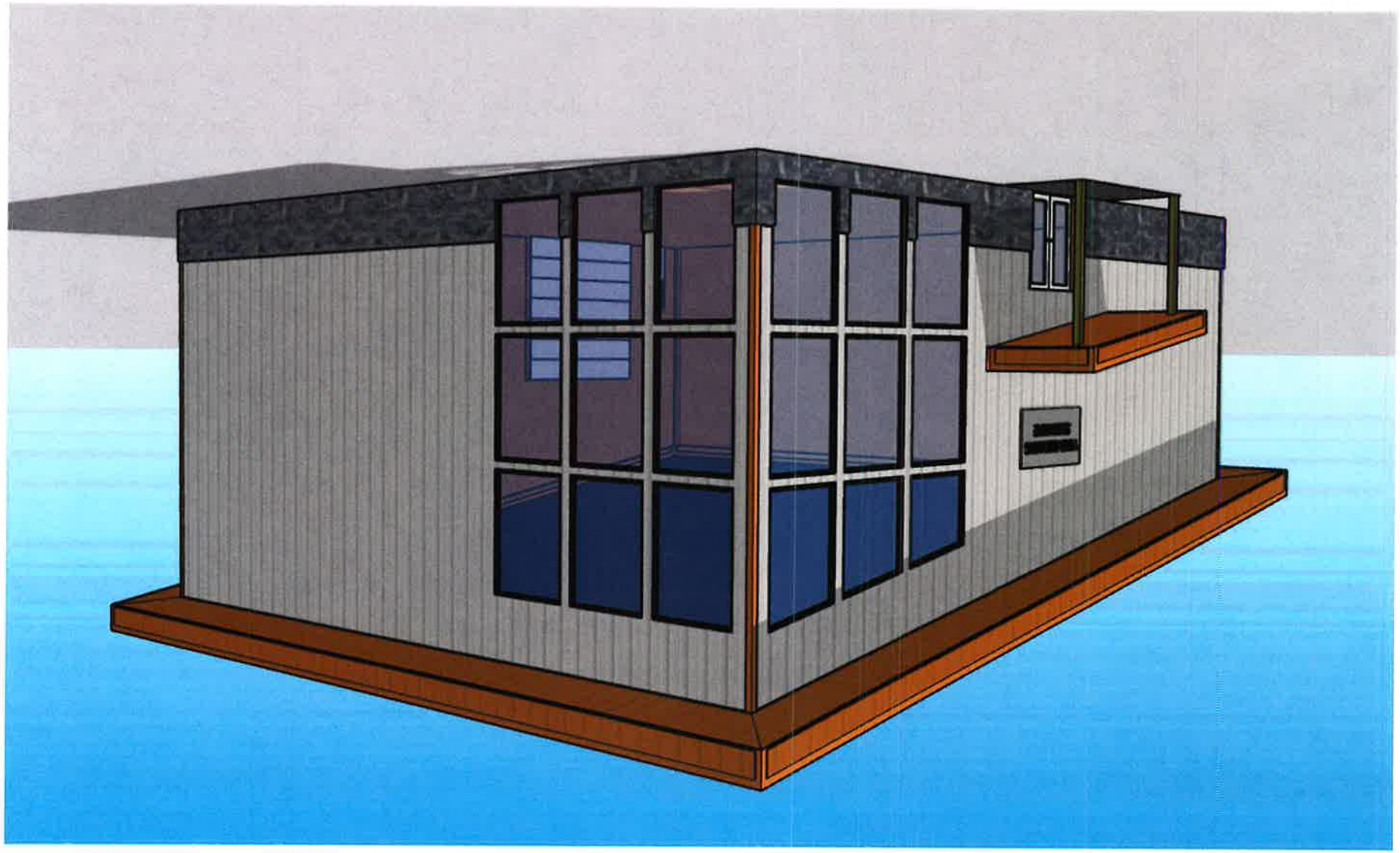
Email Marketing Campaign:
Build email list of potential buyers and business contacts, send regular newsletters, updates, event notices, etc.

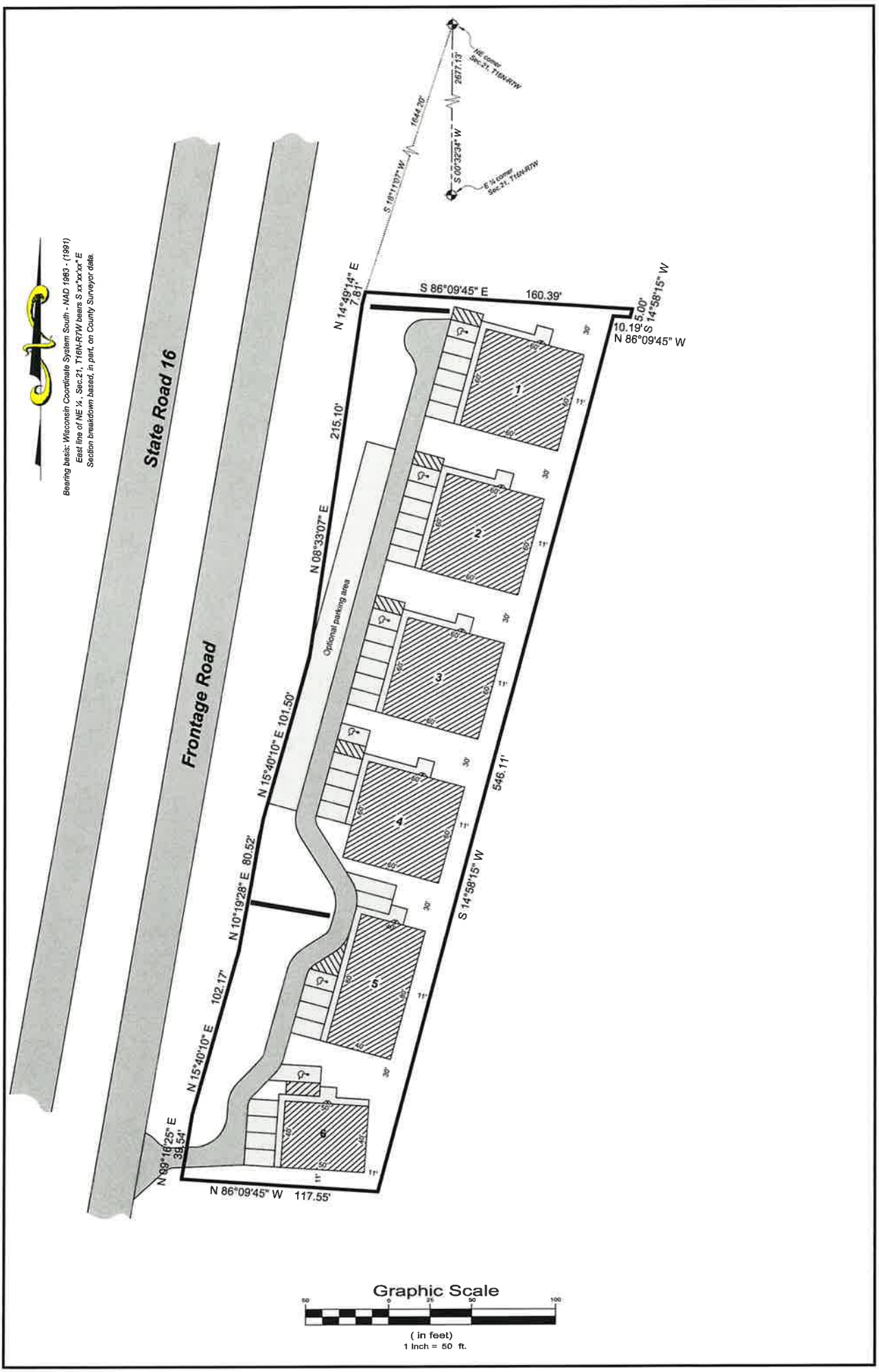
Offer Incentives:
Provide limited time offers, (reduced prices, customized build-out, free 1 year maintenance).




8'-0"
8'-0"
8'-0"
6'-0"
6'-0"
6'-0"


33'-11 9/16"
8'-0"
8'-0"
8'-0"
6'-0"
6'-0"
6'-0"
6'-10"
5'-8"
60'-0"
12
12
22'-7 9/16"




Bearing basis: Wisconsin Coordinate System South - NAD 1983 - (1991)
East line of NE ¼, Sec.21, T16N-R7W bears S xx°xx'xx" E
Section breakdown based, in part, on County Surveyor data.
State Road 16
Frontage Road
Optional parking area
NE corner Sec.21, T16N-R7W
2677.13'
S 00°32'34" W
1644.20'
S 18°11'07" W
E ¼ corner Sec.21, T16N-R7W
N 14°49'14" E
7.81'
S 86°09'45" E
160.39'
5.00'
S 14°58'15" W
10.19'
N 86°09'45" W
215.10'
N 08°33'07" E
N 15°40'10" E 101.50'
N 10°19'28" E 80.52'
N 15°40'10" E 102.17'
N 09°16'25" E
39.54'
N 86°09'45" W 117.55'
546.11'
S 14°58'15" W
1
2
3
4
5
6
Graphic Scale
50 0 25 50 100
(in feet)
1 inch = 50 ft.

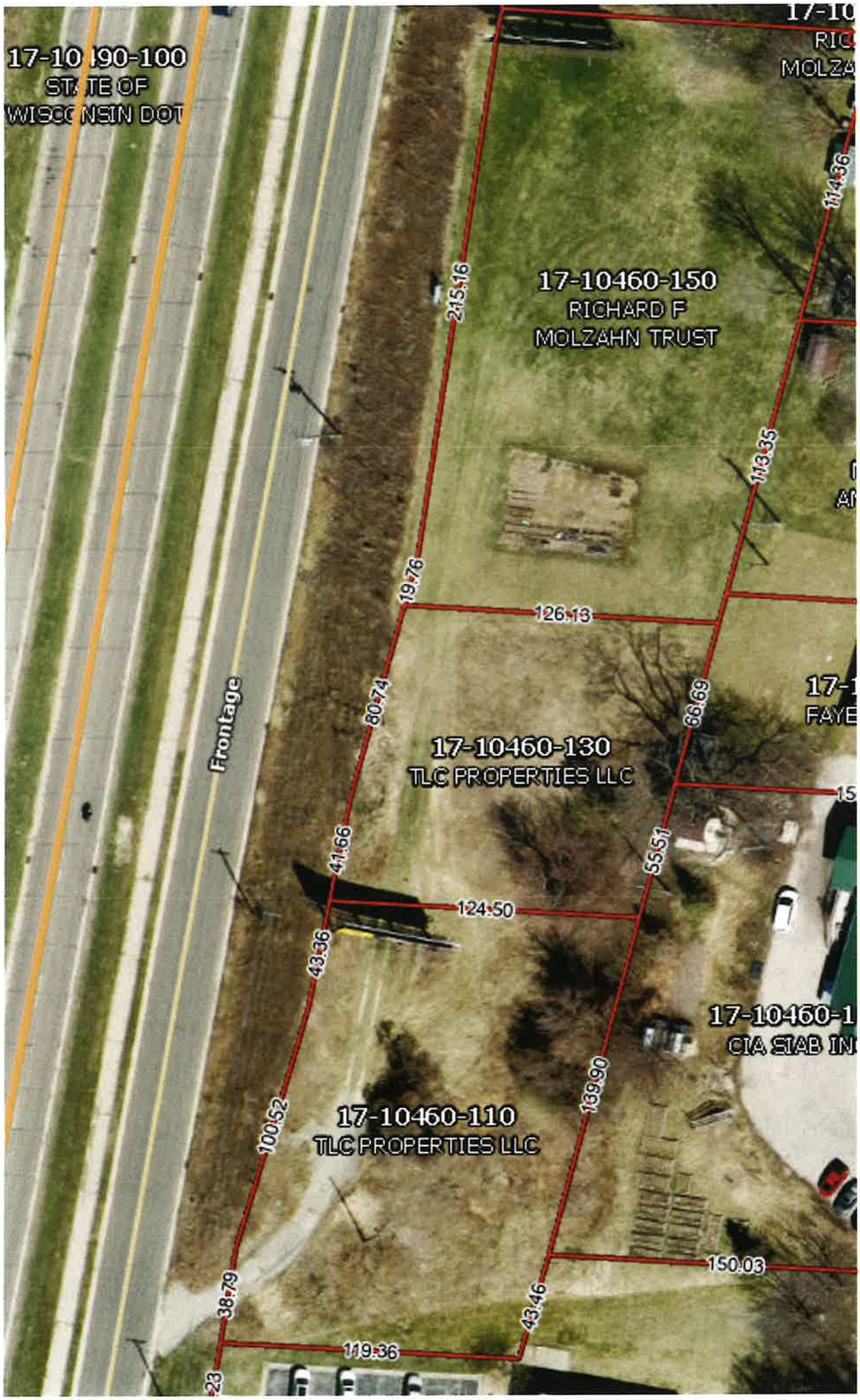

17-10490-100
STATE OF
WISCONSIN DOT
17-10460-150
RICHARD F
MOLZAHN TRUST
17-10460-130
TLC PROPERTIES LLC
17-10460-110
TLC PROPERTIES LLC
Frontage
215.16
114.36
113.35
19.76
126.13
80.74
66.69
41.66
55.51
124.50
43.36
139.90
100.52
150.03
38.79
43.46
119.36

EXHIBIT "B"
Legal Description of the Property

PLAT OF SURVEY

DESCRIPTION – PARCEL A:
PART OF LOTS 17, 18, 19, 20, 21, AND 22 IN BLOCK 2 OF PLAT OF COLD SPRINGS IN THE TOWN OF CAMPBELL, NOW IN THE CITY OF LA CROSSE AND PART OF GOVERNMENT LOT 7 OF SECTION 21, T16N, R7W, BEING PART OF THE VACATED WEST HALF OF THE ALLEY IN SAID BLOCK 2 OF PLAT OF COLD SPRINGS, LA CROSSE COUNTY, WI; DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE N41°01'18"W 756.65 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF THE PLAT OF COLD SPRINGS; THENCE N13°59'28"E ALONG SAID CENTERLINE 42.43 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N15°01'56"E 263.81 FEET TO THE POINT OF BEGINNING; THENCE N86°00'06"W ALONG THE SOUTH LINE OF SAID LOT 17 AND ITS EXTENSION 125.71 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD 16; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N15°44'48"E 19.87 FEET AND N8°37'45"E 222.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, BLOCK 2; THENCE S85°57'50"E ALONG THE NORTH LINE THEREOF 150.88 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF SAID BLOCK 2; THENCE S15°05'12"W ALONG SAID CENTERLINE 122.51 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S15°01'56"W 123.55 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS APPROXIMATELY 33,124 Sq. Ft.

SUBJECT TO ANY EASEMENTS OF RECORD.

SUBJECT TO A SIGN EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 22; THENCE S85°57'50"E ALONG THE NORTH LINE THEREOF 61.00 FEET; THENCE S4°02'10"W 25.00 FEET; THENCE N85°57'50"W 63.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 16; THENCE N8°37'45"E 25.08 FEET TO THE POINT OF BEGINNING.

DESCRIPTION – PARCEL B:
PART OF LOTS 14, 15, AND 16 IN BLOCK 2 OF PLAT OF COLD SPRINGS IN THE TOWN OF CAMPBELL, NOW IN THE CITY OF LA CROSSE AND PART OF GOVERNMENT LOT 7 OF SECTION 21, T16N, R7W, BEING PART OF THE VACATED WEST HALF OF THE ALLEY IN SAID BLOCK 2 OF PLAT OF COLD SPRINGS, LA CROSSE COUNTY, WI; DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE N41°01'18"W 756.65 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF THE PLAT OF COLD SPRINGS; THENCE N13°59'28"E ALONG SAID CENTERLINE 42.43 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N15°01'56"E 140.75 FEET TO THE POINT OF BEGINNING; THENCE N86°00'06"W ALONG THE SOUTH LINE OF SAID LOT 14 AND ITS EXTENSION 124.00 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD 16; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N11°23'02"E 42.19 FEET AND N15°44'48"E 80.63 FEET TO THE NORTH LINE OF SAID LOT 16, BLOCK 2; THENCE S86°00'06"E ALONG SAID NORTH LINE 125.71 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF SAID BLOCK 2; THENCE S15°01'56"W 123.06 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS APPROXIMATELY 15,209 Sq. Ft.

SUBJECT TO ANY EASEMENTS OF RECORD.

DESCRIPTION – PARCEL C:
PART OF LOTS 12 AND 13 IN BLOCK 2, AND PART OF LOT 20, BLOCK 3 OF PLAT OF COLD SPRINGS IN THE TOWN OF CAMPBELL, NOW IN THE CITY OF LA CROSSE AND PART OF GOVERNMENT LOT 7 OF SECTION 21, T16N, R7W, BEING PART OF THE VACATED PORTION OF SPRING STREET AND BEING PART OF THE VACATED WEST HALF OF THE ALLEY IN SAID BLOCK 2 AND 3 OF PLAT OF COLD SPRINGS, LA CROSSE COUNTY, WI; DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE N41°01'18"W 756.65 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF THE PLAT OF COLD SPRINGS AND THE POINT OF BEGINNING; THENCE N85°44'34"W ALONG THE SOUTH LINE OF SAID LOT 20 AND ITS EXTENSION 120.19 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD 16; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N9°02'06"E 38.79 FEET TO THE NORTH LINE OF SAID LOT 20; THENCE CONTINUING ALONG SAID RIGHT OF WAY N16°23'03"E 100.62 FEET AND N11°23'02"E 42.83 FEET TO THE NORTH LINE OF SAID LOT 13, BLOCK 2; THENCE S86°00'06"E ALONG SAID NORTH LINE 124.00 TO THE CENTERLINE OF THE VACATED ALLEY OF SAID BLOCK 2; THENCE S15°01'56"W 140.75 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S13°59'28"W 42.43 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS APPROXIMATELY 21,986 Sq. Ft.

SUBJECT TO ANY EASEMENTS OF RECORD.

SUBJECT TO A SIGN EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF ABOVE DESCRIBED PARCEL; THENCE S86°00'06"E ALONG THE NORTH LINE THEREOF 55.46 FEET; THENCE S11°23'02"W 29.62 FEET; THENCE N79°30'48"W 55.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 16; THENCE N11°23'02"E 23.36 FEET TO THE POINT OF BEGINNING.

SIGN EASEMENT

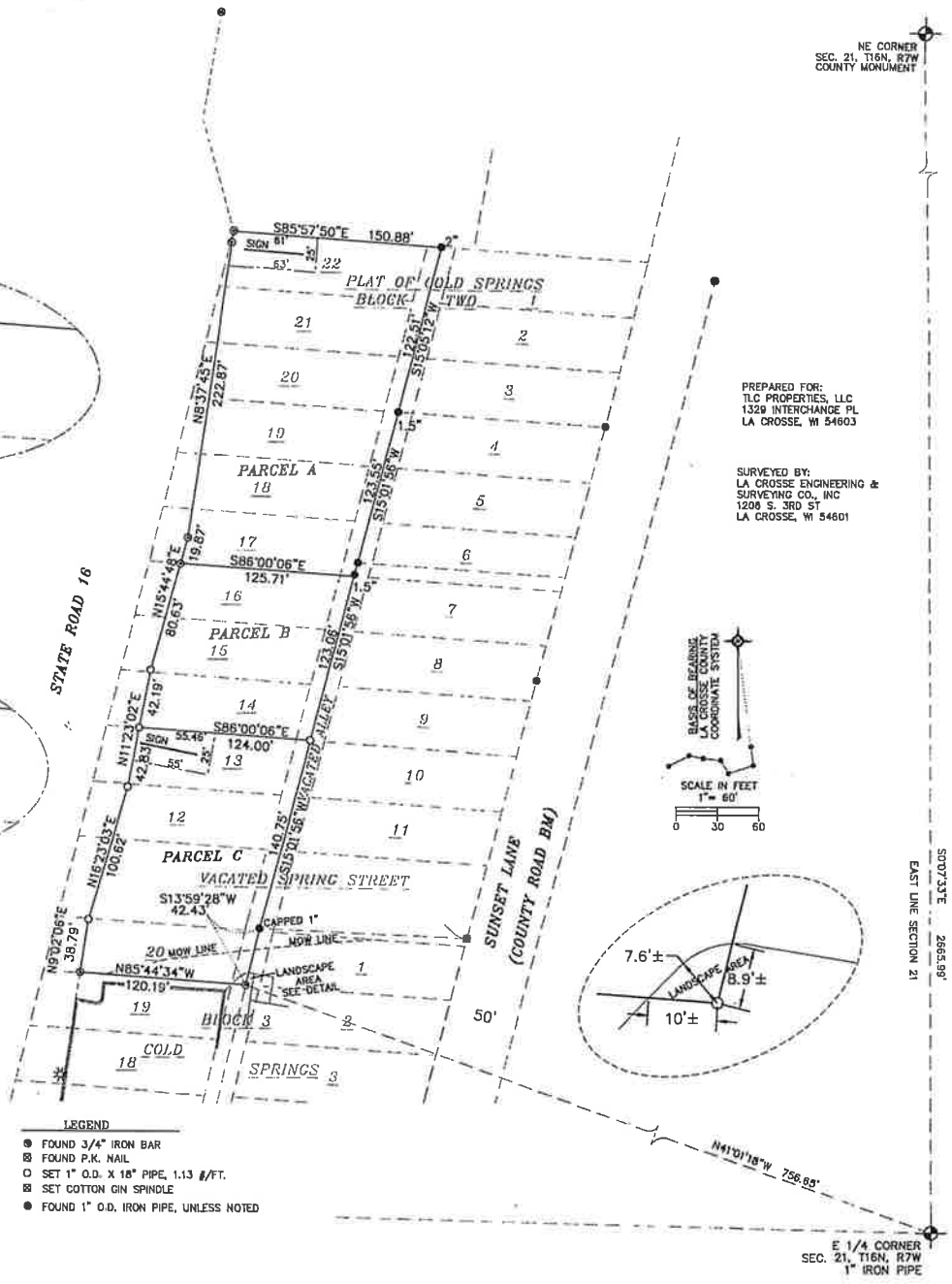
SIGN EASEMENT

I HEREBY CERTIFY THIS SURVEY COMPLIES WITH CHAPTER A-E 7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

7/2/24

FREDERICK J. HILBY, PLS 2841
LA CROSSE ENGINEERING AND SURVEYING CO., INC.

FREDERICK J. HILBY S-2841 ONALASKA WISCONSIN LAND SURVEYOR



LEGEND
- ● FOUND 3/4" IRON BAR
- ⊠ FOUND P.K. NAIL
- ○ SET 1" O.D. X 18" PIPE, 1.13 #/FT.
- ⊠ SET COTTON GIN SPINDLE
- ● FOUND 1" O.D. IRON PIPE, UNLESS NOTED

Part of the SE ¼ of the NE ¼ of Section 21, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, including parts of Lots I2 to 22, Block 2, part of Lot 20, Block 3, part of vacated alleys in said Block 2 and Block 3 and part of vacated Spring Street, all in Cold Springs Addition described as follows:

Commencing at the Northeast corner of said Section 21, thence S 18°11'07" W 1644.20 feet to the easterly line of State Road 16 and the northwest corner of said Lot 22, Block 2, Cold Springs Addition and the point of beginning;

thence, along the north line of said Block 2, S 86°09'45" E 160.39 feet to the easterly line of said vacated alley;

thence, along said easterly line, S 14°58'15" W 5.00 feet;

thence N 86°09'45" W 10.19 feet to the centerline of said alley;

thence, along said centerline and southerly extension thereof, S 14°58'15" W 546.11 feet to the easterly extension of the south line of said Lot 20, Block 3;

thence, along said easterly extension and south line, N 86°09'45" W 117.55 feet to the said easterly line of State Road 16;

thence, along said easterly line, N 09°16'25" E 39.54 feet;

thence, continuing along said easterly line, N 15°40'10" E 102.17 feet;

thence, continuing along said easterly line, N 10°19'28" E 80.52 feet;

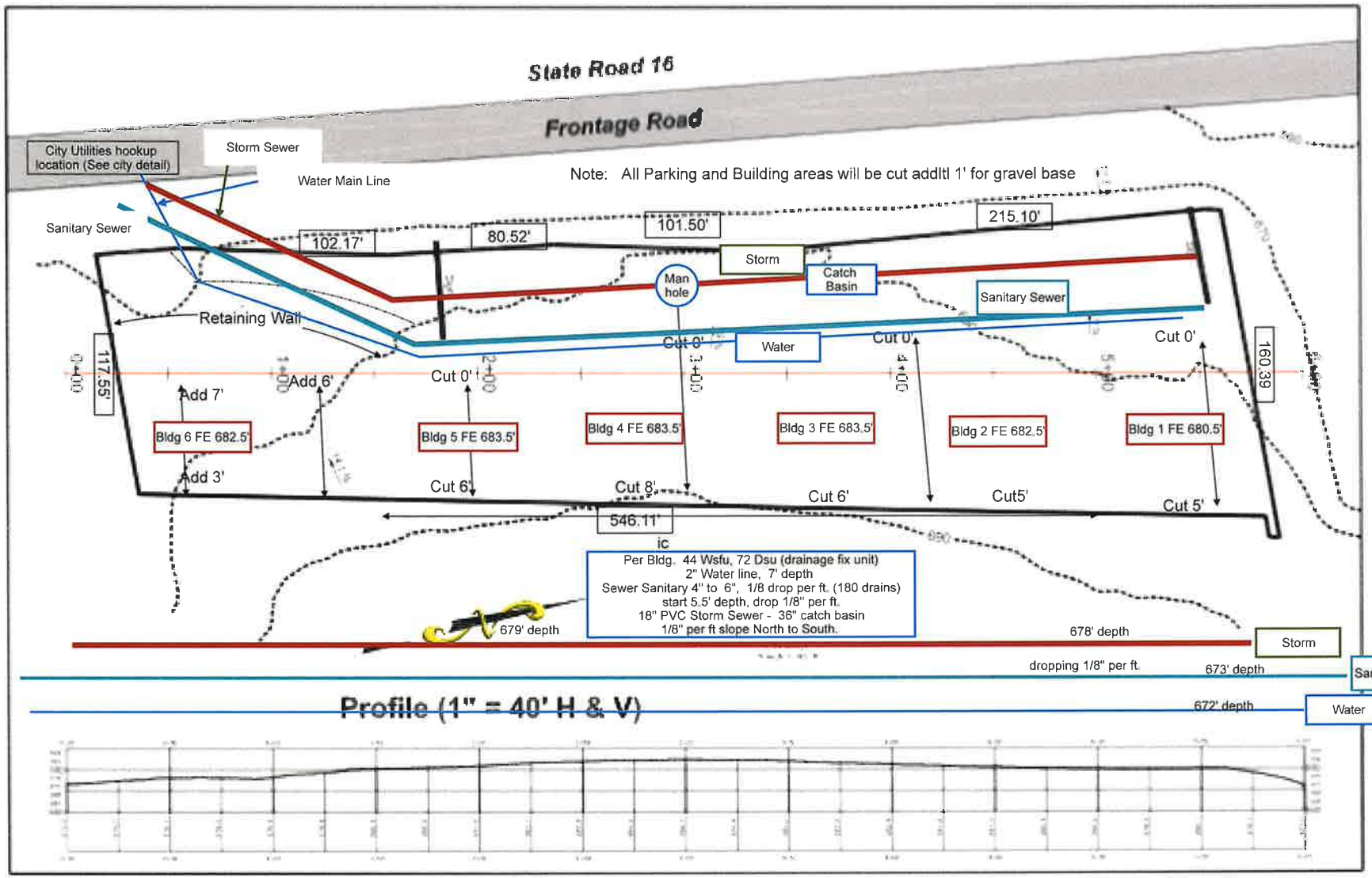
thence, continuing along said easterly line, N 15°40'10" E 101.50 feet;

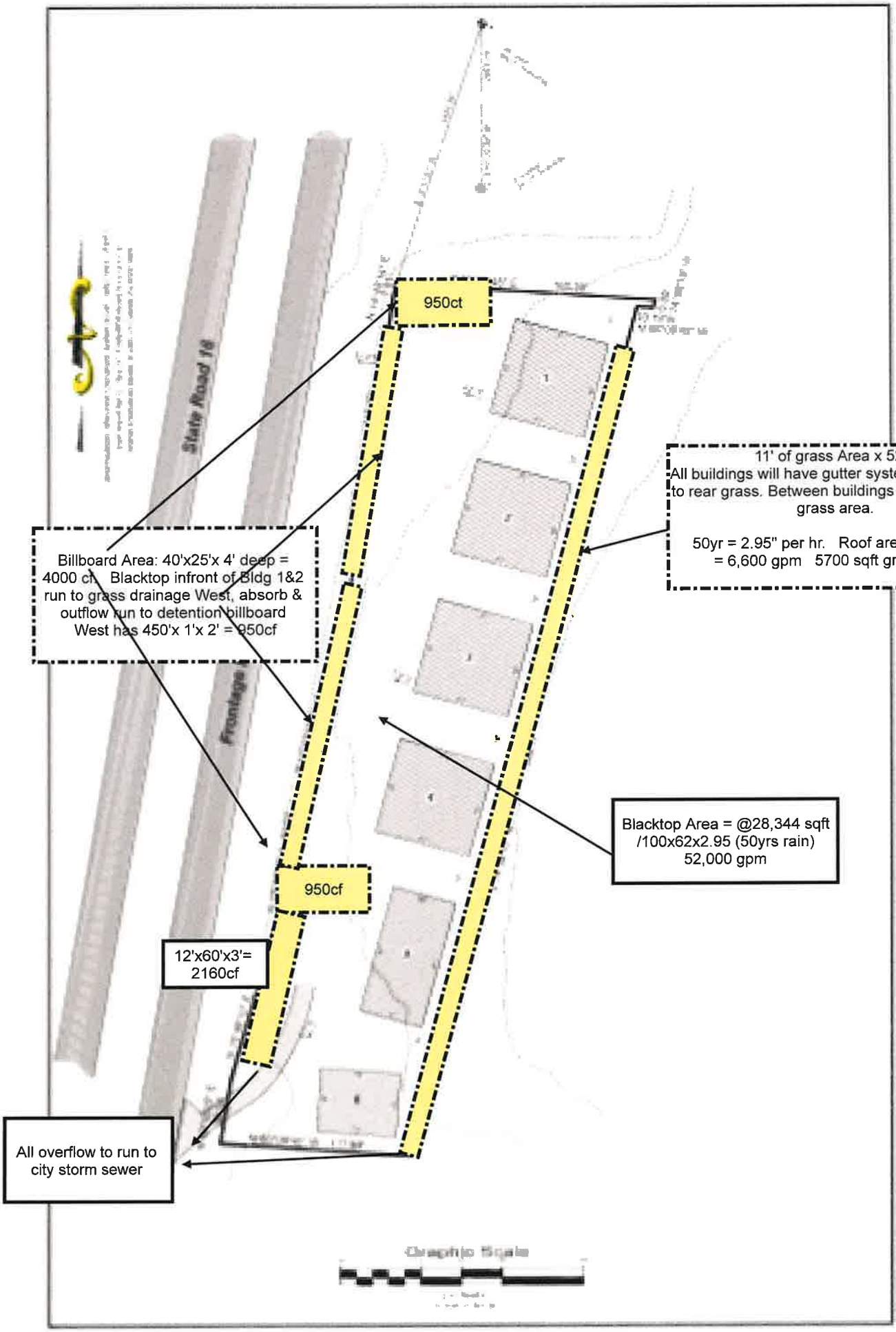
thence, continuing along said easterly line, N 08°33'07" E 215.10 feet;

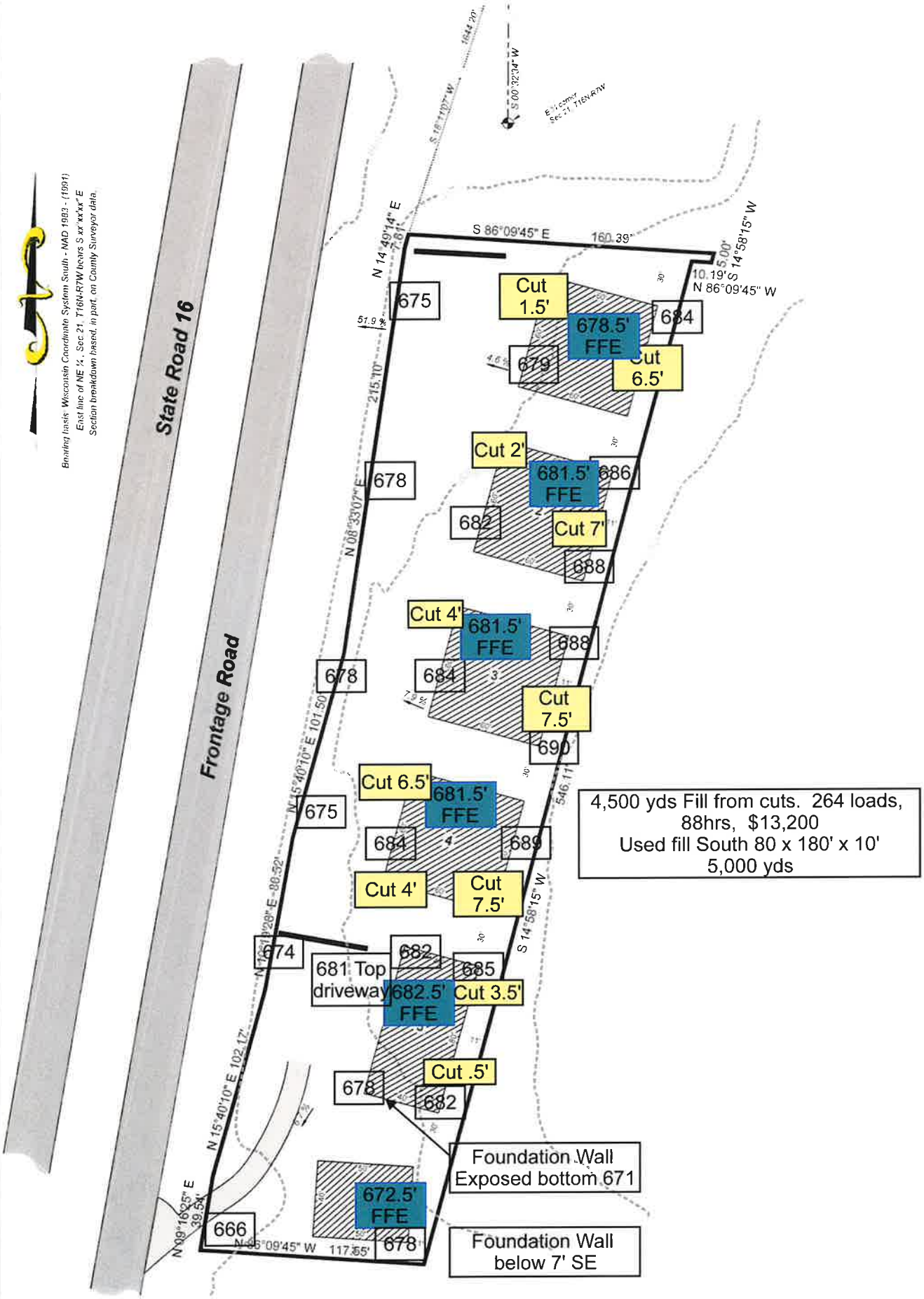
thence, continuing along said easterly line, N 14°49'14" E 7.81 feet to the point beginning.

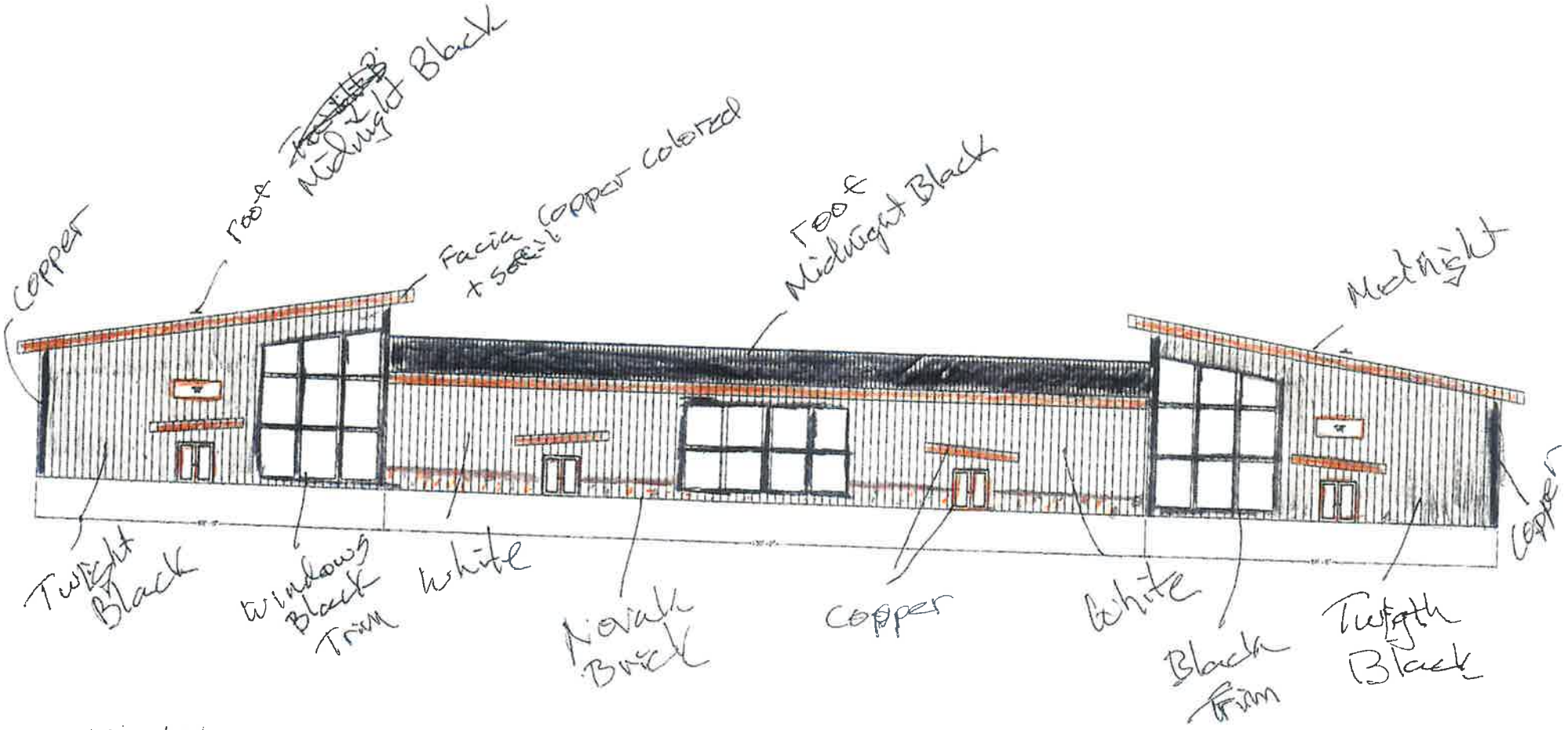
Subject to easements, covenants and restrictions of record.

Containing 1.61 acres.


State Road 16
Frontage Road
City Utilities hookup location (See city detail)
Storm Sewer
Water Main Line
Sanitary Sewer
Note: All Parking and Building areas will be cut addltl 1' for gravel base
102.17'
80.52'
101.50'
215.10'
Storm
Catch Basin
Man hole
Sanitary Sewer
Retaining Wall
Water
Cut 0'
Cut 0'
Cut 0'
117.55'
160.39
Add 7'
Add 6'
Cut 0'
Bldg 6 FE 682.5'
Bldg 5 FE 683.5'
Bldg 4 FE 683.5'
Bldg 3 FE 683.5'
Bldg 2 FE 682.5'
Bldg 1 FE 680.5'
Add 3'
Cut 6'
Cut 8'
Cut 6'
Cut5'
Cut 5'
546.11'
ic
Per Bldg. 44 Wsfu, 72 Dsu (drainage fix unit)
2" Water line, 7' depth
Sewer Sanitary 4" to 6", 1/8 drop per ft. (180 drains)
start 5.5' depth, drop 1/8" per ft.
18" PVC Storm Sewer - 36" catch basin
1/8" per ft slope North to South.
679' depth
678' depth
Storm
dropping 1/8" per ft.
673' depth
Sanitary Sewer
672' depth
Water
Profile (1" = 40' H & V)


950ct
11' of grass Area x 520'
All buildings will have gutter system, downspout to rear grass. Between buildings sloped to rear grass area.
50yr = 2.95" per hr. Roof area 3600Sqft.
= 6,600 gpm 5700 sqft grass area
Billboard Area: 40'x25'x 4' deep = 4000 cf. Blacktop infront of Bldg 1&2 run to grass drainage West, absorb & outflow run to detention billboard West has 450'x 1'x 2' = 950cf
Blacktop Area = @28,344 sqft /100x62x2.95 (50yrs rain) 52,000 gpm
950cf
12'x60'x3'= 2160cf
All overflow to run to city storm sewer
State Road 19
Frontage


Bearing basis: Wisconsin Coordinate System South - NAD 1983 - (1991)
East line of NE ¼ , Sec 21, T16N-R7W bears S xx°xx'xx" E
Section breakdown based, in part, on County Surveyor data.
State Road 16
Frontage Road
S 86°09'45" E
160.39'
N 14°49'14" E
S 14°58'15" W
N 86°09'45" W
215.10'
N 08°33'07" E
N 15°40'10" E 101.50'
N 15°40'10" E 102.17'
N 09°16'25" E
39.54'
546.11'
675
684
679
678
686
682
688
684
690
675
689
674
681 Top driveway
682
685
678
682
666
678
Cut 1.5'
678.5' FFE
Cut 6.5'
Cut 2'
681.5' FFE
Cut 7'
Cut 4'
681.5' FFE
Cut 7.5'
Cut 6.5'
681.5' FFE
Cut 4'
Cut 7.5'
682.5' FFE
Cut 3.5'
Cut .5'
672.5' FFE
4,500 yds Fill from cuts. 264 loads, 88hrs, $13,200
Used fill South 80 x 180' x 10' 5,000 yds
Foundation Wall Exposed bottom 671
Foundation Wall below 7' SE



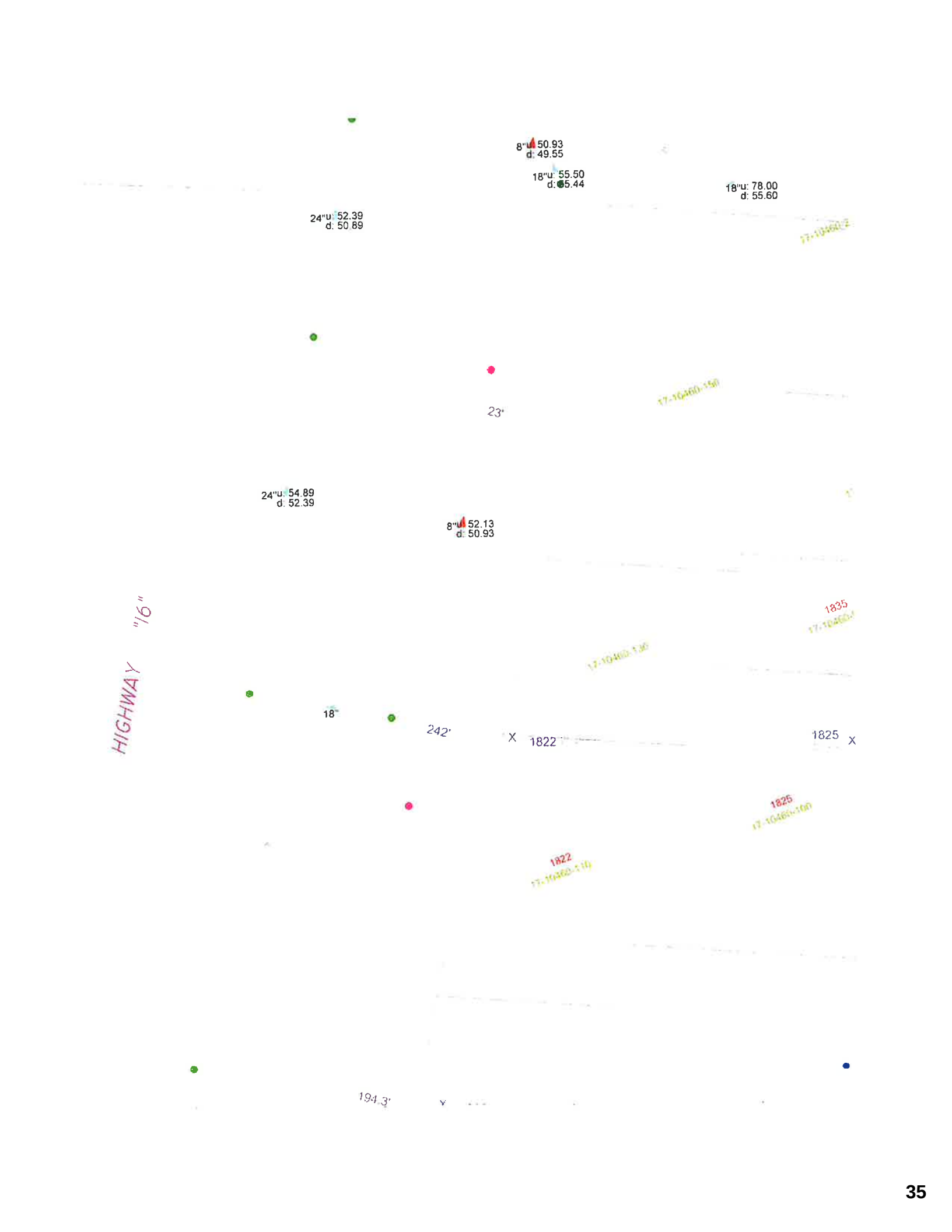
White / Clay White - Inside

Dull Black - siding - outside

Shiny Black - Roof, Window trim, Corners - (outsides corners could be wood grain)

Soffit + Doors + Door Roofs - ~~Wood grain Brown~~ copper

Wainscoating - Brown, gray, white, Black rock stone


8"u: 50.93
d: 49.55
18"u: 55.50
d: 55.44
18"u: 78.00
d: 55.60
24"u: 52.39
d: 50.89
23'
24"u: 54.89
d: 52.39
8"u: 52.13
d: 50.93
HIGHWAY "16"
18"
242'
X
1822
1825
X
1835
1825
1822
194.3'

Premium Pro-Snap® Matte Knight's Armor Steel Panel

Document No.

CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR HIGHWAY 16 PLAZA BUSINESS CONDOMINIUM

Title of Document

THIS DECLARATION is made pursuant to the Unit Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") effective as of the ___ day of _____, 2024, by All Space Matters, Inc. a Wisconsin corporation ("Declarant").

1. Statement of Declaration. The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed thereon to the condominium form of ownership in the manner provided by law and by this Declaration.

Declarant hereby declares that it is the sole owner of the real property described in this Declaration, together with all buildings and improvements thereon. The property, buildings and improvements shall be a "Statutory Small Condominium" as that term is defined in the Act.

Record this document with the Register of Deeds Office

Name and Return Address:

2. Legal Description. The following described real estate is subjected to the provisions of this Declaration:

SEE ATTACHED EXHIBIT A.

3. Name. The aforesaid real estate and the building and improvements thereon shall beknown as HIGHWAY 16 PLAZA BUSINESS CONDOMINIUM.

4. Description and Location of Buildings. There are six (6) main building on the real estate described above, which building shall contain one (1) unit. The building is located on the real estate as indicated in the condominium plat marked "Exhibit B," attached hereto and made a part of this Declaration.

5. Description of Units.

Highway 16 Plaza Business Condominium, in the City of La Crosse, Wisconsin, contains 73,881 square feet and includes 23,600 square feet (more or less) of the buildings described above.

SAMPLE - DRAFT

The unit boundaries of each unit shall be the exterior boundaries of the parcels depicted and described on the Plat, a copy of which is attached hereto as Exhibit B. Except as defined as common elements below, each unit includes all real property, improvements and fixtures contained within the boundary of the unit as depicted on the Plat, including (without limitation) the following: all components of the building itself other than the party wall; all parking and drive areas; sidewalks, green spaces, and landscaping; all plumbing fixtures and the water and sewer piping, laterals, valves and other connecting and controlling materials and devices that serve the unit exclusively; all heating, ventilation and air conditioning systems and all ducts, vents, wires, cables, or conduits used in connection with such system; and the gas, electric, sewer, water or other utility lines running from the unit to the point where each connects with the gas, electric, sewer, water or other utility mains which service all units.

6. Description Of Common Elements. The common elements include only the party wall depicted on the Plat and the gas, electric, sewer, water or other utility lines running from their connections to the public service to the point where each connects with the gas, electric, sewer, water or other utility lines which service the individual units.

Each unit has access to and use of all of the common elements, as well as any additional rights and subject to any additional restrictions imposed or contained in the Bylaws of the Association or in that certain Reciprocal Easement Agreement of even date herewith. Each unit will be metered individually for all utilities and the cost of these utilities shall not be considered a common expense. There are no areas designated as limited common elements.

7. Maintenance. The unit owners shall be responsible for repair, maintenance or replacement of their individual units in good repair, subject only to normal wear and tear, at the cost of each individual unit owner. Except as otherwise provided, the Association sha11 be responsible for the maintenance, repair and replacement of the common elements. The foregoing notwithstanding, a unit owner shall be solely responsible for repairs to common elements made necessary due to any negligent act or omission of the unit owner or any of its employees or contractors.

The units and common elements shall be maintained to a high standard, not less than what is commonly referred to as "Class A" space, as defined by the Building Owners and

SAMPLE - DRAFT

Managers Association. In the event that a unit owner shall fail to maintain or repair its unit and such failure causes, or threatens to cause, damage to another unit, the Association may perform the required maintenance or repair and charge the cost thereof to the unit owner. The unit owners hereby grant to the Association a right of access to the units as necessary to perfonn such maintenance or repairs.

8. Destruction and Reconstruction. In the event of damage to all or part of the common elements of the condominium, Section 703.18 of the Wisconsin Condominium Ownership Act shall control, and in all events, a 75% vote of the Association shall be determinative as to what action shall be taken. If damage occurs to only one (1) unit and such damage does not affect the other units, the damaged unit shall be repaired by the owner of the damaged unit.

9. Commercial Purposes. The units are restricted to commercial uses not prohibited by the terms of that certain Reciprocal Easement Agreement of even date herewith and which comply with any ordinances, laws, rules, and regulations of any governmental authority which may be applicable to the use and enjoyment of the lands herein described or any portion thereof.

10. Easements. The Association shall have the right to grant, convey, transfer, cancel, relocate, establish and deal with, upon such terms as it may determine, easements in favor of public and private utilities over and upon the common elements for the purpose of providing, constructing, operating, adding to, repairing, maintaining and removing utility services in and to the units.

11. Binding Effect. All easements and rights described herein are easements appurtenant, running with the land. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, their successors and assigns, and on all unit owners, purchasers and mortgagees and their heirs, executors, administrators, successors and assigns. Acceptance of a deed by a unit owner shall constitute an acceptance of the provisions of this Declaration, Bylaws, Reciprocal Easement Agreement and other rules and regulations adopted pursuant thereto.

12. Changing of Boundaries. Upon a unanimous vote of the Association, this Declaration shall expressly permit the relocation of boundaries between adjoining units and the separation of a unit into two (2) or more units, provided the requirements of Sections 703.13(6)

SAMPLE - DRAFT

and 703.13(7) are followed. Any such relocation or subdivision must be done in accordance with all local, state and federal laws and regulations relating thereto.

13. Insurance. The unit owners shall provide insurance coverage for loss by fire and extended coverage in an amount sufficient to protect their interest in the common elements and their individual units. Such insurance shall be obtained in the name of the unit owner and their mortgagees as their interests may appear. Premiums for such insurance coverage shall be paid by the individual unit owners. The Association may provide such insurance if a unit owner does not, upon request, provide evidence of such insurance, the premium for which shall be reimbursable upon demand.

14. Assessment against Unit Owners.

(a) Common Expenses. The Board of Directors of the Association shall determine the costs of operation and maintenance of the Condominium and other common expenses of the Association as set forth in Section 703.365(6) of the Wisconsin Statutes, and shall prepare an annual operating budget for the Association in order to determine the amount of the common expenses chargeable to each unit to meet the estimated common expenses of the Association for the following year. The common expenses needed for the operation of the Condominium shall be divided between the unit owners in proportion to their Percentage Interests, and such amounts (together with any other amounts due from a unit owner to the Association) shall be a lien against the unit in accordance with the provisions of Section 703.16 of the Wisconsin Statutes. Other charges against unit owners will also be liens against a unit as provided for in the Bylaws of the Association. On or before January 1 of the year for which the operating budget was prepared, the Board of Directors shall provide the members with a written copy of said budget and their respective allocated assessment. The common charges shall be paid to the Association on or before the first day of February of said year. If not by paid by February 1, or within thirty (30) days of a unit owner's receipt of a special assessment for common charges, the charges shall bear interest until paid in full at the annual rate of three percent (3%) over the then current composite prime rate of interest, as published in the Wall Street Journal.

(b) Default. If a unit owner is in default in payment of any charges or assessments for a period of more than thirty (30) days, the Association may bring suit for and on behalf of all members to enforce collection of such delinquencies or to foreclose the lien

SAMPLE - DRAFT

therefore, as provided by law, and there shall be added to the amount due the costs of suit and the interest, together with reasonable attorney's fees.

15. Service Of Process. Declarant shall be the registered agent for service of process until such time as a unit is conveyed to a different Unit owner, at which time said Unit owner shall be the registered agent for service of process at said Unit owner's address. Service of process shall be effective and shall be accomplished by personal service upon Declarant or each Unit owner or by certified mail, return receipt requested to Declarant's address or to each Unit owner.

16. Percentage of Interest and Votes. The percentage of interest in common elements and obligation to pay common expenses (referred to herein as a unit owner's "Percentage Interest") shall be divided between the units in the proportion which the square footage of each unit bears to the total square footage of all units, as depicted on the condominium plat attached hereto as Exhibit B. Each unit owner will have an Association vote equal to the percentage of its obligation to pay common expenses. There shall be only one (1) class of voting membership. This Declaration may only be amended bya unanimous voteof the unit owners and Bylaws and administrative rules, if any, shall be amended in the same manner. The unit owners, by unanimous consent, may terminate this condominium in accordance with Section 703.28 of the Wisconsin Statutes.

17. Highway 16 Plaza Condominium Association, Inc.

(a) Administration. The administration of the Condominium shall be governed by the Association, which shall be a Wisconsin non-stock corporation, in accordance with Bylaws made pursuant to Sections 703.10 and 703.15 of the Wisconsin Statutes.

(b) Name and Members. The name of the Association shall be Highway 16 Plaza Condominium Association. (referred to herein as ••the Association"). Members of the Association shall consist of the record owners of the units in the Condominium.

(c) Board of Directors. The Board of Directors of the Association shall be composed of one representative from each unit, chosen by the owner of that unit.

(d) Interim Administration. Until such time as the Association exercises its rights and responsibilities, the management and administration of the Condominium shall be vested in the Declarant, who shall have, among other powers, the right to adopt bylaws, to amend the same, to provide for the maintenance, repair and replacement of common and limited common elements; to collect from unit owners their share of the common expenses; to provide and adopt a budget; to adopt administrative rules governing the common elements; to provide

SAMPLE - DRAFT

insurance against loss or damage to the common elements and to provide public liability insurance and to insure against other hazards as are usual and customary in the operation of condominiums of like kind; and shall have such other powers as may be reasonably needed for the operation of the Condominium property.

(e) Requirements of the Association. In addition to other duties or rights stated herein, the Association shall, in conjunction with the Declarant while Declarant maintains any control and solely, after Declarant ceases control, keep and maintain the common elements in good and safe condition and repair (consistent with Class A space, as defined by the Building Owners and Managers Association), except for the ordinary wear and tear, and will make with reasonable promptness all structural and non-structural, foreseen and unforeseen, and ordinary and extraordinary changes and repairs of every kind and nature which may be required to be made upon or in connection with same or any part thereof, in order to keep and maintain the common elements in such condition. Further, the Association agrees to use commercially reasonable efforts to have each and all of the unit owners and their tenants at all times comply with all governmental laws and codes applicable to the building and/or the operation thereof.

18. Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

19. Captions. The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

20. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provision or of any other provision hereof.

21. Conflict. In the event of a conflict between the provisions of Chapter 703 of the Wisconsin Statutes and this Declaration, the provisions of Chapter 703 shall apply. In the event of a conflict between this Declaration and the Bylaws of the Association, the provisions of this Declaration shall apply. In the event of a conflict between any provision in the Bylaws and any rules and regulations promulgated by the unit owners, the Bylaws shall apply.

22. ?? Homestead. This is not homestead property.??

SAMPLE - DRAFT

IN WITNESS WHEREOF, All Space Matters, Inc. has caused this Declaration to be executed effective as of the date written above.

[Signature page follows]

SAMPLE - DRAFT

[Signature pageof Condominium Declaration]

DECLARANT: ALL SPACE MATTERS, INC.

By:._____
....., President

By:._____
_____Secretary

ACKNOWLEDGMENT

State of Wisconsin)
) ss.
County of____

Personally came before me on _____, 2024_, the above named _____and _____to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____
_____
Notary Public, Wisconsin
My commission expires_ _ _ _ _ _ _ _

This instrument was drafted by
Attorney

SAMPLE - DRAFT

EXHIBIT A
LEGAL DESCRIPTION

Part of the SE ¼ of the NE ¼ of Section 21, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, including parts of Lots I2 to 22, Block 2, part of Lot 20, Block 3, part of vacated alleys in said Block 2 and Block 3 and part of vacated Spring Street, all in Cold Springs Addition described as follows:

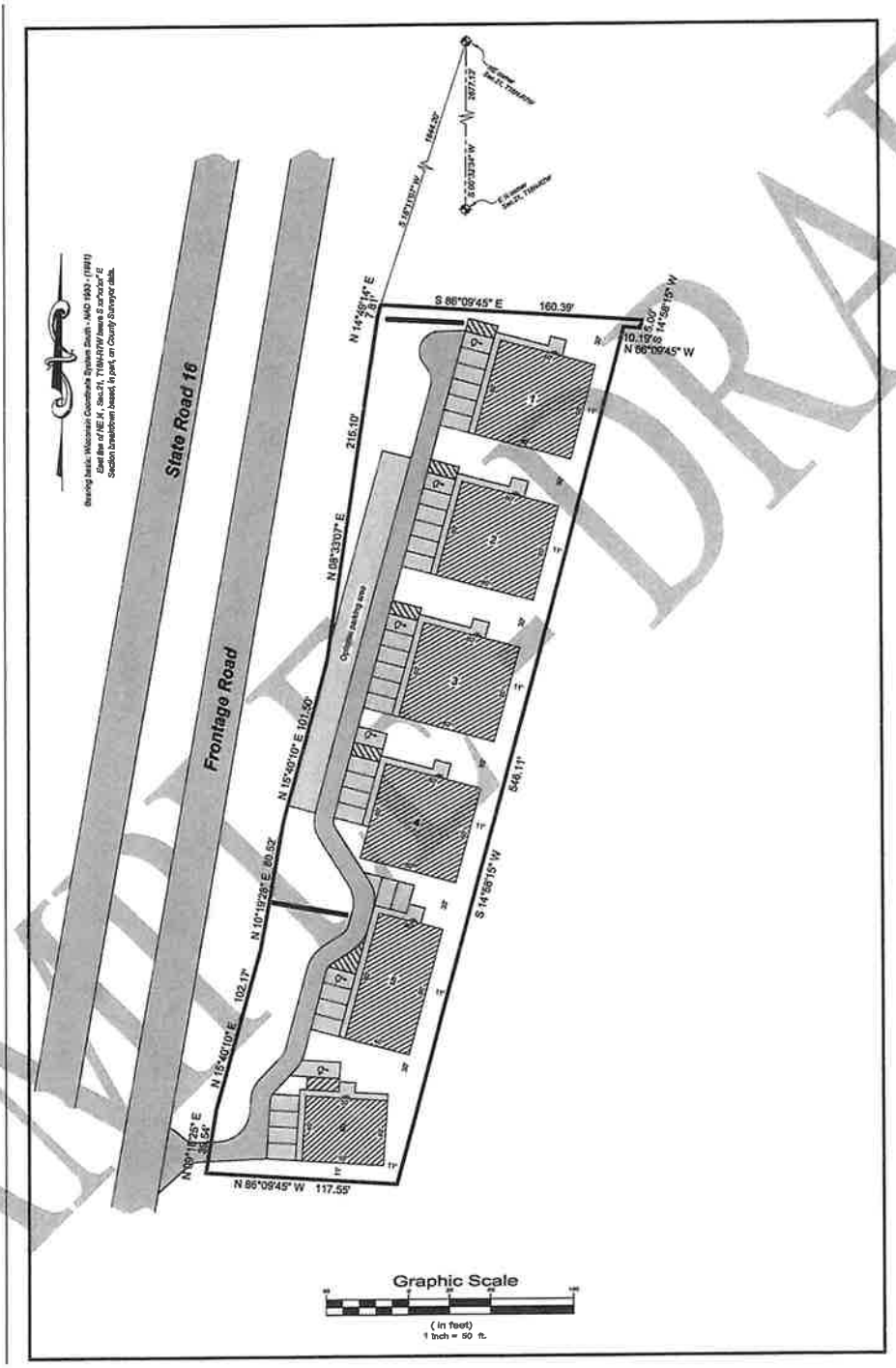
Commencing at the Northeast corner of said Section 21, thence S 18°11'07" W 1644.20 feet to the easterly line of State Road 16 and the northwest corner of said Lot 22, Block 2, Cold Springs Addition and the point of beginning;

thence, along the north line of said Block 2, S 86°09'45" E 160.39 feet to the easterly line of said vacated alley;
thence, along said easterly line, S 14°58'15" W 5.00 feet;
thence N 86°09'45" W 10.19 feet to the centerline of said alley;
thence, along said centerline and southerly extension thereof, S 14°58'15" W 546.11 feet to the easterly extension of the south line of said Lot 20, Block 3;
thence, along said easterly extension and south line, N 86°09'45" W 117.55 feet to the said easterly line of State Road 16;
thence, along said easterly line, N 09°16'25" E 39.54 feet;
thence, continuing along said easterly line, N 15°40'10" E 102.17 feet;
thence, continuing along said easterly line, N 10°19'28" E 80.52 feet;
thence, continuing along said easterly line, N 15°40'10" E 101.50 feet;
thence, continuing along said easterly line, N 08°33'07" E 215.10 feet;
thence, continuing along said easterly line, N 14°49'14" E 7.81 feet to the point beginning.
Subject to easements, covenants and restrictions of record.
Containing 1.61 acres.

SAMPLE DRAFT

EXHIBITB

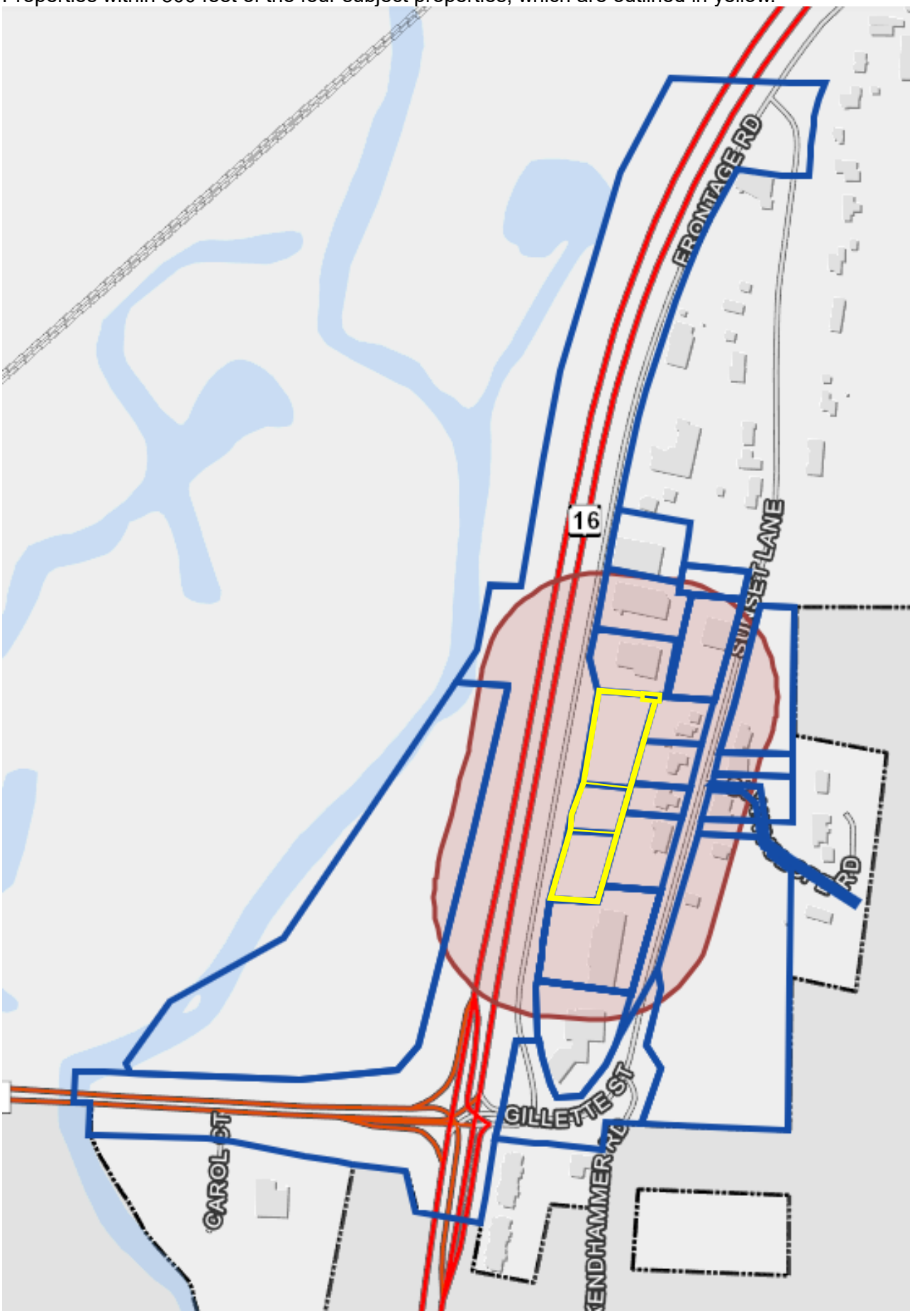
CONDOMINIUM PLAT



SAMPLE DRAFT

1. Zoning Application
2. Project Description
3. Elevations
4. Site Plan
5. Survey/New Legal
6. Infrastructure
7. Building Materials/Color
8. Condo Docks

Properties within 300 feet of the four subject properties, which are outlined in yellow.



NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Traditional Neighborhood District - General, allowing for the combination of parcels and construction of commercial and residential mixed-use buildings at 1822 State Road 16 and adjacent parcels at State Road 16.

Property is presently: vacant

Property is proposed to be used as: commercial business condos with living units

Rezoning is necessary: for combining parcels and buildings overlap property lines and utility hookups

Tax Parcel 17-10460-220; State Road 16, Tax Parcel 17-10460-150; State Road 16
Tax Parcel 17-10460-130; State Road 16, Tax Parcel 17-10460-110; 1822 State Road 16

The City Plan Commission will meet to consider such application on **Monday, July 29, 2024, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, July 30, 2024, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, August 8, 2024, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 24-0977).

Dated this 10th day of July, 2024.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

Publish: July 16 and 23, 2024
One (1) Affidavit

Original letter sent to property owners returned undeliverable on 7/16; property owners changed after notice was mailed, notice sent to new owners (Shay & Elijah Ferguson) on 7/16.

Tax Parcel #	OwnerName	PROPERTY ADDRESS	Mailing Address	MailCityStateZip
17-10286-110	RIVER VALLEY PARTNERS LLC	1910 & 1920 SUNSET LN	N5854 ABNET RD	ONALASKA WI 54650
17-10286-111	~~AUDRA J STORM, WILLIAM G HATFIELD~~ See note above.	1900 SUNSET LN	1900 SUNSET LN	LA CROSSE WI 54601-3021
17-10286-121	BENSON PARTNERS	2006 STATE ROAD 16	W7570 VAN AELSTYN CT	HOLMEN WI 54636
17-10286-122	BENSON PARTNERS	2000 STATE ROAD 16	W7570 VAN AELSTYN CT	HOLMEN WI 54636
17-10286-123	ROBERT EKKER	1939 SUNSET LN	203 EAGLES BLUFF RD	LA CRESCENT MN 55947
17-10286-130	CIA SIAB INC	1838 SUNSET LN	1838 SUNSET LN	LA CROSSE WI 54601
17-10286-140	CHRIS WEISS LLC	STATE ROAD 16	228 COUNTRY CLUB CT	LA CROSSE WI 54601
17-10286-150	CAITLYNN J GRILLEY, WESTON D WILLETTE	1824 SUNSET LN	1824 SUNSET LN	LA CROSSE WI 54601-3019
17-10286-160	EUGENE CARLISLE, PHYLLIS CARLISLE, JOHN OMALLEY, BARBARA OMALLEY, KELLY L MALSZYCKI, GREGGORY A SCHARF	SUNSET LN	3220 SUNNYSLOPE RD	LA CROSSE WI 54601-3028
17-10460-10	CAITLYNN J GRILLEY, WESTON D WILLETTE	1824 SUNSET LN	1824 SUNSET LN	LA CROSSE WI 54601-3019
17-10460-100	CIA SIAB INC	1825 SUNSET LN	1825 SUNSET LN	LA CROSSE WI 54601
17-10460-190	MMAP LAND LLC	1800, 1802, 1804, 1806, 1808 STATE ROAD 16	1718 STATE ROAD 16	LA CROSSE WI 54601
17-10460-210	NESNAH GROUP REAL ESTATE 1 LLC	1718 STATE ROAD 16	1718 STATE ROAD 16	LA CROSSE WI 54601
17-10460-30	DAVID J GANSCHOW, SUSAN J GANSCHOW	1911 SUNSET LN	1911 SUNSET LN	LA CROSSE WI 54601-3020
17-10460-60	MARK J ERICKSON, ANNORA L ERICKSON	1845 SUNSET LN	1845 SUNSET LN	LA CROSSE WI 54601-3020
17-10460-90	JFHFJH REVOCABLE TRUST	1835 & 1837 SUNSET LN	918 ASPEN VALLEY DR	ONALASKA WI 54650
17-10470-14	MAI XIONG, XONG XIONG	2007 & 2009 SUNSET LN	2009 SUNSET LN	LA CROSSE WI 54601
17-10470-25	NALCWI001 LLC	2010 STATE ROAD 16	30 LASALLE ST N STE 4140	CHICAGO IL 60602
17-10490-10	STATE OF WISCONSIN DOT	1700 STATE ROAD 16	3550 MORMON COULEE RD	LA CROSSE WI 54601
17-10490-100	STATE OF WISCONSIN DOT	STATE ROAD 16	3550 MORMON COULEE RD	LA CROSSE WI 54601

Properties above are within 300 feet of the four subject parcels listed below.

17-10460-150	RICHARD F MOLZAHN TRUST	STATE ROAD 16	259 LARKSPUR LN E	ONALASKA WI 54650
17-10460-220	RICHARD F MOLZAHN TRUST	STATE ROAD 16	259 LARKSPUR LN E	ONALASKA WI 54650
17-10460-110	TLC PROPERTIES LLC	1822 STATE ROAD 16	1329 INTERCHANGE PL	LA CROSSE WI 54603
17-10460-130	TLC PROPERTIES LLC	STATE ROAD 16	1329 INTERCHANGE PL	LA CROSSE WI 54603
Applicant	ALL SPACE MATTERS INC		W4917 BATTLESTONE STATION RD	LA CROSSE WI 54601

undeliverable mailing
Resent to correct owner (new as of 7/9)
m 7/16/24

24-0777

CITY CLERK
400 LA CROSSE ST
LA CROSSE WI 54601

RETURN SERVICE REQUESTED

RECEIVED
JUL 16 2024
City Clerk's Office

Presort First Class Mail ComBasPrice

US POSTAGE PITNEY BOWES
ZIP 54601 $ 000.57[1]
02 1W
0001399329 JUL 12 2024

AUDRA J STORM, WILLIAM G HATFIELD
1900 SUNSET LN
LA CROSSE WI 54601-3021

553 NFE 1537724I0007/14/24
RETURN TO SENDER
HATFIELD
3018 W QUARTZ ST
DUNLAP IL 61525-9628

RETURN TO SENDER

INT
74 FRCINME 54601>3374

24-0777

CITY CLERK
400 LA CROSSE ST
LA CROSSE WI 54601

RETURN SERVICE REQUESTED

RECEIVED
JUL 19 2024
City Clerk's Office

Presort First Class Mail ComBasPrice

US POSTAGE PITNEY BOWES
ZIP 54601 $ 000.57[1]
02 1W
0001399329 JUL 12 2024

ROBERT EKKER
203 EAGLES BLUFF RD
LA CRESCENT MN 55947

553 NFE 1537723I0007/17/24
FORWARD TIME EXP RTN TO SEND
EKKER
1602 CORANADO ST
HOLMEN WI 54636-6824

RETURN TO SENDER

INT
58 FRCINME 54601>3374

Agenda Item 24-0977 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Traditional Neighborhood District - General, allowing for the combination of parcels and construction of commercial and residential mixed-use buildings at 1822 State Road 16 and adjacent parcels at State Road 16.

General Location

Aldermanic District 2, just north of the intersection of Gillette Street and State Hwy 16 as depicted on attached Map 24-0977. Parcels are not located within an established neighborhood association. Surrounding land uses are commercial/office to the north, marsh land to the west across State Hwy 16, commercial/office/apartment buildings to the south, and smaller scale residential to the east on Sunset Lane.

Background Information

The applicant is proposing a commercial business condominium development that can include upper floor living units. The intent is to be able to provide small-scale business space with an attached living unit for the owner, employee(s), or to serve as market rate rental. The current proposal is to construct 6 separate buildings, but the applicant has been exploring whether to combine some together or develop one large building. The anticipated timeline is that infrastructure would be installed this year with unit construction beginning in 2025 and project completion in 2026.

TND zoning is being requested due to existing site conditions that would make it difficult to meet typical setback requirements and the applicant's desire to have multiple buildings on one lot.

Recommendation of Other Boards and Commissions

The Design Review Committee reviewed preliminary plans at their July 12, 2024, meeting.

Consistency with Adopted Comprehensive Plan

These parcels are within the Northwoods Neighborhood District in the comprehensive plan. Low-Intensity Mixed-Use is an "Allowable" land use in this district. Both Commercial and Neighborhood Retail/Commercial are "Desirable" land uses in this district.

Staff Recommendation

The proposed use is consistent with the comprehensive plan and the surrounding land uses along Hwy 16. This development still has to complete the design review process and come back for final rezoning to TND-Specific. While staff is supportive of the proposed development, assuring that residential is incorporated into it would contribute to the highest and best use of this site.

On July 23, 2024, the applicant requested that this item be referred for 90 days. Staff recommends referring this item for 90 days per the applicant's request.

Routing J&A 7.30.2024

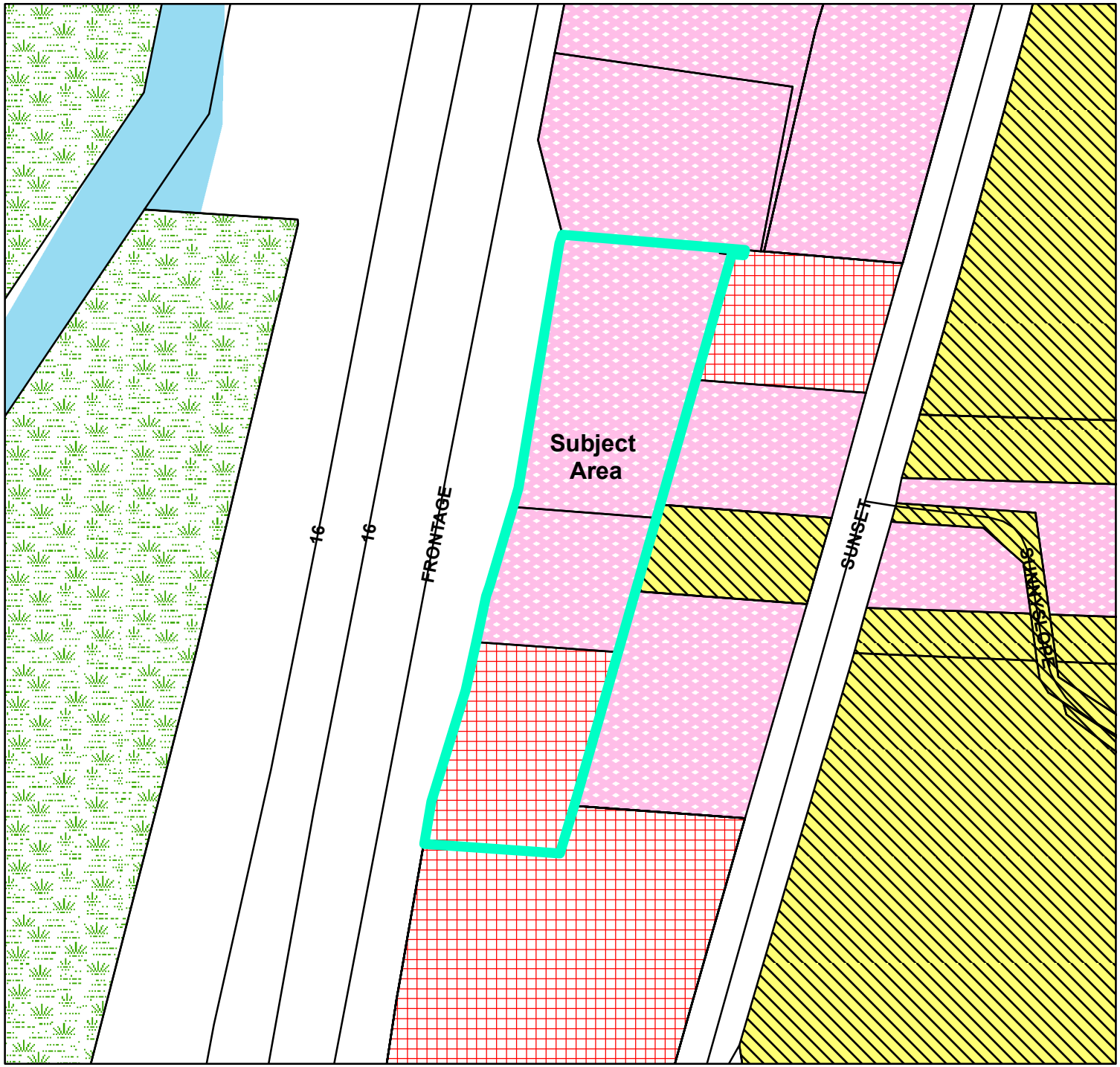
BASIC ZONING DISTRICTS

- 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 60 120 240 Feet

City of La Crosse Planning Department - 2024

PC 24-0977



BASIC ZONING DISTRICTS

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0 60 120 240 Feet

City of La Crosse Planning Department - 2024

PC 24-0977

Agenda Item 24-0977 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business and Commercial Districts to the Traditional Neighborhood District - General, allowing for the combination of parcels and construction of commercial and residential mixed-use buildings at 1822 State Road 16 and adjacent parcels at State Road 16.

Original Date of Staff Report

July 29, 2024

Reason for Referral

The applicant requested a 90-day referral in July 2024 and a 6-month referral in November 2024 as they were considering other development options to pursue themselves or from other interested developers. The requests for these referrals were adopted by the Common Council at July and November 2024 meetings.

New Information

As of February 24, 2025, the applicant has submitted a request to the City Clerk's Department requesting that this item be withdrawn as they intend to move forward with a different development that is permitted under the existing zoning districts.

Staff Recommendation

Withdraw- – Per the applicant's request.

Routing J&A 4.2.2025

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
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- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

0 100 200 400 Feet

City of La Crosse Planning Department - 2025

PC 24-0977

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 24-1287

Agenda Date: 4/29/2025 **Version:** 1 **Status:** Referred

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Agenda Number:

CHARTER ORDINANCE NO.: _____

A CHARTER ORDINANCE to create Section 19 of Appendix A of the Code of Ordinances of the City of La Crosse creating the position, duties and responsibilities of the Office of the City Administrator and removing duties from the Office of the Mayor.

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

Sec. 19. – Office of the City Administrator

(a) OFFICE OF THE CITY ADMINISTRATOR. In order to provide the City of La Crosse with a more efficient, effective and responsible government under a system of a full-time Mayor and a part-time Common Council at a time when City government is becoming increasingly complex, there is hereby created the Office of City Administrator for the City of La Crosse.

(b) APPOINTMENT, TERM OF OFFICE AND REMOVAL The administrator shall be appointed on the basis of merit with due regard to training, experience, administrative ability and general fitness for the office, by a majority vote of those present and voting of the Common Council. The administrator shall hold office for an indefinite term at the pleasure of the Council subject to removal at any time by an affirmative vote of three-fourths of all the members of the Council. The Council may establish other employment terms and conditions consistent with the provisions of this ordinance or the Municipal Code of the City of La Crosse.

(c) RESIDENCY The administrator shall become a resident of the City of La Crosse within three (3) months following the date of appointment, unless this requirement is specifically waived or varied by the Common Council, and entered into with the administrator, covering the terms and conditions of residency.

(d) QUALIFICATIONS The ideal qualifications for the administrator will include Bachelor of Arts or Science Degree and a Master's Degree in Public Administration, Public Finance or closely related field from an accredited university and have at least five (5) years of experience in City or County government as a City Administrator, City Manager, or County Administrator.

(e) FUNCTIONS AND DUTIES OF THE ADMINISTRATOR The administrator, subject to the limitations defined in resolutions and ordinances of the City of La Crosse and Wisconsin State Statutes, shall be the chief administrative officer of the City, responsible only to the Common Council for proper administration of the business affairs of the City, pursuant to the statutes of the State of Wisconsin, the ordinances of the City of La Crosse, and the resolutions and directives of the Common Council, with power and duties as follows:

(1) General Duties

(a) Carry out policy directives of the Common Council established by resolution or ordinance which require administrative implementation, reporting promptly to the Common Council any difficulties encountered herein;

(b Be responsible for the administration of all day-to-day operations of the City government including the monitoring of all city

ordinances, resolutions, council meeting minutes and state statutes;

(c) Prepare a plan of administration, including an organizational plan, which defines authority and responsibility for all nonstatutory positions of the City; and submit it to the Common Council for adoption as the official organization and administrative procedure plan for the City;

(d) Establish administrative procedures to measure and to increase the effectiveness and efficiency of City government according to current practices in local government, not inconsistent with subsection (c) above or policy directives of the Common Council which are established by resolution or ordinance;

(e) Serve as ex-officio non-voting member of all boards, commissions and committees of the City, except as specified by the Common Council or Wisconsin State Statutes;

(f) Keep information concerning current federal, state and county legislation and administrative rules affecting the City and submit appropriate reports and recommendations thereon to the Common Council;

(g) Keep informed concerning the availability of federal, state, county and nonprofit grants and funds for local programs and initiatives. Assist Department Heads and the Common Council in obtaining these funds under the direction of the Common Council;

(h) Represent the City in all matters involving legislative and intergovernmental affairs as authorized and directed as to that representation by the Common Council;

(i) Act as public information officer for the City with the responsibility of assuring that the news media are kept informed about the operations of the City and along with the City Clerk and City Attorney that all open meeting rules and regulations are followed;

(j) Established and maintain procedures to facilitate communications between citizens and City government to ensure that complaints, grievances, recommendations and other matters receive prompt attention by the responsible official, and to ensure that all such matters are expeditiously resolved;

(k) Promote the economic well-being and growth of the City through public and private sector cooperation.

(2) Responsibilities to the Common Council.

(a) Attend all meetings of the Common Council, assisting the Council as required in the performance of its duties.

(b) In coordination with the Common Council, Mayor, City Clerk and City Attorney, ensure that appropriate agendas are prepared for all meetings of the Common Council, all Council committees, and all other appropriate committees and commissions of the City, together with such supporting material as may be required; with nothing herein being construed as to give the administrator authority to limit or in any way prevent matters from being

considered by the Council, or any of its committees or commissions.

(c) Coordinate the preparation of ordinances and resolutions as required by the Common Council and Department Heads.

(d) Keep the Common Council regularly informed about the activities of the administrator's office by oral or written report at regular and special meetings of the Council.

(3) Personnel

(a) Be responsible for the administrative direction and coordinator of all employees of the City according to the established organization procedures.

(b) Consistent with the statutes of the State of Wisconsin, recommend to the Common Council the appointment, promotion, and when necessary for the good of the City, the suspension or removal of Department Heads.

(c) In consultation with the Director of Human Resources see that complete and current personnel records, including specific job descriptions, for all City employees are kept; evaluate in conjunction with Department Heads the performance of all employees on a regular basis; recommend salary and wage scales for City employees not covered by collective bargaining agreements; develop and enforce high standards of performance by City employees; ensure that City employees have proper working conditions; work closely with Department Heads to promptly resolve personnel problems or grievances;

(d) In cooperation with the appropriate Department Heads and Director of Human Resources and after following City policies and procedures, make a recommendation to the appropriate City officers regarding the appointment, promotion, and when necessary for the good of the City, the suspension or termination of employees below the Department Head level.

(e) Manage and assist in labor contract negotiations and collective bargaining issues.

(f) Work closely with Department Heads to ensure that employees receive adequate opportunities for training to maintain and improve their job-related knowledge and skills and act as the approving authority for requests by employees to attend conferences, meetings, training schools, etc., provided that funds have been budgeted for these activities.

(4) Finances, Budgeting, and Purchasing

(a) Be responsible for the preparation of the annual City operating budget, including capital budget, in accordance with City

Ordinances and guidelines as may be provided by the Common Council and in coordination with Department Heads, pursuant to state statues, for review and approval by the Common Council.

(b) Administer the budget as adopted by the Common Council.

(c) Report regularly to the Common Council on the current fiscal position of the City.

(d) Supervise the accounting system of the City and ensure that the system employs methods in accordance with current professional accounting practices.

(e) Administer the City's purchasing ordinance, polices, and procedures including all purchasing and contracting for supplies and services subject to the purchasing ordinance and procedures established by the Common Council and any limitation contained in the Wisconsin State Statues.

(5) Cooperation

(a) All officials and employees of the City shall cooperate with and assist the administrator so that the City government shall function effectively and efficiently.

SECTION II: The provisions of this ordinance shall be deemed severable and it is expressly declared that the Common Council of the City of La Crosse would have passed the other provisions of this ordinance irrespective of whether or not one or more provisions may be declared invalid; and if any persons or circumstances is held invalid, the remainder of the ordinance and the application of such provision of other persons or circumstances shall not be affected thereby.

SECTION III: This charter ordinance specifically removes those duties from the Office of Mayor to oversee the day-to-day operations, management and administration of the City of La Crosse that are found under § 62.09 (8) (a), Wis. Stat. Any charter provision or any previously enacted ordinance or charter ordinance inconsistent or in conflict with this ordinance is expressly repealed.

SECTION IV: This charter ordinance shall take effect sixty (60) days after its passage and publication subject to the provisions of Section 66.0101(5) Wis. Stat.

_____
Mitch Reynolds, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

Minutes For Reference: Recommendation highlighted on page 2.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

City Administrator Working Group

Wednesday, April 23, 2025 **12:00 PM** **Grandad Conference Room - City Hall**

Call to Order

The meeting was called to order by the Working Group Chair, Larry Sleznikow at 12:03 p.m.

Welcome

Roll Call

Present: 3 - Barb Janssen, Larry Sleznikow,Erin Goggin

Approval of Minutes

A motion was made by Janssen, seconded by Goggin, to APPROVE the minutes of April 9, 2025. The motion carried unanimously.

Agenda Items:

Thanks were given to the members of the City Administrator Working Group including CM Janssen and CM Goggin and former Working Group members and former city council members Mac Kiel and Mark Neumann, Director of Human Resources Rebecca Franzen, Nikki Elsen and Sondra Craig in the City Clerk's Office, City Department Heads, and Daniel Foth, JD, Director, Certified Public Manager Program and Local Government Specialist, Local Government Education at University of Wisconsin-Madison Extension.

This meeting of the City Administrator Working Group will be the summary of the working group's work since it started meeting in December 2024. It will include an overview of the draft city administrator information paper created by Daniel Foth in collaboration with the working group.

Mr. Foth will also present a public engagement plan for providing information to and receiving feedback from community members related to the possibility of hiring a city administrator.

Daniel Foth, JD, Director, Certified Public Manager Program and Local Government Specialist, Local Government Education at University of Wisconsin-Madison Extension joined the meeting in person and provided another overview of the document he created for the working group members titled Draft 4-7-25 City of La Crosse - Mayor vs. City Administrator Information Paper including updates from the April 9th meeting.

Mr. Foth also provided an overview of the 4-21-25 DRAFT One Pager, a concise summary of the information paper, and DRAFT Public Engagement Outline - La Crosse 4-21-25 document outlining a suggested framework for public engagement about hiring a city administrator.

24-1585 Proposed City Administrator position.

A motion was made by Janssen, seconded by Goggin and unanimously approved to recommend that J&A and the Common Council refer 24-1287 (Charter Ordinance to create position of City Administrator) until the February 2026 council cycle.

The motion allowed for refilling the two open working group positions as was done originally. Once the working group is back to five members, the City Administrator Working Group will continue the work it has started with the assistance of city staff including engaging the public about the hiring of a city administrator.

Sleznikow will work with the Legal Department to develop a resolution for the motion and request that the Mayor short-circuit the resolution (see File 25-0502).

Adjournment

Meeting was adjourned at 1:22 p.m.

CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 24-1287

Caption: Creating the Position of City Administrator

Staff/Department Responsible for Legislation

Mitch Reynolds, Mayor; Rebecca Franzen, Director of Human Resources

Requestor of Legislation

Mayor Mitch Reynolds

Location, if applicable

N/A

Summary/Purpose

The purpose of this legislation is to add the position of City Administrator to the City of La Crosse.

Background

The City of La Crosse is complex and would benefit from additional expertise in community development, public safety, public works, emergency preparedness, planning, personnel, finance, customer service, intergovernmental relations, and an administrative structure that encourages and supports overall team organization.
The need for professional municipal administration is not a matter of a failure of local government, but rather adapting to changing conditions by increasing the capacity of a municipality to provide effective and efficient services. Having an administrator provides direct accountability to the council for the proper operation of municipal services. Elected officials and others know who is responsible for effectuating policies adopted by the Common Council. The administrator is responsible for the day-to-day operations of the City and it is their responsibility to bring coordination to the provision of municipal services. The administrator will be evaluated on their ability to provide more efficient and effective government to the City and accomplish this by carrying out the priorities of the voters and common council. While the City Administrator fills a professional role in daily operations, the Mayor will still function as the Chief Executive Officer of the City as provided for in the state statute.

Fiscal Impact

The estimated fiscal impact of adding a City Administrator is anticipated to be $186,645.89 to $194,422.80 for salary + benefits.

Staff Recommendation

Adopt

Craig, Sondra

From: Carol Herlitzka <cherlitzka@gmail.com>
Sent: Thursday, September 12, 2024 1:46 PM
To: ZZ City Clerk External
Cc: Reynolds, Mitch
Subject: City Administrator

Some people who received this message don't often get email from cherlitzka@gmail.com. Learn why this is important

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I recall the last Mayor(Mr Johnsrud wanted this and also an ambulance service!!!) Let me see, where did he go, after we did not vote him
In again? Johnson creek, wi?
We need less government, lower taxes, people with a brain, common sense, maybe normal citizens working for the people. This liberalism
Does not seem to be working!!? We had the coulee region humane society, picking up lost pets. Now we have a woman ($80.000) added,
A person watching the homeless ($140.000) I think there may be another person helping Mr sampson? The police helping the dog catcher??
Where does this stop?? More taxex, more construction, more bike lanes, I have yet to see those bike lanes filled with riders? Maybe
The high schoolers should start riding there bikes, instead of cars.

Thank you

Carol Herlitzka
Tax payer

Craig, Sondra

From: Randy <czarh1@hotmail.com>
Sent: Thursday, September 12, 2024 12:14 PM
To: ZZ City Clerk External; Reynolds, Mitch
Subject: Mitch and City council

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Attention Mitch and City Council,

This email is to oppose you voting and hiring of a City Administrator. If the Mayor cannot handle the duties of his position that has been this way for many years then I suggest he resign and we get another vote to get another Mayor who can do the work. Many companies are working with less and many people are doing more in their positions. Our city must do the same. I also do not believe we are in the financial status to be hiring for a City Administrator. also this position would now be hired and not able to be voted in by the people. That takes the voice away from the tax payers. Always remember the tax payer of this city is where you get the money from and we need to keep it this way. I sure hope others in this community are giving you their voice on this issue and we keep it the way it is.

Thank you,
Baylee,
A concerned citizen,

Elsen, Nikki

From: Elsenn@cityoflacrosse.org
Subject: FW: City Administrator/Mayor

From: McGinnisCasey, Diane <Diane.McGinnisCasey@sheboyganwi.gov>
Sent: Monday, September 16, 2024 5:26 PM
To: Trane, Andrea <tranea@cityoflacrosse.org>
Subject: Re: City Administrator/Mayor

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Andrea,

All is well here on the east side of the state.

I know this is getting to you a little later than you wanted so I am not sure if it will be helpful now or not.

One of the biggest pros of an administrator is consistency. Regardless of elections, you have a leader within the organization that can provide continuation of vision while elected officials change. The other big advantage is you have a boss that is over department heads (outside of elected positions) that can address problems with individual department heads and between department heads. The budget process was also easier with an administrator because he/she has the final say on what is presented to council. This simplified the process greatly.

On the flip side, one of the largest challenges is when the Mayor and Administrator do not agree. Then as a department head it can be difficult to navigate when you are receiving conflicting direction. At a minimum you need to educate the council and mayor on their roles and ultimately everyone needs to understand that employees report to the administrator and not elected officials. If you don't have a strong person in the administrator role, this would be very difficult to navigate.

Those are some high level thoughts. If you want more, let me know.

Thanks,

Diane McGinnis-Casey
Director, Planning and Development
City of Sheboygan
920-459-3383

Elsen, Nikki

From: Elsenn@cityoflacrosse.org
Subject: FW: City Administrator/Mayor

From: Caroline Gregerson <cityadmin@wabasha.org>
Sent: Tuesday, September 10, 2024 2:36 PM
Subject: RE: City Administrator/Mayor

Benefits of an Administrator versus Mayor

- I think for La Crosse, if the Department Heads were under the management of the City Administrator, they (City Administrator) could play a positive role to ensure departments were consistently working together. I would definitely recommend all departments are under the management and oversight of the administrator or manager.
- A good city administrator focuses in on the vision of Council and Mayor and then can ensure various departments are able to be given the resources and authority to coordinate the vision and work together on the vision. There can be competing priorities for each department, so they have a role in moving forward with the right option and bringing staff consensus. They ensure everyone is "rowing in the same direction".
- One major role they have is oversight on personnel and management issues for department heads. Those can be challenging issues at times. Our policy makers are very thankful not to have a role in that. I take in any complaints about staff and manage those.
- Focus on employee engagement and addressing employee concerns by bringing in background in organizational leadership. Many city administrators, including myself, focus on time making sure their department heads receive leadership training.
- The system helps the Mayor and Council to be able to focus on policy direction.
- The professionalized management and background in municipal governance and budgets can be helpful. This position can strategize around how to bring resources to the table to advance the policy makers goals and with a strong background in budgeting and financial planning, can help them realize those goals.
- We worked on a strategic plan together my first year, mission statement, and so we have a pretty clear path and agreement on their strategic goals and measure progress against the goals. Every budget year, we look at the strategic plan and progress. That's sets some benchmarks to measure success for Council and the Administrator. https://www.wabasha.org/strategicplan/
- Mayors still play an important role in advancing projects important to them or championing an idea and then having the City Administrator execute the idea.
- Council has the option to provide a City Administrator annual performance reviews and also has the option to hire/fire this individual with a majority vote. This ensures accountability to Council.

The benefits of the Mayor for La Crosse that I see are that I think the Mayor of La Crosse is compensated at a much lower rate than a traditional administrator. I do think the current system in La Crosse does correctly put a lot of leadership capacity in the hands of individual departments. For example, issues that I might handle in my current role, are done by HR Director or Finance Director in La Crosse. I do think the role of "Mayor" brings weight to any conversation. La Crosse has a strong tradition of Mayoral leadership. I think a lot of the effectiveness of either system, can also depend on the individual.

I am sure it's going to be a good discussion!

Kind Regards,

Caroline Gregerson

Caroline Gregerson, City Administrator
City of Wabasha

Office Line: 651-560-4860
Work Mobile: 651-412-5553
Email: cityadmin@wabasha.org
900 Hiawatha Dr. E, Wabasha, MN 55981

Elsen, Nikki

From: Elsenn@cityoflacrosse.org
Subject: FW: testimonial request

From: Mayor Shawn Reilly <sreilly@waukesha-wi.gov>
Sent: Tuesday, September 10, 2024 2:41 PM
To: Reynolds, Mitch <reynoldsm@cityoflacrosse.org>
Subject: RE: testimonial request

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Mitch;

I am of the opinion that a City Administrator is best for larger municipalities as compared to those with just an elected Mayor. My position is based upon my experience. I was a municipal attorney for 23 years prior to being elected as Waukesha's Mayor. I have been a student of local government for most of my life. I have been Mayor of Waukesha for more than 10 years. There are times I wish I was a "Strong" Mayor, for my own selfish purposes. I truly believe however that the "Weak" Mayor/City Administrator model is what works best for the wellbeing and continuity of a city over time. (I am leaving out any comments regarding the City Manager form of government).

The two main reasons I have this opinion is that a City Administrator is insurance that professionalism and expertise in running the city has a high baseline at all times. The other main reason is that the Common Council generally will have its policy decisions followed more directly if there is a City Administrator/Mayor than if there is just an elected Mayor (without any City Administrator).

Continued professionalism and expertise are essential for a city to thrive. Elected Mayors can be good or bad. With a good Mayor, the city can thrive and be run professionally without any major problems. I recognize that many elected Mayors have the skills needed to run a large operation with many employees and large budgets. Often however, the elected Mayor lacks some (or all) of the needed skills to direct a large number of employees and run a complex and large organization. There are many examples where a Mayor was elected that did not have professionalism or expertise. At some point, I think every municipality makes the wrong choice as to whether it elected the best person for the job. We can all recall situations where the elected Mayor was a continual detriment to the well being of the community. If there is an Administrator, the bad Mayor problem is not cured but the overall damages to the integrity and reputation of the city are minimized because there is a professional individual with the authority to continue running the city day to day. Without a City Administrator, if there is a Mayor that actively creates detrimental issues, the Common Council should step in to take over more responsibility of the day to day running of the city. This is extremely difficult both procedurally and in practice. The Common Council needs to publicly step in and remove aspects of the authority of the Mayor. Besides figuring out how to accomplish this, it takes time. While this is occurring, the administration of the city is in a free fall. It can then take years for the city to get back on track. If there is a City Administrator, the process of blunting the bad actions of an incompetent Mayor are much easier and the fallout will never be as severe.

I also am a firm believer that the ultimate policy maker for municipalities is the majority vote of the Common Council. Whether a Mayor is good or bad, if there is a City Administrator, the policy decisions of the Common Counsel are more efficiently carried out if there is a City Administrator. Without a City Administrator, the Mayor is

in charge of carrying out the Common Council policy decisions. If the Mayor does not agree with the majority decision on policy decisions, the stand alone Mayor is easily able to slow walk any decision he/she disagrees with. The Mayor can pretty much ignore the Common Counsel policy decisions until he/she is called out on it. Even then, the Mayor can create impediments to the will of the Common Counsel almost indefinitely. When there is a City Administrator, the policy decisions of the Common Council will be followed. The City Administrator answers to the Common Council, not the Mayor.

Let me know if you want to discuss this further. If any of your Alders want to talk to me about this, I will be happy to make that happen.

Mayor Shawn Reilly

Shawn N. Reilly
Mayor
City of Waukesha

P: 1-262-524-3700
E: sreilly@waukesha-wi.gov
waukesha-wi.gov

201 Delafield St., Waukesha, WI 53188

From: Reynolds, Mitch <reynoldsm@cityoflacrosse.org>
Sent: Tuesday, September 10, 2024 1:41 PM
To: Mayor Shawn Reilly <sreilly@waukesha-wi.gov>
Subject: Re: testimonial request

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This email message originated from outside the City of Waukesha. Do not click on links or open attachments unless you have verified the sender. If there is concern, please report this email.

Can you just write down everything you said in that roundtable and send it to me? That was spot on

Mitch Reynolds
Mayor
City of La Crosse, Wisconsin, USA
608.789.7500

From: Reynolds, Mitch
Sent: Tuesday, September 10, 2024 11:35:45 AM
To: sreilly@waukesha-wi.gov <sreilly@waukesha-wi.gov>
Subject: testimonial request

Hey Shawn,

Hope things are going well for you in Waukesha. Really appreciated your presentation in Milwaukee and was inspired to do a five-year budget projection of my own. Man, that makes everything seem really bleak.

Also hoping you can help me with something. I will have an ordinance change in front of the city council in a couple of weeks to add a city administrator. Currently, the plan is to maintain the mayor as a full-time position. One of the things I have been asked is how the role of mayor changes with an administrator in place and whether having a full-time mayor under the new leadership structure makes sense. Since you are one of just a few with that form of government, I was hoping I could get some sort of short overview/testimonial from you that I can share with a council executive meeting for a meeting on Monday.

Look forward to hearing from you.

m.

Mitch Reynolds
Mayor
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601
(608) 789-7500
www.cityoflacrosse.org

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Craig, Sondra

From: Bob Gollnik <rgollnik@lacrossecounty.org>
Sent: Friday, September 27, 2024 2:37 PM
To: Schadeberg, Kristen; ZZ Council Members
Subject: Comments: Proposal to create a City Administrator position for the City of La Crosse, WI

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Members of the Common Council –

My name is Bob Gollnik, Executive Director of the La Crosse Area Planning Committee (LAPC), and a transportation planner with over 20 years of experience working across the United States. Our agency focuses on regional transportation planning for the La Crosse-La Crescent area, with the City of La Crosse as our largest member. Our policy board consists of the highest elected officials from 10 area member communities and the La Crosse County Board Chair. We also have two committees that involve multiple City of La Crosse technical staff.

Since becoming Director in 2023, I've had the privilege of working with Mayor Reynolds, who has been an excellent collaborator, fostering many conversations that have benefitted our regional efforts. His leadership and vision has highlighted the importance of professional city management, regardless of who holds office. I agree with Mayor Reynolds that a City Administrator in La Crosse is perhaps more urgent than ever, and long overdue. Cities of La Crosse's size—and even smaller municipalities—commonly have this role to ensure consistent, effective governance. While many points have been outlined for the council, I would like to emphasize a few key areas most relevant to our work and the benefits a City Administrator could bring to La Crosse's growth and development:

1. **Professional Leadership and Continuity**: A city administrator can provide expert leadership to navigate La Crosse's unique opportunities, balancing natural resources like the Mississippi River with sustainable urban growth and other pressing issues. With experience working with public agencies across the area (and state), we see how professional management leads to effective decision-making and sustainable development. An Administrator also provides continuity among departments and external collaborations despite political seasons.
2. **Efficient Resource Allocation**: In cities across the U.S., I've observed that city administrators can excel in maximizing public resources. La Crosse, with its focus on sustainability and community-driven initiatives, would benefit from a administrator who could strategically direct tax dollars, grants, and operational resources among departments and toward high-impact projects such as infrastructure upgrades, housing, and public safety.
3. **Policy Implementation**: La Crosse's recent and ambitious plans—ranging from riverfront development to expanding transit options—require dedicated oversight. A city administrator could streamline the execution of these plans, ensuring they are carried out efficiently and in line with the city's long-term visions.
4. **Day-to-Day Operations**: Managing the complexities of La Crosse, including public safety, environmental challenges like flooding, and a vibrant tourism sector, requires dedicated administrative focus. A city administrator could handle these operational details, freeing the mayor and council to prioritize strategic policy decisions and community engagement.

5. **Long-Term Planning**: Drawing on state and national best practices, a city administrator would help guide La Crosse through strategic growth, including economic development, affordable housing, homelessness concerns, and sustainability. This role would be crucial in planning for the city's future while maintaining a high quality of life for current residents.
6. **Non-Partisan Leadership**: As someone with experience working in diverse political environments, I have seen how a city administrator's non-partisan role ensures that decisions are based on professional expertise and community needs rather than political cycles. La Crosse could benefit from this continuity in leadership. The administrator also serves as a valuable resource in acclimating new administrations to key processes and initiatives within the city.
7. **Improved City Council Functionality**: A city administrator would allow La Crosse's city council to focus on legislation and community engagement, ensuring that administrative functions, such as budgeting and staff management, are professionally handled.
8. **Crisis Management**: From flooding to economic shifts to tourism-related events, La Crosse faces its share of challenges. Having observed city administrators in similar cities, their ability to coordinate rapid, efficient responses in times of crisis ensures better protection for residents and businesses.
9. **Community Engagement**: City administrators in other regions have proven effective at fostering meaningful dialogue between residents, businesses, and local governments. La Crosse, with its strong community identity, would benefit from a city administrator who facilitates this engagement, ensuring that public input drives decision-making.
10. **Accountability and Performance**: The city administrator is accountable to the council and public, La Crosse would see greater transparency and measurable performance in city operations and within city departments. This structure ensures that goals are met and that public trust remains strong.

I believe the role of a City Administrator would significantly enhance La Crosse's governance, providing stability and professional management to address the city's current and future needs while expanding collaborative opportunities with regional partners like us.

Please contact me if any of you would like to discuss further, and I strongly encourage you to consider this important ordinance.

Sincerely,

Bob Gollnik

Bob Gollnik
Executive Director – La Crosse Area Planning Committee (MPO)
Phone 608-785-5977/612-720-1852 **Email** rgollnik@lacrossecounty.org

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Craig, Sondra

From: Kelly <kellysueleibold@gmail.com>
Sent: Tuesday, October 1, 2024 6:56 AM
To: ZZ Council Members
Subject: Fwd: Support for City Admin in La Crosse

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Good morning City Council members! Please see the forwarded message below.

I saw a great LTE in the Tribune this morning from an Aron Newberry that I'll steal a quote from: "This investment in professional management will pay dividends by creating a more efficient, stable, and prosperous community for all La Crosse residents."

When I was on the City Council in my hometown, a community in southeastern Minnesota of under 4k people, I assumed having a City Administrator was the norm. Even though we had our political differences (as a healthy democracy should), having this leadership position allowed City business to run much more smoothly, and as Aron said, allowed elected officials to focus on long-term vision.

I hope you'll support this at J+A tonight. Thanks for all you do!

You can read the full letter here https://lacrossetribune.com/opinion/letters/la-crosse-needs-consistent-professional-leadership---aron-newberry/article_6bd11530-7ec7-11ef-8174-97834a746b1d.html?fbclid=IwY2xjawFownFleHRuA2FlbQIxMQABHdSwACx2_p015OC2BKhH-pMwqmpF4Av7lBDqr2SA3jonXG3dCCUE3S73ug_aem_Rt30Sry9rG_Ll1v-RbcuFw

---------- Forwarded message ---------
From: **Kelly** <kellysueleibold@gmail.com>
Date: Thu, Sep 26, 2024, 3:02 PM
Subject: Support for City Admin in La Crosse
To: <schadebergk@cityoflacrosse.org>

Good afternoon Kristen,

I am writing to express my full support for creating a City Administrator position. I appreciated the comprehensive breakdown of the "rationale" on the City website, too.

As a newly elected supervisor on the La Crosse County Board, I've really enjoyed getting to know our Admin Jane Klekamp and to see how the flow of communication between department heads to her to the Board works. La Crosse County also has the opportunity to work collaboratively with the City on the Pathways Home plan, and you're well aware of the road bumps we've recently had to navigate.

I think an admin in La Crosse would be a huge benefit to the City. Perhaps with more consistency the Mayor's job would be less overwhelming from the start of onboarding and orientation. My small hometown in southeastern Minnesota has had an admin for years, and when I was on Pine Island City Council from

2018 to 2022 I saw firsthand how having an admin kept things internally organized so externally we could provide the best services to our community members.

Hope you're doing well and staying safe. Thanks for all you do.

Kelly Leibold
507-272-5408

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Monday, September 30, 2024 11:26 AM
To: Elsen, Nikki
Subject: FW: City Administrator NO date: 9/25

From: Paul Pierce <munchkinusnavy@yahoo.com>
Sent: Wednesday, September 25, 2024 8:38 AM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: City Administrator

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I vote NO to a city administrator. However, I believe the decision is a done deal and it will happen regardless the wishes of the citizens.
The Mayor will then become a figurehead and his duties reduced to groundbreaking and ribbon cutting ceremonies. The Mayor's salary should then become a part time position with a substantial reduction in pay.

Paul Pierce
Life Long La Crosse Resident

Yahoo Mail: Search, Organize, Conquer

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Monday, September 30, 2024 11:28 AM
To: Elsen, Nikki
Subject: City Admin or Mayor but not both Date 9/25/24

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To Whom it may concern,

It seems to me that this position is another costly redundancy, especially at a time when we are cutting services like Libraries and Swimming pools.. Either have a City Administrator or a Mayor-not both. Also if we hire an administrator- combine it with any similar positions involving communications public and interdepartmental. Maybe then someone will oversee departments calling citizens back in a timely fashion.

Sincerely
Mark Flottmeyer
La Crosse Resident and tax payer

You have never been in this exact moment before, so you don't need to pretend you know what to do - Brian Andreas

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Monday, September 30, 2024 11:28 AM
To: Elsen, Nikki
Subject: FW: City Administrator - Yes Date: 9/25/24

From: Gerald Reichert <outlook_CE5D8961F830C3C6@outlook.com> **On Behalf Of** Gerald Reichert
Sent: Wednesday, September 25, 2024 12:52 PM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: City Administrator

You don't often get email from gkreichert@charter.net. Learn why this is important

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I am 100% in favor of a City Administrator!!!!!!!

Sent from Mail for Windows

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Monday, September 30, 2024 11:29 AM
To: Elsen, Nikki
Subject: FW: City Manager Position - Yes date: 9_25_24

From: Michael Kopski <medk557@yahoo.com>
Sent: Wednesday, September 25, 2024 3:54 PM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: City Manager Position

You don't often get email from medk557@yahoo.com. Learn why this is important

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Good Afternoon
My feelings on the new City Managers position is a positive, as I believe La Crosse has grown to a size where people who have ran, and won for Mayor don't have the knowledge, and background to manage a city of our size. I also believe the Mayors position should be a position of being a tie breaker for the Common Council, and a Ambassador for the City of La Crosse only . If the average salary of a City Manager is around 185,000.00, and the current Mayor is at 77,000.00, I believe the Mayor's position being non managerial should be shaved to 50,000.00, with an expense account of 25,000.00 as an Ambassador for the City, so he can ride in all the area parades, and festivals.

Sincerely
Michael Kopski
1811 Market
La Crosse, WI.
medk557@yahoo.com

Yahoo Mail: Search, Organize, Conquer

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Monday, September 30, 2024 11:30 AM
To: Elsen, Nikki
Subject: City Admin NO 9_25_24

schadebergk@cityoflacrosse.org
Office: 608.789.8696
Cell (preferred): 605.413.7596

FOR NEWS AND UPDATES SIGN UP FOR E-NOTIFICATIONS HERE

From: randy kemp <kemps2112@gmail.com>
Sent: Thursday, September 26, 2024 9:24 AM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: The idea of hiring a City Administrator is another big waste of tax payers money. Most of the job descriptions are duties the Mayor is supposed to be doing. If the Mayor can"t or won't do his job, and wants to foist it off on someone else, maybe he sho...

You don't often get email from kemps2112@gmail.com. Learn why this is important

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Elsen, Nikki

From: Schadeberg, Kristen
Sent: Monday, September 30, 2024 11:31 AM
To: Elsen, Nikki
Subject: City Admin Yes 9_26_24

From: Kelly <kellysueleibold@gmail.com>
Sent: Thursday, September 26, 2024 3:03 PM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: Support for City Admin in La Crosse

You don't often get email from kellysueleibold@gmail.com. Learn why this is important

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Good afternoon Kristen,

I am writing to express my full support for creating a City Administrator position. I appreciated the comprehensive breakdown of the "rationale" on the City website, too.

As a newly elected supervisor on the La Crosse County Board, I've really enjoyed getting to know our Admin Jane Klekamp and to see how the flow of communication between department heads to her to the Board works. La Crosse County also has the opportunity to work collaboratively with the City on the Pathways Home plan, and you're well aware of the road bumps we've recently had to navigate.

I think an admin in La Crosse would be a huge benefit to the City. Perhaps with more consistency the Mayor's job would be less overwhelming from the start of onboarding and orientation. My small hometown in southeastern Minnesota has had an admin for years, and when I was on Pine Island City Council from 2018 to 2022 I saw firsthand how having an admin kept things internally organized so externally we could provide the best services to our community members.

Hope you're doing well and staying safe. Thanks for all you do.

Kelly Leibold
507-272-5408

Craig, Sondra

From: Aron Newberry <newberry54601@gmail.com>
Sent: Tuesday, October 1, 2024 3:13 PM
To: ZZ Council Members
Subject: Agenda Item 24-1287 Support letter for County Admin.

Some people who received this message don't often get email from newberry54601@gmail.com. Learn why this is important

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As La Crosse continues to grow, it's time to consider the benefits of hiring a professional city administrator to manage day-to-day operations and ensure efficient, transparent governance. Cities and counties nationwide, big and small, including local examples like the city of Onalaska and Trempealeau County, have successfully hired administrators to streamline services, improve accountability and save taxpayer money.

A city administrator brings professional expertise in public finance, urban planning and service coordination — skills critical to our community's sustainable growth. This role would allow our elected officials to focus on leadership and long-term vision while ensuring city operations run smoothly and effectively.

This model would benefit local businesses, community organizations and residents alike. Supporters include small business owners, the chamber of commerce, neighborhood associations and nonprofit groups that recognize the value of consistent, professional management. A city administrator can help us attract investment, improve infrastructure and provide better services to residents without the political pressures that often complicate decision-making. This investment in professional management will pay dividends by creating a more efficient, stable, and prosperous community for all La Crosse residents.
Vote Yes on approving a City Administrator position.
Sincerely,
Aron Newberry
913 6th St. S.
La Crosse, WI 54601

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Tuesday, October 1, 2024 8:50 AM
To: Elsen, Nikki
Subject: FW: City Administrator - Yes 10_1 _24

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As a former personnel director for the city, I would agree that a City Administrator would be appropriate for a city the size of La Crosse provided a well qualified professional is selected. The Administrator must be of course kept free from the political arena with removal for cause only.

Jerome Rusch
La Crosse, WI

If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

Registration slips are not collected once the meeting begins but will be made part of the record.

MEETING REGISTRATION

Name: Paul Borsheim **Date:** 10-1-24
PLEASE PRINT

Municipality of Residence: Neillsville

Representation: Borton Construction
If you are representing an organization or person other than yourself at this meeting.

Agenda Item #: 24-1287
Please fill out a separate sheet for each piece of legislation in which you are registering.

Do you support or oppose the agenda item?

- [x] Support
- [ ] Oppose
- [ ] Neither support nor oppose

Do you want to speak?

- [x] Yes, I want to speak.
- [ ] No, I do not want to speak.
- [ ] I do not want to speak, but I am available to answer questions.

If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

Registration slips are not collected once the meeting begins but will be made part of the record.

MEETING REGISTRATION

Name: BILL HARNDEN **Date:** 10/1

PLEASE PRINT

Municipality of Residence: La Crosse.

Representation: Myself

If you are representing an organization or person other than yourself at this meeting.

Agenda Item #: 24-1287

Please fill out a separate sheet for each piece of legislation in which you are registering.

Do you support or oppose the agenda item?

- ☐ Support
- ☒ Oppose
- ☐ Neither support nor oppose

Do you want to speak?

- ☒ Yes, I want to speak.
- ☐ No, I do not want to speak.
- ☐ I do not want to speak, but I am available to answer questions.

If you want to speak on an agenda item, please sign up at least 10 minutes before the start of the meeting.

Registration slips are not collected once the meeting begins but will be made part of the record.

MEETING REGISTRATION

Name: Andrew Ericson **Date:** 10/1/24
PLEASE PRINT

Municipality of Residence: La Crosse

Representation: _____
If you are representing an organization or person other than yourself at this meeting.

Agenda Item #: 24-1287
Please fill out a separate sheet for each piece of legislation in which you are registering.

Do you support or oppose the agenda item?

- [x] Support
- [ ] Oppose
- [ ] Neither support nor oppose

Do you want to speak?

- [x] Yes, I want to speak.
- [ ] No, I do not want to speak.
- [ ] I do not want to speak, but I am available to answer questions.

GUNDERSEN
HEALTH SYSTEM®

October 1, 2024

City of La Crosse
Common Council
400 La Crosse Street
La Crosse, WI 54601

To Whom It May Concern,

Please accept this letter in support of the charter ordinance to create section 19 of Appendix A of the Code of Ordinances of the City of La Crosse creating the position, duties and responsibilities of the Office of the City Administrator and removing duties from the Office of the Mayor.

Many of the core issues our community faces—both the challenges and the opportunities—are long-term issues. These are conditions we will face for decades, not months or even years. A community our size needs operational guidance and certainty to advance addressing these issues as directed by the elected Council and the Mayor. The creation of a City Administrator position would allow for continuity in daily operations of the city and would bring expertise and professional training in the operations of critical services in local government including emergency services, public safety, intergovernmental relations, and community development. A City Administrator has the potential to further the efficiency and effectiveness of services in the City of La Crosse, allowing for continued leadership in the region and beyond. La Crosse is poised to continue its rise as a premier community in the Upper Midwest. Implementing a full-time City Administrator will help advance that rise, allowing our elected leaders to focus on vision and policy while the Administrator manages operations. This will help city government be even more responsive to all citizens.

Gundersen Health System—becoming Emplify Health—experiences firsthand many ways municipal services and operations of the City of La Crosse impact our patients, staff, and the community. I appreciate your thoughtful attention to this request and ask you to support and advance this proposal. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Heather Schimmers

Heather Schimmers
President, Emplify Health, Gundersen Region

Craig, Sondra

From: Wendy Butler <wbwb2@icloud.com>
Sent: Wednesday, October 2, 2024 12:55 PM
To: ZZ Council Members
Subject: City administrator

[Some people who received this message don't often get email from wbwb2@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear City Council Members,

I strongly support approval of item 24-1287 to hire an administrator for the city of La Crosse. A professional with expertise in planning, finance, and service coordination will be a strong support for our department heads and will save taxpayer money.
I also support continuing our mayoral position - full time or part time to be determined in the future.

Aaron Newberry's recent letter to the La Crosse Tribune succinctly states my views.
Please support the hiring of a city administrator.

Thank you for your service to the citizens of La Crosse.

Wendy Butler
1224 Heritage Court
La Crosse
68 317-8865
Sent from my iPad

Dear Mayor and Common Council,

RE: Professionally trained and experienced Administrator

I am writing this letter to underscore the crucial need for a professional Administrator in the City of La Crosse. The role of an Administrator is pivotal in ensuring the smooth functioning of the city's operations. Below, I present my thoughts and comments on this matter.

No matter the organization, be it a non-profit, educational institution, governmental body, small business, or corporate enterprise, many factors contribute to the organization's health. The organization's health allows for adaption to change, creates the culture, determines production outputs, maximizes allocation of financial resources, and creates the greatest service for the customer. While there are many factors in creating healthy organizations, three main factors are Leadership, Structure, and Professional Skill Requirements. Working on your organizational health is a pursuit in which improvement always exists, change is constantly necessary, and creating the proper focus is absolute. Like many of you working in various roles in different types of organizations, I have learned to ask a fundamental question with both little issues, conflict resolution, and significant decisions that question is “What does great look like?” Once “great” is defined, putting the pieces to pursue that objective becomes relatively easy. From my vantage point of view, “What does great look like?” for the City of La Crosse operations platform, it is easy to define that our city has a structural issue that causes a skills gap. Below, I will define some of these issues from my perspective, with the caveat that there is no silver bullet to improving an organization. It is constantly focused on intentional work “on” the organization versus working “in” the organization. We must recognize these issues and work towards change and improvement in our city's operations.

In the case of a city, the vision is the will of the people (which in written form is all the plans sitting on the shelves, some of which may be lacking implementation); the leadership is based on whom they choose to represent them. We choose to have an elected administrator (mayor) handling day-to-day operations; we elect a new administrator every 6.2 years since Mayor Medinger was in office. Then, we expect this person to have all the skills required to administer the city's business. I often joke that every 6.2 years, the whole City of La Crosse gets on a giant airplane, then we elect one of us as our pilot and hope like heck they have enough skill to get it off the ground and, more importantly, land the plane with most of us surviving. The probability of electing someone with the skills required to manage the complexity of a city is as close to zero as you can get. To make matters worse, this “newly elected administrator” manages the city's day-to-day operations but has zero authority to get the work done, as that lies with our common council. Fundamentally, our structure creates an administrator without professional skill, then provides a work environment in which they have no authority. This is not what great looks like. We need a collaborative effort to address these issues and create a better future for our city.

Having worked in many communities, my experience in working with communities with a professional Administration there are many benefits. Three recent projects we have worked on are as follows:

1. Professional administrators implement plans effectively. We did a $18 million project approximately three years ago; we were selected via RFP in mid-April. By August 1st, we had completed all entitlements, and excavators were moving dirt for the project. Our team spent less than 4 hours in public meetings. This project also included approximately $1M in public

sector projects that we completed in our scope of work. How? The administrator managed the process with professional skill, and the whole team at the city knew their marching orders and timeline for getting work done. This administrator's plans were not on a shelf; the team was implementing the people's plans, and the council was exceptionally well informed and received updates on the process; they knew the city business. This administrator knew the city economics so well that they provided us with the market rate rent projection with examples; additionally, due to the public-private partnership, they also knew the support needed to make the project work. This administrator and staff "knew their numbers." We are starting another project in the community in 2025. This community is the benchmark for what does great look like.

2. On September 16th, we broke ground on a $32 million public-private partnership, including a new public library, community center, and 78 residential units. This collaborative project included many partners, including the school district, senior center, library board, several community members, vision groups, and our development team. This comprehensive project with significant deal structure complexity falls on the skill of one person, a first-time city administrator who worked his way up the ladder and was professionally educated and trained. The city administrator has managed this process with timelines and specifics, laid out steps to finish, facilitated vital community input, and managed the outside professional services required for a successful project. The mayor and council were active in this project's public meetings, engaged in the vetting process, and, most importantly, championed this great new addition to the community's urban core and its lasting impact. In La Crosse, we closed libraries.
3. The final project will be very familiar. An experienced administrator led it at the time, taking place in the core of the City of La Crosse. At the time of construction, it was one of the larger dollar-volume projects in the city's core. This project was led by the County Administrator and included a county administration building, Belle Square Block, and The Hub on the 6th. These three projects changed our urban core and turned parking lots into residential housing and business use, converting a minimally used bank building and repurposing it for county offices and turning an asbestos-infused office building to be repurposed for housing, which includes condos. The role of the administrator was critical; I think you would be hard-pressed to "elect" the required professional skill needed to put this project together.

Other strategic differences between our current structure and that of a city administrator, from my experience, are as follows:

1. Having a trained professional administer the duties associated with the day-to-day management of a city allows elected officials to be more impactful in their service to the community. An effective administrator will provide thoughtful expertise, excellent communication, good training, and a comprehensive approach to supporting the vision of the elected officials/community, which causes and empowers more of the people's vision to be done. An administrator managing day-to-day details strengthens the voice of the people.
2. The number of people willing to run for office will increase as it will not be a full-time job. I appreciate the work our current and past council have put into running our city, but let's face it, it is a considerable time commitment that most people can't do. This time commitment is a prime example of structural deficiency in the city operations. I serve on non-profit boards, but

only if they have paid professional staff, which allows me to contribute to my area of expertise without an extra full-time or part-time job.

3. A professional administrator will create an environment where all department heads can focus on the production needed to complete the community's vision with the authority to make necessary changes. Currently, our mayor has responsibilities/duties to perform. Still, the reality is the council manages those department heads, and the authority to replace department heads lies in the hands of the council, which creates a work environment in which a department head does not have to listen to our weak mayor. We have a lot of excellent department heads in the city; we also have department heads who choose not to follow the direction of the Mayor, as I have witnessed over the years. In essence, our mayor has responsibility with no authority, which is a broken operating platform, leading to a workplace that is less than desirable. With candor, our workforce deserves a trained, professional, and competent supervisor.
4. Communities need capital from the private sector to complete projects and facilitate economic development. In essence, our community is competing with other communities for that capital. I recently spoke at the Economic Development Association of Minnesota Summer Conference. After the presentation, I met several professional staff and administrators working to move their communities forward; I did not meet a single mayor. They are not even in the game.
5. Our current structure creates a void in leadership in day-to-day operations as our typical modern-day mayor's tenure is 6.2 years; the first half or more of their tenure is just figuring out the job and developing professional skills. When you have this void in leadership, it creates an environment of a de facto administrator. For many years of my early career, this role was served by our Director of Planning, Larry Kirch. Larry, in essence, served as a City Administrator. I don't think he asked to be in the role; he was just willing to do the work and filled the void the best he could.
6. By having a professionally trained Administrator, the mayor can more effectively lead in implementing the people's vision. For a couple of reasons, but typically, in most organizations, the visionary and implementer are not the same person, and the skills required are different. Let the Mayor be the champion voice and visionary of the people's will. Let a qualified, trained, and professional Administrator excel in the operations and implementation of the people's business.
7. Regarding the cost of this new position, the cost is what you will pay for an administrator. You will get the value by fixing the broken operating platform. A simple 1% savings in efficiency in a 75-million-dollar budget will more than pay for this position, but the real value lies in unrealized opportunity cost. To see this in action, what was the net benefit of new tax revenue, homes created, and economic impact in example 3 above?

I could continue regarding the value and benefits of a city administrator in creating a healthy organization focusing on Leadership, Structure, and Professional Skills. But I will end by saying that I believe this decision is the most critical to come before the council during my time working in the city. Now is the time to act and work "on" the structural problems within the city by hiring a city administrator to implement the vision created by our elected body.

As always, if I can help in any way, I will. Thank you for reading this letter. I am cheering you on in this decision.

Marvin Wanders

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Tuesday, October 8, 2024 3:27 PM
To: Elsen, Nikki
Subject: FW: City Administrator Salary 10/8/24

Sent: Tuesday, October 8, 2024 3:24 PM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: City Administrator Salary

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The considered salary of the possible City Administrator for the City of La Crosse is more than DOUBLE that of the Elected, publicly chosen Mayor of La Crosse, Wisconsin.
It is time for the La Crosse City Council to make reasonable and acceptable decisions for non-elected persons of POWER!

James W. Sheffer, Behavioral Science, R.N.

Sent from my Aspire ES 15

Elsen, Nikki

From: Elsenn@cityoflacrosse.org
Subject: FW: CityAdministrator 10_08_24

From: Gretchen Burns <gobvol@gmail.com>
Sent: Tuesday, October 8, 2024 3:46 PM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: CityAdministrator

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I am in favor of a city administrator. The mayor's race in the recent years has been merely a popularity contest with most being unqualified and unable to meet the many needs of our city. Once elected we discover the inadequacies of the mayor and are unable to remedy it until next election cycle. I don't see why we should have both. Perhaps so the mayor can be a meet and great and ceremonial head. If we have both then the mayor's salary should be decreased to help defray the administrator's salary and the mayor would have fewer responsibilities. We are at a crucial point in the survival of the quality of our city. It is very difficult to compete with our neighboring cities in many categories and we need an intelligent and motivating leader. Perhaps a city administrator is an answer.

Human Resources

400 La Crosse St., La Crosse, WI 54601 ▪ Tel: (608) 789-7595 ▪ Fax: (608) 789-7598
www.cityoflacrosse.org HR@cityoflacrosse.org

TO: Common Council
Mayor Reynolds

FROM: Rebecca Franzen, Director of Human Resources

DATE: October 3rd, 2024

RE: Anticipated Costs for City Administrator

Please find below the anticipated wages and benefits for the City Administrator position, should it be approved by Common Council.

As previously stated, the recommendation by McGrath Human Resources Group is that the City Administrator position be compensated at approximately 20% - 25% higher than department head positions to maintain an appropriate level of separation between the positions. Additional costs related to the position that have been assumed include (1) WRS employer contributions of 6.95%, (2) FICA Tax, (3) Health Insurance, (4) Life Insurance/Income Continuation Insurance, and (5) Non-Personal Expenses such as travel, training/registrations, memberships, and office supplies.

Based on 20% Higher Than Current Highest Paid

	City Administrator		Notes
Contract Paid	Hours	2080	
	Hourly Rate	$ 89.73	
	Subtotal	$186,645.89	21.2% Insurance Rate and 3% COLA for 2025 assumed; both subject to change based on final budget.
	WRS (6.95% of Salary)	$ 12,971.89	
	FICA (7.65% of Salary)	$ 14,278.41	
	Health Insurance	$ 17,552.87	
	Life/ICI Insurances (.006% of Salary)	$ 1,119.88	
	Non-Personal Expenses*	$ 10,000.00	Based on the highest paid employee as of 9.5.24 at Grade 19, Step 10
		$242,568.94	

Based on 25% Higher Than Current Highest Paid

	City Administrator		Notes
Contract Paid	Hours	2080	
	Hourly Rate	$ 93.47	
	Subtotal	$194,422.80	21.2% Insurance Rate and 3% COLA for 2025 assumed; both subject to change based on final budget.
	WRS (6.95% of Salary)	$ 13,512.38	
	FICA (7.65% of Salary)	$ 14,873.34	
	Health Insurance	$ 17,552.87	
	Life/ICI Insurances (.006% of Salary)	$ 1,166.54	
	Non-Personal Expenses*	$ 10,000.00	Based on the highest paid employee as of 9.5.24 at Grade 19, Step 10
		$251,527.94	

*Non-Personal Expenses: Travel, Training/Registrations, Memberships, Office Supplies

Rebecca A. Franzen, SHRM-CP
Director of Human Resources
Gwendolyn A. Benish
Human Resources Generalist

Audra M. Bloom
Employee Benefits Specialist
Angela M. Berget
Human Resources Assistant

Angela R. Leisso
Sr. Human Resources Generalist
Heidi L. Stein
Wellness Coordinator

The City Administrator's wages and benefits will be paid by the General Fund (50%), Enterprise Fund (45%) and TIF Admin (5%).

Based on the hiring plan that is proposed, we likely will not fill the role until July 2025. Below is an estimated budgetary impact for 2025. The Director of Finance and I are anticipating a cost of **$121,284.47 - $125,763.97** for 2025.

Based on 20% Higher Than Current Highest Paid Employee			
General Fund	50%	$	60,642.24
Enterprise Fund	45%	$	54,578.01
TIF Admin	5%	$	6,064.22
		$	**121,284.47**

Based on 25% Higher Than Current Highest Paid Employee			
General Fund	50%	$	62,881.99
Enterprise Fund	45%	$	56,593.79
TIF Admin	5%	$	6,288.20
		$	**125,763.97**

Human Resources

400 La Crosse St., La Crosse, WI 54601 ▪ Tel: (608) 789-7595 ▪ Fax: (608) 789-7598
www.cityoflacrosse.org HR@cityoflacrosse.org

TO: Common Council
Mayor Reynolds

FROM: Rebecca Franzen, Director of Human Resources

DATE: October 3rd, 2024

RE: Draft Hiring Plan for City Administrator

The Hiring Team:

To properly facilitate the hiring process of **City Administrator**, it is the Director of Human Resources recommendation that the hiring process is facilitated by a team referred to as the *City Administrator Search Team* with two sub teams: (1) the core team and (2) the selection team. The core team's role is to manage the logistics of the process which includes outreach planning, time-lining, crafting position advertisements, etc. The members of the core team would be members of the Human Resources department and the recruitment firm.

The selection team's role will be to participate in the screening process (i.e. resume review, virtual interview, in-person interviews and any other necessary subsequent interviews or public listening sessions). This team will be responsible for the final candidate selection.

The City Administrator Search Team will consist of at least 6 members. To ensure we have fair representation in the selection process, the selection team will be at least one (1) Finance and Personnel Committee member, at least one (1) Executive Committee member, the Mayor, at least two (2) department heads and the Director of Human Resources.

Announcing the Position:
With the help and partnership of an executive recruitment firm, the position will be announced via numerous sources to ensure that a qualified, diverse pool of applicants is reached.

The Core Team will announce and advertise the position via the following channels:

- Recruitment firm reaching out to individuals and organizations on an outreach list.
- Social media (Facebook, LinkedIn, etc.)
- Wisconsin City/County Management Association job board
- Specialized mail advertising by recruitment firm
- City's website
- Governmentjobs.com job board
- Any other locations recommended by the executive recruitment firm

The core team will monitor how frequently the job opening pages are visited and if we become concerned that we are not generating enough interest in the position, we will re-evaluate our approach and/or extend the application window.

Rebecca A. Franzen, SHRM-CP
Director of Human Resources
Gwendolyn A. Benish
Human Resources Generalist

Audra M. Bloom
Employee Benefits Specialist
Angela M. Berget
Human Resources Assistant

Angela R. Leisso
Sr. Human Resources Generalist
Heidi L. Stein
Wellness Coordinator

Screening the Candidates:

The Director of Human Resources will input all applicants into a tracking spreadsheet. The tracking spreadsheet will include a list of desired and required competencies that the screening team will use to review resumes and cover letters. The screening team will review all cover letters, resumes and key information about each candidate in the tracking sheet. Candidates will be rated red/yellow/green on how well they match the competencies listed in the job description/ordinance.

The screening team will have a virtual interview with all candidates that have been classified as green. Candidates classified as yellow will be revisited if we have any concerns about the strength of the green candidate pool. Candidates in the red pool will be sent regret notices.

Currently, the Director of Human Resources is anticipating at least two in-person interviews with the selection committee. Although this is subject to change based on how the interviews progress and if there is a need for further clarification from any candidate or the entire Common Council would like to host a special meeting and interview the candidate(s).

Hiring Timeline:

Date	Task
By December 31st	City Administrator Search Team is established with members from: ▪ Executive Committee ▪ Finance and Personnel Committee ▪ Department Heads ▪ Mayor ▪ Director of Human Resources
January 1 – January 31	Director of Human Resources gathers information on executive recruitment firms and brings a recommendation forward to the City Administrator Search Team.
March 3rd	Job posting goes live on all forms of marketing (i.e. website, social media, specialty organizations, etc.).
April 4th	End of Application Period
April 4th – 18th	Resume screening with selection team
April 28th – May 9th	Virtual Interviews with Candidates
May 19th – May 30th	First Round of In-Person Interviews with Candidates
June 9th – June 20th	Second Round of In-Person Interviews with Candidates ▪ This will include a tour of the City with the La Crosse Chamber of Commerce's First Friend Program
Week of June 23rd	Make Contingent Offer to Candidate ▪ Contingent on background check ▪ Pre-Employment Drug Screening
July 10th	Candidate selection confirmed by Common Council
Week of July 28th	City Administrator Hired

***Any breaks between dates on the schedule are intended to provide notice to the candidate to ensure availability and scheduling for potential travel to and from the City of La Crosse.*

***This is a tentative schedule and subject to change. We may add additional interviews with the full Common Council or additional department heads but that will be determined by the City Administrator Search Team.*

Selection of the Candidate:

The candidate selected for the role of City Administrator will be selected based on their education, qualifications and responses throughout the interview process.

The selection team will convene after each round of the screening process to review the candidates and determine which individuals will move forward to the next round and ultimately are extended a contingent offer.

The candidate selected for a contingent offer will be granted based on a majority vote of the City Administrator Search Team. The selection will be confirmed by the full Common Council.

Once a candidate is selected, the Director of Human Resources will work with the selection team and the executive recruitment firm to determine a wage offer for the candidate and create a contract with the partnership of the legal department. The candidate will undergo a background check, and a pre-employment drug screening conducted by a third-party.

Onboarding:
Once the candidate has accepted the City's offer, all further onboarding will be handled by the Human Resources Department per usual City practice.

Rebecca A. Franzen, SHRM-CP
Director of Human Resources
Gwendolyn A. Benish
Human Resources Generalist
Audra M. Bloom
Employee Benefits Specialist
Angela M. Berget
Human Resources Assistant
Angela R. Leisso
Sr. Human Resources Generalist
Heidi L. Stein
Wellness Coordinator

NOTE: the Library Board directly oversees the Library Director and staff of the La Crosse Public Library system. Boards/Commissions are not listed on this organizational chart.

NOTE: the Police and Fire Commission have authority over the Police Chief and Fire Chief for staffing (hiring, firing and discipline), but the City Administrator would have operational authority over the Police and Fire department. Boards, Committees and Commissions are not listed on the organizational chart.

- Voters
  - Municipal Judge
  - Common Council
  - Mayor
- City Administrator
  - Fire Chief
    - Assistant Fire Chief
  - Police Chief
    - Assistant Police Chief
  - City Attorney
    - Deputy City Attorney
  - La Crosse Regional Airport Director
    - Deputy Director - Airport
  - Director of Transit
    - Deputy Director - Transit
  - Director of Planning, Development and Assessment
    - Planning Manager
    - Community Development Manager
    - Chief Assessor
  - Director of Engineering and Public Works
    - Deputy Director - Engineering & Public Works
    - Deputy Director - Public Works & Utilities
    - Superintendent - Water
    - Superintendent - WWTP/Sewer
    - Superintendent - Streets
    - Utilities Finance & Compliance Manager
    - City Surveyor/Construction Manager
  - Director of Parks and Recreation
    - Deputy Director - Parks, Forestry and Facilities
    - Deputy Director - Recreation and La Crosse Cetner
  - Director of Finance
    - Deputy Director - Finance
  - Director of Information Technology
    - Deputy Director - IT/Cyber Security Coordinator
  - City Clerk
    - Deputy City Clerk
  - Director of Human Resources

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Wednesday, October 9, 2024 10:08 AM
To: Elsen, Nikki
Subject: FW: City Administrator Position 10_09_24

From: Paul Pierce <munchkinusnavy@yahoo.com>
Sent: Wednesday, October 9, 2024 9:00 AM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: City Administrator Position

You don't often get email from munchkinusnavy@yahoo.com. Learn why this is important

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I vote NO to a city administrator. However, I believe the decision is a done deal and it will happen regardless the wishes of the citizens.
The Mayor will then become a figurehead and his duties reduced to groundbreaking and ribbon cutting ceremonies.

The Mayor's salary should then become a part time position with a substantial reduction in pay.

Paul Pierce
Life Long La Crosse Resident

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Wednesday, October 9, 2024 6:25 AM
To: Elsen, Nikki
Cc: Reynolds, Mitch
Subject: FW: City Administrator 10_8_24

From: Ruth Kurinsky <rkurin2@gmail.com>
Sent: Tuesday, October 8, 2024 5:09 PM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: City Administrator

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I am not in favor of adding a city administrator. We don't need both a mayor and city administrator. Have one or the other not both.

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Wednesday, October 9, 2024 6:24 AM
To: Elsen, Nikki
Cc: Reynolds, Mitch
Subject: FW: City Administrator Input 10_8_24

From: Anna Sprague <sprague.anna@gmail.com>
Sent: Tuesday, October 8, 2024 9:19 PM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: City Administrator Input

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Dear Mx. Schadeberg and Council Members,

I am writing as a citizen residing at 1715 Barnabee Rd in La Crosse, WI, to express my support of adding a public administrator into the La Crosse's City Government. My personal and professional experience with the City of La Crosse has provided many opportunities to see where this position would benefit the City and its citizens. There are a number of silos that I have experienced between the various departments and depending on who you talk to at the City, you may get somewhat different answers or not be made aware of other resources available. Having someone with the daily oversight and authority to project manage the various departments in alignment with the goals set by the Mayor and Council would create efficiencies both within and across departments and externally with partner organizations.

I understand this can feel like a tremendous change and budget update but this is one of those moves that will allow for positive growth and will undoubtedly bring new opportunities as well as cost savings from the success of having a qualified administrator keeping the beat for everyone to work in tandem instead of against each other. Many other cities have shown what a successful working relationship can be with a city administrator, mayor and council, and I believe La Crosse is in a great position to see these benefits as well.

I'm happy to speak more about my experiences, and I encourage the City to support this new position from the mindset of an opportunity for growth.

Thank you,

Anna Sprague

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Wednesday, October 9, 2024 6:24 AM
To: Elsen, Nikki
Cc: Reynolds, Mitch
Subject: FW: Public Comment: Proposal to Create a City Administrator 10_8_24

From: Trevor Sprague <tcsprague@gmail.com>
Sent: Tuesday, October 8, 2024 9:33 PM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: Public Comment: Proposal to Create a City Administrator

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Good evening,

I am writing in support of creating a city administrator position for La Crosse. A municipality of our size maintains a considerable workforce across numerous departments that requires greater coordination for day-to-day operations than we currently experience.

As an elected political official, the mayor is in the position to have more direction in policy and working with the common council. Individuals elected to the role of mayor often have no background in public administration, or even business administration, whereas a qualified City Administrator candidate would bring that experience directly to bear on the work of the city. An administrator free from the political process can provide consistency and efficiency in daily operations, provide more complete information and timely information to aid the mayor and council, and improve services for the entire community.

I believe the proposal is a good idea that would bring much needed support to our city employees, find and create efficiencies in the city's operations, and provide consistency among personnel changes in the common council and mayor's office.

Thank you,

Trevor Sprague
1715 Barnabee Rd.
La Crosse

Elsen, Nikki

From: Schadeberg, Kristen
Sent: Wednesday, October 9, 2024 6:23 AM
To: Elsen, Nikki
Cc: Reynolds, Mitch
Subject: FW: City Administrator Position 10_8_24

From: David Buroker <peabody59@gmail.com>
Sent: Tuesday, October 8, 2024 5:16 PM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: City Administrator Position

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To Whom It May Concern:

I led the City of La Crosse Human Resources Department for 5 years. After the conclusion of my first year in my position, the Mayor at that time, Tim Kabat, asked me to write a summary of my first year and provide any thoughts I had about how the City could do things more efficiently. My first suggestion was to add a City Administrator position. My rationale for this addition was the position would take the politics out of managing the operations of the city and it would help it run more effectively and efficiently.

The comparison I made at the time was to envision the Mayor being the Chief Executive Officer (CEO) of the city and the City Administrator being the Chief Operating Officer (COO). The Mayor would be the person providing their vision for the City and the City Administrator would be the one overseeing the operations.

In addition, since the City Administrator would be a city employee (not an elected official), it would also add consistency to the operations should there be turnover in the Mayor position.

This is a model that has proven to be very successful in other communities throughout the US. I strongly support Mayor Reynolds' recommendation in adding this position.

Sincerely,

David Buroker
2208 Main Street
La Crosse, WI
Former Director of Human Resources

Elsen, Nikki

From: Elsenn@cityoflacrosse.org
Subject: FW: In support of a City Administrator position 10_9_24

From: Natalie Heneghan <natalie.heneghan@gmail.com>
Sent: Wednesday, October 9, 2024 2:47 PM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: In support of a City Administrator position

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*** **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,

I'm writing to express my support of the proposal to create a City Administrator position for the City of La Crosse.

An administrator would bring more clarity and oversight to day-to-day processes. The person hired could effectively delegate and execute on Council's policies. This is an exciting prospect for taxpayers, local businesses, nonprofit agencies, and others who rely on a strong local government.

In both personal and professional situations, I've been frustrated by a lack of cross-departmental communication, clear over-burdening of city staff, and avoidable inefficiencies within La Crosse's city government. It's concerning to see all the missed opportunities and miscommunication. Many city staff I interact with fully acknowledge the gaps. I am confident the cost of hiring a City Administrator would immediately be offset by more efficient use of staff (and taxpayer) time and resources.

La Crosse must step up and join the ranks of municipalities across Wisconsin and throughout the nation that understand local government must be run efficiently, effectively, and transparently--and that it takes a talented executive to make that happen. Thank you for considering this proposal and reading my comments.

Thanks,
Natalie Heneghan

Craig, Sondra

From: Andrew Ericson <ericson.andrew777@gmail.com>
Sent: Thursday, October 10, 2024 9:03 AM
To: Schadeberg, Kristen; ZZ City Clerk External
Subject: City Administrator Support

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Mayor Reynolds and Common Council,

I am writing to express my strong support for the creation of the City Administrator position in La Crosse.

As I mentioned during the J&A meeting last week, I fully endorse this initiative. Since Mayor Reynolds first brought up the idea in his State of the City address last January, I've been giving it a lot of thought. Initially, I was unsure, as I hadn't heard much about the role before. But the more I learned, the more it made sense. It's a smart, practical solution for a city like ours. Frankly, it was surprising to realize that we don't already have a "COO" type role. As I've come to understand the broad and nearly impossible responsibilities currently placed on the Mayor, it makes me wonder why we've waited so long to act.

Reading our comprehensive plan fills me with excitement for what this wonderful city can grow into. But if we truly want to reach that vision, we need to be serious about how we manage our operations now. I believe the best way to set us up for future success is by bringing in a City Administrator as soon as possible.

I understand the concerns about adding expenses to an already tight budget. For a moment, that gave me pause as well. But then I realized that part of the reason we're facing these budget challenges is due to short-term thinking and decision-making. This budget situation should serve as a wake-up call—an opportunity to bring on a City Administrator who can help us plan for the long term and manage our human, financial, and capital resources more effectively in the face of difficult headwinds.

I appreciate that La Crosse isn't breaking new ground with this discussion. The City Administrator role has been successfully implemented in municipalities across Wisconsin.

Looking ahead to the next mayoral election, I've been considering the difficult decision that city residents will have to make. On one hand, voters are looking for a mayor with a clear vision for the city's future in a shifting political environment. On the other hand, the role requires someone capable of managing the day-to-day operations of the city. It's almost impossible for voters to assess whether a prospective mayor would excel as a "COO" without the kind of thorough interview process and reference checks you'd expect for such a role. We need to separate these two functions.

In conclusion, I want what is best for La Crosse, and I firmly believe that creating a City Administrator position is the best path forward for our city.

Respectfully,
Andrew Ericson
La Crosse

Elsen, Nikki

From: Elsenn@cityoflacrosse.org
Subject: FW: City Administrator 10_09_24

From: Troy Nedegaard <tnedegaard21@gmail.com>
Sent: Wednesday, October 9, 2024 7:45 PM
To: Schadeberg, Kristen <schadebergk@cityoflacrosse.org>
Subject: City Administrator

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Given the opportunity to express my opinion I am not in favor of a proposed City Administrator. This is a waste of City financial resources (Tax payers dollars). This is taking away powers of the City residents that have a right to vote in a mayor that needs to do his or her job, which is both to act as a political figure and as an administrator.

To all council members please do not vote in favor of the City Administrator position.

City resident,

Troy Nedegaard

Craig, Sondra

From: Joe Kovacevich <joe.kovacevich@gmail.com>
Sent: Friday, October 11, 2024 7:45 AM
To: ZZ Council Members
Cc: Reynolds, Mitch
Subject: City Administrator

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Hello all,

I just heard this morning that the vote to approve a City Administrator position has been postponed to get more public input.

Count me in as a La Crosse County resident who is very much in favor of creating this new position.

I believe this would offer more efficient Management, Budget oversight, improve strategic planning and overall enhance our great cities governance.

Sincerely,
Joe Kovacevich
1002 Eastwood street
Holmen, WI
608-215-0664

Craig, Sondra

From: Westley Wamsley <weswamsley@icloud.com>
Sent: Friday, October 11, 2024 3:38 PM
To: ZZ Council Members
Subject: City Administrator

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Dear La Crosse City Council,

I am writing to express my disappointment and disapproval of your recent decision to defer the City Administrator position decision until next May. This decision undermines the efficient and effective governance of our city and goes against the best interest of our community. I watched last night's Common Council meeting and anxiously awaited to hear how council would vote.

As I could infer from the guidance the city's attorney provided to you, it was advised any deferral past December 1st, 2024, meant any decision made would not take effect until after the next mayoral term. This means the citizens must wait 4.5 years if majority of council approves.

I am particularly taken back by your indecision and indecisiveness. The primary argument was the citizens did not express their opinion. The secondary argument was a 20+ year discussion was moving too fast. Understand, we the citizens don't always understand nor care to know the inner-workings of government. Instead, we elect persons to make the decisions that are best for a citizen's city government. We may always take to social media to complain about a decision, but we never do our due diligence to understand a decision. But perhaps worse is when councilpersons incorrectly assume they are just like any ordinary citizen and can throw up their hands and say "I don't understand what's going on; this is moving too fast". You have your government and council subcommittees at your disposal.

As a nation, we are entering an era that shifts to a new generation which means a rapidly changing world. Deep investments in infrastructure and the economy will become paramount for the United States and has been underway. The council must be stewards to put in place frameworks that ensure their government performs at its best. We cannot afford to delay decisions and be paralyzed by indecisiveness. Unfortunately to all, that indecisiveness is what the majority of council voted for tonight.

Thanks,

Westley Wamsley
City of La Crosse resident

Craig, Sondra

From: Chavalas, Mark <mchavalas@eagle.uwlax.edu>
Sent: Monday, March 3, 2025 11:03 AM
To: ZZ Council Members
Subject: re: City Administrator

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Hello:

We are opposed to the hiring of a City Administrator for the following reasons:

1. It creates another paid government position for a job that should already be done by the Mayor and current staff of employees.
2. It provides a powerful leadership position that the citizens of La Crosse do not vote on. Tbus we cannot vote the person out, like we can the Mayor and City Council.
3. The City of La Crosse is not much larger than it was in 1940 (about 42,000), but our administrative staff is much larger.

Thank you,
Sincerely,

Mark and Kimberlee Chavalas
114 19th St. South,
La Crosse, WI. 54601

Craig, Sondra

From: Chris Woodard <chris.woodard715@gmail.com>
Sent: Monday, April 28, 2025 10:12 AM
To: ZZ Council Members
Subject: 24-1287

chris.woodard715@gmail.com appears similar to someone who previously sent you email, but may not be that person. Learn why this could be a risk

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Good morning Council Members,

I'm writing to you to urge you as a body to refer the City Administrator legislation. I realize the pros and cons to the position creation, however I don't believe the tax payers are as well informed as they should be. During this referral time period several Public engagement sessions can be held throughout the City. In addition to public engagement sessions this should again be put to referendum, once the public has been educated. This significant change in government structure should be decided on by the people of La Crosse as they will ultimately foot the bill.

Thank you for your service,

Chris Woodard

Craig, Sondra

From: Grace Deason <gracedeason3@gmail.com>
Sent: Tuesday, April 29, 2025 12:05 PM
To: ZZ Council Members
Subject: Fwd: Support for moving forward to hire a city administrator

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Dear Councilmembers,

First off, thank you all for your thoughtful dedicated service to the City of La Crosse.

I am writing to express my support for moving forward to hire a city administrator. I remember hearing about this idea four or five years ago and I thought, and still do think, that it makes a lot of sense for a city of La Crosse's size and complexity to have a position like this. This is, however, my first time writing to you to express this view. I understand you have been and still are interested in public input on this matter and so here I am speaking up.

Personally, I am strongly in favor of the idea of hiring a city administrator. I see this role as an important support for the mayor and the other city leaders who are stretched thin. We need these people doing the jobs they are there to do, not an administrator job that could be more efficiently and effectively handled by an individual hired for that purpose. As I'm sure employees in many other sectors can attest, constantly trying to "do more with less" eventually results in getting less, and that is not good enough for me when it comes to our city. The other people working hard on behalf of the city deserve to have a full team to support them and coordinate their efforts for optimal payoff and I am excited to see what a city administrator could do for us in terms of positive change.

I understand that an issue currently before you is whether to pause for further input from the public. While commendable, that endless desire for more input can function as a stalling tactic. I first heard about this idea years ago, and the working group has gathered information from those most impacted. I elected you to make informed decisions on my behalf, and I believe you should all feel empowered to represent residents of the city and make decisions to move us forward without unnecessary delay.

Sincerely,

Grace Deason
gracedeason3@gmail.com
1931 Market St
La Crosse, WI 54601

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0177

Agenda Date: 4/29/2025 **Version:** 1 **Status:** Agenda Ready

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Traditional Neighborhood Development District – Specific allowing for the construction of a commercial and residential mixed-use building at 413, 417, 423, 425 and 431 West Ave. N. and 1204 Badger St.

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

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

Tax Parcel 17-20162-100; 413 West Ave. N.
Tax Parcel 17-20162-110; 417 West Ave. N.
Tax Parcel 17-20162-120; 423 West Ave. N.
Tax Parcel 17-20162-130; 425 West Ave. N.
Tax Parcel 17-20163-10; 431 West Ave. N & 1204 Badger St.

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

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

_____
Mitch Reynolds, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

THREESIXTY°
REAL ESTATE, LLC

PLAN
DEVELOP
MANAGE

Rezoning Request for 413, 417, 423, 425, and 431 West Ave "Badger West Residences"

February 7, 2025
City Clerk & City Planning

Project Address: 413, 417, 423, 425 and 431 West Ave, La Crosse.

Please consider this the cover letter for the formal application to rezone from C-1 to TND at the above referenced addresses which we are calling "Badger West Residences". Enclosed with this application, please find all of the items detailed in Section 115-403 of the La Crosse Municipal Code, which was submitted by ISG, Inc. earlier today.

The project is a compact, high-density redevelopment, replacing aging single-family rental homes with approximately 42-50 apartments, with approximately 42-50 beds, optimizing land use near UW-La Crosse and Western Technical College. Its mixed-use design incorporates approximately 1,000 square feet of commercial space, fostering an active and walkable neighborhood. The residential component offers three different housing options, including studio and 1-bedroom modular interiors featuring ORI furnishings, accommodating a diverse range of urban residents.
Over the past eighteen months and more recently, we have met with planning staff, engineering staff and legal staff with regards to this application as well as the request to partially vacate 12th street, so staff is aware and supportive of this proposed rezoning.

The partial vacation of 12th Street is a key infrastructure improvement, facilitating better site design while preserving emergency access and enhancing future connectivity within the city's street system. The project revitalizes an underutilized area by replacing deteriorated structures with a modern, well-designed building that improves the streetscape and neighborhood.
Sustainability is integral to Badger West Residences, with the Agriwild landscaping concept incorporating native plantings to enhance ecological benefits and urban green space.

Badger West Residences aligns seamlessly with the City of La Crosse's Comprehensive Plan and Vision for Future Land Use in the Downtown neighborhood. The plan calls for an increase in affordable housing while maintaining a mix of housing types. This development directly supports that objective by introducing high-density affordable housing that fits within the neighborhood's scale and character. As outlined in the city's plan, the site's location along a high-traffic corridor makes it an ideal fit for higher-density housing. The project's mixed-use nature aligns with the city's preferred use for commercial spaces that serve local residents by incorporating a residential element.

We look forward to improving the aesthetics of this block, providing needed housing around the WTC and UW-L campuses, and increasing the tax base with the Badger West Residences project.

O: 608 782 7368
F: 608 782 7369
1243 BADGER STREET
LA CROSSE, WI 54601
WWW.THREESIXTY.BZ

Currently, the site has an approximate value of $400,000. With the completion of the Badger West Residences development, the projected value will increase to approximately $6,600,000. This significant appreciation reflects the project's alignment with the city's goals of enhancing property values, increasing the local tax base, and encouraging responsible urban development.

If there are any questions regarding this application, please contact me at the number or email below. Thank you for your consideration.

Three Sixty Real Estate Solutions, LLC
Jeremy Novak
jeremy@threesixty.bz
608-790-5589

Section 15-403(c)(2)(a):

1. The proposed site will consist of a reconstruction of 12 St to replace existing utilities and reduce the ROW from 66 feet to 33 feet. Along with the street construction a new apartment building will be constructed along with on-site parking, landscaping, trash enclosure, and stormwater management as shown on sheet C3-10.
2. Existing trees and landscaping will be removed as shown on sheet C2-10, proposed landscaping will include native shrubs and perennials as shown on sheet C3-10.
3. Stormwater management for the site will consist of a biofiltration basin on the south side of the site that. Runoff from the site will overland flow across the parking lot from north to south into the ban and runoff from the building will flow into roof drains that will discharge to the basin. An outlet for the basin will be tied into the proposed storm sewer in 12 Street.
4. Refer to sheet number 2 and 3 for conceptual building elevations and precedent imagery.
5. Requested departures and waivers include parking setback along 12th St, rear building setback and parking lot landscaping
6. Demolition and site work March 2025 with occupancy September 2025.
7. Bordered on 3 sides by public streets, this building fits with the residential and various mixed-use/commercial properties within a 3-block radius.
8. Soil on site is urban land according to the USDA soils report for La Crosse County, refer to provided soils report.
9. Existing and proposed topography are shown on sheet C4-10.
10. The residential component offers three different housing options, including studio and 1-bedroom, 42-50 units in total.
11. Incorporates approximately 1,000 square feet of commercial space, fostering an active and walkable neighborhood.
12. N/A
13. Uses of the proposed development are described in the cover letter.
14. Refer to provided plan sheets.

O: 608 782 7368
F: 608 782 7369
1243 BADGER STREET
LA CROSSE, WI 54601
WWW.THREESIXTY.BZ

Section 115-403(c)(2)(c):

1. Site plan for the development is provided on sheet C3-10 including the proposed lot for the apartment building and reconstructed street
2. Utility plan showing the reconstructed utilities in 12th street and proposed services for the building are shown on sheet C3-20
3. Grading, stormwater management, and erosion control layout are shown on sheet C4-10. Proposed stormwater management will consist of a bio-filtration basin to treat runoff prior to discharging to the proposed City storm sewer in 12th Street.
4. Refer to plan sheet 2 and 3 of architectural drawings for building elevations and materials.
5. Proposed landscaping will consist of native shrubs and perennials as shown on sheet C3-10.
6. Refer to provided plan sheets.

O: 608 782 7368
F: 608 782 7369
1243 BADGER STREET
LA CROSSE, WI 54601
WWW.THREESIXTY.BZ

RECEIVED
FEB 0 6 2025
City Clerk's Office

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

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

Petitioner (name and address):

Badger West Residences, LLC (c/o Three Sixty Real Estate Solutions, LLC)
1243 Badger Street, La Crosse, WI 54601

Owner of site (name and address):

Badger West Residences, LLC and School House Properties, LLC
1243 Badger St, La Crosse, WI 54601

Address of subject premises:

413 West Ave N; 417 West Ave N; 423 West Ave N; 425 West Ave N; 431 West Ave N/1204 Badger St
La Crosse, WI 54601

Tax Parcel No.: 17-20162-100 / 17-20162-110 / 17-20162-120 / 17-20162-130 / 17-20163-10

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

See attached exhibits with legal descriptions for five (5) parcels identified above.

PDD/TND: _____ General _____ Specific X General & Specific

Zoning District Classification: [redacted] C1 - Local Business

Proposed Zoning Classification: [redacted] - TND - Specific

Is the property located in a floodway/floodplain zoning district? ___ Yes x No

Is the property/structure listed on the local register of historic places? ___ Yes x No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? x Yes ___ No

Is the consistent with the policies of the Comprehensive Plan? x Yes ___ No

Property is Presently Used For:

Vacant lots & vacant houses

Property is Proposed to be Used For:

Rental housing & commercial

Proposed Rezoning is Necessary Because (Detailed Answer):

Current zoning does not allow for mixed use and we are proposing a combination of residential and commercial uses within the building.

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

Current lots are vacant, or have end of life homes. "Badger West" will provide for a unique lifestyle product near UW-L and WTC. The tax base will be increased, the number of dwelling units will increase, and what is currently an unattractive mix of dead space and old homes will be new homes and renewed neighborhood.

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

This zoning aligns with the City's recent comprehensive plan to increase medium density housing near the educational institutions relieving pressure on the single-family neighborhoods and providing for commercial use as well in the neighborhood.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 5 ***day of*** February, 2025.

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

(signature)

608-782-7368 (telephone)

~~1/9/25~~ 2/5/25 (date)

jeremy@threesixty.bz (email)

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

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

Review was made on the 11th day of February, 2025

Signed: _____, Planning Manager

~~Director of Planning & Development~~

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Jeremy Novak, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1240 Badger St; 413, 417, 423, 425 West Avenue North La Crosse, WI 54601.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Badger West, Residences, ~~LLC~~ LLC

Property Owner

Authorized Agent

Subscribed and sworn to before me this 5th day of February, 2025

Notary Public

My Commission expires permanent.

KEVIN J. ROOP NOTARY PUBLIC STATE OF WISCONSIN

THREE SIXTY REAL ESTATE SOLUTIONS, LLC

CONSENT OF MEMBERS

The undersigned, being the sole Member of Three Sixty Real Estate Solutions, LLC, a Wisconsin Limited Liability Company, does hereby unanimously consent to the adoption of the following resolution in lieu of an actual meeting pursuant to Section 183.0401 of the Wisconsin Statutes.

RESOLVED: That Jeremy Novak, Development Director, shall have authority to execute and deliver on behalf of the Company all documents evidencing transactions and obligations of the Company that the Member could execute and deliver on behalf of the Company with the exception of real estate deeds of conveyance, mortgages, security agreements, promissory notes and documents modifying the LLC organizational documents (Articles of Organization and Operating Agreement).

RESOLVED: This resolution shall remain in effect until revoked by the Member.

Dated and effective this 1st day of January, 2024.

MEMBER:

By: _____

Name: Marvin W. Wanders

THREESIXTY°
REAL ESTATE SOLUTIONS, LLC
Plan. Develop. Manage.

PLAN
DEVELOP
MANAGE

DATE: 2-5-25
PROJECT: BADGER WEST
MEETING ATTENDEES: Rezoning Application

NOTES:

1204 Badger St.	Badger West Residences, LLC	17-20163-10
425 West Ave N	Schoolhouse Properties, LLC	17-20162-130
423 West Ave N	"	17-20162-120
417 West Ave N	"	17-20162-110
413 West Ave N	Badger West Residences, LLC	17-20162-100

THE BUSINESS OF BUSINESS IS PEOPLE.
—HERB KELLEHER

EXHIBIT A
LEGAL DESCRIPTION

The South 1/2 of Lot 2 in Block 30 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, EXCEPT part taken for right of way in Warranty Deed dated June 22, 2007 and recorded on June 22, 2007, as Document No. 1478758.

For Information Purposes:
413 West Avenue N., La Crosse, WI, Tax Parcel No. 17-20162-100

Lot 5 in Block 30 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, EXCEPT part taken for right of way in Warranty Deed dated June 22, 2007 and recorded on June 22, 2007, as Document No. 1478759.

For Information Purposes:
431 West Avenue N. and 1204 Badger St., La Crosse, WI, Tax Parcel No. 17-20163-010.

The North 1/2 of Lot 2 and the South 2 feet of Lot 3 all in Block 30 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin.

For informational purposes:
Address: 417 West Avenue North, La Crosse, WI 54601
Tax Parcel No.: 17-20162-110

AND

Lot 3, EXCEPT the South 2 feet thereof, in Block 30 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin. Also, EXCEPT lands sold to the City of La Crosse in Document No. 1467187.

For informational purposes:
Address: 423 West Avenue North, La Crosse, WI 54601
Tax Parcel No.: 17-20162-120

AND

Lot 4 in Block 30 of T. Burns, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin.

EXCEPT, lands sold to the City of La Crosse in Document No. 1480220, described as follows:

Commencing at the South 1/4 corner of Section 32, T16N, R7W;
Thence N 02°16'49" W along the east line of the Southwest quarter of said Section 32, a distance of 1330.45 feet to the point of beginning;
Thence S 25°09'43" W, 56.87 feet to a point hereinafter referred to as "Point 954;"
Thence N 01°56'12" E, 304.37 feet;
Thence northwesterly along the arc of a curve to the left, concave to the southwest, having a radius of 17.50 feet an arc length of 28.21 feet, and a long chord bearing N44° 15'02" W, 25.26 feet to the north line of the T. Burns, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to the City of La Crosse;
Thence N 89°33'44" E, 21.91 feet;
Thence S 02°17'02" E, 268.85 feet;
Thence S 25°09'43" W, 2.59 feet to the point of beginning.

Said parcel contains 581 square feet, more or less.

For informational purposes:
Address: 425 West Avenue North, La Crosse, WI 54601
Tax Parcel No.: 17-20162-130

BUILDING AREAS

UNIT NAME	# OF INSTANCES	AREA
UNIT 1: STUDIO (TYPE A)	1	367 SF
UNIT 1: STUDIO (TYPE B)	2	367 SF
UNIT 2: STUDIO (TYPE B)	7	308 SF
UNIT 3: 1 BEDROOM	4	457 SF
UNIT 4: STUDIO	8	324 SF
UNIT 5: STUDIO	16	273 SF
UNIT 6: 1 BEDROOM	8	401 SF

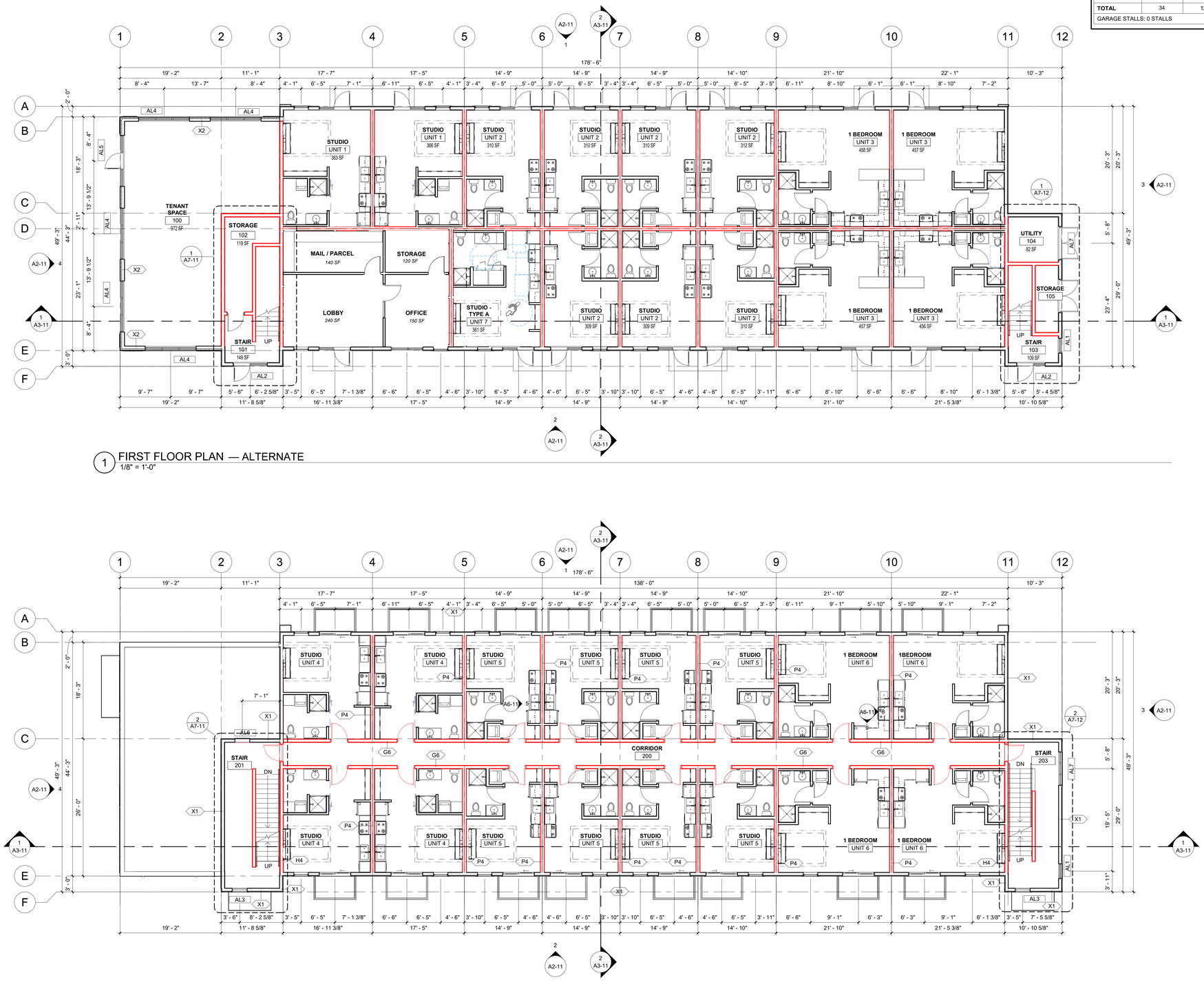
LEVEL	AREA
3RD FLOOR	6,993 SF
2ND FLOOR	6,993 SF
1ST FLOOR	8,047 SF
TOTAL	22,033 SF

UNIT MATRIX

	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL UNITS
3RD FLOOR	10	4	0	14
2ND FLOOR	12	4	0	16
1ST FLOOR	12	4	0	16
TOTAL	34	12	0	46
GARAGE STALLS: 0 STALLS				

FLOOR PLAN SHEET NOTES

1. EXTERIOR BUILDING DIMENSIONS ARE FROM OUTSIDE FACE OF THE EXTERIOR SHEATHING.
2. INTERIOR WALL DIMENSIONS ARE FROM CENTER OF WALL STUD, UNLESS NOTED OTHERWISE
3. IDENTIFY WITH PAINTED LETTERING 'FIRE WALL' AND 'FIRE BARRIER WALL' ABOVE CEILING 20'-0" OC MAX, BOTH SIDES OF WALL. REFER TO CODE DATA PLANS FOR LOCATIONS OF RATED WALLS.
4. PREROCK ALL RATED WALLS PRIOR TO INSTALLING ANY ADJACENT WALLS OR FIXTURES. INSTALL SECOND LAYER OF ROCK TO CONCEAL SHOWER/TUB NAILING FLANGES AS NECESSARY
5. PROVIDE FLASHING AND CAULKING AROUND ALL ROOF PENETRATIONS. VERIFY SIZE AND LOCATIONS WITH ALL CONTRACTORS.
6. VERIFY ALL FRAMING DIMENSION W/ TUB ROUGH OPENING REQUIREMENTS PRIOR TO PANELIZING WALL SYSTEMS.



1 FIRST FLOOR PLAN — ALTERNATE
1/8" = 1'-0"

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

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1"

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-32213
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

FIRST AND SECOND FLOOR PLAN ALTERNATE

SHEET

A1-21

PRELIMINARY NOT FOR CONSTRUCTION

BUILDING AREAS

UNIT NAME	# OF INSTANCES	AREA
UNIT 1: STUDIO (TYPE A)	1	367 SF
UNIT 1: STUDIO (TYPE B)	1	367 SF
UNIT 2: STUDIO (TYPE B)	8	308 SF
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UNIT 5: STUDIO	16	273 SF
UNIT 6: 1 BEDROOM	8	401 SF

LEVEL	AREA
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2ND FLOOR	6,993 SF
1ST FLOOR	8,047 SF
TOTAL	22,033 SF

UNIT MATRIX

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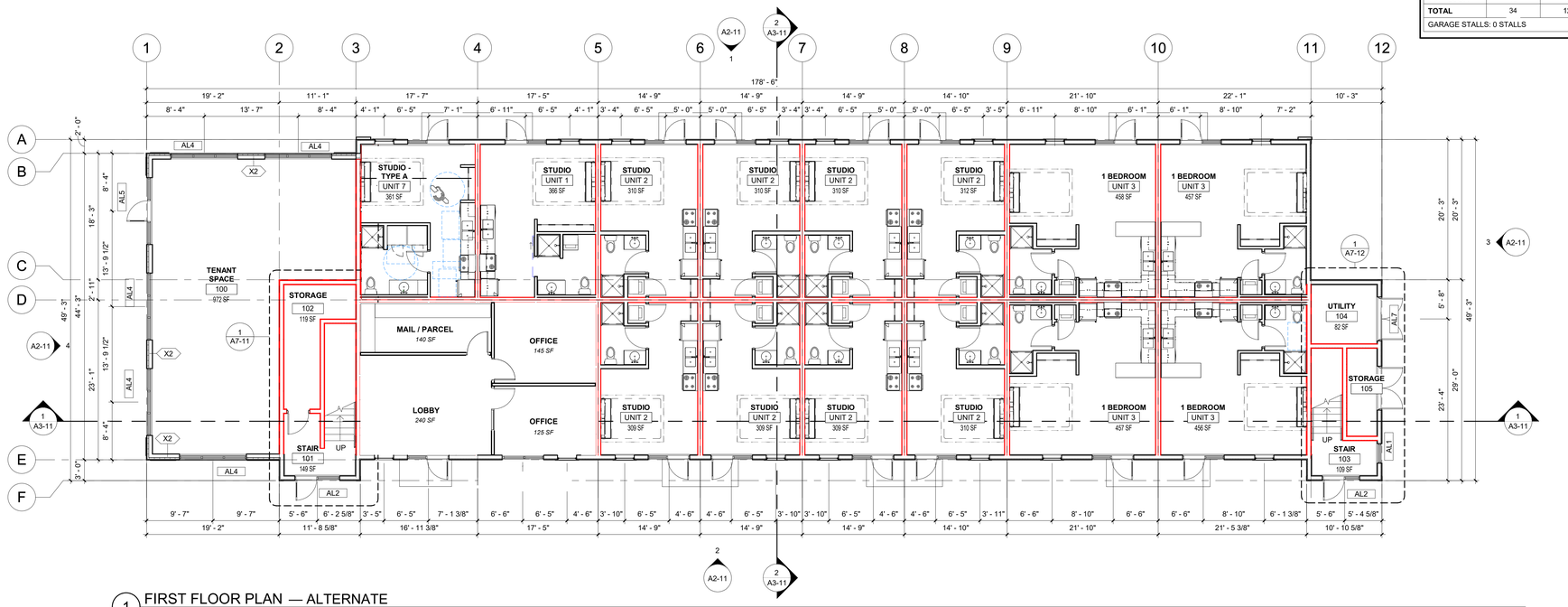

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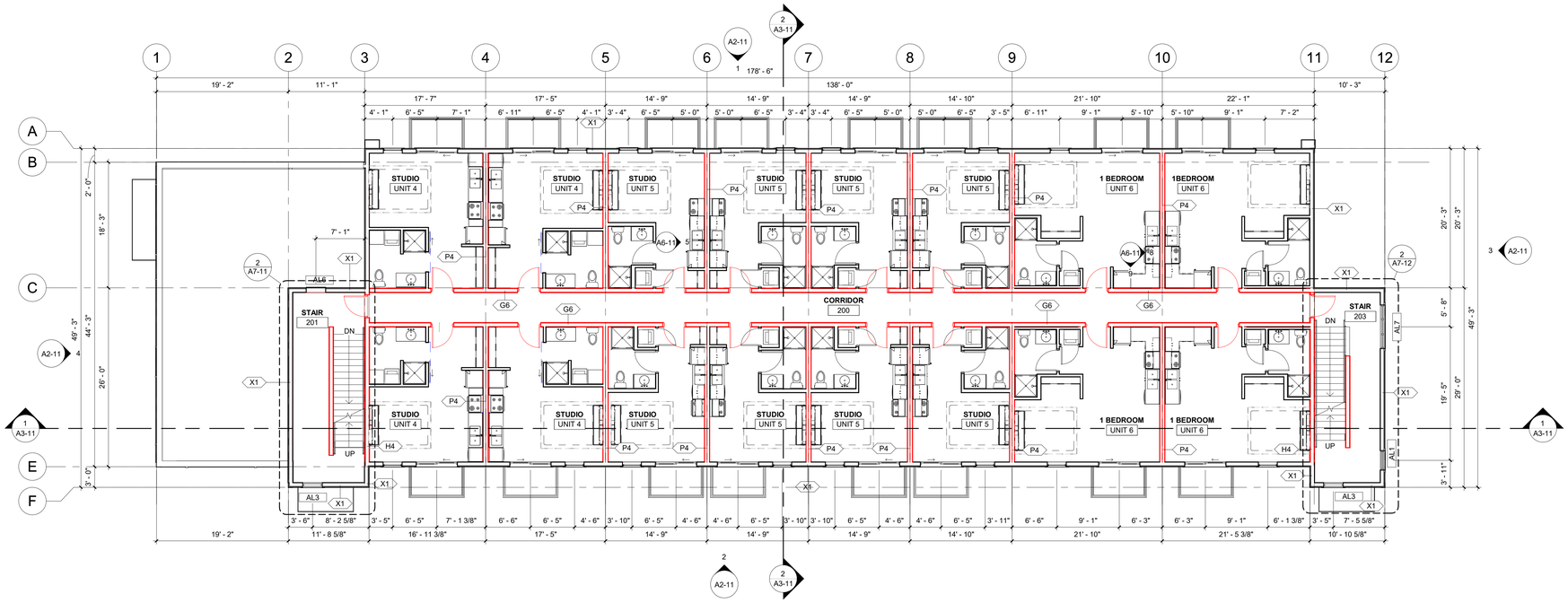

2 SECOND FLOOR PLAN
1/8" = 1'-0"

REFERENCE SCALE 1" = 1'

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THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

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LEVEL	AREA
3RD FLOOR	6,993 SF
2ND FLOOR	6,993 SF
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TOTAL	22,033 SF

UNIT MATRIX

	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL UNITS
3RD FLOOR	11	4	0	15
2ND FLOOR	12	4	0	16
1ST FLOOR	12	4	0	16
TOTAL	35	12	0	47
GARAGE STALLS: 0 STALLS				

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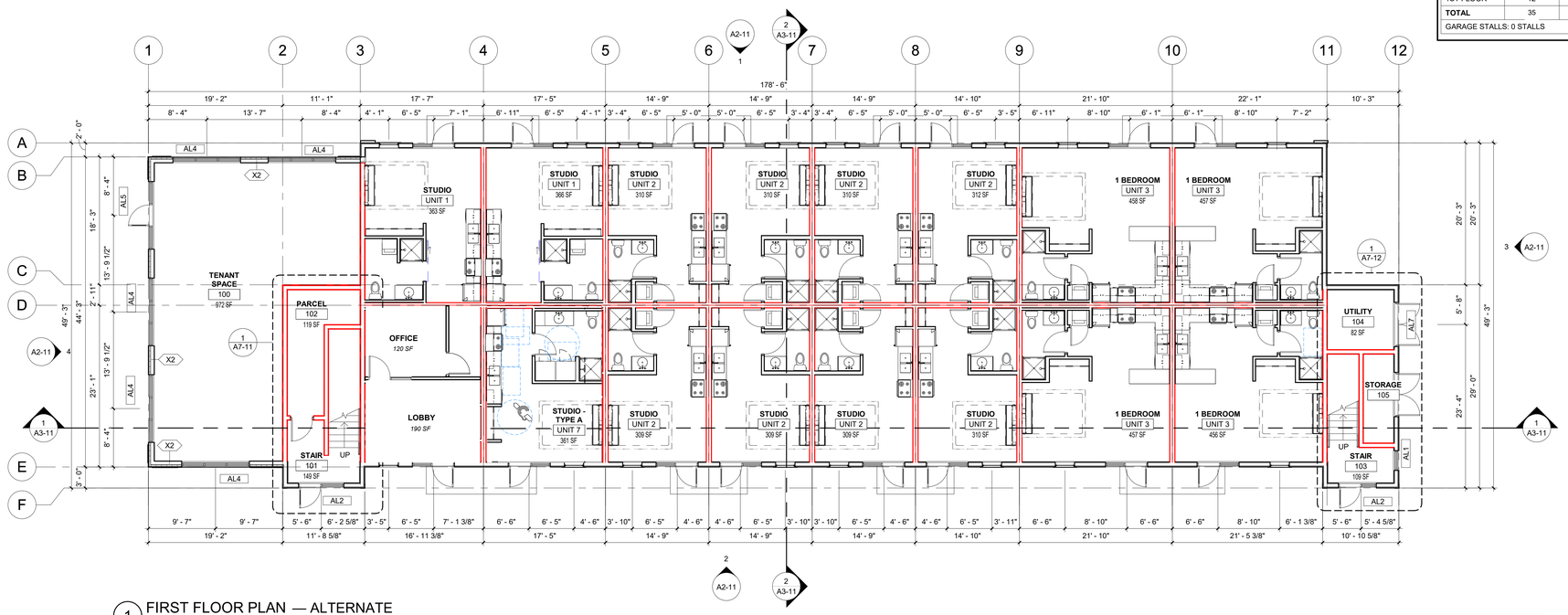

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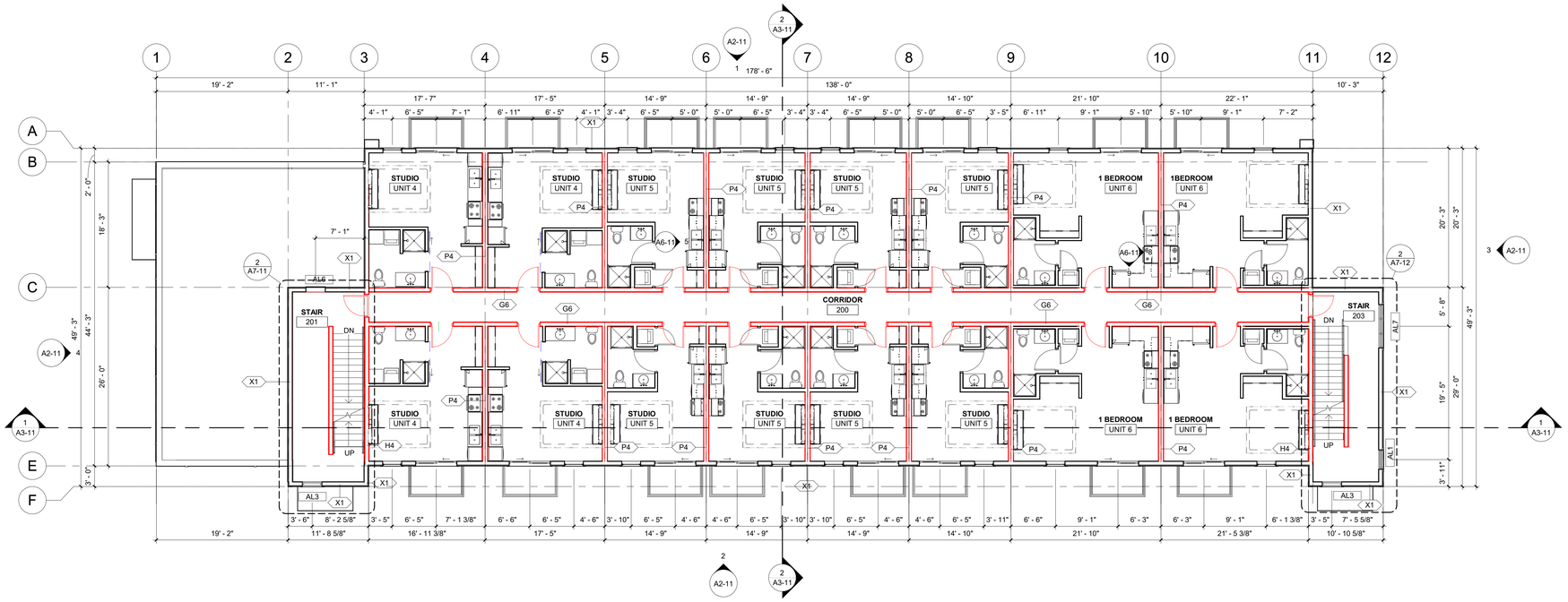

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PROJECT

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LA CROSSE WISCONSIN

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FIRST AND SECOND FLOOR PLAN ALTERNATE

SHEET

A1-21

PRELIMINARY NOT FOR CONSTRUCTION

Craig, Sondra

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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WEST AVE.
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12TH STREET

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THREESIXTY°
REAL ESTATE SOLUTIONS,LLC

Plan. Develop. Manage.

West Ave & Pine St Currently – November 10, 2023

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE, WISCONSIN

ISG PROJECT # 24-32213

PROJECT GENERAL NOTES

A.	ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL AND SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
B.	CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CORRELATING QUANTITIES AND DIMENSIONS.
C.	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
D.	FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
E.	DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
F.	ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
G.	LARGE-SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
H.	PROVIDE CONTINUOUS SEALANT AROUND ALL MATERIALS AT ALL INTERIOR AND EXTERIOR WALL PENETRATIONS. REFER TO SPECIFICATIONS FOR APPROPRIATE SEALANT.
I.	ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
J.	SEAL ALL OPENINGS IN WALLS, FLOORS, CEILINGS, AND ROOFS, AROUND DUCTS, PIPES, VENTS, TRAPS, CONDUIT AND ALL OTHER PENETRATIONS WITH FIRE STOPPING AS SPECIFIED AND REQUIRED BY CODES. IF FIRE STOPPING IS NOT REQUIRED AT PENETRATIONS PER CODE, SEAL WITH CONTINUOUS SEALANT.
K.	PROVIDE TEMPORARY WALLS, ENCLOSURES, DUST SHIELDS AND WALK-OFF MATS AS REQUIRED TO SEPARATE DEMOLITION AND CONSTRUCTION FROM EXISTING BUILDING.
L.	PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING STRUCTURE TO REMAIN. PROVIDE SECURE AND WEATHERPROOF ENCLOSURE OF TEMPORARY OPENINGS IN EXTERIOR WALLS. PROTECT ALL BUILDING COMPONENTS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
M.	RESTORE ALL EXISTING AREAS AFFECTED BY DEMOLITION AND RELATED NEW CONSTRUCTION TO THEIR ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, AND CEILINGS AND THEIR ASSOCIATED FINISHES.
N.	PROVIDE SOLID WALL BACKING WITH METAL OR FIRE-RETARDANT WOOD BLOCKING BEHIND DOOR HARDWARE SUCH AS WALL STOPS, BUMPERS, HOLD OPENS, ETC. AND AT ALL ITEMS REQUIRING FASTENING THROUGH GYP BD. TO BLOCKING
O.	RENDERED IMAGES MAY NOT BE AN ACCURATE REPRESENTATION OF BUILDING CONDITIONS, REFER TO PLANS AND DETAILS CONTAINED WITHIN FOR SCOPE OF WORK.

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ABBREVIATIONS

#	POUND OR NUMBER	ENCL	ENCLOSURE	LB	POUND	RTE	REFER TO ELEVATION
@	AT	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	LLH	LONG LEG HORIZONTAL	RTU	ROOF TOP UNIT
ACP	ACOUSTICAL CEILING PANEL	EPX	EPOXY	LLV	LONG LEG VERTICAL	SA	SUPPLY AIR
ACT	ACOUSTICAL CEILING TILE	EQ	EQUAL	LN	LINEAR	SC	SEALED CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT	EQUIP	EQUIPMENT	LVT	LUXURY VINYL TILE	SF	SQUARE FOOT
ADD	ADDENDUM	ETC	ETCETERA	MATL	MATERIAL	SIM	SIMILAR
ADDL	ADDITIONAL	EWC	ELECTRIC WATER COOLER	MAX	MAXIMUM	SM	SURFACE MOUNTED
ADJ	ADJACENT	EWC	ELECTRIC WATER COOLER	MB	MARKER BOARD	SPEC	SPECIFICATION
AFF	ABOVE FINISH FLOOR	EX	EXISTING	MECH	MECHANICAL	SS	SOLID SURFACE
AFG	ABOVE FINISHED GRADE	EXP	EXPANSION, EXPOSED	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SSTL	STAINLESS STEEL
AHU	AIR HANDLING UNIT	EXT	EXTERIOR	MEZZ	MEZZANINE	STD	STANDARD
ALT	ALTERNATE	F&I	FURNISH AND INSTALL	MFR	MANUFACTURER	STN	STONE
ALUM	ALUMINUM	FA	FRESH AIR	MH	MANHOLE	STOR	STORAGE
APPROX	APPROXIMATELY	FAAP	FIRE ALARM ANNUNCIATOR PANEL	MIN	MINIMUM	SUSP	SUSPENDED
ARCH	ARCHITECTURAL	FACP	FIRE ALARM CONTROL PANEL	MISC	MISCELLANEOUS	SV	SHEET VINYL
AWP	ACOUSTICAL WALL PANEL	FBO	FURNISHED BY OTHERS	MO	MASONRY OPENING	SY	SQUARE YARDS
B	BASE	FD	FLOOR DRAIN	MTD	MOUNTED	T&G	TONGUE AND GROOVE
BD	BOARD	FE	FIRE EXTINGUISHER	MTL	METAL	T&P	TEMPERATURE AND PRESSURE
BL	BROADLOOM CARPET	FEC	FIRE EXTINGUISHER CABINET	MULL	MULLION	TB	TACK BOARD
BLDG	BUILDING	FF	FLOOR FINISH	NA	NOT APPLICABLE	TBD	TO BE DETERMINED
BO	BOTTOM OF OR BY OWNER	FFE	FINISHED FLOOR ELEVATION	NIC	NOT IN CONTRACT	TD	TRENCH DRAIN
BR	BRICK	FRP	FIBERGLASS REINFORCED PLASTIC	NTS	NOT TO SCALE	TEC	TECTUM
BRG	BEARING	FRZ	FREEZER	OC	ON CENTER	TEL	TELEPHONE
BSMT	BASEMENT	FS	FLOOR SINK	OCEW	ON CENTER EACH WAY	TEMP	TEMPERATURE
C	CONDUIT	FT	FOOT OR FEET	OD	OUTSIDE DIAMETER	TER	TERRAZZO
CFS	COLD FORMED STEEL	FTG	FOOTING	OH	OVERHEAD	TO	TOP OF
CG	CORNER GUARD	GA	GAUGE	OHD	OVERHEAD DOOR	TOF	TOP OF FOOTING
CIP	CAST IN PLACE	GALV	GALVANIZED	OL	OVERALL LENGTH	TOL	TOP OF LEDGE
CJ	CONTROL JOINT OR CONSTRUCTION JOINT	GC	GENERAL CONTRACTOR	OPNG	OPENING	TOS	TOP OF STEEL
CL	CENTERLINE	GEN	GENERATOR	ORD	OVERFLOW ROOF DRAIN	TOW	TOP OF WALL
CLG	CEILING	GFCI	GROUND FAULT CIRCUIT INTERRUPT	OSB	ORIENTED STRAND BOARD	TR	TAMPER RESISTANT
CLR	CLEAR	GL	GLAZING	PC	PHOTO CELL, POLISHED CONCRETE	TS	TUBE STEEL / THRESHOLD / TRANSITION STRIP
CM	CORRUGATED METAL	GND	GROUND	PLAM	PLASTIC LAMINATE	TV	TELEVISION
CMU	CONCRETE MASONRY UNIT	GYP	GYPSUM	PLWP	PLASTIC LAMINATE WALL PANEL	TYP	TYPICAL
CO	CLEANOUT	HD	HUB DRAIN	PNT	PAINT	UG	UNDERGROUND
CONC	CONCRETE	HDG	HOT DIP GALVANIZED	PNT#E	EPOXY PAINT	UH	UNIT HEATER
CONF	CONFERENCE	HDW	HARDWARE	POLYETH	POLYETHYLENE	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	HM	HOLLOW METAL	POLYISO	POLYISOCYANURATE	VCT	VINYL COMPOSITE TILE
CPT	CARPET	HORIZ	HORIZONTAL	PRV	POWER ROOF VENTILATOR	VERT	VERTICAL
CR	CHAIR RAIL	HSS	HOLLOW STRUCTURAL SECTION	PVC	POLYVINYL CHLORIDE	VEST	VESTIBULE
CRK	CORK	HT	HEIGHT	QT	QUARRY TILE	VF	VINYL FLOOR
CT	TILE	HVAC	HEATING VENTILATION AND AIR CONDITIONING	QTZ	QUARTZ	VIF	VERIFY IN FIELD
CURT	PRIVACY CURTAIN	ID	INSIDE DIAMETER	RA	RETURN AIR	VTR	VENT THROUGH ROOF
CY	CUBIC YARD	IG	ISOLATED GROUND	RB	RESILIENT BASE	VWP	VENEER WALL PANEL
DEMO	DEMOLITION	IMP	INSULATED METAL PANEL	RBR	RUBBER	W/	WITH
DF	DRINKING FOUNTAIN	INFO	INFORMATION	RCP	REFLECTED CEILING PLAN	W/O	WITHOUT
DH	DOOR HOLDER (MAGNETIC)	INP	IN-PLACE	RD	ROOF DRAIN	WC	WATER CLOSET
DIA	DIAMETER	INSUL	INSULATION	REF	REFRIGERATOR	WCG	WALL COVERING
DLS	DIMENSIONAL LETTER SIGNAGE	INT	INTERIOR	REINF	REINFORCED	WD	WOOD
EA	EACH	J	JUNCTION BOX	REQD	REQUIRED	WF	WINDOW FILM
EC	ELECTRICAL CONTRACTOR	JAN	JANITOR	RES	RESINOUS FLOOR	WG	WALL GUARD
EF	EXHAUST FAN	JBE	JOIST BEARING ELEVATION	REV	REVISION / REVISED	WH	WALL HYDRANT
EIFS	EXTERIOR INSULATION FINISH SYSTEM	JST	JOIST	RM	ROOM	WHTR	WATER HEATER
ELEC	ELECTRICAL	KES	KITCHEN EQUIPMENT SUPPLIER	RO	ROUGH OPENING	WP	WEATHERPROOF
ELEV	ELEVATION	KW	KILOWATT	ROW / R/W	RIGHT OF WAY	WT	WINDOW TREATMENT
EMERG	EMERGENCY	LAV	LAVATORY	RP	RESIN PANEL	WWF	WELDED WIRE FABRIC
						XFMR	TRANSFORMER

MATERIALS KEY

- BATT INSULATION
- BRICK
- CONCRETE (SECTION)
- CMU (SECTION)
- EARTH
- GRANULAR FILL
- GRAVEL
- GYPSUM BOARD OR SHEATHING
- RIGID INSULATION
- PLYWOOD
- SAND
- STEEL
- SYNTHETIC STUCCO
- WOOD
- SPRAY IN PLACE INSULATION

TAGS AND SYMBOLS

SECTION: SECTION NUMBER, A1-11, SHEET NUMBER

INTERIOR / EXTERIOR ELEVATION: ELEVATION NUMBER, SHEET NUMBER, A1-11, DENOTES ANNOTATION IS REFERENCING ANOTHER VIEW

DETAIL CALLOUT: DETAIL NUMBER, SHEET NUMBER, AREA OF DETAIL, 1 / A1-11

DRAWING TITLE: 1 VIEW NAME, 1/8" = 1'-0"

ELEVATION: LEVEL 1, 100'-0"

NEW CONSTRUCTION GRIDS: 1, A

EXISTING CONSTRUCTION GRIDS: 2, B

ALTERNATE CALLOUT: ALT #, 1/ A1-11, ALTERNATE NUMBER, DETAIL AND SHEET NUMBER

KEYNOTE TAG: 3

DOOR NUMBERS: 101

WALL TYPE: M12

SHEAR WALL TYPE: SW1

SLAB TYPE: SL#

CEILING, FLOOR, OR ROOF ASSEMBLY TYPE: F1

WINDOW TYPE: AL15

EQUIPMENT TYPE: A

FLOOR MATERIAL TYPE: F FN#

MATERIAL TYPE: FN#

CASEWORK TAG: CDS CATALOG NUMBER FROM NORTH AMERICAN ARCHITECTURAL WOODWORK STANDARDS (NAAWS)

(IF "M" IS INCLUDED SEE NOTE BELOW FOR DESCRIPTION OF MODIFICATION)

CDS W# D# H# MOD LINE 1 MOD LINE 2

NOMINAL WIDTH
NOMINAL DEPTH
NOMINAL HEIGHT
DESCRIPTION OF MODIFICATION FROM CDS CATALOG

FRAMING TAG: MEMBER SIZE, NUMBER OF STUDS, CAMBER SIZE, REACTION, TYPICAL BOTH ENDS

18K W8X24 (25) C=1" 15K

MOMENT CONNECTION SYMBOL: M1 *REFER TO MOMENT CONNECTION DETAILS

FOOTING STEP

LEDGE STEP

FOOTING & LEDGE STEP

BEAM SPLICE SYMBOL

PIER TYPE: P1

FOOTING TYPE: F1

FOUNDATION WALL TYPE: FDN1

DIRECTION OF INSTALL

SPOT ELEVATION: ??? 100' - 0", DESCRIPTION, ELEVATION

COLUMN TYPE: CP# C# BP#, CAP PLATE, COLUMN, BASE PLATE

WELD SYMBOL: *REFER TO ANSI FOR WELD SYMBOL STANDARDS, 1/4, 2-1/2, NOTES

PROJECT INDEX:

OWNER:

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1243 BADGER STREET
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PHONE: 608.789.2034

PROJECT MANAGER: RYAN WELKE
EMAIL: RYAN.WELKE@ISGINC.COM

REFERENCE SCALE 1" = 1' (0, 1/4", 1", 2")

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-32213
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

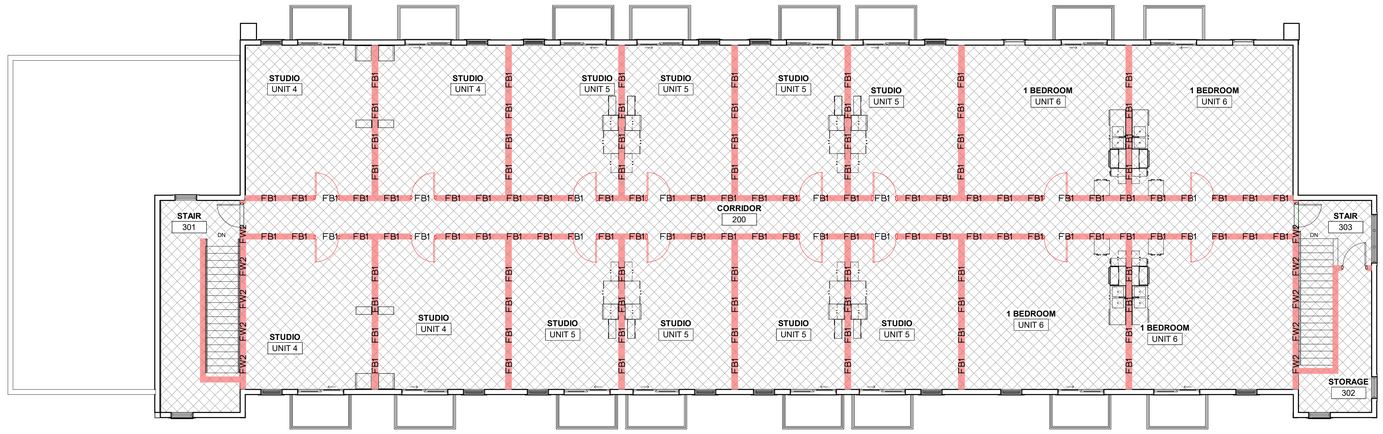
TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES

SHEET

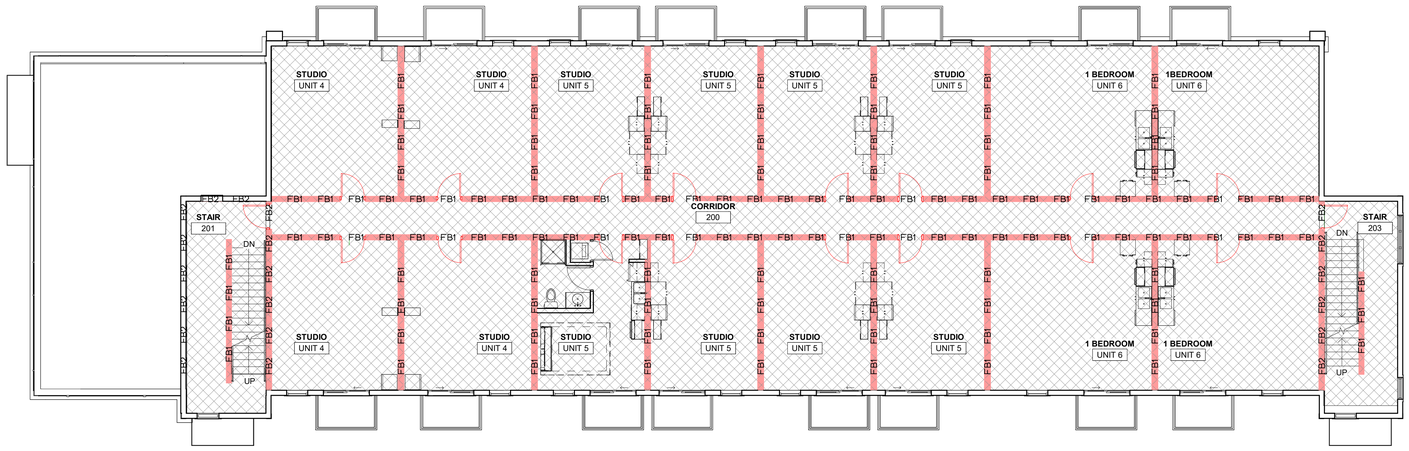
G1-10

CODE DATA PLAN STANDARDS:

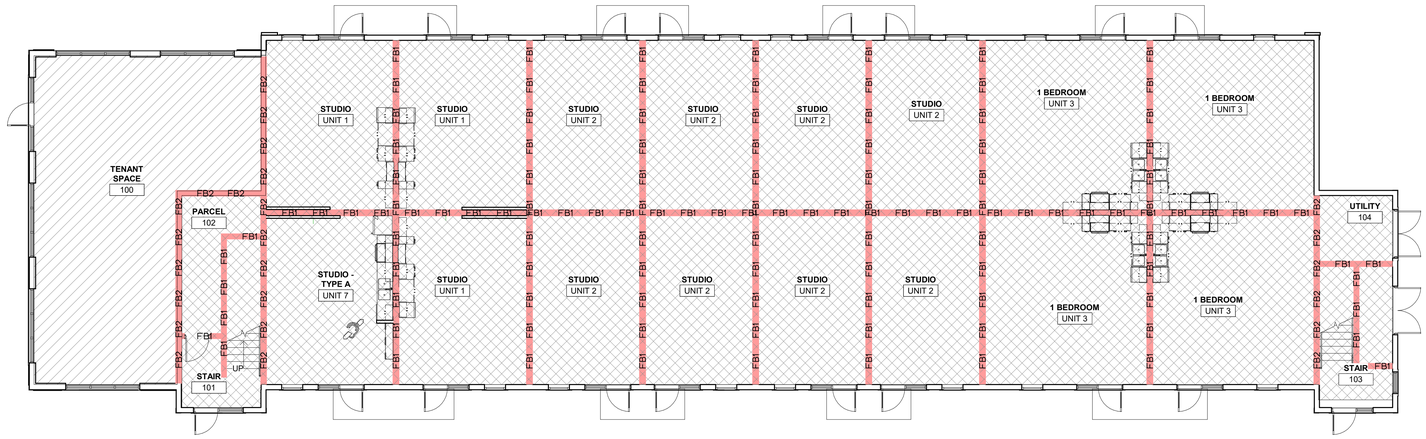
1. ALL FIRE RATING WALL TYPE PARAMETERS MUST MATCH THE CODE DATA PLAN KEY ABBREVIATIONS.
   A. USE THE DYNAMO SCRIPT "WALL FIRE RATINGS" TO GENERATE GRAPHICS IN THE ACTIVE PLAN VIEW
2. REMOVE THIS NOTE WHEN VERIFIED.



3 THIRD FLOOR CODE DATA PLAN
1/8" = 1'-0"



2 SECOND FLOOR CODE DATA PLAN
1/8" = 1'-0"



1 FIRST FLOOR CODE DATA PLAN
1/8" = 1'-0"

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1"
2"

GENERAL CODE DATA

(insert code data here)

WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING RATED INTERIOR CONSTRUCTION TO REMAIN
- EXISTING RATED EXTERIOR CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- NEW RATED INTERIOR CONSTRUCTION
- NEW RATED EXTERIOR CONSTRUCTION

CONTRACTOR TO VERIFY EXISTING RATED WALL CONSTRUCTION IN FIELD AND REPORT ANY DISCREPENCIES TO THE PROJECT ARCHITECT.

CODE DATA PLAN KEY

- 30 / 150 — EGRESS WIDTH INCHES / EGRESS OCCUPANT CAPACITY
- COMMON PATH OF TRAVEL
- EGRESS PATH
- EXIT
- FEC-# — SEMI-RECESSED FIRE EXTINGUISHER CABINET *COLOR: ENSURE TO COORDINATE WITH SPEC*
- FRONTAGE DISTANCE
- KB — KNOX BOX
- AB — DOOR ACTUATOR BUTTON
- FIRE DEPARTMENT CONNECTION
- FW2 — 2-HOUR FIRE WALL
- FB2 — 2-HOUR FIRE BARRIER
- FB1 — 1-HOUR FIRE BARRIER
- SIGHT/HEARING IMPAIRED UNIT

FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES
2. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION, AND
3. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" OR OTHER SIMILAR WORDING.

- AREA OF BUILDING O BE EQUIPPED WITH SPRINKLER SYSTEM DESIGNED TO NFPA 13R
- AREA OF BUILDING O BE EQUIPPED WITH SPRINKLER SYSTEM DESIGNED TO NFPA 13

FIRE SUPPRESSION NOTES

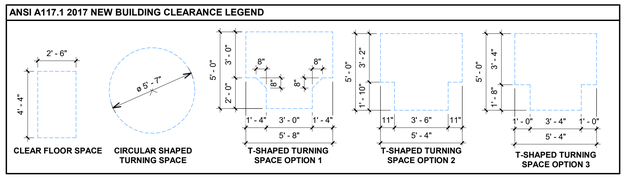
(NEW SPRINKLER SYSTEM)

THROUGHOUT AREA OF WORK, PROVIDE A NEW NFPA 13 FIRE SUPPRESSION (SPRINKLER) SYSTEM. THE LICENSED AUTOMATIC SPRINKLER SYSTEM DESIGNER / INSTALLER SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BID. THE NFPA 13 SPRINKLER SYSTEM SHALL BE DESIGNED, INSTALLED, AND TESTED BY A LICENSED AUTOMATIC SPRINKLER SYSTEM DESIGNER / INSTALLER AND SHALL MEET ALL APPLICABLE CODE REQUIREMENTS. THE LICENSED AUTOMATIC SPRINKLER SYSTEM DESIGNER SHALL PROVIDE AUTOMATIC SPRINKLER SYSTEM DESIGN DOCUMENTS AND SHALL SUBMIT THEM TO ALL APPLICABLE JURISDICTIONS AND AUTHORITIES AND SHALL PROCURE ALL NECESSARY PERMITS. SPRINKLER DESIGNER / INSTALLER SHALL PAY ALL NECESSARY PERMITTING FEES.

DESIGN OF NEW NFPA 13 SPRINKLER SYSTEM SHALL BE BASED ON, BUT NOT LIMITED TO THE FOLLOWING CRITERIA:

1. COMPLY WITH NFPA 13 AND ALL OTHER APPLICABLE CODES.
2. DESIGN SPRINKLER HEAD LAYOUT TO PROVIDE ADEQUATE COVERAGE PER CODE REQUIREMENTS.
3. DESIGN SPRINKLER HEAD AND PIPING LAYOUT INCLUDING ALL DROPS, ARM-OVERS AND MAIN PIPES TO AVOID DIFFUSERS, LIGHT FIXTURES, MECHANICAL WORK, PLUMBING WORK, ELECTRICAL WORK, NEW CONSTRUCTION WORK AND ALL OTHER WORK AND COMPONENTS IN THE CONTRACT.
4. PROVIDE PROPER COVERAGE IN CONCEALED SPACES AS REQUIRED PER CODE.
5. ALL SPRINKLER PIPING AND COMPONENTS SHALL BE CONCEALED ABOVE CEILINGS AND WITHIN WALLS.
6. ALL SPRINKLER HEADS TO BE INSTALLED IN ACOUSTICAL CEILING TILE SHALL BE INSTALLED IN CENTER OF TILE.

ANSI A117.1 2017 NEW BUILDING CLEARANCE LEGEND



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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-32213
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DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

CODE DATA AND CODE DATA PLAN

SHEET

G1-21

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SYMBOL LEGEND

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

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

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

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS:

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

LOCATION MAP

0 250 500
SCALE IN FEET

PROJECT GENERAL NOTES

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

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

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	1204 BADGER STREET LACROSSE, WISCONSIN 54601	
SITE/LOT AREA:	29,010 SF	(0.7 AC)
PROPOSED IMPERVIOUS:	21,598 SF	(0.5 AC)
PROPOSED GREENSPACE:	7,412 SF	(0.2 AC)

PARKING DATA

STANDARD	36
ACCESSIBLE	2
TOTAL	38

CIVIL SHEET INDEX

C0-10	SITE DATA
C0-20	SITE DETAILS
C0-21	SITE DETAILS
C0-22	SITE DETAILS
C0-23	SITE DETAILS
C1-20	EROSION CONTROL DETAILS
C1-30	EROSION CONTROL PLAN
C2-10	EXISTING SITE AND REMOVAL PLAN
C3-10	OVERALL SITE PLAN
C3-20	SITE UTILITY PLAN
C4-10	GRADING PLAN

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LACROSSE STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2024 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

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

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FEBRUARY 2025 BY ISG INC.

ISG

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C0-GENERAL
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SHEET

C0-10

Curb Ramps D-10-1

Construction Guidance

General Construction:

- Curb ramps shall extend at a constant width from landing to back of curb (flares or wings not permitted)
- Curb ramps shall be colinear with sidewalks
- Curb ramps shall maintain alignment with back of sidewalk
- Expansion joint material should be placed along back of curb and/or gutter and near the landing as directed by the engineer or technician

Detectable Warning Surface (DWS):

- Perpendicular DWS - placed transverse to the direction of pedestrian travel and as close to back of gutter as possible
- Radial DWS - must be used when the measurement taken along the longest side of the curb ramp from back of curb to the front edge of the DWS exceeds 5' in length (See detail)
- Rail Crossing DWS - shall be placed directly behind gate if present. When a gate is not present DWS shall not be less than 6 feet or more than 15 feet from rail
- Joints are not permitted to originate / terminate at a DWS

Grades/Slopes:

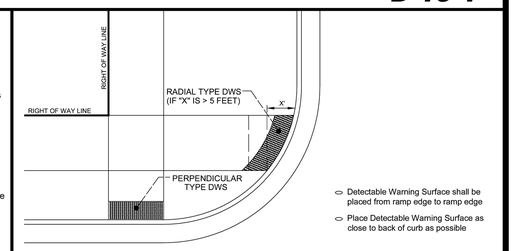
- Landings must be at or less than 2% by 2% grade/slope
- Ramps must be less than 8.3% longitudinal grade, and at or less than 2% cross slope
- A longitudinal grade greater than 5% can be maintained for not more than 30 feet

Widths/Openings:

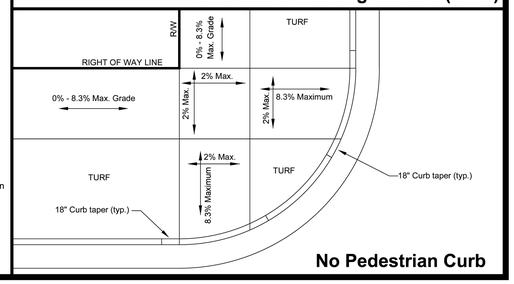
- Ramps shall match widths of landing
- Ramps shall be constant width, extending to back of gutter
- Ramps may be narrower than curb openings
- DWSs in ramps shall be edge-to-edge, with a 1" maximum border
- Curb tapers may only be installed when adjacent to turf
- Grade of ramp shall be constant from landing to flowline of gutter
- Vertical curb faces shall be installed when adjacent to hardscape surface and pedestrian curb

Triangular / "Pie" Area Between Ramps:

- If the pie measures greater than 10 square feet, the area must be replaced with turf
- If the pie measures less than 10 square feet, the area must be poured in concrete

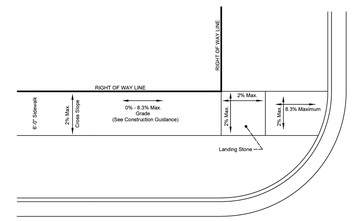


Detectable Warning Surface (DWS)



No Pedestrian Curb

Curb Ramps D-10-2



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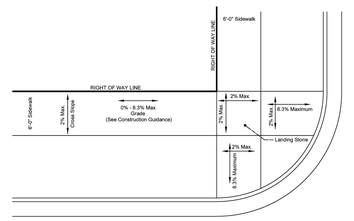

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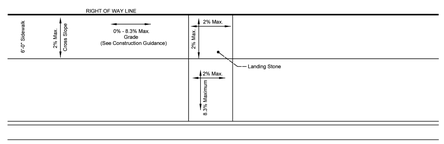


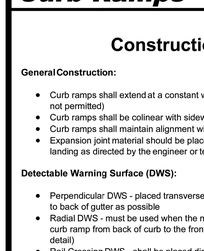
Type 7

DRAWING NOT TO SCALE

SEWER PIPE JOINT MATERIALS

CONCRETE PIPE-RUBBER GASKET (ASTM C-443)
PVC PIPE- ELASTOMETRIC GASKET (ASTM D-3212 & F-477)

DETAILS OF SEWER TRENCHES (A D-2)

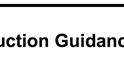


DETAIL OF MANHOLE FRAME & COVER

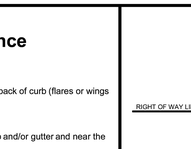
(MINIMUM WEIGHT 326 LBS. TOTAL) NEENAH R-1670 OR EQUAL

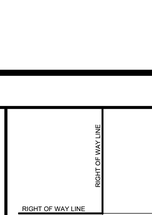
NOTE
OPENING FOR FRAME & COVER SHALL BE CENTERED ON MANHOLES WITH FLAT TOPS.

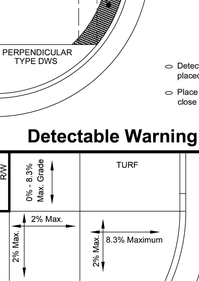
(B D-2)



SELF-SEAL DETAIL







NOTE 1
TOP OF MANHOLE TO BE 12" BELOW FINISHED GRADE ADJUSTMENT TO BE OF PRE-CAST CONCRETE RINGS WITH BUTYL GASKETS (ROPE) BETWEEN RINGS AND MORTER BETWEEN CASTING & TOP RING ONLY (3/4" MORTER MAX.)

NOTE 2
NO STEPS ARE TO BE INSTALLED IN MANHOLES

NOTE 3
MANHOLE TO BE CONSTRUCTED OF PRE-CAST CONCRETE (ASTM C-478).

NOTE 4
LIFT HOLES TO BE MANUFACTURED WATER PROOF

NOTE 5
INVERT TO BE FACTORY MOLDED TO PIPE DIA. OR FILLED TO DIRECT FLOW WITH 3/4" MAXIMUM AGGREGATE, 3500 P.S.I. CONCRETE IF M.H. IS NOT REPLACED

NOTE 6
NO ECCENTRIC MANHOLE CONE SECTIONS PERMITTED

NOTE 7
ALL STRUCTURES TO BE MADE WITH PRE-CAST INTEGRAL FOOTING BASE, MIN. 6"

NOTE 12
THE CONNECTION OF ALL PVC STORM WATER PIPE, SIZE 6" TO 30", TO PRE-CAST CONCRETE STRUCTURES SHALL COMPLY WITH A WATERTIGHT, FLEXIBLE PIPE-TO-MANHOLE CONNECTOR

THE CONNECTOR SHALL CONSIST OF A SINGLE RUBBER GASKET, SHALL BE CONSTRUCTED SOLELY OF SYNTHETIC OR NATURAL RUBBER, SHALL MEET/EXCEED THE REQUIREMENTS OF ASTM C 923, AND SHALL HAVE A MINIMUM TENSILE STRENGTH OF 1600 PSI

THE CONNECTOR SHALL BE THE SOLE ELEMENT RELIED ON TO ASSURE A FLEXIBLE, WATERTIGHT SEAL OF THE PIPE TO THE STRUCTURE

(C D-2) *DETAILS OF STANDARD MANHOLE FOR 30" PIPE OR SMALLER*

(D D-2) *DETAILS OF STANDARD MANHOLE FOR 36" PIPE OR LARGER*

DETAILS OF TYPE "A" CATCH BASIN CASTING

(F D-2)

DETAILS OF TYPE "A" CATCH BASIN CASTING

NEENAH R-3264-A OR EQUAL
MINIMUM WEIGHT 400 LBS. TOTAL

NOTE:
" DUMP NO WASTE DRAINS TO RIVER"
SHALL BE MOLDED IN ALL CASTINGS FACE

(E D-2) *DETAIL OF TYPE "A" OR "B" CATCH BASIN*

STORM SEWER DETAILS
D–2

ENGINEERING DEPT.
City of LaCrosse, Wis.

TITLE	IMPROVEMENT				BY	DATE
BASE	BASE					
NUMBER	GRADING					
	PAVEMENT					
	ACCURATE	A.S.F.	3.33	1/4"		6/1/2015
		1/8"	2.50	3/8"		6/1/2015
		1/4"	1.75	1/2"		6/1/2015
		A.S.F.	4.13	1/4"		11/1/2004

SCALE: NONE

12-01 storm sewer_detail

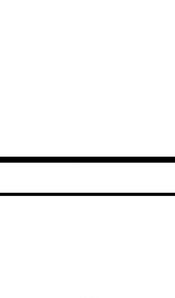
(D–2)storm sewer_detail

DRAWING NOT TO SCALE

SEWER PIPE JOINT MATERIALS

CONCRETE PIPE-RUBBER GASKET (ASTM C-443)
PVC PIPE- ELASTOMETRIC GASKET (ASTM D-3212 & F-477)

DETAILS OF SEWER TRENCHES (A D-6)



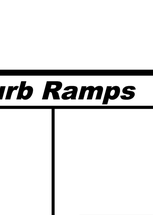
DETAIL OF MANHOLE FRAME & COVER

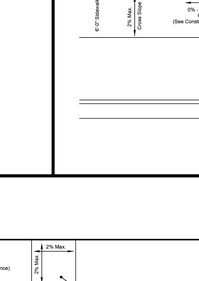
(MINIMUM WEIGHT 326 LBS. TOTAL) NEENAH R-1670 OR EQUAL

NOTE
OPENING FOR FRAME & COVER SHALL BE CENTERED ON MANHOLES WITH FLAT TOPS.

(B D-6)

SELF-SEAL DETAIL





NOTE 1
TOP OF MANHOLE TO BE 12" BELOW FINISHED GRADE ADJUSTMENT TO BE OF PRE-CAST CONCRETE RINGS WITH BUTYL GASKETS (ROPE) BETWEEN RINGS AND MORTER BETWEEN CASTING & TOP RING ONLY (3/4" MORTER MAX.)

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NOTE 4
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NOTE 5
INVERT TO BE FACTORY MOLDED TO PIPE DIA. OR FILLED TO DIRECT FLOW WITH 3/4" MAXIMUM AGGREGATE, 3500 P.S.I. CONCRETE IF M.H. IS NOT REPLACED

NOTE 6
NO ECCENTRIC MANHOLE CONE SECTIONS PERMITTED

NOTE 7
ALL STRUCTURES TO BE MADE WITH PRE-CAST INTEGRAL FOOTING BASE, MIN. 6"

NOTE 12
THE CONNECTION OF ALL PVC SANITARY SEWER PIPE, SIZE 6" TO 30", TO PRE-CAST CONCRETE STRUCTURES SHALL COMPLY WITH A WATERTIGHT, FLEXIBLE PIPE-TO-MANHOLE CONNECTOR

THE CONNECTOR SHALL CONSIST OF A SINGLE RUBBER GASKET, SHALL BE CONSTRUCTED SOLELY OF SYNTHETIC OR NATURAL RUBBER, SHALL MEET/EXCEED THE REQUIREMENTS OF ASTM C 923, AND SHALL HAVE A MINIMUM TENSILE STRENGTH OF 1600 PSI

THE CONNECTOR SHALL BE THE SOLE ELEMENT RELIED ON TO ASSURE A FLEXIBLE, WATERTIGHT SEAL OF THE PIPE TO THE STRUCTURE

(C D-6) *DETAILS OF STANDARD MANHOLE FOR 30" PIPE OR SMALLER*

(D D-6) *DETAILS OF STANDARD MANHOLE FOR 36" PIPE OR LARGER*

(E D-6) *DETAILS OF DROP MANHOLE FOR 30" PIPE OR SMALLER*

DETAILS OF RISER FOR HOUSE CONNECTION (F D-6)

SANITARY SEWER DETAILS
D–6

ENGINEERING DEPT.
City of LaCrosse, Wis.

TITLE	IMPROVEMENT				BY	DATE
BASE	BASE					
NUMBER	GRADING					
	PAVEMENT					
	ACCURATE	A.S.F.	3.33	1/4"		6/1/2015
		1/8"	2.50	3/8"		6/1/2015
		1/4"	1.75	1/2"		6/1/2015
		A.S.F.	4.13	1/4"		11/1/2004

SCALE: NONE

12-02 sanitary sewer_detail

(D–6)sanitary sewer_detail

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-20

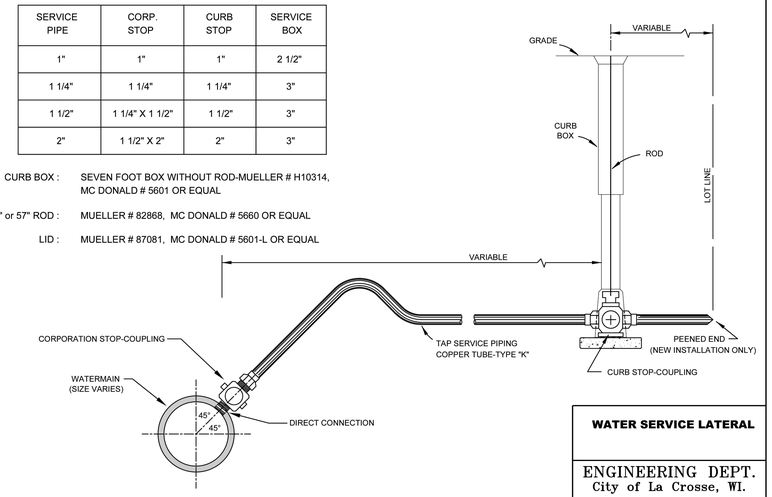
WATER SERVICE LATERAL DETAIL

SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2 1/2"
1 1/4"	1 1/4"	1 1/4"	3"
1 1/2"	1 1/4" X 1 1/2"	1 1/2"	3"
2"	1 1/2" X 2"	2"	3"

CURB BOX : SEVEN FOOT BOX WITHOUT ROD-MUELLER # H10314, MC DONALD # 5601 OR EQUAL

54" or 57" ROD : MUELLER # 82868, MC DONALD # 5660 OR EQUAL

LID : MUELLER # 87081, MC DONALD # 5601-L OR EQUAL



NOTE:
SERVICES 2" OR SMALLER ARE TO BE TAPPED 45° FROM HORIZONTAL ON WATERMAIN

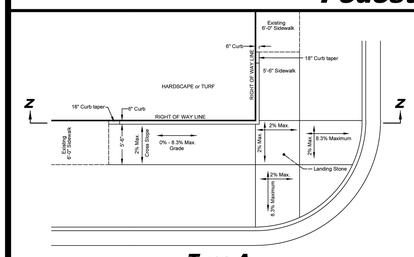
WATER SERVICE LATERAL

ENGINEERING DEPT.
City of La Crosse, WI.

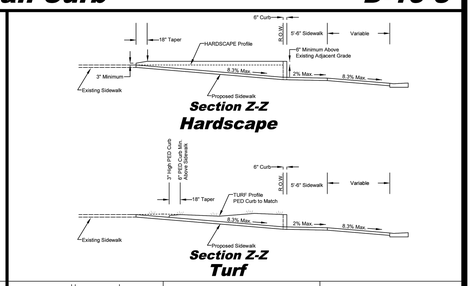
		BY	DATE
REV.	APPROVED		
REVISED	DESIGNED		
REVISED	DRAWN		
REVISED	CHECKED		
ISSUE	APPROVED	JMC	7/7/2021 11/2021

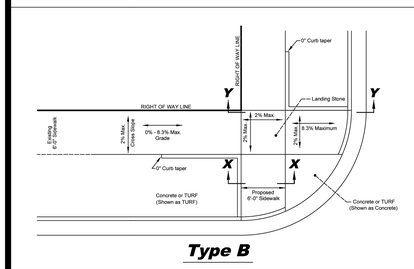
SHEET NO. D-3 TOTAL SHEETS

Pedestrian Curb D-10-3



Type A





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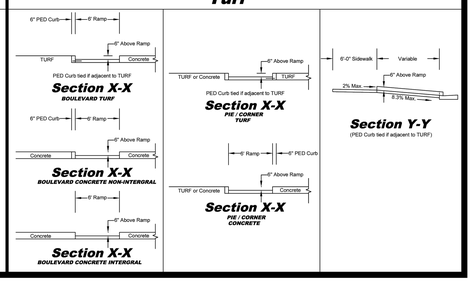
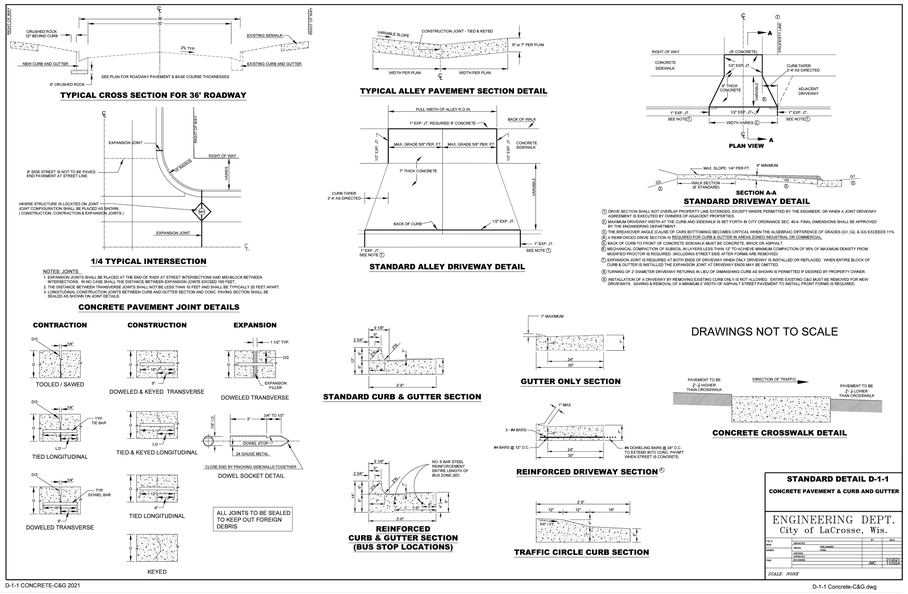




STANDARD DETAIL D-1-1
CONCRETE PAVEMENT & CURB AND GUTTER

ENGINEERING DEPT.
City of LaCrosse, Wis.

		BY	DATE
REV.	ADDED		
REVISED	DRAWN	DSJ/MMH	
REVISED	CHECKED	PPA	
REVISED	APPROVED		
ISSUE	ORIGINAL	JMC	7/1/2021

SCALE: NONE

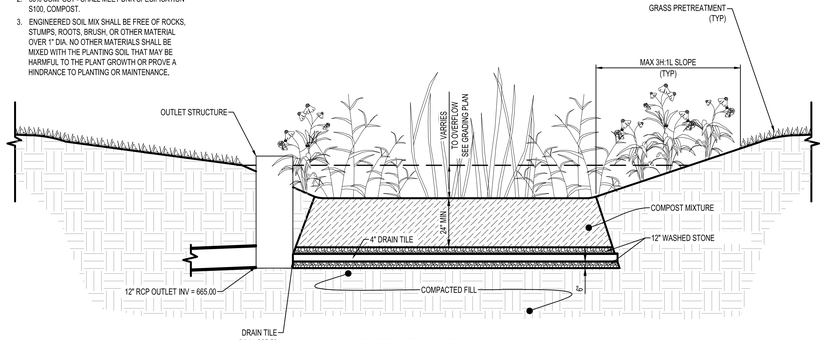
D-1-1 CONCRETE-C&G 2021 D-1-1 Concrete-C&G.dwg

FILTRATION BASIN CONSTRUCTION:

A. Work Shall Include - All excavation and construction as outlined in the plans, specifications and details outlining the construction of the filtration basin.
B. The Contractor shall maintain silt fence around the perimeter of the filtration basin during all phases of construction. The filtration area must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed filtration area.
C. The Contractor shall ensure that the filtration basin is not used as a sediment trap during construction and that no runoff enters the basin prior to the completion of construction and complete stabilization of surrounding areas draining to the basin. All upland drainage must be diverted to prevent runoff from entering filtration basin work area.
D. Filtration basin shall be constructed at the end of the project after all areas surrounding it and draining into it have been constructed and fully stabilized, this includes the sanitary sewer. In order to avoid soil compaction in the basin no equipment shall be driven in the area of the basin prior to its construction, and when it is constructed only light earth moving equipment with tracks shall be used.
E. After final grading the basin's floor shall be tilled to a depth of at least 6 inches to provide a well-aerated, porous surface. Smearing of the soil in the basin shall be avoided and if smearing does occur it shall be corrected by raking or retilling of the basin.
F. Immediately following filtration basin construction, the entire basin shall be seeded and stabilized as indicated in the plans. Filtration basin MUST be fully stabilized prior to any upstream runoff being directed to basin.

ENGINEERED MEDIA COMPOSITION:

1. 70% SILICA SAND - USDA COARSE SAND, (0.02 TO 0.04") PRE-WASHED TO REMOVE CLAY AND SILT PARTICLES AND WELL-DRAINED OR DRY PRIOR TO MIXING.
2. 30% COMPOST - SHALL MEET DNR SPECIFICATION S100, COMPOST.
3. ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH, OR OTHER MATERIAL OVER 1" DIA. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO THE PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.



FILTRATION BASIN
NTS

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

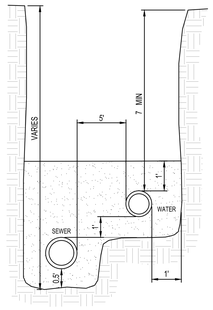
TITLE

SITE DETAILS

SHEET

C0-21

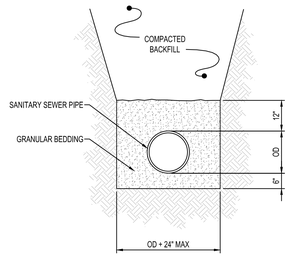
PRELIMINARY NOT FOR CONSTRUCTION



NOTES:

1. GRANULAR MATERIAL IN THIS ZONE SHALL BE INCIDENTAL TO PIPE INSTALLATION.
2. IF THE SANITARY SEWER LOCATION IS ABOVE THE WATERMAIN, THE SANITARY SEWER PIPE MATERIAL SHALL BE WATERMAIN SPECIFICATION CLASS 160 SDR 26 PRESSURE PIPE.
3. 5' OF SEPARATION IS STANDARD. SERVICES MAY BE CLOSER NEAR CONNECTION POINT IF NECESSARY DUE TO EXISTING SERVICE LOCATIONS.

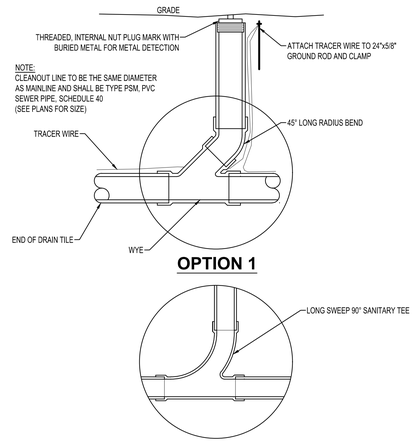
SANITARY & WATER SERVICES (SAME TRENCH)
NTS



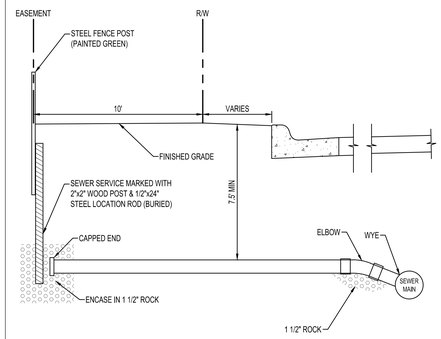
NOTES:

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

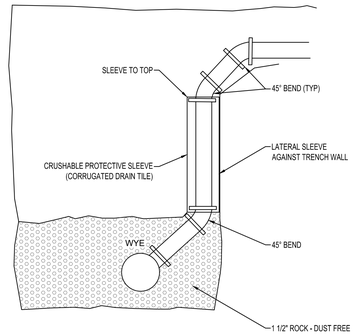
PIPE BEDDING
SANITARY SEWER
NTS



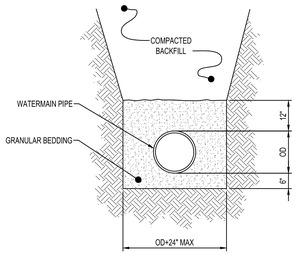
SANITARY CLEANOUT
NTS



RESIDENTIAL
SANITARY SERVICE
NTS



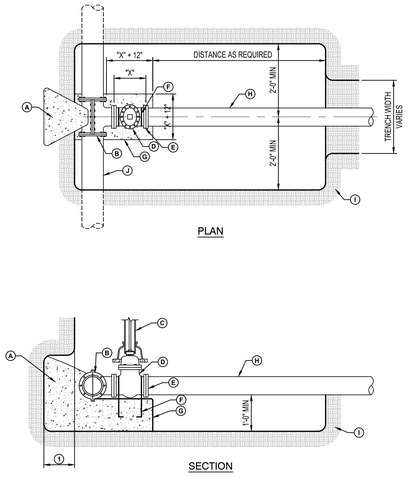
DEEP
SANITARY SERVICE
NTS



NOTE:

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

PIPE BEDDING
WATERMAIN
NTS



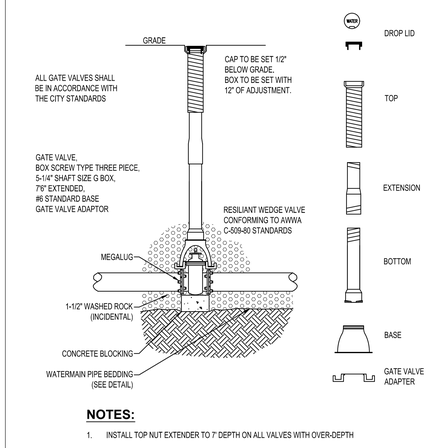
TAPPING VALVE CONNECTION
NTS

GENERAL NOTES

1. THRUST BLOCKING SHALL EXTEND TO UNDISTURBED EARTH.
2. TAPPING SLEEVE SHALL BE 18" MIN. FROM ANY BELL, COUPLING, VALVE OR FITTING LOCATED ALONG EXISTTING WATERMAIN TO BE TAPPED.
3. JOINTS AND BOLTS SHALL BE CLEAR OF CONCRETE.
4. INSTALL PERMANENT THRUST BLOCKING UNDER VALVE BEFORE TAP IS MADE. JOINTS AND BOLTS TO BE CLEAR OF CONCRETE.

CONSTRUCTION KEY NOTES

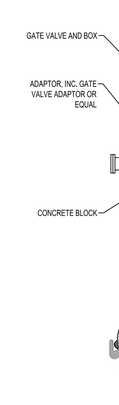
- (A) CONCRETE THRUST BLOCKING
- (B) TAPPING SLEEVE
- (C) RISER INSTALLATION
- (D) TAPPING VALVE
- (E) VALVE ENDS FOR TYPE OF PIPE INSTALLED
- (F) 2-#5 REBAR HAIRPINS PAINT UNEMBEDDED PORTION OF BARS WITH 2 COATS OF COAL TAR EPOXY THEN COVER WITH 2" MIN OF CEMENT MORTAR
- (G) CONCRETE VALVE SUPPORT
- (H) NEW WATERMAIN TO BE INSTALLED
- (I) UNDISTURBED SOIL
- (J) EXISTING WATERMAIN TO BE TAPPED

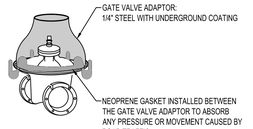


NOTES:

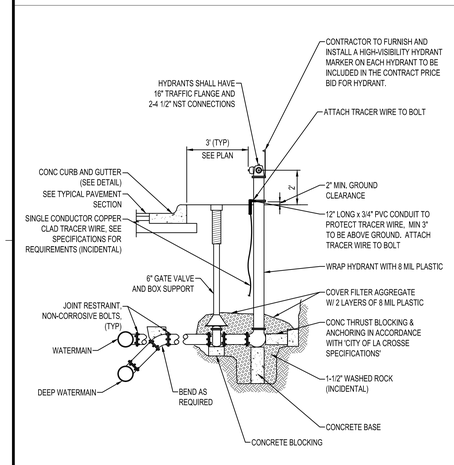
1. INSTALL TOP NUT EXTENDER TO 7' DEPTH ON ALL VALVES WITH OVER-DEPTH

TYPICAL
GATE VALVE & BOX INSTALLATION
NTS

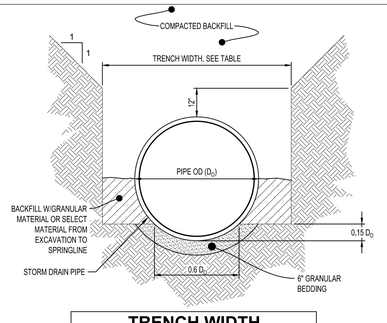




GATE VALVE ADAPTOR
NTS



TYPICAL
HYDRANT INSTALLATION
NTS

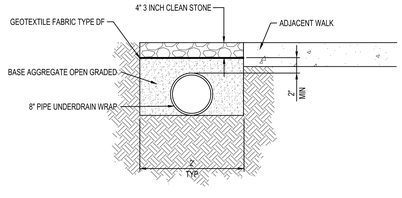


TRENCH WIDTH	
PIPE Ø	**TRENCH WIDTH**
36" OR LESS	D_0 + 24"
42" TO 54"	1.5 x D_0
60" OR OVER	D_0 + 36"

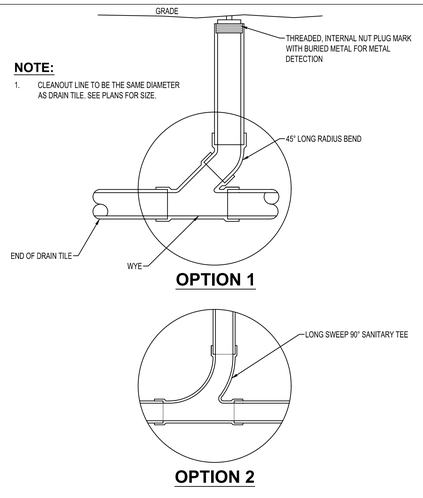
NOTES:

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

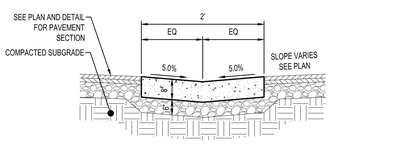
REINFORCED CONCRETE
STORM DRAIN PIPE BEDDING
NTS



ROCK LANDSCAPING
WITH UNDERDRAIN DETAIL
NTS



SUBDRAIN CLEANOUT
NTS



CONCRETE VALLEY GUTTER
NTS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

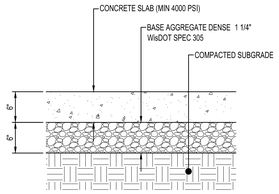
PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

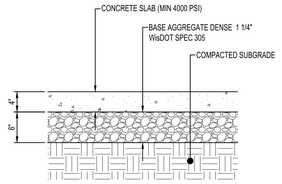
SITE DETAILS

SHEET

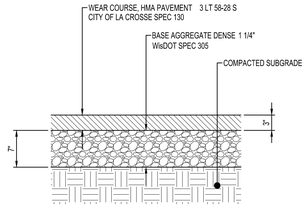
C0-22



STANDARD
CONCRETE PAVEMENT
NTS



CONCRETE WALK
NTS



RESIDENTIAL
BITUMINOUS CONCRETE PAVEMENT
NTS

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

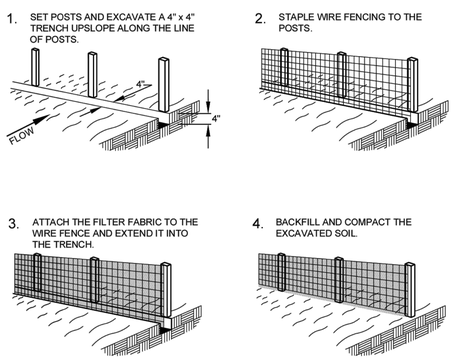
TITLE

SITE DETAILS

SHEET

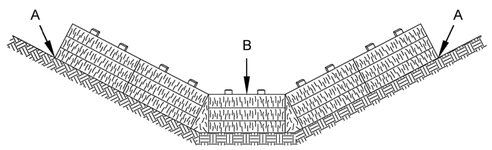
C0-23

PRELIMINARY NOT FOR CONSTRUCTION

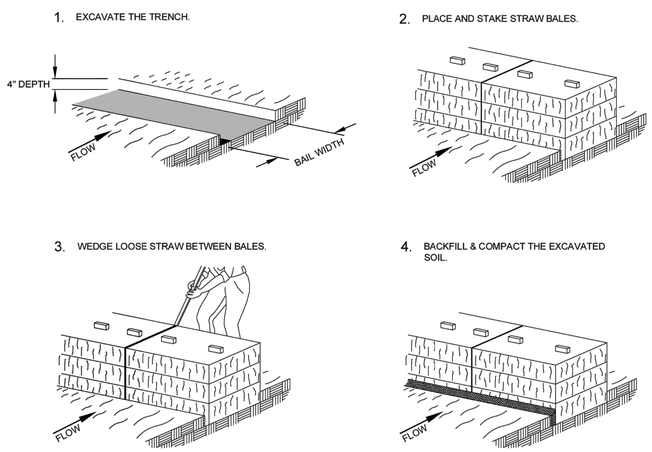


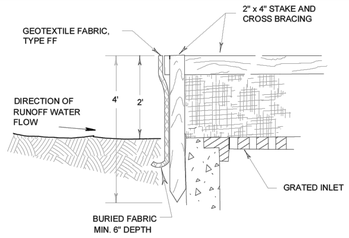
CONSTRUCTION OF A SILT FENCE
CHANNELIZED FLOW

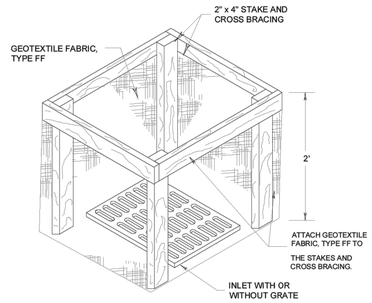
PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY



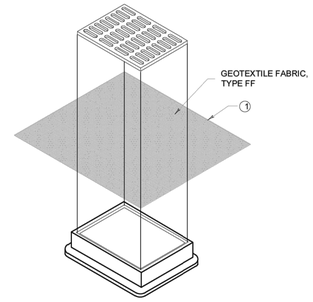
POINTS "A" SHOULD BE HIGHER THAN POINT "B"



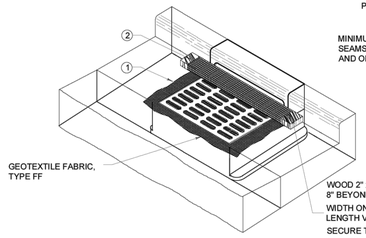




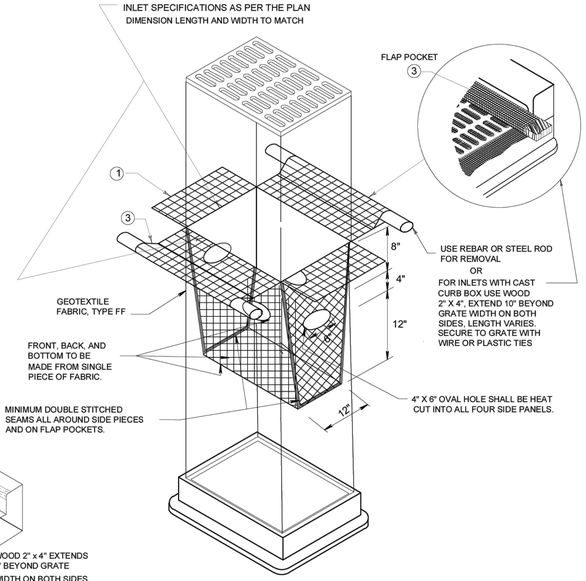
INLET PROTECTION, TYPE A



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



INLET PROTECTION, TYPE C (WITH CURB BOX)



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

GENERAL NOTES

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

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

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

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

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

INSTALLATION NOTES

TYPE B & C

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

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

TYPE D

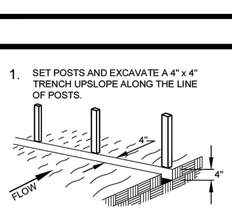
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

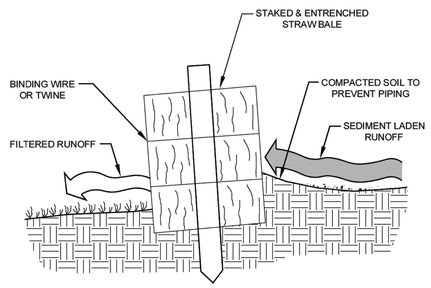
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE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

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

INLET PROTECTION
TYPE A, B, C, AND D



CONSTRUCTION OF A FILTER BARRIER



CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

EDF #

DWG NAME: EROSION-CONTROL.DWG

PROJECT No.

EROSION CONTROL DETAILS

LOCATION

D-1-2

RESOLUTION

DATE

ENGINEERING DEPT.
City of La Crosse, Wis.

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

SHEET NO.

TOTAL SHEETS

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C1-EROSION
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

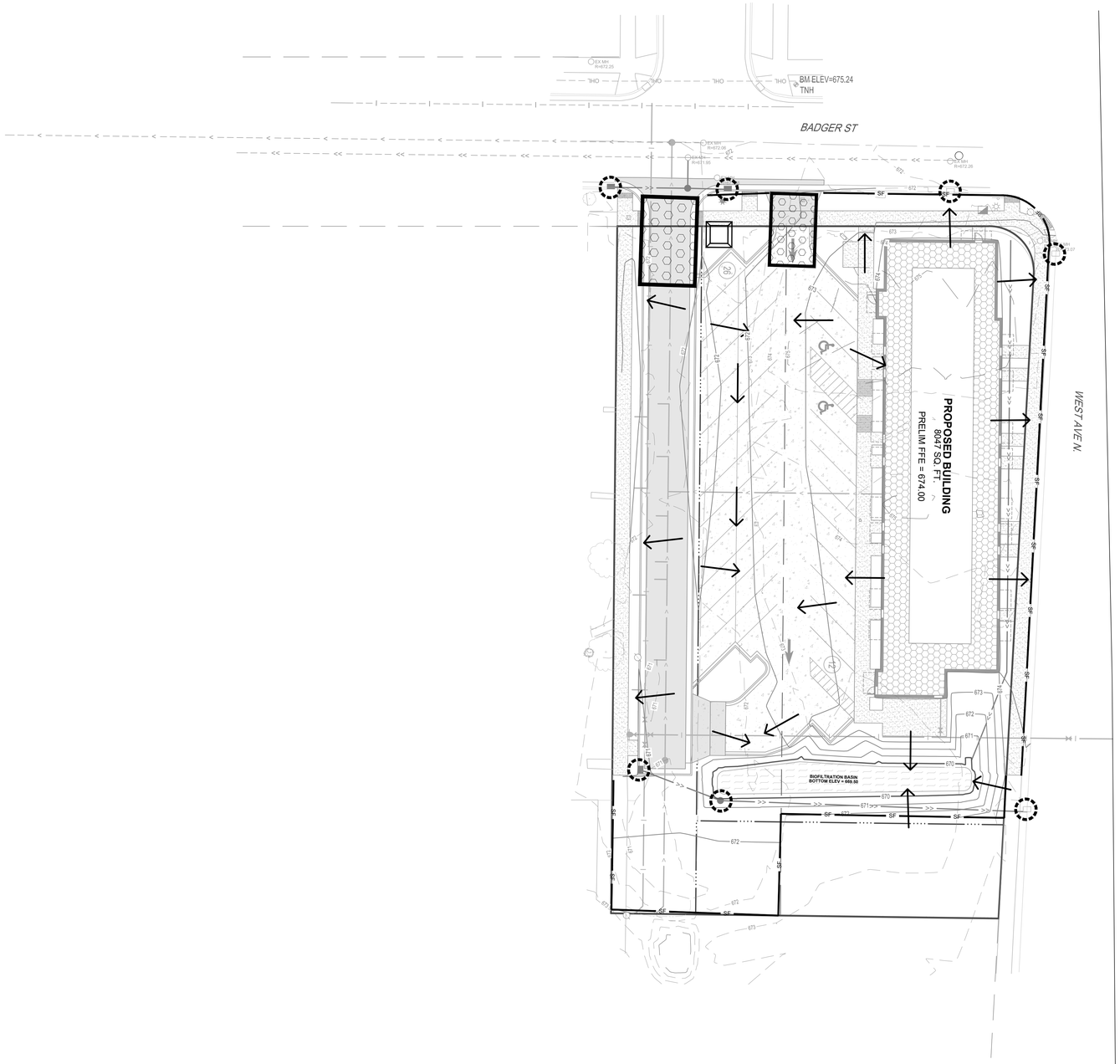
TITLE

EROSION CONTROL DETAILS

SHEET

C1-20

PRELIMINARY NOT FOR CONSTRUCTION



EROSION CONTROL LEGEND

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

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

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

N

0 20 40
SCALE IN FEET

ISG

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

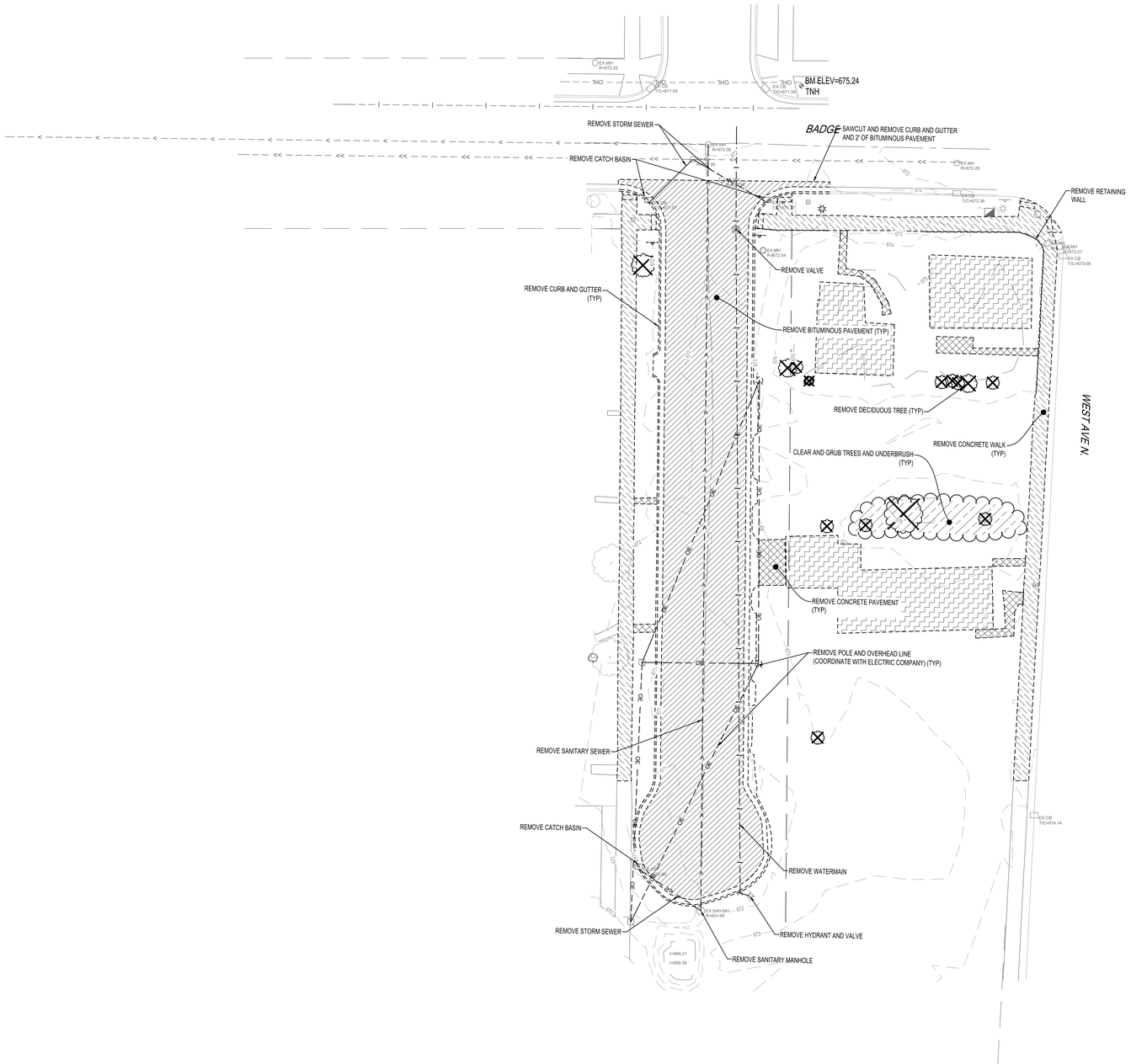
PROJECT NO.	25-32213
FILE NAME	32213-C1-EROSION
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EROSION CONTROL PLAN

SHEET

C1-30



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	CLEAR AND GRUB TREES AND UNDERBRUSH
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

N

0 20 40

SCALE IN FEET

ISG

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C2-EXIST
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

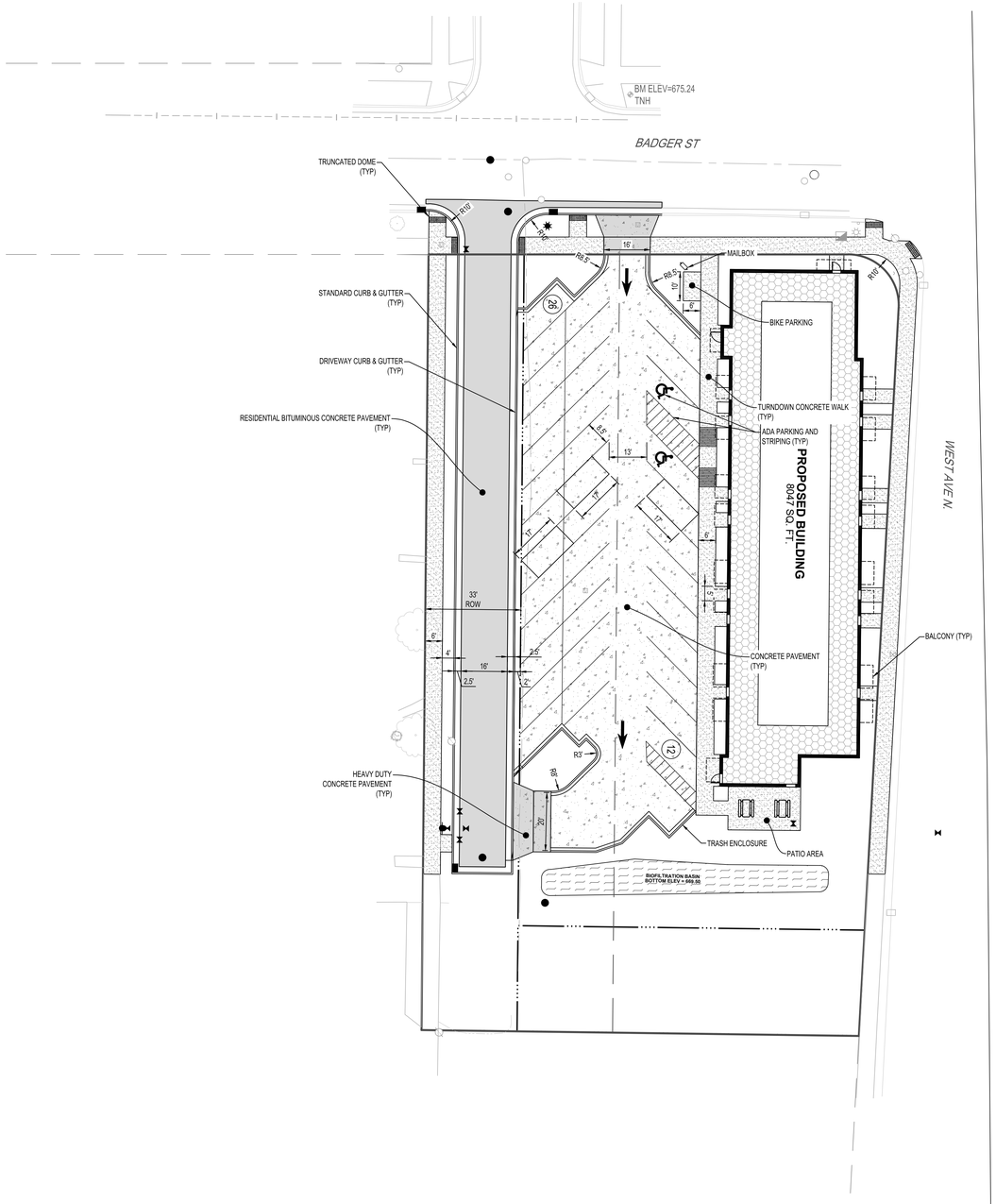
C2-10

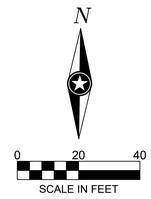
PRELIMINARY NOT FOR CONSTRUCTION

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK

NOTE: SNOW TO BE REMOVED FROM SITE.





PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C3-SITE
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE PLAN

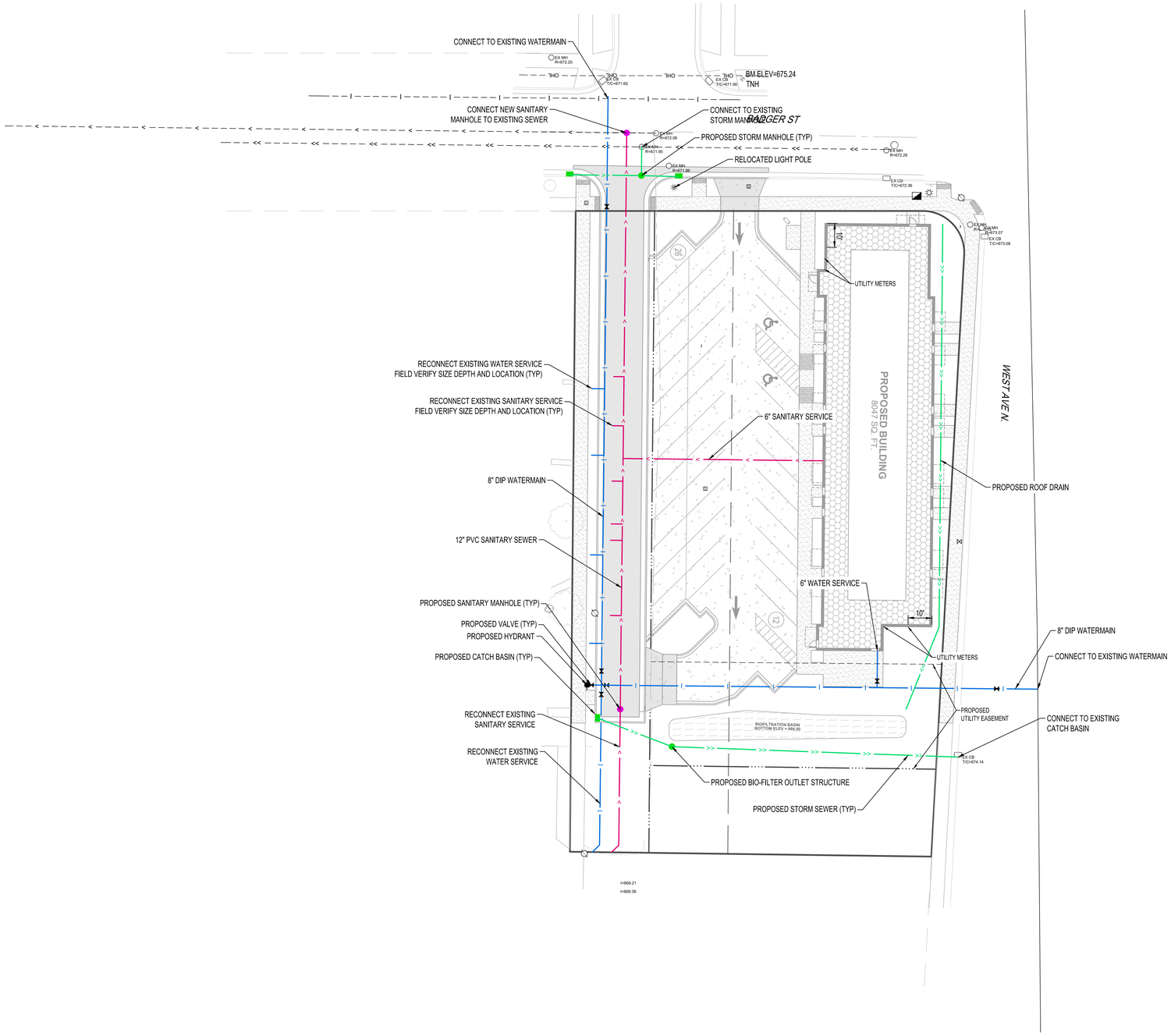
SHEET

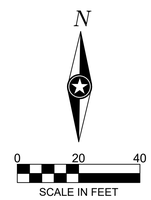
C3-10

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.





PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C3-UTILITY
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE UTILITY PLAN

SHEET

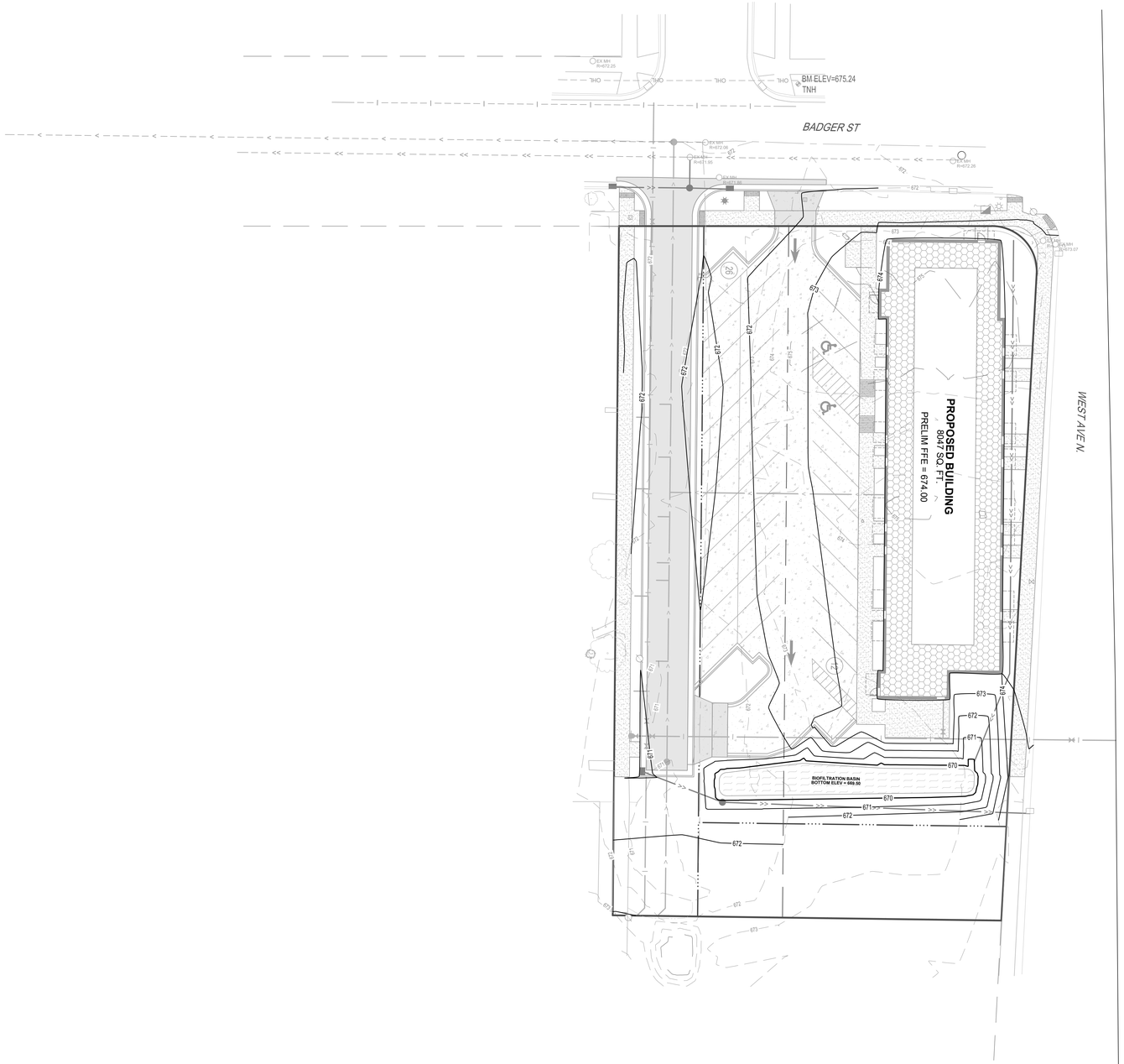
C3-20

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB SPOT ELEVATION
X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

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



N

0 20 40

SCALE IN FEET

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PROJECT

BADGER WEST

WEST DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C4-GRADE
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

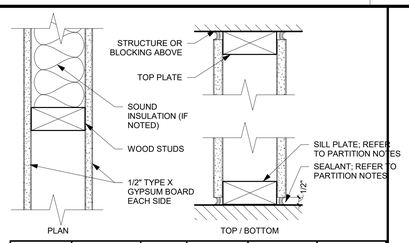
TITLE

GRADING PLAN

SHEET

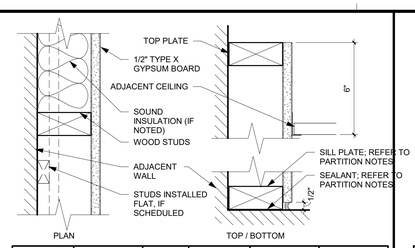
C4-10

PRELIMINARY NOT FOR CONSTRUCTION



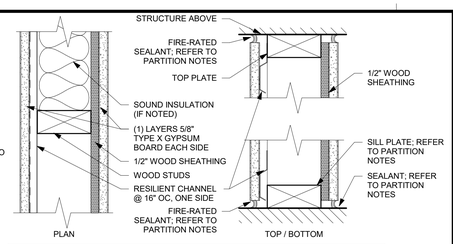
WALL TYPE	STUD DESIGNATION	SPACING			KEY NOTES
E2	2x2	16"			1
E4	2x4	16"			1
E6	2x6	16"			1
E8	2x8	16"			1
					1
					1

WALL TYPE E (WOOD STUD PARTITION)
NOT TO SCALE



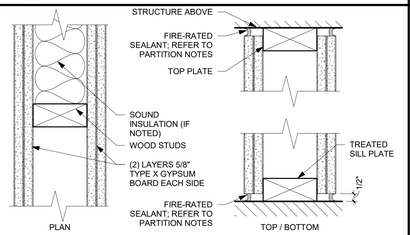
WALL TYPE	STUD DESIGNATION	SPACING			KEY NOTES
F1	1x2 (FLAT)	16"			1
F2	2x2	16"			1
F4	2x4	16"			1
F6	2x6	16"			1
F8	2x8	16"			1
					1

WALL TYPE F (WOOD STUD FURRING)
NOT TO SCALE



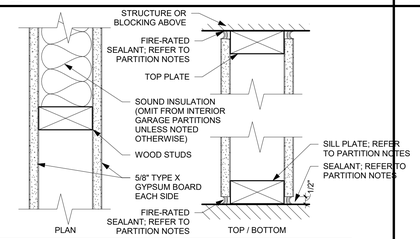
WALL TYPE	STUD DESIGNATION	SPACING	FSTC	FIRE RATING / UL DESIGN	KEY NOTES
G4	2x4	16"			1
G6	2x6	16"	50	U311	1
G8	2x8	16"			1

WALL TYPE G (WOOD STUD - 1-HOUR FIRE RATED)
NOT TO SCALE



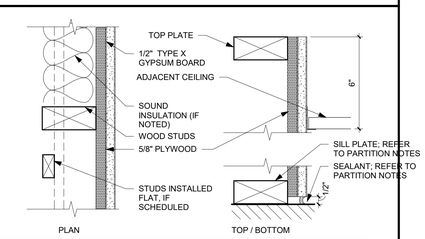
WALL TYPE	STUD DESIGNATION	SPACING		FIRE RATING / UL DESIGN	KEY NOTES
H2	2x2	16"		U301	1
H4	2x4	16"		U301	1
H6	2x6	16"		U301	1
H8	2x8	16"		U301	1

WALL TYPE H (WOOD STUD - 2-HOUR FIRE RATED)
NOT TO SCALE



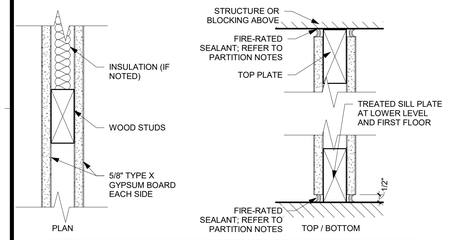
WALL TYPE	STUD DESIGNATION	SPACING		FIRE RATING / UL DESIGN	KEY NOTES
J2	2x2	16"		U311	1, 2
J4	2x4	16"		U311	1, 2
J6	2x6	16"		U311	1, 2
J8	2x8	16"		U311	1, 2

WALL TYPE J (WOOD STUD - 1-HOUR FIRE RATED, 50 TO 54 STC SOUND)
NOT TO SCALE



WALL TYPE	STUD DESIGNATION	SPACING			KEY NOTES
K1	1x2 (FLAT)	16"			1
K2	2x2	16"			1
K4	2x4	16"			1
K6	2x6	16"			1
K8	2x8	16"			1
					1

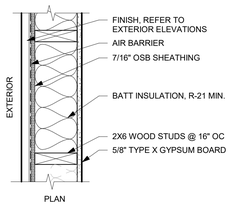
WALL TYPE K (WOOD STUD FURRING)
NOT TO SCALE



WALL TYPE	STUD DESIGNATION	SPACING		FIRE RATING / UL DESIGN	KEY NOTES
	2x4 FLAT	24"		U338	1, 2

WALL TYPE FOR USE BEHIND SEMI-RECESSED FIRE EXTINGUISHERS IN 1 HOUR RATED WALL ASSEMBLIES

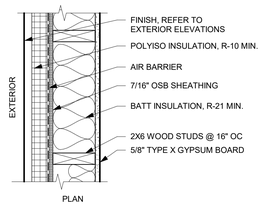
WALL TYPE BEHIND FEC (WOOD STUD - 1-HOUR FIRE RATED)
NOT TO SCALE



WALL TYPE	STUD DESIGNATION	SPACING	FIRE RATING / UL DESIGN
X1	2x6	16"	

NOTES

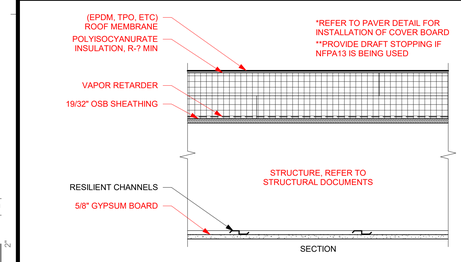
EXTERIOR WALL TYPE
NOT TO SCALE



WALL TYPE	STUD DESIGNATION	SPACING	FIRE RATING / UL DESIGN
X2	2x6	16"	

NOTES

EXTERIOR WALL TYPE
NOT TO SCALE



FIRE RATING: 1 HOUR
UL DESIGN: UL P522

ROOF/CEILING ASSEMBLY R1
NOT TO SCALE

GENERAL ASSEMBLY NOTES:

A. NOT ALL ASSEMBLY TYPES LISTED APPLY TO THIS PROJECT. REFER TO FLOOR PLANS FOR LOCATIONS AND ADDITIONAL NOTES.

B. LIGHT GAUGE STEEL FRAMING MEMBER DESIGNATION SYSTEM: (REFER TO STRUCTURAL NOTES)

600S125-54 (EQUIVALENT TO 6" x 16 GAUGE STUD OR JOIST WITH 1 1/4" FLANGES)

- MINIMUM BASE METAL THICKNESS IN MILS. EXAMPLE - .054 = 54 MILS)
  - 18 = 25 GAUGE; 27 = 22 GAUGE; 30 = 20 GAUGE (DRYWALL); 33 = 20 GAUGE (STRUCTURAL)
  - 43 = 18 GAUGE; 54 = 16 GAUGE; 68 = 14 GAUGE; 97 = 12 GAUGE
- FLANGE WIDTH (1/100 INCHES): EXAMPLE - 125 = 1.25"
- STYLE: S = STUD OR JOIST SECTION (WITH FLANGE STIFFENERS) = C
  - T = TRACK SECTION = U
  - U = CHANNEL SECTION (STUDS WITHOUT FLANGE STIFFENERS) = C
  - F = FURRING CHANNEL = hat
  - Z = ZEE SECTION = Z
- MEMBER DEPTH (1/100 INCHES): EXAMPLE - 600 = 6"

C. IN ALL WET AREAS SUCH AS SHOWERS AND TUBS, INSTALL CEMENT-BASED BACKER BEHIND AREAS SCHEDULED TO RECEIVE TILE FINISH.

D. PROVIDE A MINIMUM OF MOISTURE-RESISTANT GYPSUM BOARD ON ALL RESTROOM WALLS AND OTHER AREAS SCHEDULED TO RECEIVE FRP OR TILE FINISH.

E. ALL PARTITIONS CONTAINING PLUMBING OR HAVING AN EXTERIOR FACE SHALL BE INSULATED.

F. REFERENCE FINISH PLANS FOR ADDITIONAL FINISHES NOT INDICATED ON PARTITION TYPES.

G. INCLUDE PAINTABLE ACOUSTIC SEALANT AT WALL PERIMETER (TOP, BOTTOM, AND SIDES) TERMINATIONS AND PENETRATIONS FOR ALL NON RATED ASSEMBLIES. TYPICAL BOTH SIDES OF ASSEMBLY.

H. PROVIDE FIRE-TREATED WOOD OR STEEL BACKING FOR ALL WALL-MOUNTED FINISH CARPENTRY, ARCHITECTURAL WOODWORK, TOILET PARTITIONS, ACCESSORIES AND OTHER SIMILAR ITEMS.

I. WOOD FRAMING MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

J. REFER TO STRUCTURAL DOCUMENTS FOR SHEAR WALL CRITERIA.

K. ALL NON-RATED WALLS TO BE CONSTRUCTED FULL HEIGHT TO THE UNDERSIDE OF FLOOR OR ROOF STRUCTURE ABOVE UNLESS NOTED OTHERWISE.

L. PROVIDE DOUBLE TOP PLATES AT ALL WOOD LOAD BEARING WALLS.

M. NON-LOAD BEARING METAL STUD WALLS SHALL HAVE A SLOTTED TOP TRACK FOR DEFLECTION. FINISHES / SUBSTRATES SHALL NOT BE FASTENED TO THE TOP TRACK.

N. PROVIDE 1" GAP FOR DEFLECTION ALLOWANCE BETWEEN WALL FINISH, SUBSTRATE, AND STRUCTURE ABOVE. TYPICAL UNLESS NOTED OTHERWISE ON STRUCTURAL DOCUMENTS.

O. COLD FORMED FRAMING DESIGNED BY FRAMING CONTRACTOR; REFER TO STRUCTURAL NOTES FOR COMPONENTS AND CLADDING DESIGN REQUIREMENTS.

ADDITIONAL NOTES FOR FIRE-RATED ASSEMBLIES:

P. ALL ASSEMBLIES NOTED TO BE FIRE-RESISTANCE RATED SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE REFERENCED FIRE RESISTANCE TEST. ANY PROPRIETARY PRODUCTS REQUIRED BY FIRE RATED ASSEMBLIES AS INDICATED ON THE DRAWINGS ARE APPROVED.

Q. ALTERNATE MATERIALS AND ASSEMBLIES MUST BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCING WORK.

R. HIGHER FIRE-RATED ASSEMBLIES SHALL BE CONSTRUCTED BEFORE LOWER (OR NON-RATED) ASSEMBLIES.

S. ALL FIRE-RATED WALLS TO BE CONSTRUCTED FULL HEIGHT FROM TOP OF UNFINISHED FLOOR TO UNDERSIDE OF STRUCTURE ABOVE.

T. INCLUDE SEALANT, MATERIALS, AND/OR ASSEMBLIES AT WALL PERIMETER (TOP, BOTTOM, AND SIDES) TERMINATIONS AND PENETRATIONS WHICH MAINTAIN THE FIRE-RESISTANCE RATING. TYPICAL BOTH SIDES OF ASSEMBLY.

U. REFER TO IBC CHAPTER 7, TABLE "MINIMUM EQUIVALENT THICKNESS OF BEARING OR NONBEARING CONCRETE MASONRY WALLS" FOR CALCULATED FIRE-RESISTANCE RATING.

CONFIRM DEFLECTION CLEARANCE WITH STRUCTURAL

REFERENCE SCALE
1" = 1'
2"
1"
0 1/4" 1/2"

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-32213
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

WALL TYPES AND NOTES

N

SHEET

A1-01

BUILDING AREAS

UNIT NAME	# OF INSTANCES	AREA
UNIT 1: STUDIO (TYPE A)	1	367 SF
UNIT 1: STUDIO (TYPE B)	3	367 SF
UNIT 2: STUDIO (TYPE B)	8	308 SF
UNIT 3: 1 BEDROOM	4	457 SF
UNIT 4: STUDIO	8	324 SF
UNIT 5: STUDIO	16	273 SF
UNIT 6: 1 BEDROOM	8	401 SF

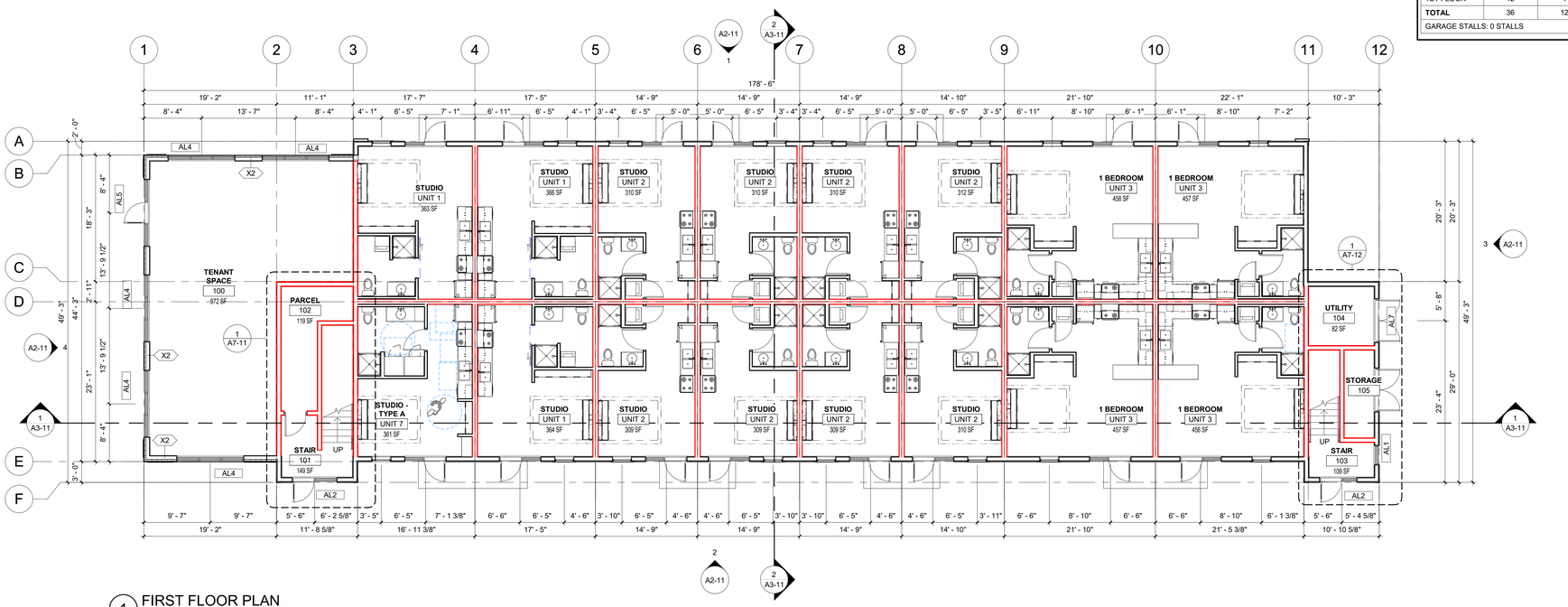
LEVEL	AREA
3RD FLOOR	6,993 SF
2ND FLOOR	6,993 SF
1ST FLOOR	8,047 SF
TOTAL	22,033 SF

UNIT MATRIX

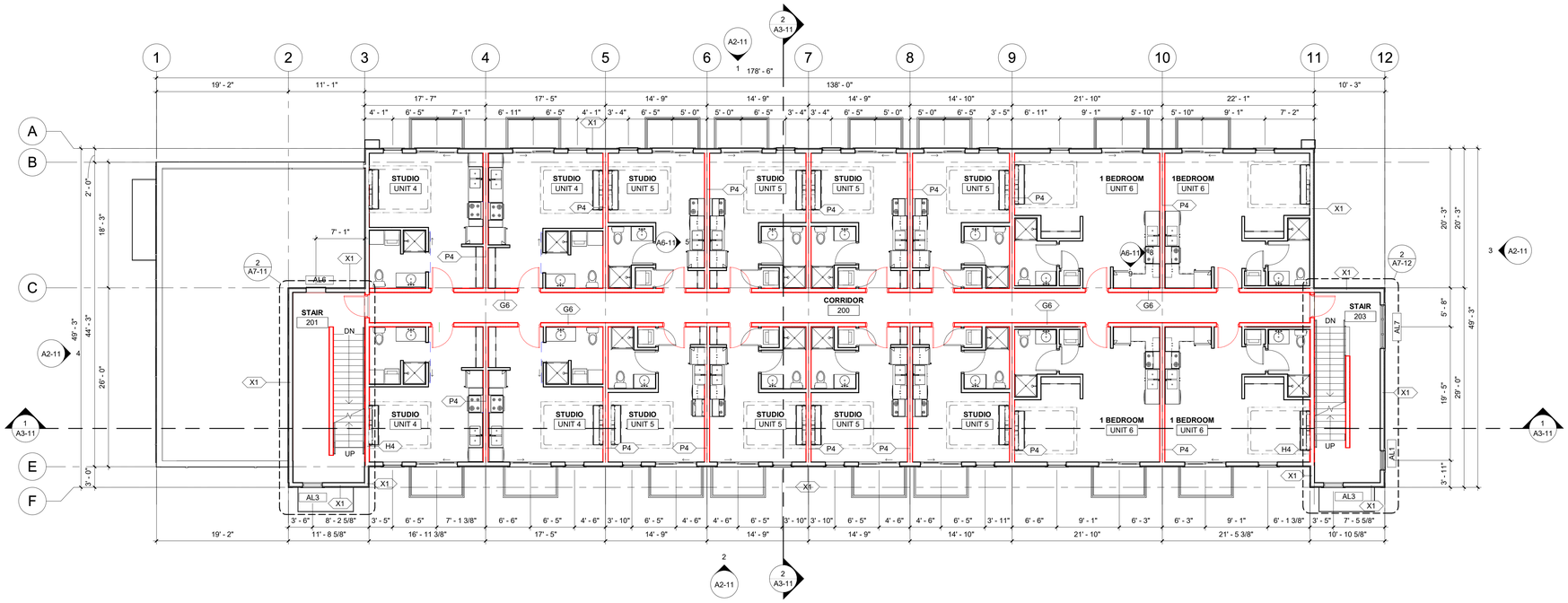
	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL UNITS
3RD FLOOR	12	4	0	16
2ND FLOOR	12	4	0	16
1ST FLOOR	12	4	0	16
TOTAL	36	12	0	48
GARAGE STALLS: 0 STALLS				

FLOOR PLAN SHEET NOTES

1. EXTERIOR BUILDING DIMENSIONS ARE FROM OUTSIDE FACE OF THE EXTERIOR SHEATHING.
2. INTERIOR WALL DIMENSIONS ARE FROM CENTER OF WALL STUD, UNLESS NOTED OTHERWISE
3. IDENTIFY WITH PAINTED LETTERING 'FIRE WALL' AND 'FIRE BARRIER WALL' ABOVE CEILING 20'-0" OC MAX, BOTH SIDES OF WALL. REFER TO CODE DATA PLANS FOR LOCATIONS OF RATED WALLS.
4. PREROCK ALL RATED WALLS PRIOR TO INSTALLING ANY ADJACENT WALLS OR FIXTURES. INSTALL SECOND LAYER OF ROCK TO CONCEAL SHOWER/TUB NAILING FLANGES AS NECESSARY
5. PROVIDE FLASHING AND CAULKING AROUND ALL ROOF PENETRATIONS. VERIFY SIZE AND LOCATIONS WITH ALL CONTRACTORS.
6. VERIFY ALL FRAMING DIMENSION W/ TUB ROUGH OPENING REQUIREMENTS PRIOR TO PANELIZING WALL SYSTEMS.



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



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

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1"

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-32213
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

FIRST AND SECOND FLOOR PLAN

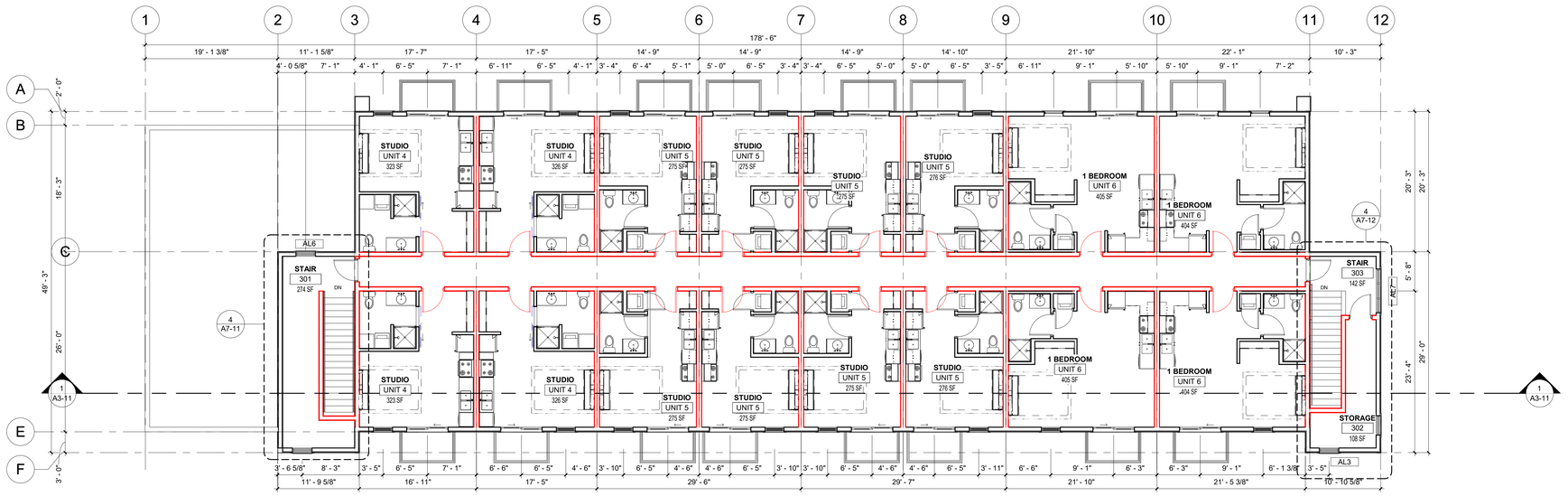
SHEET

A1-21

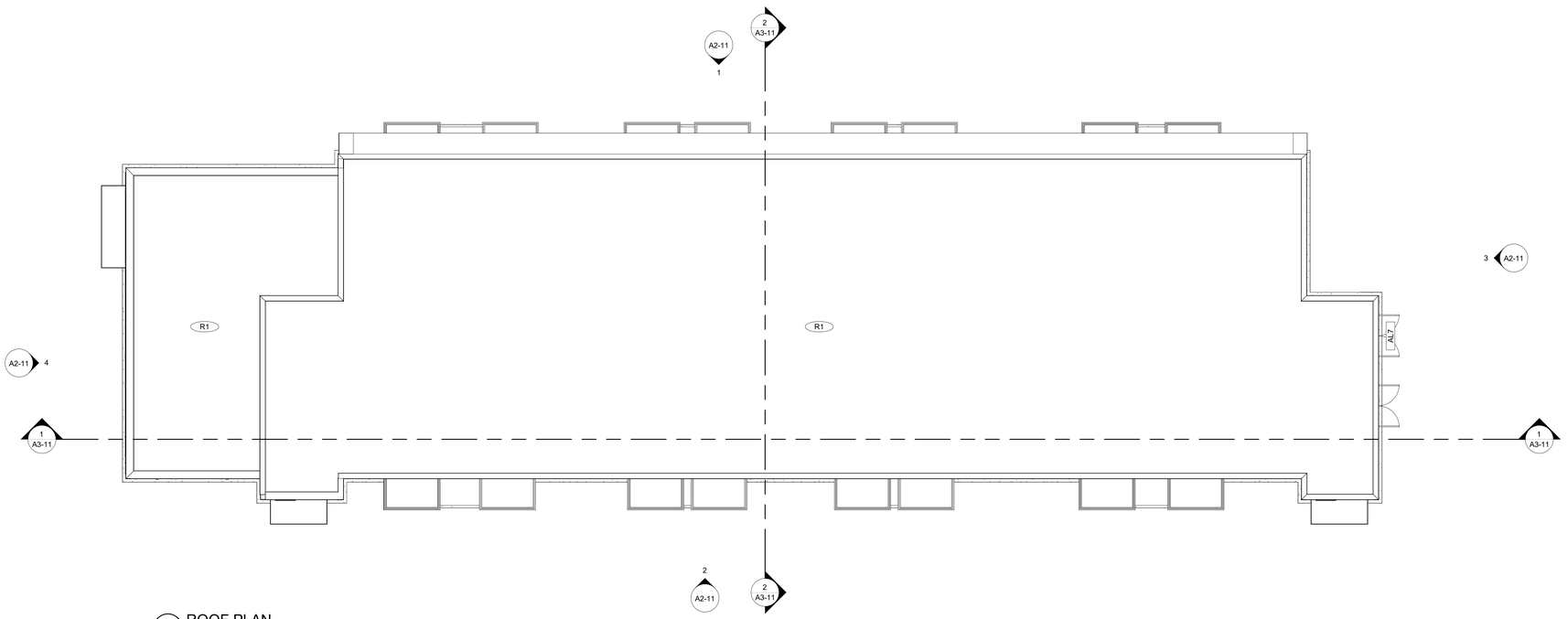
PRELIMINARY NOT FOR CONSTRUCTION

FLOOR PLAN SHEET NOTES

1. EXTERIOR BUILDING DIMENSIONS ARE FROM OUTSIDE FACE OF THE EXTERIOR SHEATHING.
2. INTERIOR WALL DIMENSIONS ARE FROM CENTER OF WALL STUD, UNLESS NOTED OTHERWISE
3. IDENTIFY WITH PAINTED LETTERING 'FIRE WALL' AND 'FIRE BARRIER WALL' ABOVE CEILING 20'-0" OC MAX, BOTH SIDES OF WALL. REFER TO CODE DATA PLANS FOR LOCATIONS OF RATED WALLS.
4. PREROCK ALL RATED WALLS PRIOR TO INSTALLING ANY ADJACENT WALLS OR FIXTURES. INSTALL SECOND LAYER OF ROCK TO CONCEAL SHOWER/TUB NAILING FLANGES AS NECESSARY
5. PROVIDE FLASHING AND CAULKING AROUND ALL ROOF PENETRATIONS. VERIFY SIZE AND LOCATIONS WITH ALL CONTRACTORS.
6. VERIFY ALL FRAMING DIMENSION W/ TUB ROUGH OPENING REQUIREMENTS PRIOR TO PANELIZING WALL SYSTEMS.



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



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

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

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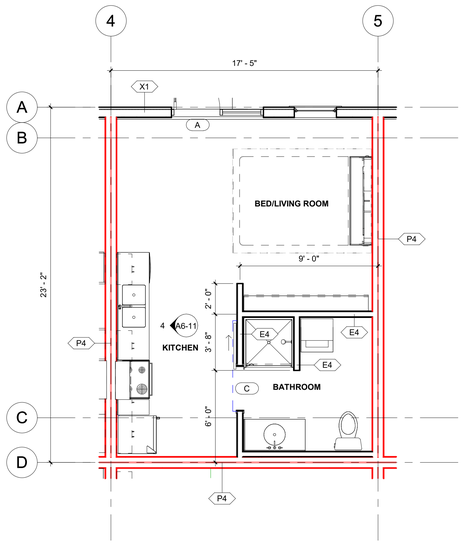
CLIENT PROJECT NO.	

TITLE

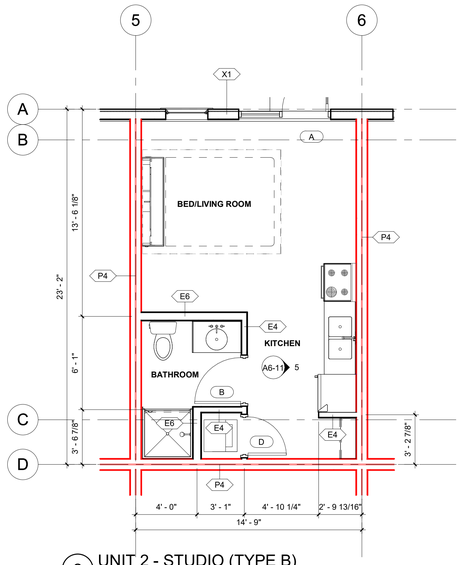
THIRD FLOOR AND ROOF PLAN

SHEET

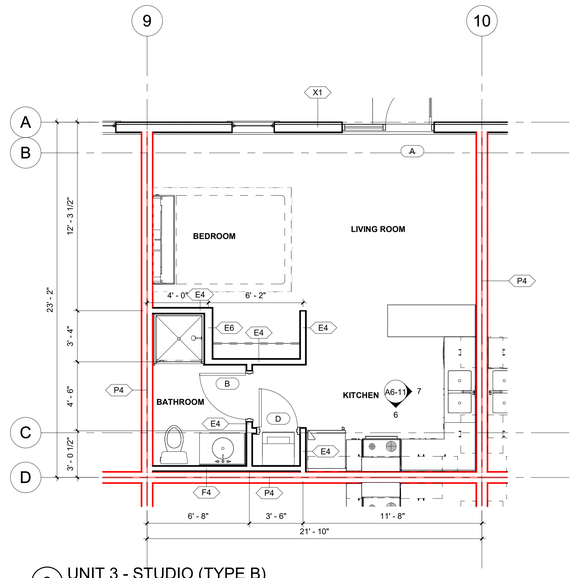
A1-22



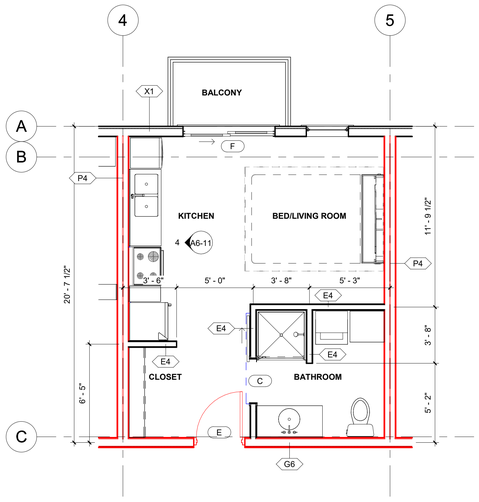
1 UNIT 1 - STUDIO (TYPE B)
1/4" = 1'-0"



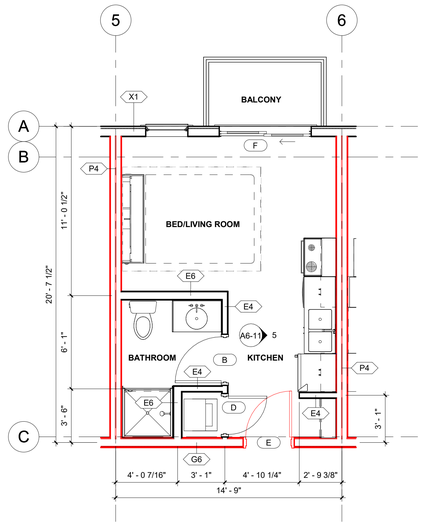
2 UNIT 2 - STUDIO (TYPE B)
1/4" = 1'-0"



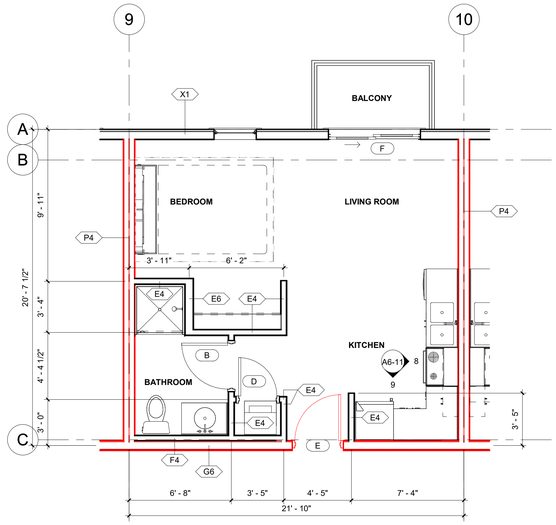
3 UNIT 3 - STUDIO (TYPE B)
1/4" = 1'-0"



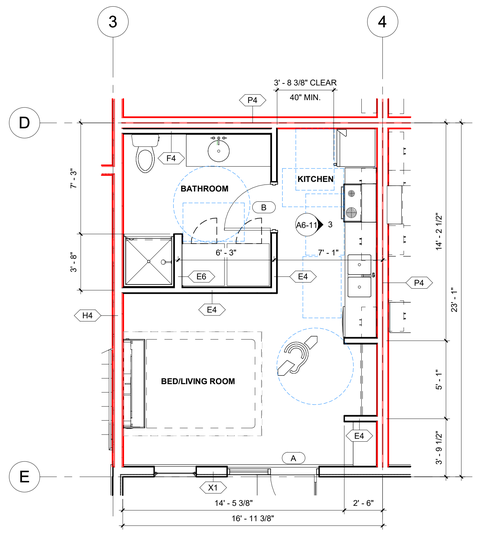
4 UNIT 4 - STUDIO
1/4" = 1'-0"



5 UNIT 5 - STUDIO
1/4" = 1'-0"



6 UNIT 6 - 1 BEDROOM
1/4" = 1'-0"



7 UNIT 7 - STUDIO (TYPE A)
1/4" = 1'-0"

WALL LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

FLOOR PLAN SHEET NOTES

1. EXTERIOR BUILDING DIMENSIONS ARE FROM OUTSIDE FACE OF THE EXTERIOR SHEATHING.
2. INTERIOR WALL DIMENSIONS ARE FROM CENTER OF WALL STUD, UNLESS NOTED OTHERWISE.
3. IDENTIFY WITH PAINTED LETTTERING 'FIRE WALL' AND 'FIRE BARRIER WALL' ABOVE CEILING 20'-0" OC MAX. BOTH SIDES OF WALL. REFER TO CODE DATA PLANS FOR LOCATIONS OF RATED WALLS.
4. PREROCK ALL RATED WALLS PRIOR TO INSTALLING ANY ADJACENT WALLS OR FIXTURES. INSTALL SECOND LAYER OF ROCK TO CONCEAL SHOWER/TUB NAILING FLANGES AS NECESSARY
5. PROVIDE FLASHING AND CAULKING AROUND ALL ROOF PENETRATIONS. VERIFY SIZE AND LOCATIONS WITH ALL CONTRACTORS.
6. VERIFY ALL FRAMING DIMENSION W/ TUB ROUGH OPENING REQUIREMENTS PRIOR TO PANELIZING WALL SYSTEMS.

ISG

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	24-32213
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

UNIT PLANS

SHEET

A1-23

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

N

EXTERIOR FINISH SCHEDULE

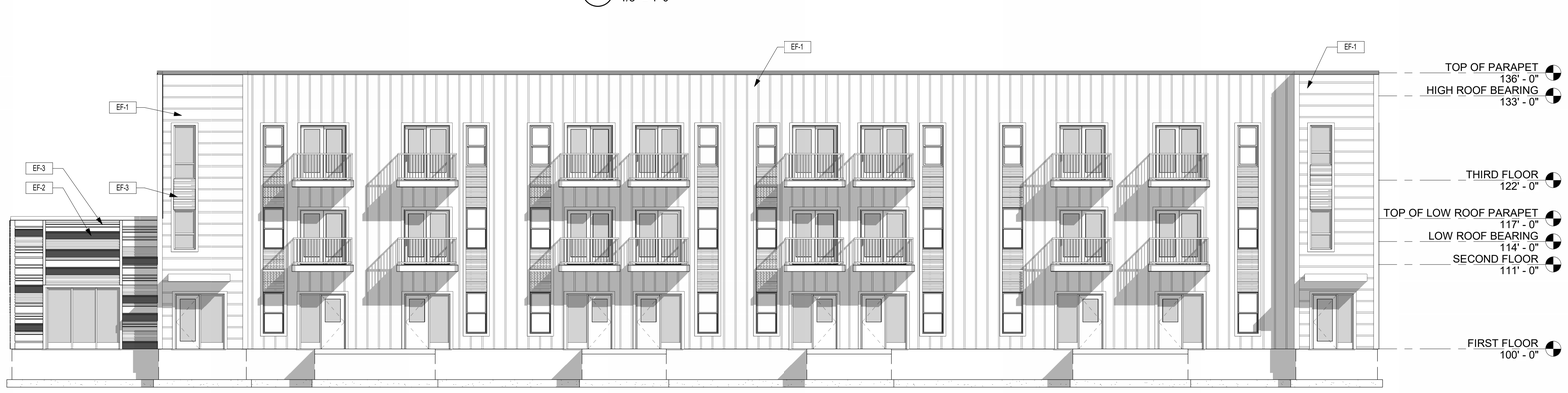
MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF-1	PRIMARY METAL PANEL	TBD	STANDING SEAM PROFILE	TBD	REFER TO ELEVATIONS FOR ORIENTATION	
EF-2	ACCENT METAL PANEL	TBD	FLUSH PROFILE	TBD	REFER TO ELEVATIONS FOR ORIENTATON	
EF-3	ACCENT METAL PANEL	TBD	RIBBED PROFILE	TBD	REFER TO ELEVATIONS FOR ORIENTATON	
EF-4	SECONDARY METAL PANEL	TBD	STANDING SEAM PROFILE	TBD	REFER TO ELEVATIONS FOR ORIENTATON	

EXTERIOR ELEVATION NOTES

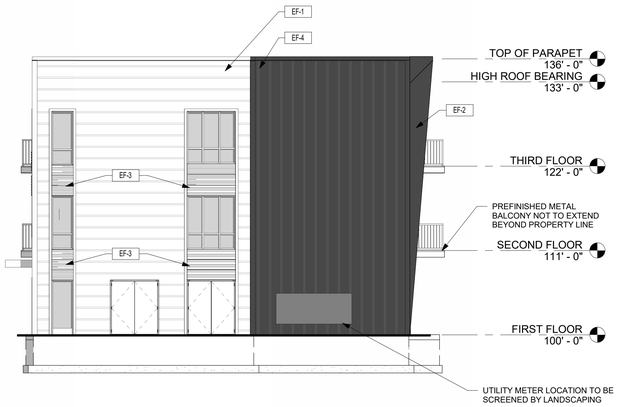
- THROUGH-WALL FLASHING LOCATED ABOVE GRADE.
- PAINT ALL EXPOSED METAL PANELS TO MATCH ADJACENT FACADE MATERIAL.
- SEALANT COLOR TO MATCH ADJACENT FINISHED SURFACES.

VERIFY INFO AND/OR USE.
REMOVE NOTE WHEN VERIFIED

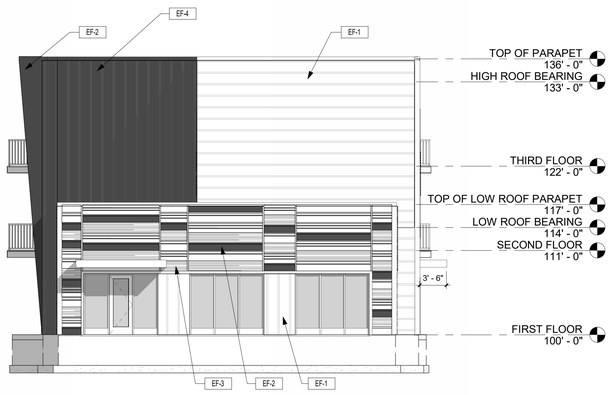
1 EAST ELEVATION
1/8" = 1'-0"



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



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



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

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

N

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

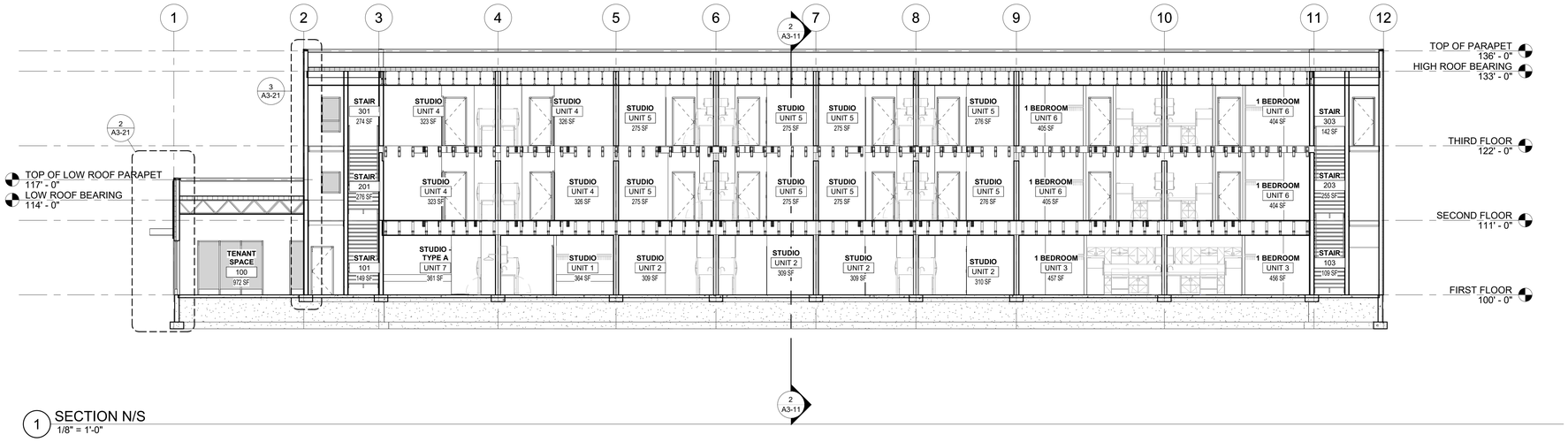
PROJECT NO.	24-32213
FILE NAME	
DRAWN BY	Author
DESIGNED BY	Designer
REVIEWED BY	Checker
ORIGINAL ISSUE DATE	MARCH 7, 2025
CLIENT PROJECT NO.	

TITLE

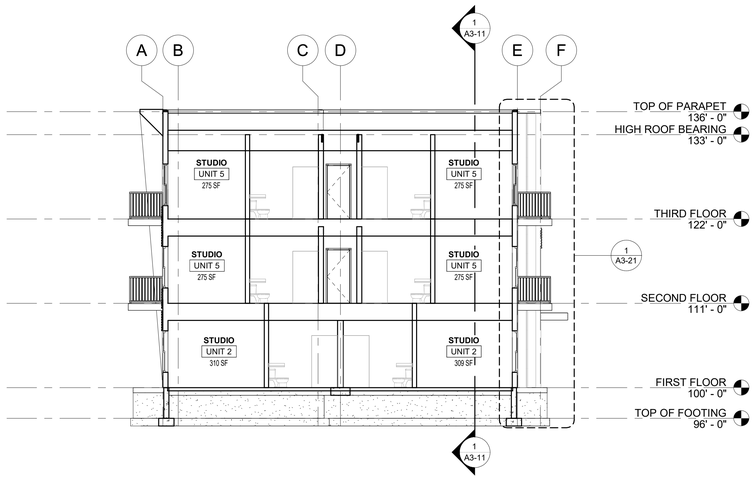
EXTERIOR ELEVATIONS

SHEET

A2-11



1 SECTION N/S
1/8" = 1'-0"



2 SECTION E/W
1/8" = 1'-0"

REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

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N

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PROJECT

THREESIXTY REAL ESTATE BADGER WEST DEVELOPMENT

LA CROSSE WISCONSIN

REVISION SCHEDULE

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TITLE

BUILDING SECTIONS

SHEET

A3-11

SYMBOL LEGEND

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

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

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

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS:

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

LOCATION MAP

0 250 500
SCALE IN FEET

PROJECT GENERAL NOTES

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

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

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LACROSSE STANDARD SPECIFICATIONS, CURRENT EDITION, WISDOT STANDARD SPECIFICATIONS, 2024 EDITION, WISDOT CONSTRUCTION AND MATERIALS MANUAL, CURRENT EDITION, WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STATE PLUMBING CODE, CURRENT EDITION, AND STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, 6th EDITION, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

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

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN FEBRUARY 2025 BY ISG INC.

CIVIL SHEET INDEX

C0-10	SITE DATA
C0-20	SITE DETAILS
C0-21	SITE DETAILS
C0-22	SITE DETAILS
C0-23	SITE DETAILS
C2-10	EXISTING SITE AND REMOVAL PLAN
C3-10	OVERALL SITE PLAN
C3-20	SITE UTILITY PLAN
C4-10	GRADING AND EROSION CONTROL PLAN

ISG

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

BADGER WEST

DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C0-GENERAL
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DATA

SHEET

C0-10

Curb Ramps — D-10-1

Construction Guidance

General Construction:

- Curb ramps shall extend at a constant width from landing to back of curb (flares or wings not permitted)
- Curb ramps shall be colinear with sidewalks
- Curb ramps shall maintain alignment with back of sidewalk
- Expansion joint material should be placed along back of curb and/or gutter and near the landing as directed by the engineer or technician

Detectable Warning Surface (DWS):

- Perpendicular DWS - placed transverse to the direction of pedestrian travel and as close to back of gutter as possible
- Radial DWS - must be used when the measurement taken along the longest side of the curb ramp from back of curb to the front edge of the DWS exceeds 5' in length (See detail)
- Rail Crossing DWS - shall be placed directly behind gate if present. When a gate is not present DWS shall not be less than 6 feet or more than 15 feet from rail
- Joints are not permitted to originate / terminate at a DWS

Grades/Slopes:

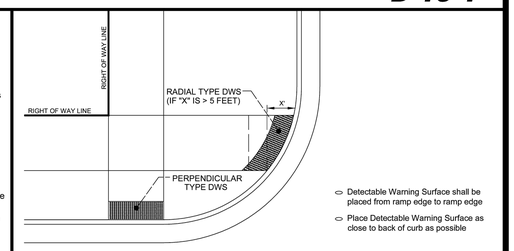
- Landings must be at or less than 2% by 2% grade/slope
- Ramps must be less than 8.3% longitudinal grade, and at or less than 2% cross slope
- A longitudinal grade greater than 5% can be maintained for not more than 30 feet

Widths/Openings:

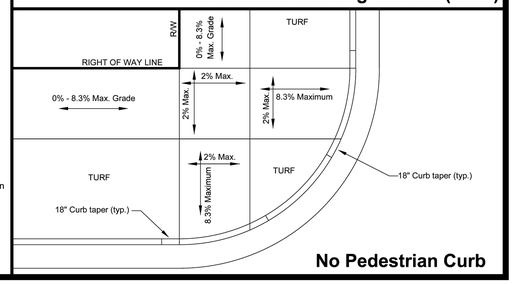
- Ramps shall match widths of landing
- Ramps shall be constant width, extending to back of gutter
- Ramps may be narrower than curb openings
- DWSs in ramps shall be edge-to-edge, with a 1" maximum border
- Curb tapers may only be installed when adjacent to turf
- Grade of ramp shall be constant from landing to flowline of gutter
- Vertical curb faces shall be installed when adjacent to hardscape surface and pedestrian curb

Triangular / "Pie" Area Between Ramps:

- If the pie measures greater than 10 square feet, the area must be replaced with turf
- If the pie measures less than 10 square feet, the area must be poured in concrete

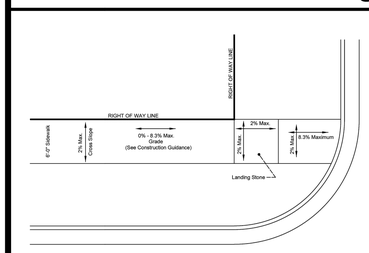


Detectable Warning Surface (DWS)



No Pedestrian Curb

Curb Ramps — D-10-2



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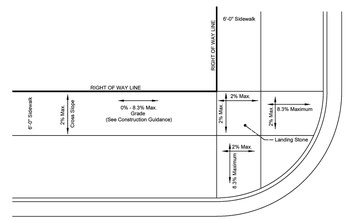

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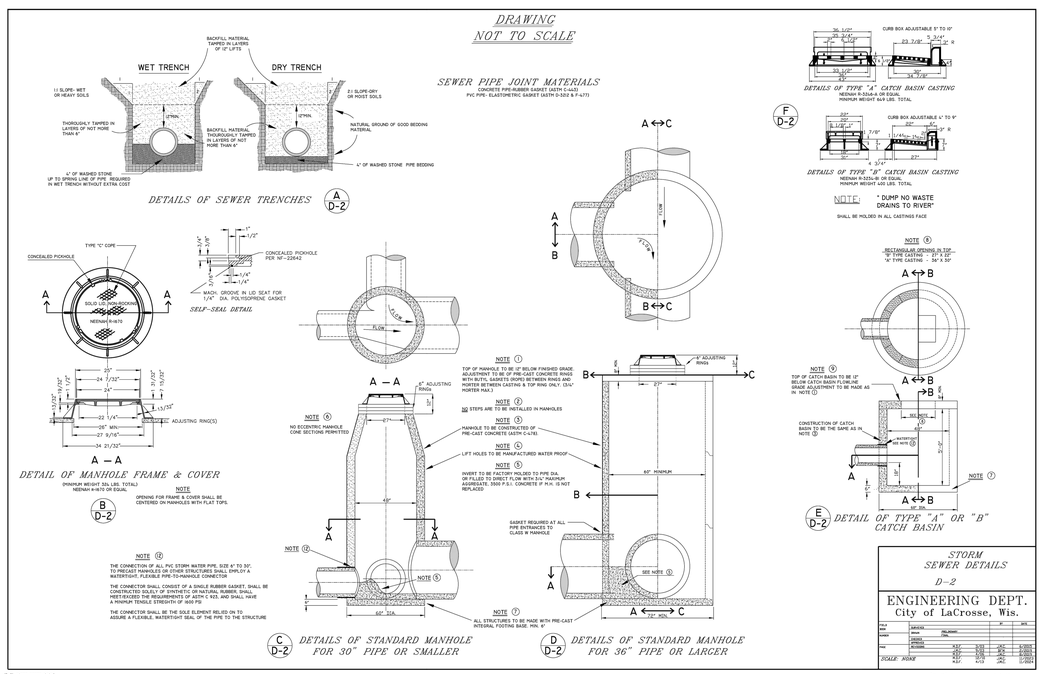
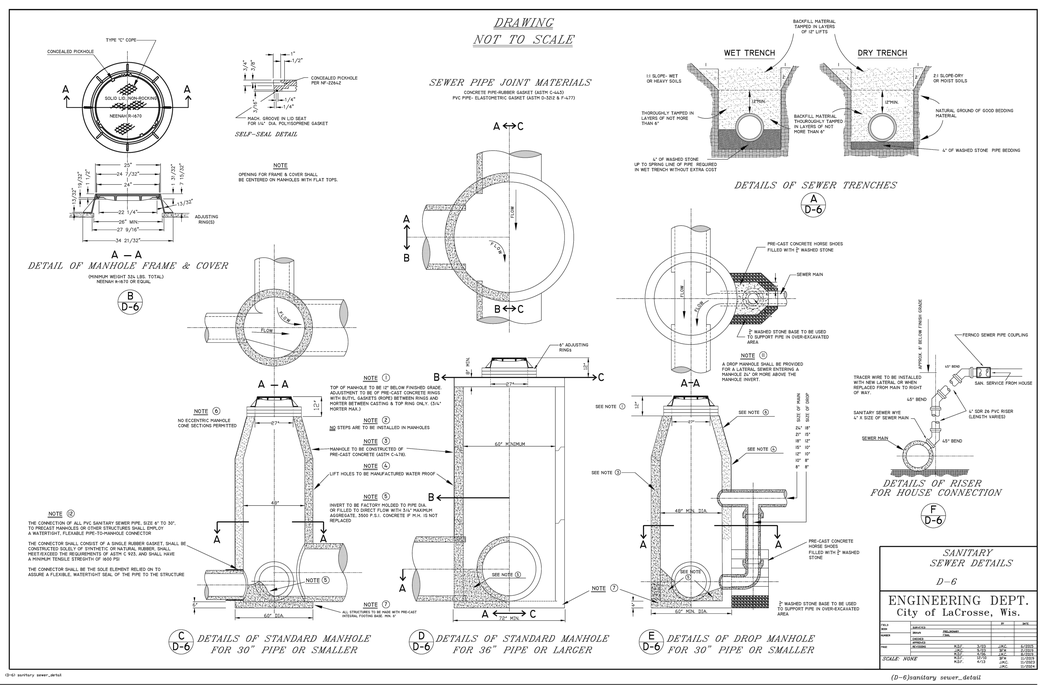
Type 7





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PROJECT

BADGER WEST

DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-20

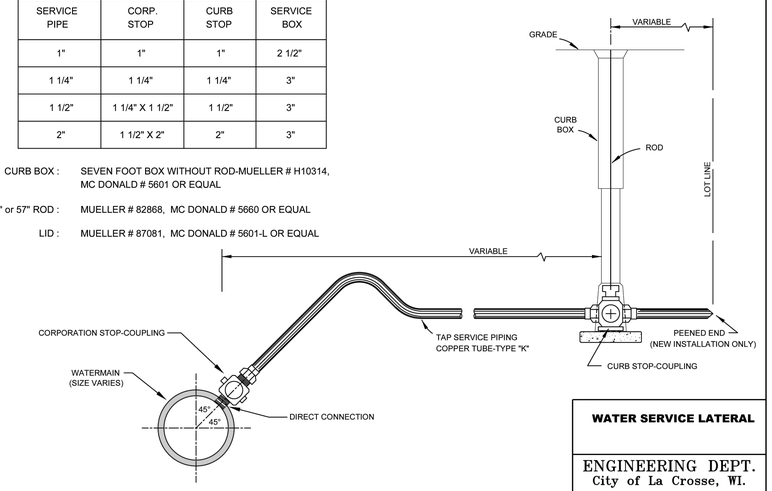
WATER SERVICE LATERAL DETAIL

SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2 1/2"
1 1/4"	1 1/4"	1 1/4"	3"
1 1/2"	1 1/4" X 1 1/2"	1 1/2"	3"
2"	1 1/2" X 2"	2"	3"

CURB BOX : SEVEN FOOT BOX WITHOUT ROD-MUELLER # H10314, MC DONALD # 5601 OR EQUAL

54" or 57" ROD : MUELLER # 82868, MC DONALD # 5660 OR EQUAL

LID : MUELLER # 87081, MC DONALD # 5601-L OR EQUAL



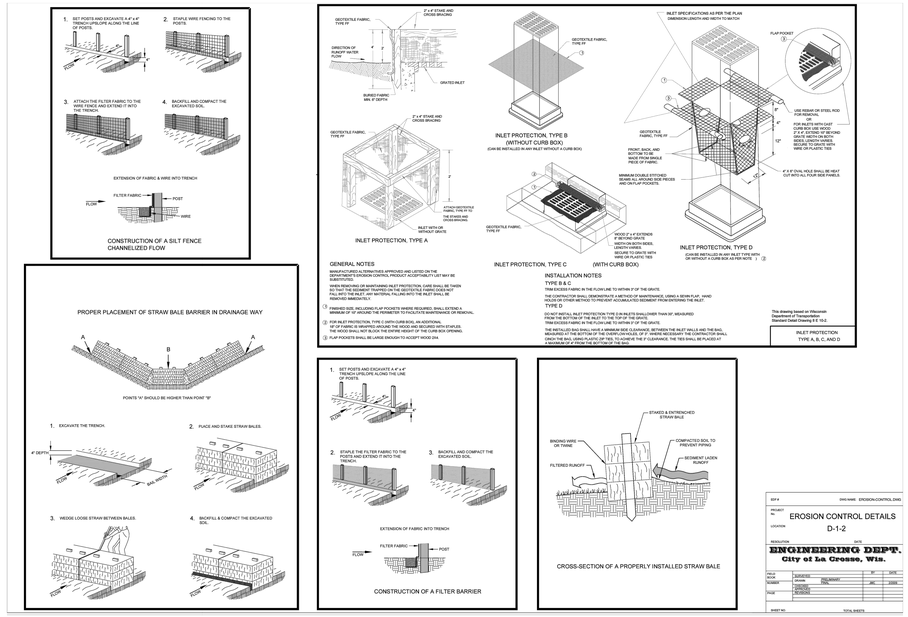
NOTE:
SERVICES 2" OR SMALLER ARE TO BE TAPPED 45° FROM HORIZONTAL ON WATERMAIN

WATER SERVICE LATERAL

ENGINEERING DEPT.
City of La Crosse, WI.

		BY	DATE
FILE NO.	APPROVED		
PROJECT NUMBER	DRAWN: PRELIMINARY FINAL		
	CHECKED		
	APPROVED		
FILE	REVISIONS	JMC	7/7/2021 11/2022

SHEET NO. D-3 TOTAL SHEETS



GENERAL NOTES

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

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

③ FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

④ FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 10" OF FABRIC IS SECURED AROUND THE WOOD AND SECURED WITH STAPLES. THE HOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

⑤ FLAP POCKETS SHALL BE LAPPED ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND SEALER STRIP, OR OTHER APPROVED METHOD, TO PREVENT SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, OF 2" ON EACH SIDE. THE BAG SHALL BE PLACED SO THAT THE OVERFLOW PORT OF THE BAG IS CENTERED OVER THE BAG. USING PLASTIC ZIP TIES, TO SECURE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing E 7c 10-2

INLET PROTECTION TYPE A, B, C, AND D

CONSTRUCTION OF A FILTER BARRIER

CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

EROSION CONTROL DETAILS
D-1-2

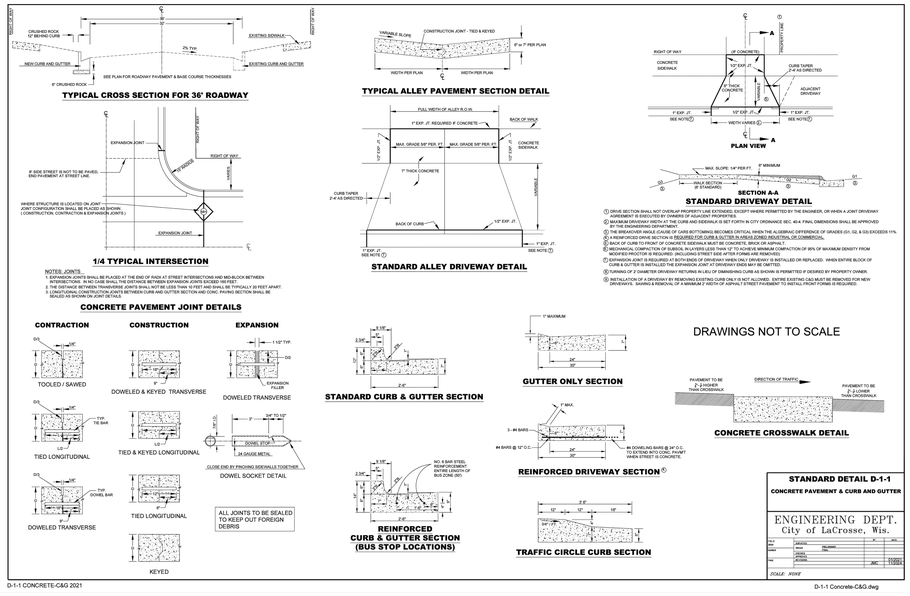
ENGINEERING DEPT.
City of La Crosse, Wis.

		BY	DATE
FILE NO.	APPROVED		
PROJECT NUMBER	DRAWN: PRELIMINARY FINAL	JMC	2/2022
	CHECKED		
	APPROVED		
FILE	REVISIONS		

SHEET NO. TOTAL SHEETS

D-1-1 CONCRETE-C&G 2021

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

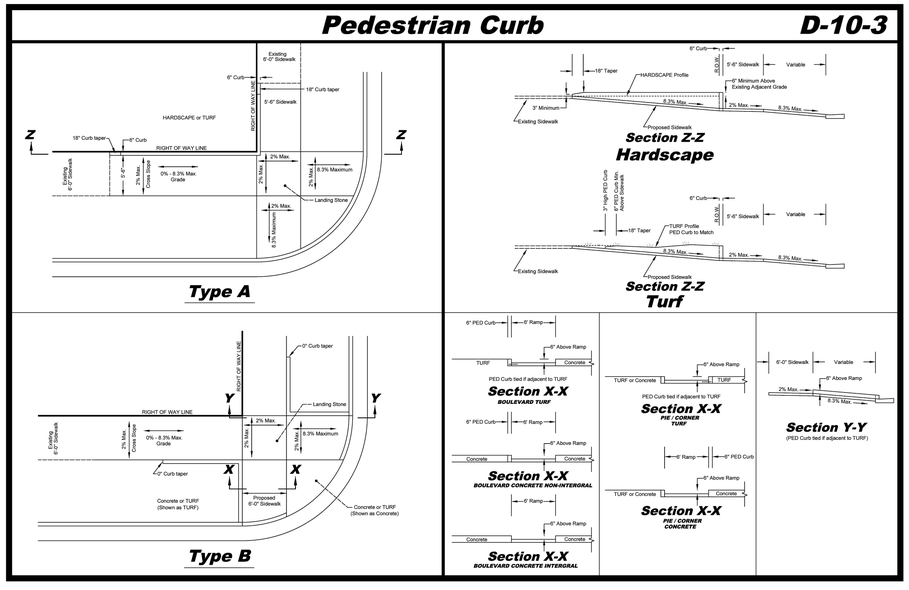


STANDARD DETAIL D-1-1
CONCRETE PAVEMENT & CURB AND GUTTER

ENGINEERING DEPT.
City of LaCrosse, Wis.

		BY	DATE
FILE NO.	APPROVED		
PROJECT NUMBER	DRAWN: PRELIMINARY FINAL		
	CHECKED		
	APPROVED		
FILE	REVISIONS	JMC	7/2021

SCALE: NONE



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ISG

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

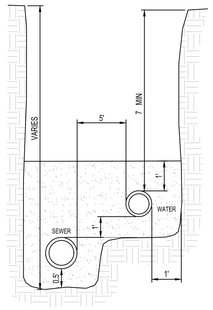
PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

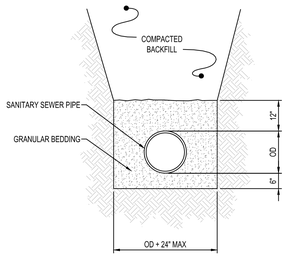
C0-21



NOTES:

1. GRANULAR MATERIAL IN THIS ZONE SHALL BE INCIDENTAL TO PIPE INSTALLATION.
2. IF THE SANITARY SEWER LOCATION IS ABOVE THE WATERMAIN, THE SANITARY SEWER PIPE MATERIAL SHALL BE WATERMAIN SPECIFICATION CLASS 160 SDR 26 PRESSURE PIPE.
3. 5' OF SEPARATION IS STANDARD. SERVICES MAY BE CLOSER NEAR CONNECTION POINT IF NECESSARY DUE TO EXISTING SERVICE LOCATIONS.

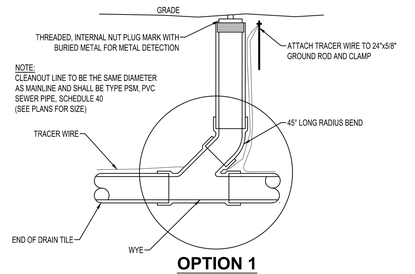
SANITARY & WATER SERVICES (SAME TRENCH)
NTS



NOTES:

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

PIPE BEDDING
SANITARY SEWER
NTS



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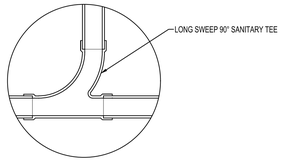
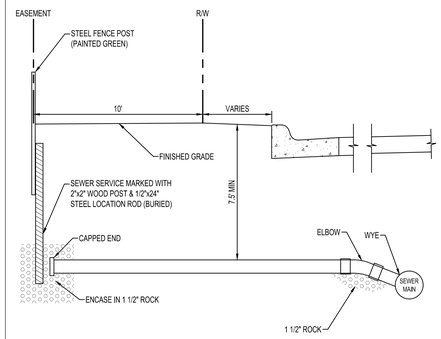
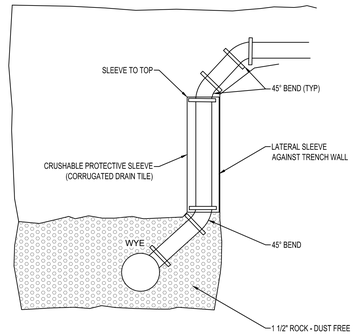


OPTION 2

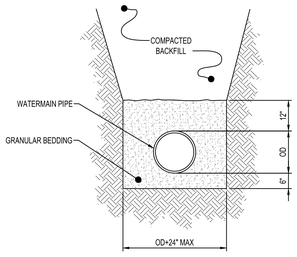
SANITARY CLEANOUT
NTS



RESIDENTIAL
SANITARY SERVICE
NTS



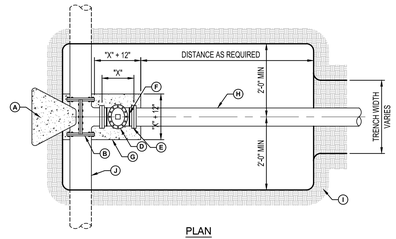
DEEP
SANITARY SERVICE
NTS



NOTE:

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

PIPE BEDDING
WATERMAIN
NTS



PLAN

SECTION

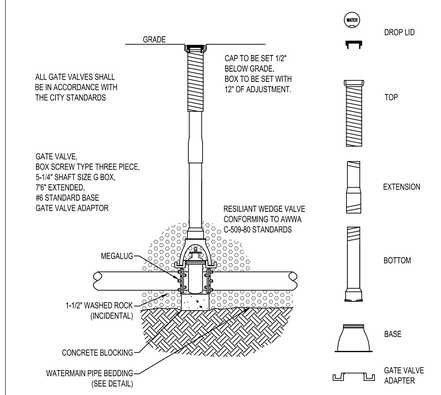
TAPPING VALVE CONNECTION
NTS

GENERAL NOTES

1. THRUST BLOCKING SHALL EXTEND TO UNDISTURBED EARTH.
2. TAPPING SLEEVE SHALL BE 18" MIN. FROM ANY BELL, COUPLING, VALVE OR FITTING LOCATED ALONG EXISTTING WATERMAIN TO BE TAPPED.
3. JOINTS AND BOLTS SHALL BE CLEAR OF CONCRETE.
4. INSTALL PERMANENT THRUST BLOCKING UNDER VALVE BEFORE TAP IS MADE. JOINTS AND BOLTS TO BE CLEAR OF CONCRETE.

CONSTRUCTION KEY NOTES

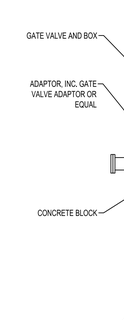
- (A) CONCRETE THRUST BLOCKING
- (B) TAPPING SLEEVE
- (C) RISER INSTALLATION
- (D) TAPPING VALVE
- (E) VALVE ENDS FOR TYPE OF PIPE INSTALLED
- (F) 2-#5 REBAR HAIRPINS PAINT UNEMBEDDED PORTION OF BARS WITH 2 COATS OF COAL TAR EPOXY THEN COVER WITH 2" MIN OF CEMENT MORTAR
- (G) CONCRETE VALVE SUPPORT
- (H) NEW WATERMAIN TO BE INSTALLED
- (I) UNDISTURBED SOIL
- (J) EXISTING WATERMAIN TO BE TAPPED

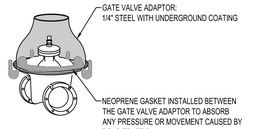


NOTES:

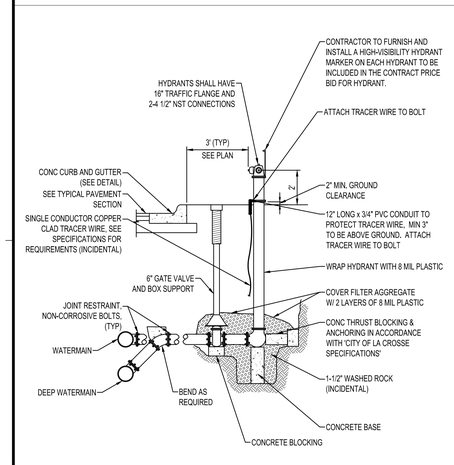
1. INSTALL TOP NUT EXTENDER TO 7' DEPTH ON ALL VALVES WITH OVER-DEPTH

TYPICAL
GATE VALVE & BOX INSTALLATION
NTS

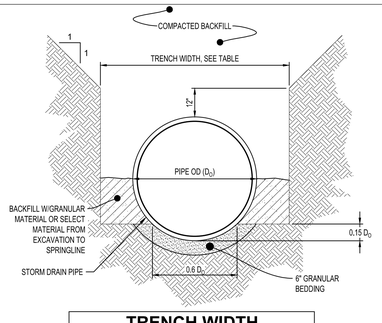




GATE VALVE ADAPTOR
NTS



TYPICAL
HYDRANT INSTALLATION
NTS

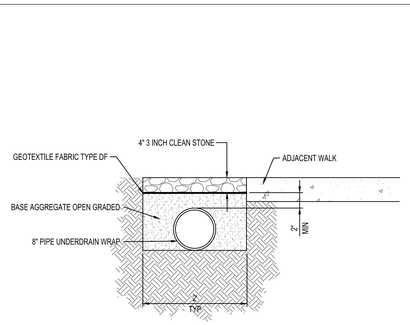


TRENCH WIDTH	
PIPE Ø	**TRENCH WIDTH**
36" OR LESS	D_0 + 24"
42" TO 54"	1.5 x D_0
60" OR OVER	D_0 + 36"

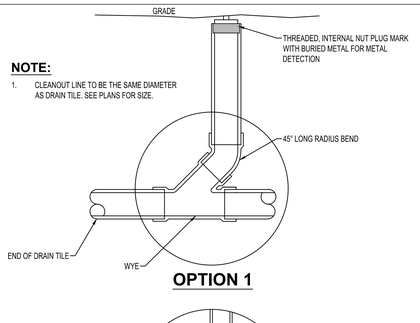
NOTES:

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

REINFORCED CONCRETE
STORM DRAIN PIPE BEDDING
NTS



ROCK LANDSCAPING
WITH UNDERDRAIN DETAIL
NTS



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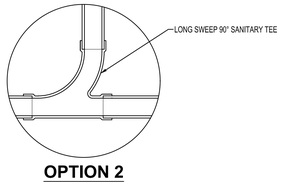
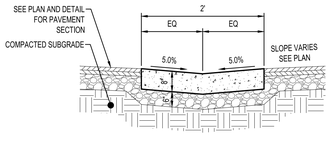


OPTION 2

SUBDRAIN CLEANOUT
NTS



CONCRETE VALLEY GUTTER
NTS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

BADGER WEST

DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

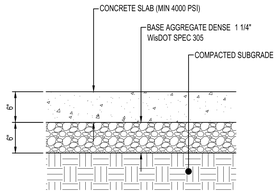
PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

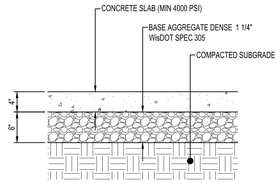
SITE DETAILS

SHEET

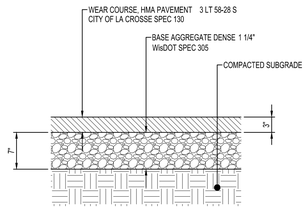
C0-22



STANDARD
CONCRETE PAVEMENT
NTS



CONCRETE WALK
NTS



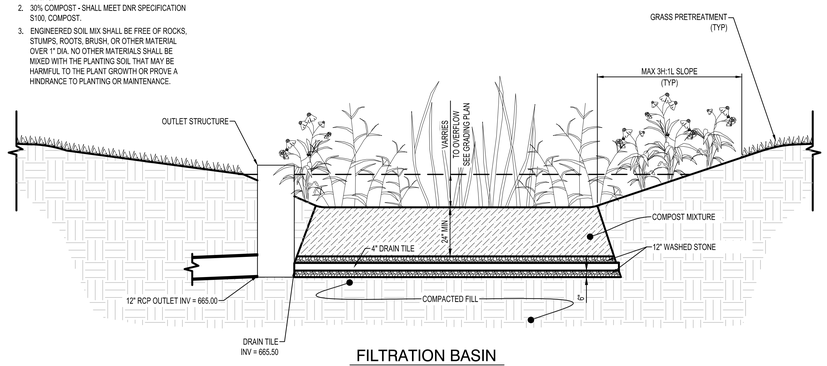
RESIDENTIAL
BITUMINOUS CONCRETE PAVEMENT
NTS

FILTRATION BASIN CONSTRUCTION:

A. Work Shall Include - All excavation and construction as outlined in the plans, specifications and details outlining the construction of the filtration basin.
B. The Contractor shall maintain silt fence around the perimeter of the filtration basin during all phases of construction. The filtration area must be staked off and marked to keep all construction traffic, equipment and material stockpiles out of the proposed filtration area.
C. The Contractor shall ensure that the filtration basin is not used as a sediment trap during construction and that no runoff enters the basin prior to the completion of construction and complete stabilization of surrounding areas draining to the basin. All upland drainage must be diverted to prevent runoff from entering filtration basin work area.
D. Filtration basin shall be constructed at the end of the project after all areas surrounding it and draining into it have been constructed and fully stabilized, this includes the sanitary sewer. In order to avoid soil compaction in the basin no equipment shall be driven in the area of the basin prior to its construction, and when it is constructed only light earth moving equipment with tracks shall be used.
E. After final grading the basin's floor shall be tilled to a depth of at least 6 inches to provide a well-aerated, porous surface. Smearing of the soil in the basin shall be avoided and if smearing does occur it shall be corrected by raking or retilling of the basin.
F. Immediately following filtration basin construction, the entire basin shall be seeded and stabilized as indicated in the plans. Filtration basin MUST be fully stabilized prior to any upstream runoff being directed to basin.

ENGINEERED MEDIA COMPOSITION:

1. 70% SILICA SAND - USDA COARSE SAND, (0.02 TO 0.04") PRE-WASHED TO REMOVE CLAY AND SILT PARTICLES AND WELL-DRAINED OR DRY PRIOR TO MIXING.
2. 30% COMPOST - SHALL MEET DNR SPECIFICATION S100, COMPOST.
3. ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH, OR OTHER MATERIAL OVER 1" DIA. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO THE PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.



FILTRATION BASIN
NTS

ISG

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PROJECT

BADGER WEST

DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C0-DETAILS
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

C0-23

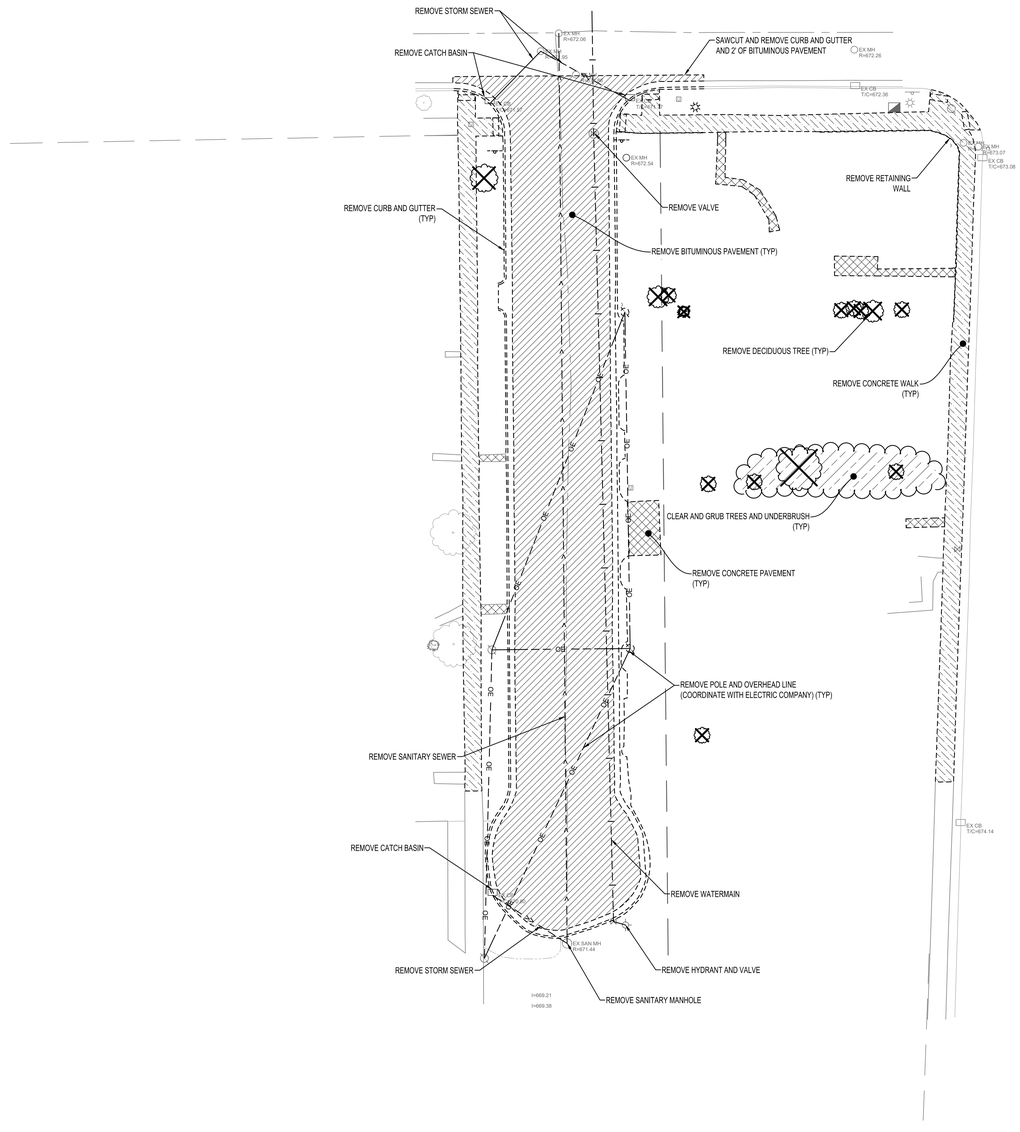
PRELIMINARY NOT FOR CONSTRUCTION

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	DEMOLISH BUILDING
	CLEAR AND GRUB TREES AND UNDERBRUSH
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.



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SCALE IN FEET

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PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

BADGER WEST

DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-32213
FILE NAME	32213-C2-EXIST
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

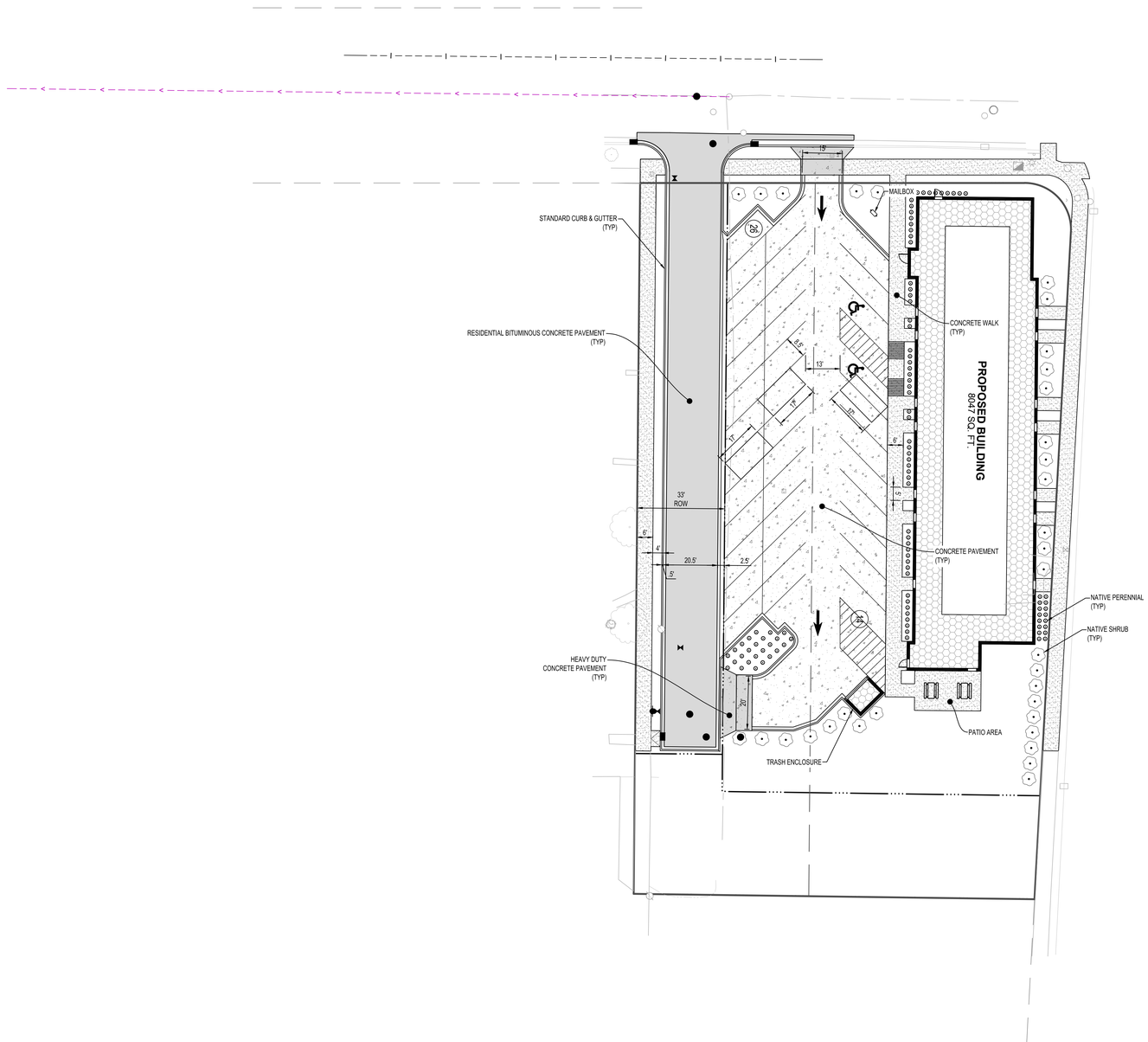
TITLE

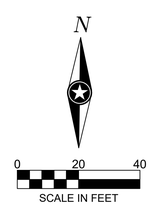
EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK





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PROJECT

BADGER WEST

DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

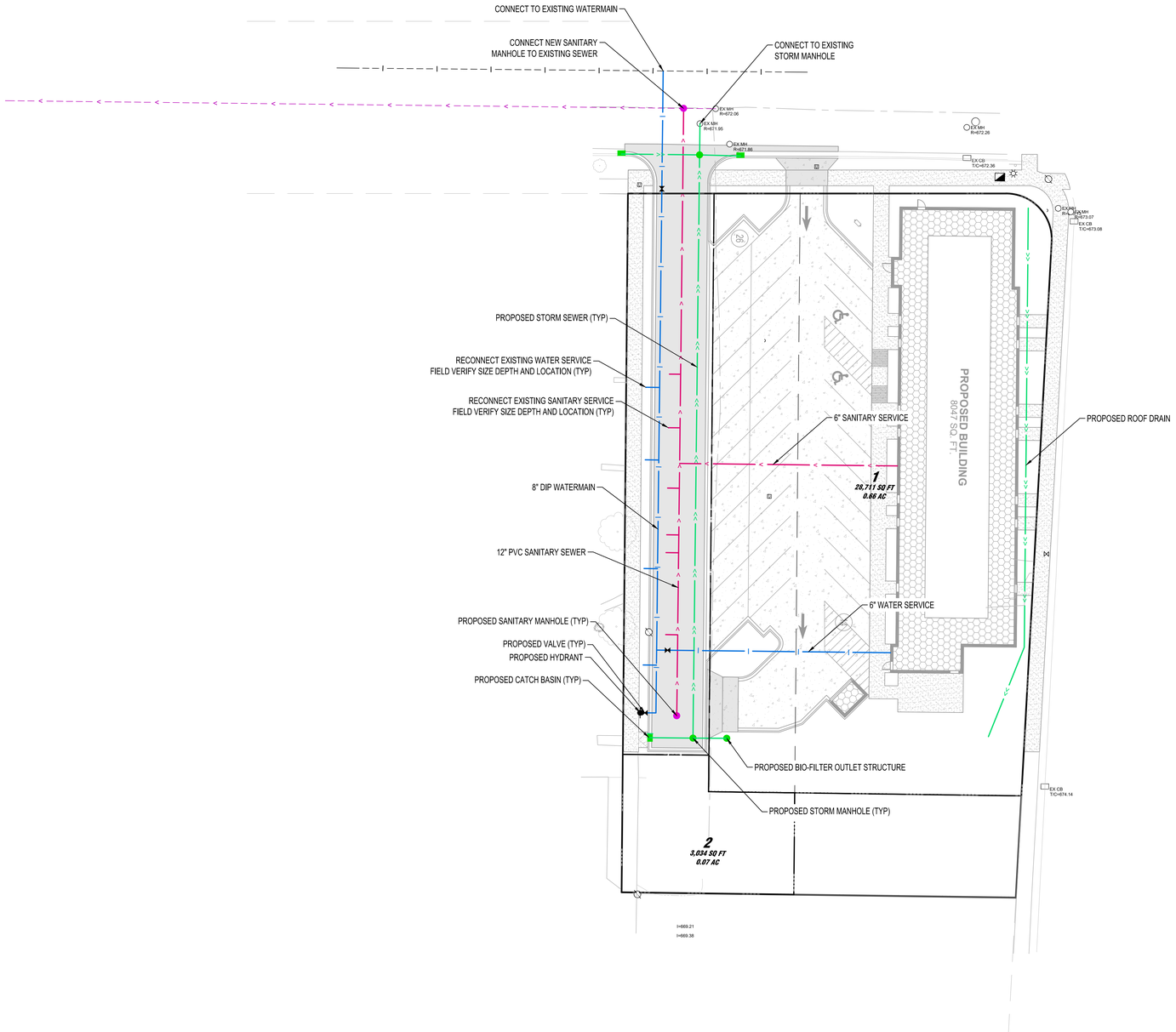
PROJECT NO.	25-32213
FILE NAME	32213-C3-SITE
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE PLAN

SHEET

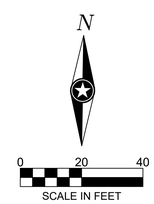
C3-10



UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.



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PROJECT

BADGER WEST

DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

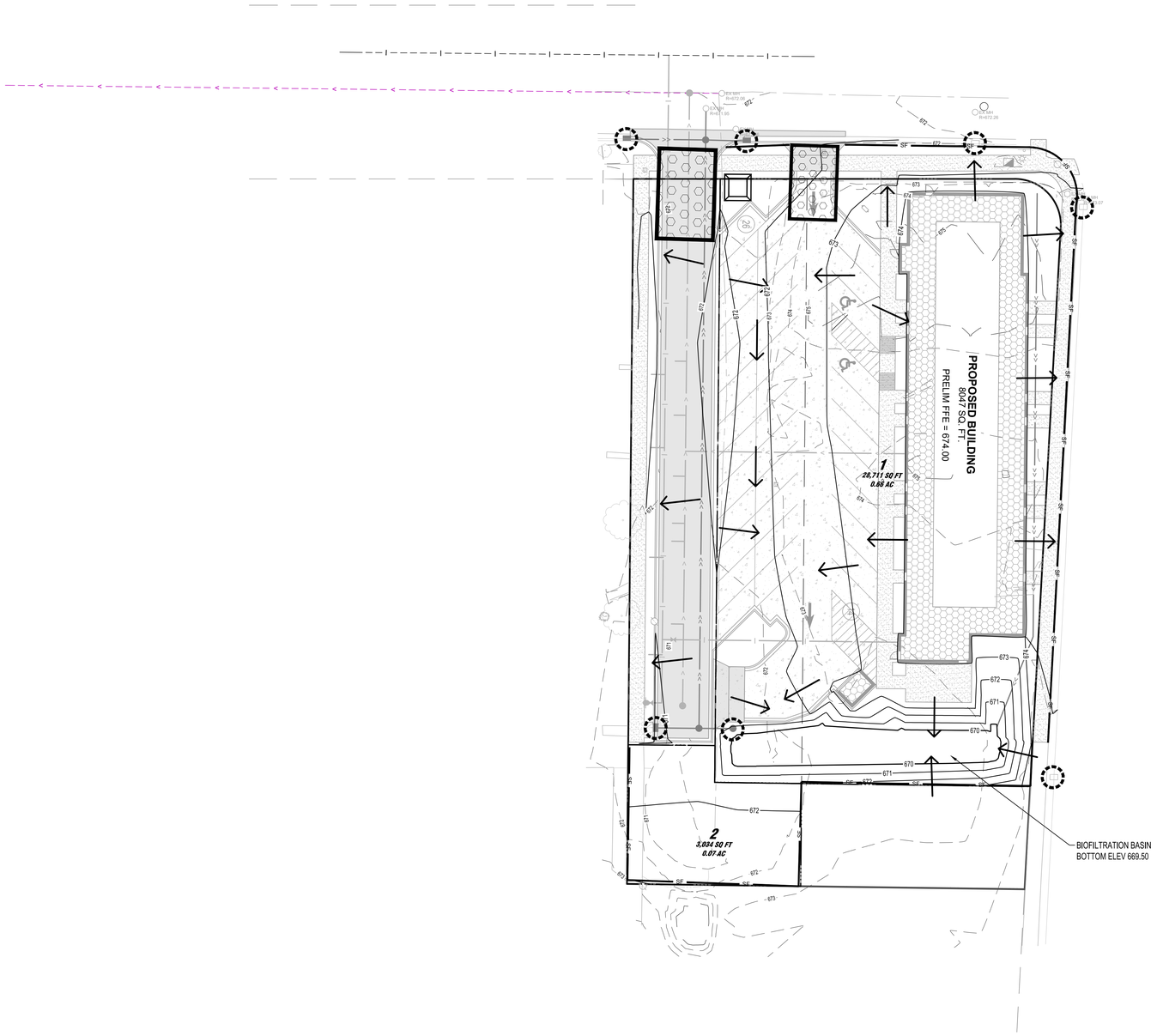
PROJECT NO.	25-32213
FILE NAME	32213-C3-UTILITY
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE UTILITY PLAN

SHEET

C3-20



GRADING LEGEND

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

GENERAL GRADING NOTES

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

EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	PROPOSED DRAINAGE ARROW

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

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

N

0 20 40

SCALE IN FEET

ISG

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

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DEVELOPMENT

LACROSSE WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

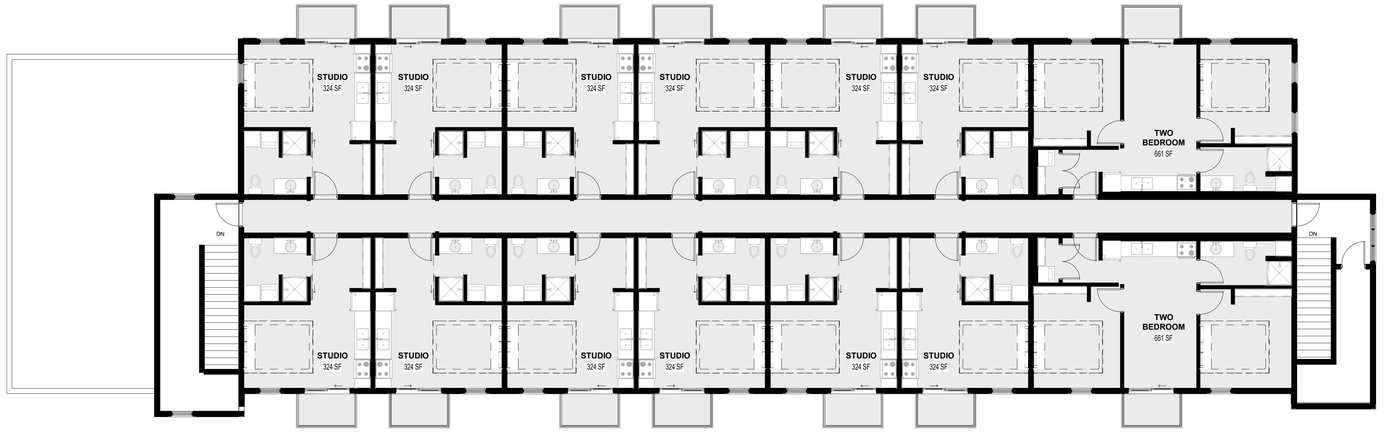
PROJECT NO.	25-32213
FILE NAME	32213-C4-GRADE
DRAWN BY	DT
DESIGNED BY	KR
REVIEWED BY	KR
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

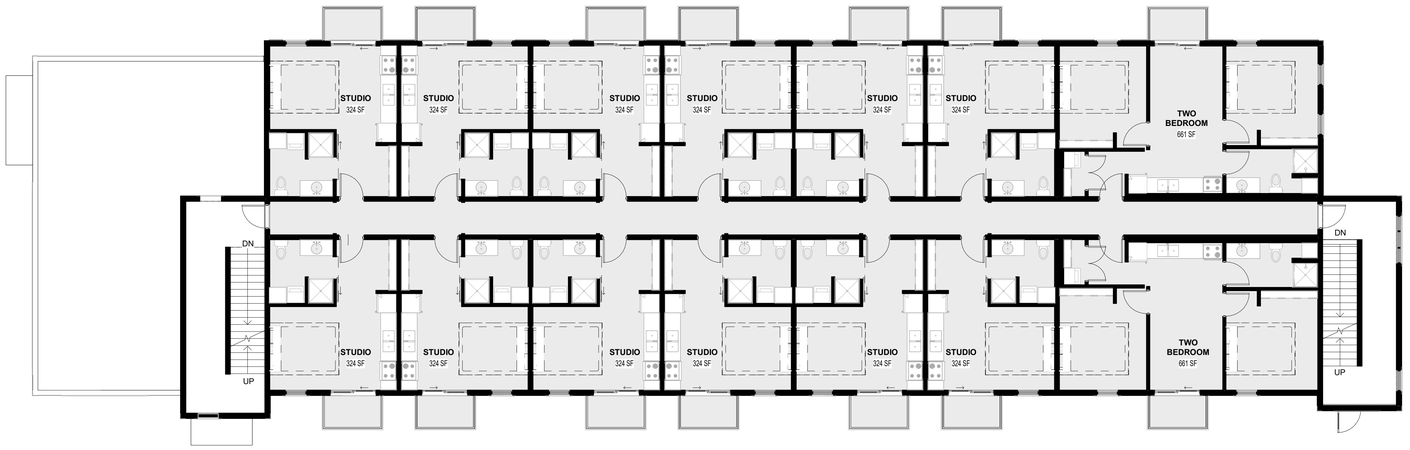
GRADING AND EROSION CONTROL PLAN

SHEET

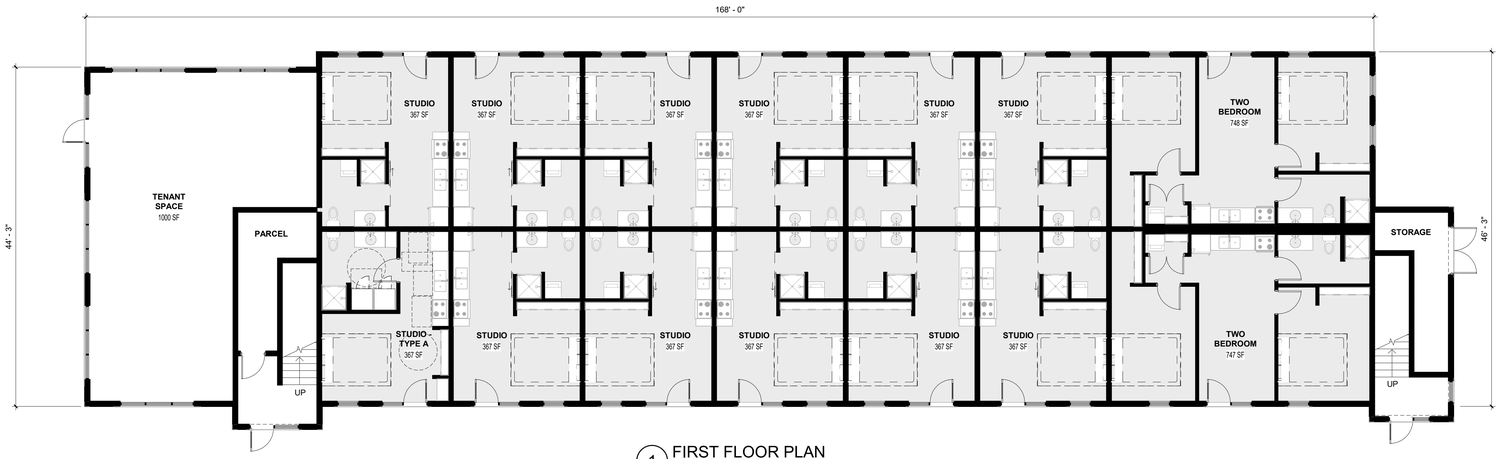
C4-10



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



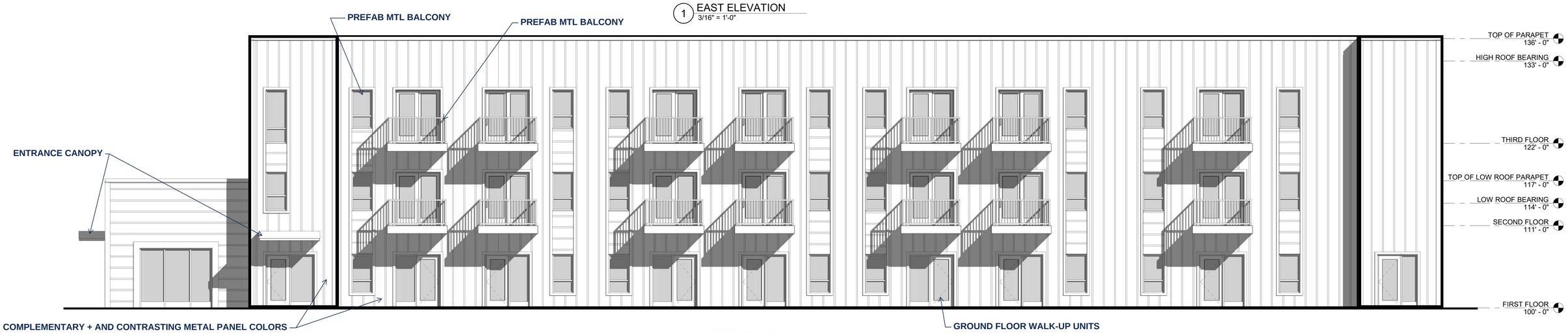
2 SECOND FLOOR PLAN
1/8" = 1'-0"



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

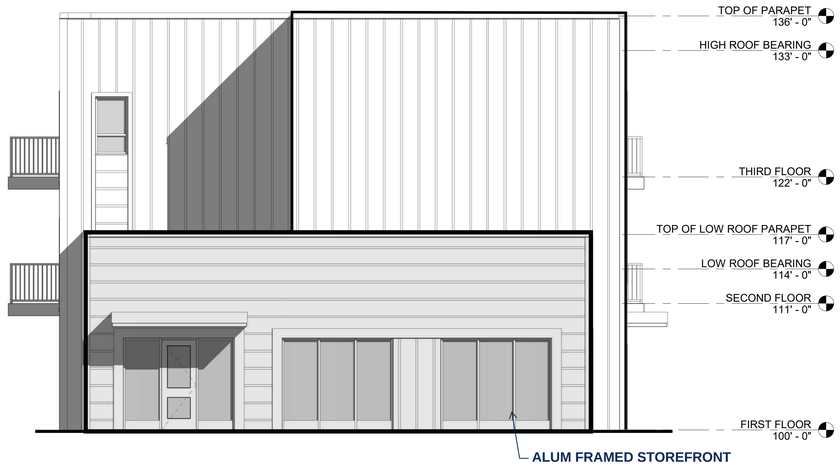
CONCEPT FLOOR PLANS

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



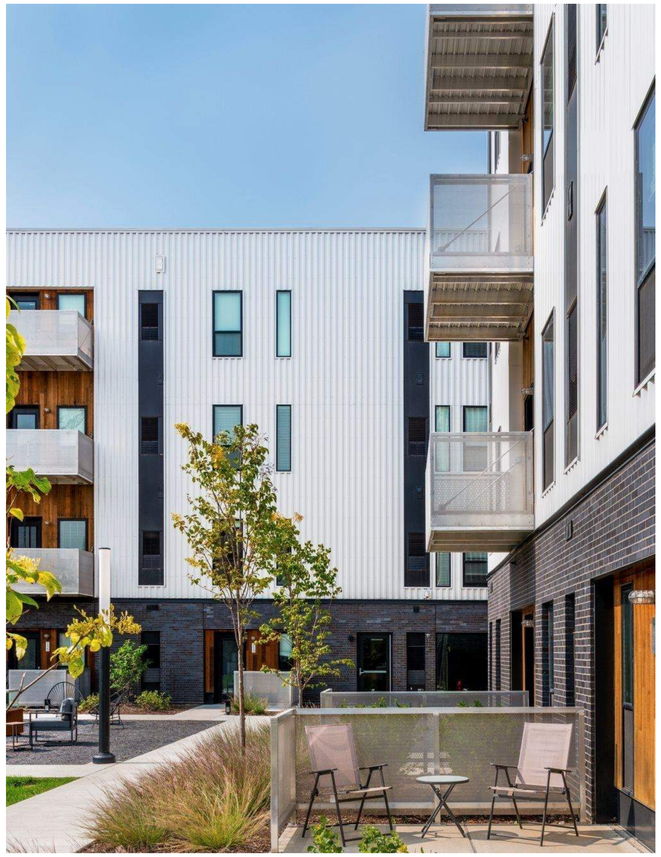
2 WEST ELEVATION
3/16" = 1'-0"

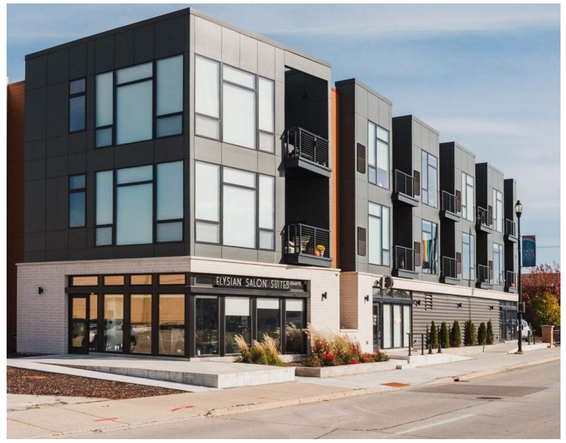
3 SOUTH ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

CONCEPT ELEVATIONS

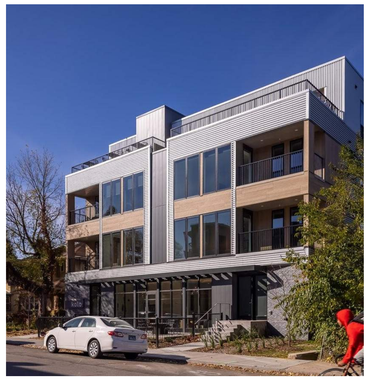




MIX OF PANEL PROFILE + ORIENTATION

COMPLEMENTARY + AND CONTRASTING METAL PANEL COLORS

GROUND FLOOR WALK-UP UNITS



PRECEDENT IMAGERY

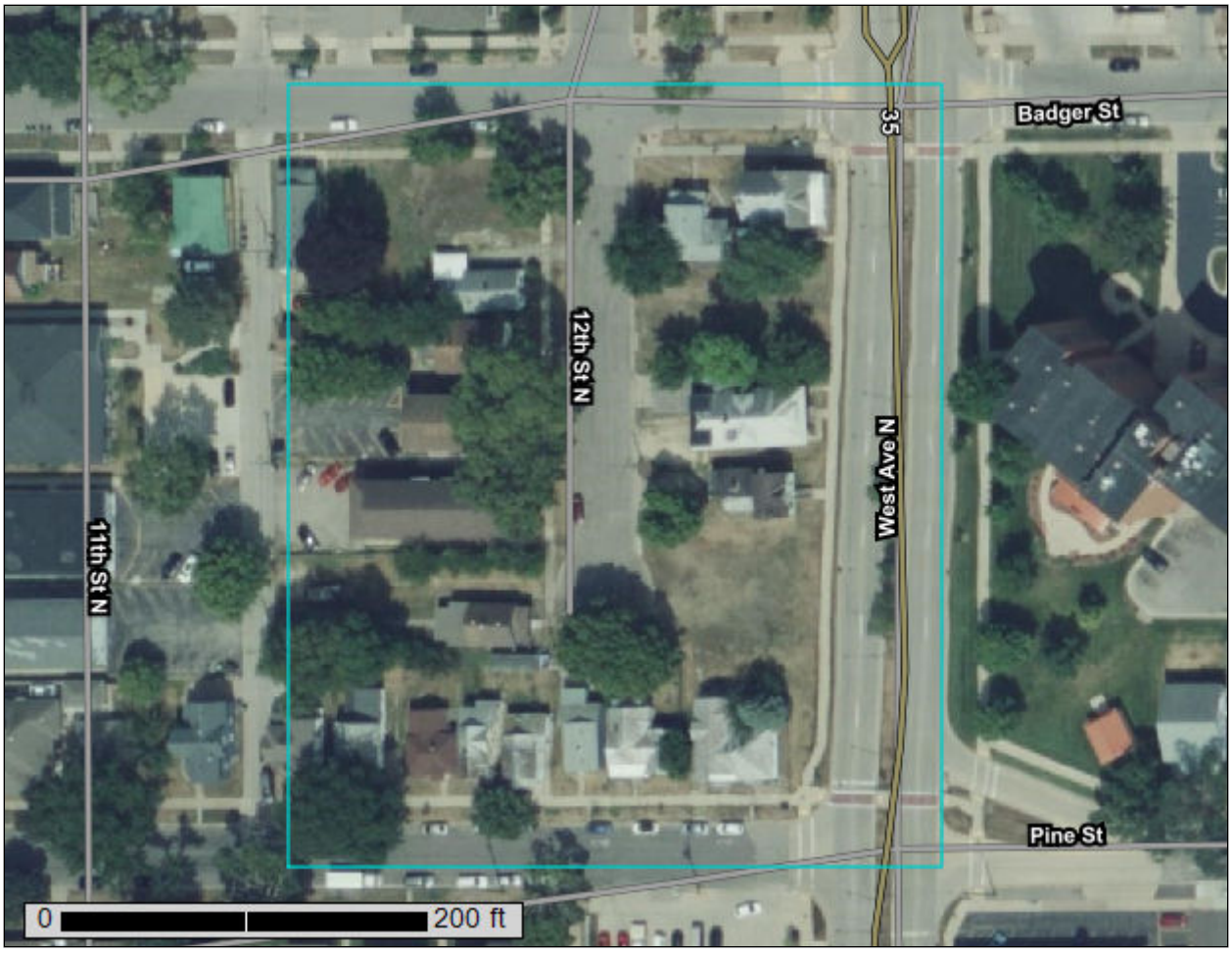
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for La Crosse County, Wisconsin



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

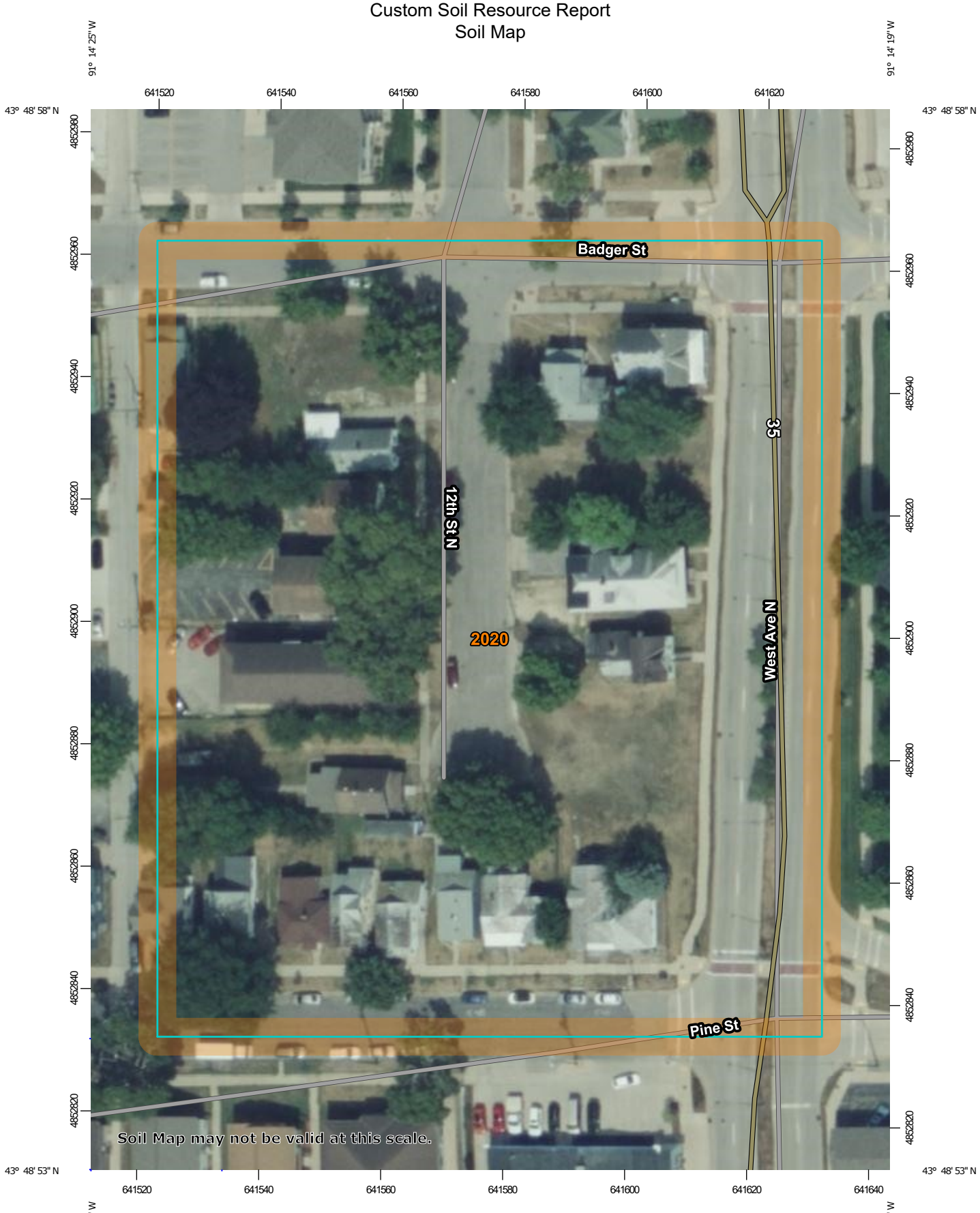
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:844 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: La Crosse County, Wisconsin
Survey Area Data: Version 23, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 31, 2020—Sep 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2020	Urban land, valley trains	3.5	100.0%
Totals for Area of Interest		**3.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

La Crosse County, Wisconsin

2020—Urban land, valley trains

Map Unit Setting

National map unit symbol: 1lmz1
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land, valley train: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Minor Components

Rasset

Percent of map unit: 5 percent
Landform: Valley trains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R105XY011WI - Mollic Loamy-Silty Upland
Hydric soil rating: No

Finchford

Percent of map unit: 5 percent
Landform: Valley trains, valley trains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R105XY018WI - Dry Mollic or Umbric Upland
Hydric soil rating: No

Chelsea

Percent of map unit: 5 percent
Landform: Dunes on valley trains
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F105XY019WI - Dry Upland
Hydric soil rating: No

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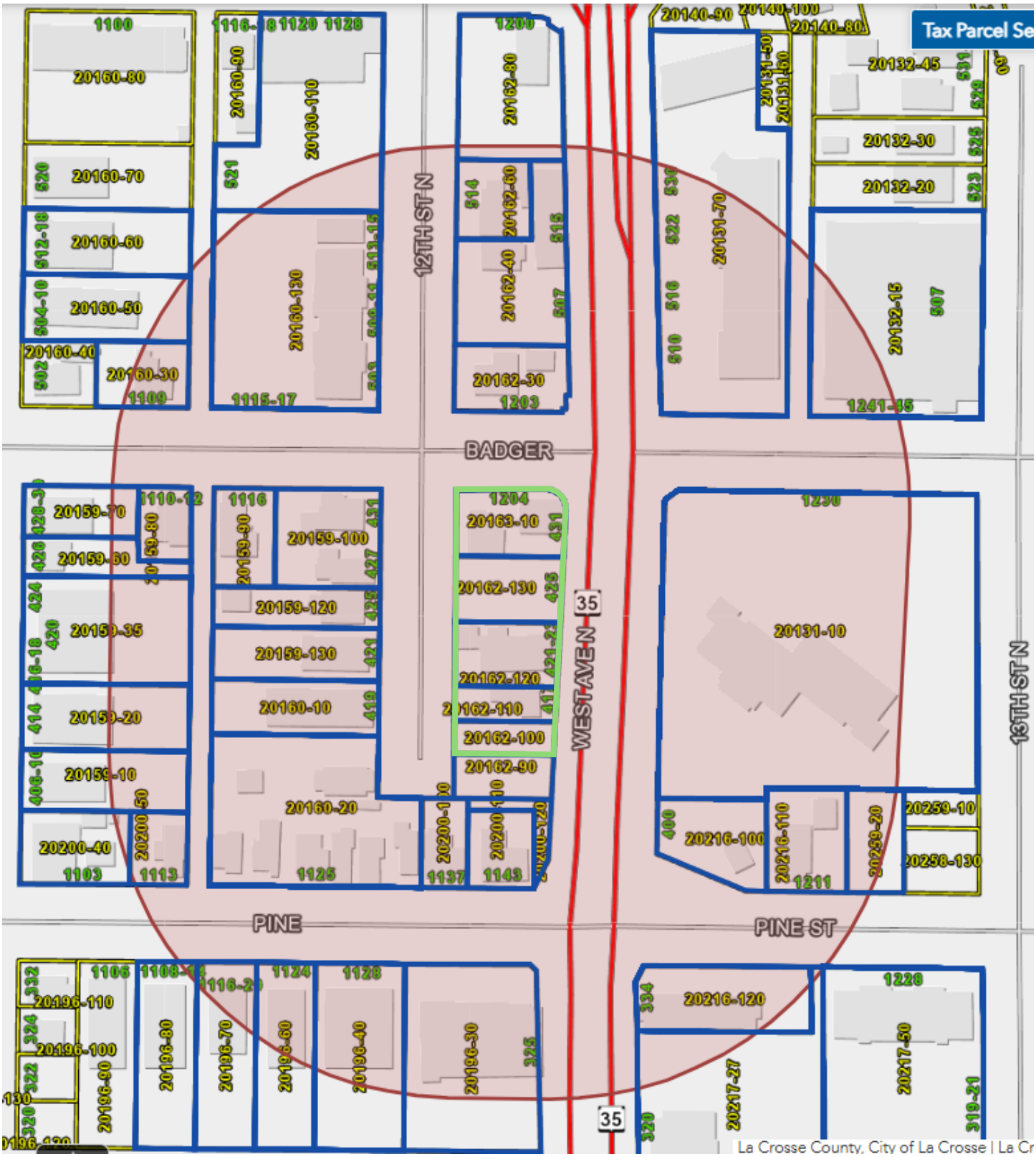
Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-20162-40	515 WEST AVE LLC	507 & 515 WEST AVE N	515 WEST AVE N	LA CROSSE WI 54601
	AGUILERA LLC	1241, 1243, 1245 BADGER ST		
17-20132-15	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	507 13TH ST N	PO BOX 609	LA CROSSE WI 54602-0609
		1125 PINE ST		
17-20160-20	BENSON PROPERTIES 1 LLC	415 12TH ST N	N1693 BOULDER CT	LA CROSSE WI 54601
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
17-20200-110	BENSON PROPERTIES 1 LLC	1141 & 1143 PINE ST	N1693 BOULDER CT	LA CROSSE WI 54601
17-20200-120	BENSON PROPERTIES 1 LLC	411 WEST AVE N	N1693 BOULDER CT	LA CROSSE WI 54601
17-20200-50	BENSON PROPERTIES 1 LLC	1113 PINE ST	N1693 BOULDER CT	LA CROSSE WI 54601
17-20216-110	BENSON PROPERTIES 1 LLC	1211 PINE ST	N1693 BOULDER CT	LA CROSSE WI 54601
17-20216-120	BENSON PROPERTIES 1 LLC	334 WEST AVE N	N1693 BOULDER CT	LA CROSSE WI 54601
17-20217-27	BENSON PROPERTIES 1 LLC	312 WEST AVE N	N1693 BOULDER CT	LA CROSSE WI 54601
	BERTHA H HOCH			
17-20162-30	C/O JAMES POEHLING	1203 BADGER ST	3534 GREAT EGRET DR	JOHNS ISLAND SC 29455
17-20160-130	BF OF LACROSSE LIMITED PARTNERSHIP	509 12TH ST N	326 WEST AVE N	LA CROSSE WI 54601
17-20217-50	BF OF LACROSSE LIMITED PARTNERSHIP	1228 PINE ST	326 WEST AVE N	LA CROSSE WI 54601
17-20160-30	BRETT SAWYER PROPERTIES LLC	1109 BADGER ST	1020 GROVE ST UNIT 19	LA CROSSE WI 54601
17-20159-70	BRIAN A WROBEL, AMY J WROBEL	428 & 430 11TH ST N	W1097 COUNTY ROAD O	STODDARD WI 54658
	CEDAR HILL MULTI- FAMILY PROPERTIES LLC			
17-20159-20	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	414 11TH ST N	PO BOX 609	LA CROSSE WI 54602-0609
17-20160-10	DC TRACKS LLC	419 12TH ST N	N4771 DOVENBERG RD	WEST SALEM WI 54669
17-20196-80	DILLABER PROPERTIES LLC	1108 PINE ST	N2226 WILDWOOD LN	LA CROSSE WI 54601
17-20196-40	DILLABER PROPERTIES LLC	1128 PINE ST	321 15TH ST N	LA CROSSE WI 54601
17-20159-100	H & H HOUSING ENTERPRISES LLC	427 & 431 12TH ST N	PO BOX 417	HOLMEN WI 54636-0417
17-20159-120	H & H HOUSING ENTERPRISES LLC	425 12TH ST N	PO BOX 417	HOLMEN WI 54636-0417
17-20159-90	H & H HOUSING ENTERPRISES LLC	1116 BADGER ST	PO BOX 417	HOLMEN WI 54636-0417
17-20200-40	HAWKEYE LLC	1103 PINE ST	N7068 MOONLIGHT AVE	HOLMEN WI 54636
17-20131-10	HOUSING AUTHORITY OF LACROSSE	1230 BADGER ST	PO BOX 1053	LA CROSSE WI 54602-1053
17-20216-100	HOUSING AUTHORITY OF LACROSSE	400 WEST AVE N	PO BOX 1053	LA CROSSE WI 54602-1053
17-20259-20	HOUSING AUTHORITY OF THE CITY OF LA CROSSE INC	1221 PINE ST	PO BOX 1053	LA CROSSE WI 54602-1053
		1120 & 1128 LA CROSSE ST		
17-20160-110	HOWIES PROPERTIES LLC	521 12T ST N	307 MAIN ST STE 301	LA CROSSE WI 54601
	HPW PROPERTIES LLC			
17-20160-50	C/O MUNSON REALTY INC	504, 506, 508, 510 11TH ST N	PO BOX 2845	LA CROSSE WI 54602-2845
17-20159-80	HUPOMONE VENTURES LLC	1110 & 1112 BADGER ST	310 23RD ST N	LA CROSSE WI 54601
17-20131-70	KT REAL ESTATE HOLDINGS LLC	510, 516, 522, 530 WEST AVE N	PO BOX 2107	LA CROSSE WI 54602-2107
17-20159-10	PINETREE PROPERTIES III LLC	406, 408, 410 11TH ST N	3484 ISAIAH AVE E	GILBERT AZ 85298
17-20160-60	PINETREE PROPERTIES IV LLC	512, 514, 516, 518 11TH ST N	3484 ISAIAH AVE E	GILBERT AZ 85298
17-20159-60	PORT ROYAL PROPERTIES LLC	426 11TH ST N	2914 HEATHER CT	ONALASKA WI 54650
17-20162-60	RODNEY VIRGIL OLSON	514 12TH ST N	514 12TH ST N	LA CROSSE WI 54601-3507
17-20196-30	ROSAL REAL ESTATE HOLDINGS LLC	325 WEST AVE N	325 WEST AVE N STE B	LA CROSSE WI 54601
17-20162-80	ROTTINGHAUS REAL ESTATE LLC	1200 LA CROSSE ST	510 GILLETTE ST	LA CROSSE WI 54603
	SCHOOL HOUSE PROPERTIES LLC			
17-20159-130	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	421 12TH ST N	PO BOX 609	LA CROSSE WI 54602-0609
	SCHOOL HOUSE PROPERTIES LLC			
17-20159-35	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	420 11TH ST N	PO BOX 609	LA CROSSE WI 54602-0609
17-20196-60	SOUTH PROPERTIES LLC	1124 PINE ST	3215 GEORGE ST #3	LA CROSSE WI 54603
17-20196-70	WILDWOOD INVESTMENT PROPERTY LLC	1120 PINE ST	217 22ND STREET CT NE	BRADENTON FL 34208

Properties above within 300 feet of subject parcels listed below.

Applicant & Property Owners:

	BADGER WEST RESIDENCES LLC			
17-20162-100	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	413 WEST AVE N	PO BOX 609	LA CROSSE WI 54602-0609
	SCHOOL HOUSE PROPERTIES LLC			
17-20162-110	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	417 WEST AVE N	PO BOX 609	LA CROSSE WI 54602-0609
	SCHOOL HOUSE PROPERTIES LLC			
17-20162-120	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	421 & 423 WEST AVE N	1243 BADGER ST	LA CROSSE WI 54601
	SCHOOL HOUSE PROPERTIES LLC			
17-20162-130	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	425 WEST AVE N	PO BOX 609	LA CROSSE WI 54602-0609
	BADGER WEST RESIDENCES LLC	1204 BADGER ST		
17-20163-10	C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC	431 WEST AVE N	PO BOX 609	LA CROSSE WI 54602-0609

Properties within 300 feet of 413, 417, 423, 425 and 431 West Ave S/1204 Badger St.



NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Traditional Neighborhood Development District - Specific allowing for the construction of a commercial and residential mixed-use building at 413, 417, 423, 425 and 431 West Ave. N. and 1204 Badger St.

Property is presently: vacant lots and vacant houses

Property is proposed to be: mixed use building with rental housing and commercial

Rezoning is necessary because: current zoning doesn't allow for mixed use

Tax Parcel 17-20162-100; 413 West Ave. N.
Tax Parcel 17-20162-110; 417 West Ave. N.
Tax Parcel 17-20162-120; 423 West Ave. N.
Tax Parcel 17-20162-130; 425 West Ave. N.
Tax Parcel 17-20163-10; 431 West Ave. N & 1204 Badger St.

The City Plan Commission will meet to consider such application on **Monday, March 3, 2025, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, March 4, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, March 13, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-0177).

Dated this 12th day of February, 2025.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

You are receiving notice because you have the following property located within 300 feet of the subject address above.
17-20162-40 – 507 & 515 WEST AVE N
515 WEST AVE LLC

Agenda Item 25-0177 (Jenna Dinkel & Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Traditional Neighborhood Development District - Specific allowing for the construction of a commercial and residential mixed-use building at 413, 417, 423, 425 and 431 West Ave. N. and 1204 Badger St.

General Location

Aldermanic District 6, bounded by 12th St N, Badger St, and West Ave. It is located south of Tequilas Restaurant, north of Senior Villa Restaurant and west of a Housing Authority high rise as depicted on attached Map 25-0177. The parcel is located within the Downtown Neighborhood Association. Surrounding land uses are residential and commercial to the north, residential and public and semi-public (University of Wisconsin - La Crosse) to the east, residential to the west, and residential and commercial to the south.

Background Information

The applicant is requesting the property to be rezoned under Traditional Neighborhood Development zoning in order to develop the subject parcels into a three-story mixed-use apartment building containing approximately 42-50 units and 42-50 bedrooms. The units will be a mix of studios, 1-bedrooms, and 2-bedrooms. The proposed development will also include a 1,000 ft commercial tenant space that will be located on the north end of the building along Badger Street. The proposed development includes a vacation of the eastern half of 12th Street N to provided additional land for a parking lot containing twenty-six (26) off-street parking spaces. The request for ROW vacation of 12th Street N is expected to be on the May 2025 Common Council agenda.

The applicant is requesting waivers/exceptions for the setback of parking from property lines, the rear yard building setback, and parking lot landscaping requirements.

Recommendation of Other Boards and Commissions.

The City's Design Review Committee reviewed preliminary plans for this development at their February 21, 2025, meeting.

Consistency with Adopted Comprehensive Plan

The proposed development would be considered "Medium-Density Residential" due to the proposed height and number of units and "Low-Intensity Mixed-Use" since it includes a commercial space. Either way both designations are desirable uses in the Downtown Neighborhood.

Staff Recommendation

- **Principles of Traditional Neighborhood 115-403(a)(1)**
  Due to the smaller lot size (less than 2 acres) of TND zoning, the ordinance allows for infill/redevelopment projects to consider the surrounding uses, design elements, and neighborhood when determining whether it meets the intent of the ordinance.

The subject properties are located in the Downtown Neighborhood which is centrally located in La Crosse. It is surrounded by a mix of low and higher density buildings and a variety of uses that are within walking distance. This neighborhood includes a large mix of residential types providing housing of all types within close proximity to commercial, civic spaces and parks.

Being one of the older neighborhoods in the city, it is inherently designed for human scale. The surrounding area of the subject properties maintains much of the traditional street grid interconnected with sidewalks, public transit, pedestrian lighting, and bicycle infrastructure. The proposed development is located on Badger Street which serves as a major pedestrian route crossing West Ave between the campus and downtown. There is also a bus stop located near the intersection of West Ave and Pine Street immediately south of the proposed development.

The proposed development will not retain any of the existing single-family homes. The applicant is attempting to determine if there is any interest in moving any the houses to vacant lots within the city.

The Land Use Element in the 2040 Comprehensive Plan for the Downtown Neighborhood depicts Low-Intensity Mixed-Use and Medium-Density Residential as desirable uses.

- **Applicable Design Standards 115-403(d)**
  The proposed use of the property as multi-family is a listed use in the adopted TND ordinance. While no specific commercial type has been identified for the commercial space, its location and size would indicate that it would primarily serve the surrounding community which is a key component of TND development.

  The proposed development will have to meet the City's design standards as well as any additional standards under this section. Preliminary plans have been reviewed by the Design Review Committee and feedback was provided. There was some concern regarding building design and site design, and their conformance with other design standards, that will need to be addressed prior to any permits being issued.

  There are no off-street parking requirements. The property is still required to meet ADA requirements for off-street parking if applicable.

REFERRAL to May 2025 cycle (60 day) – Overall staff is supportive of these parcels being developed for multi-family and utilizing TND zoning. However, many aspects of the development need to be finalized before final "specific" zoning should be approved. This includes final plans for the development, particularly final design of the building and a Lighting and Landscaping Plan and final unit and bedroom counts to ensure compliance with the density requirement under TND zoning. Additionally, the applicant is requesting vacation of a portion of 12th Street N as part of the development which will not come to the Common Council until the May 2025 cycle. Staff feels that it would be beneficial to the Council and the public that both the street vacation and zoning are heard, and acted on, together.

This recommendation to refer, and the reasons why, was discussed with the applicant at the projects February 21st design review meeting.

Routing J&A 3.4.2025

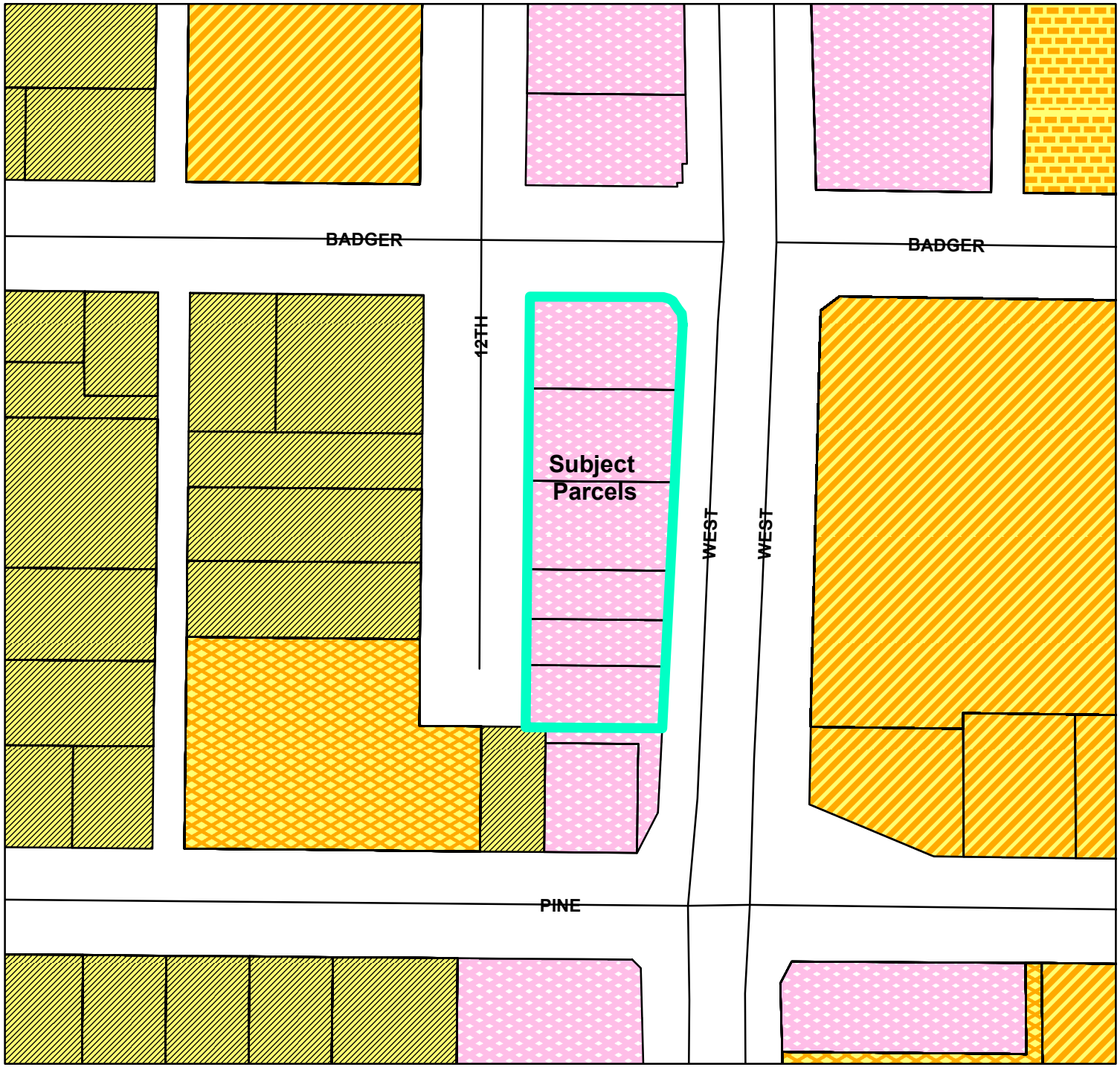
BASIC ZONING DISTRICTS

- 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 40 80 160 Feet

City of La Crosse Planning Department - 2025

PC 25-0177 191



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City of La Crosse Planning Department - 2025

PC 25-0177 192

LA CROSSE Tribune

AFFIDAVIT OF PUBLICATION

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

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

State of Florida, County of Broward, ss:

Rachel Cozart, 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:
February. 18 2025, February. 25 2025

NOTICE ID: NCLOKjbjkhTqTC26QVfm
PUBLISHER ID: COL-WI-100892
NOTICE NAME: Rezoning - Badger-West
Publication Fee: $168.45

Section: Legals
Category: 0001 Wisconsin Legals

Rachel Cozart
(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 02/26/2025

S Smith
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:
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Dated this 12th day of February, 2025.

Nikki M. Elsen, City Clerk
City of La Crosse
2/18, 2/25 LAC
COL-WI-100892 WNAXLP

CITY CLERK
400 LA CROSSE ST
LA CROSSE WI 54601

RETURN SERVICE REQUESTED

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FEB 25 2025
City
Clerk's
Office

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First Class Mail
ComBasPrice

US POSTAGE PITNEY BOWES
ZIP 54601
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BENSON PROPERTIES 1 LLC
N1693 BOULDER CT
LA CROSSE WI 54601

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BENSON
TEMPORARILY AWAY
RETURN TO SENDER
BC: 54601337400 *0878-01634-23-31

FWD
74 LRCINMB 6

25-0177

If you wish to register for an agenda item, please register online no later than 4:00pm the day of the meeting. You can also register in person at least 10 minutes prior to the start of the meeting.

*** Meeting**
J&A, Tuesday, March 4, 2025 at 6:00pm, City Hall

*** Agenda Item Number**
25-0177

*** Do you support or oppose the agenda item?**
Oppose

*** Do you want to speak?**
I do not want to speak, but I am available to answer questions.

*** Are you representing an organization or person other than yourself at this meeting?**
Yes

*** Full Name**
Eric Glamm

*** Email**
cfo@bensonmanagement.com

*** Municipality of Residence:**
City of La Crosse

*** How will you be attending the meeting?**
Attending Virtually

*** Rules, Guidelines, and Decorum for Public Hearings**
I have read and reviewed the rules and guidelines above.

Objection to Proposed Rezoning

West & Badger Project (File 25-0177)

Eric Glamm, CFO
Benson Management, Inc.
320 West Ave N
La Crosse, WI 54601
cfo@bensonmanagement.com

4-Mar-2025

Judiciary & Administration Committee
City of La Crosse
400 La Crosse St
La Crosse, WI 54601

Subject: Objection to Proposed Rezoning – West & Badger Project (File 25-0177)
March 4, 2025 6 PM Judiciary & Administration Committee meeting

Judiciary & Administration Committee Members:

On behalf of Benson Management, Inc. and Benson Properties I, LLC (together, "Benson") I am writing to express our objection to the proposed rezoning for the West & Badger Project outlined in file 25-0177 solely due to the utility terminations depicted on the civil drawings toward the southern end 12th St N. To clarify our position, we are generally in favor of this development, but if the plans are approved as currently envisioned, it would cut off existing utility connections to the Benson parcels located to the south of this development. We do not wish to unnecessarily delay the rezoning or development, and, as such, respectfully suggest that the Committee provide conditional approval with the stipulation that the existing utility connections to the Benson parcels be maintained or otherwise resolved to the satisfaction of Benson.

Benson's objections are based on the following grounds:

- **Inadequate utility infrastructure:** Refer to Exhibit A (attached). The proposed Badger West development civil plans indicate a relocation of the water main, sanitary sewer and storm sewer lines beneath the narrowed 12th St N. Additionally, the plans indicate termination of those utilities that currently service parcels owned by Benson to the south of the proposed development, namely 1125 Pine (parcel 20160-20) and 411 West Ave N (parcel 20162-90). Refer to Exhibit B showing existing utility connections servicing those locations.

We remain committed to working with the City and 360 on this issue, and believe we can achieve a desirable outcome for all parties with additional time or via the suggested conditional approval / stipulation process. If there's a more appropriate way to resolve this issue without delaying the development, please let us know. Thank you for your consideration.

Sincerely,

Eric Glamm
Benson Management

Exhibit A - Proposed Utility Terminations

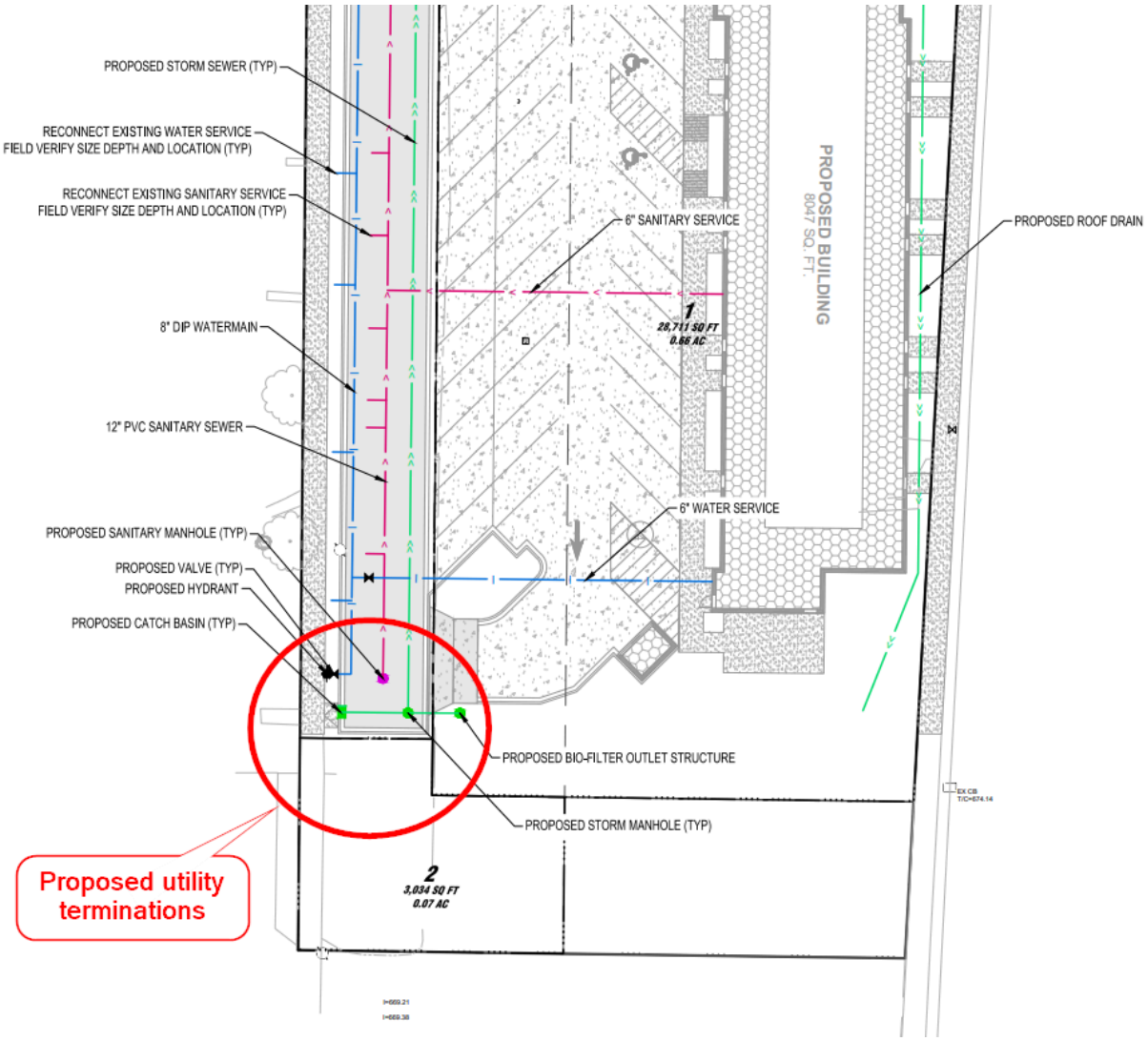
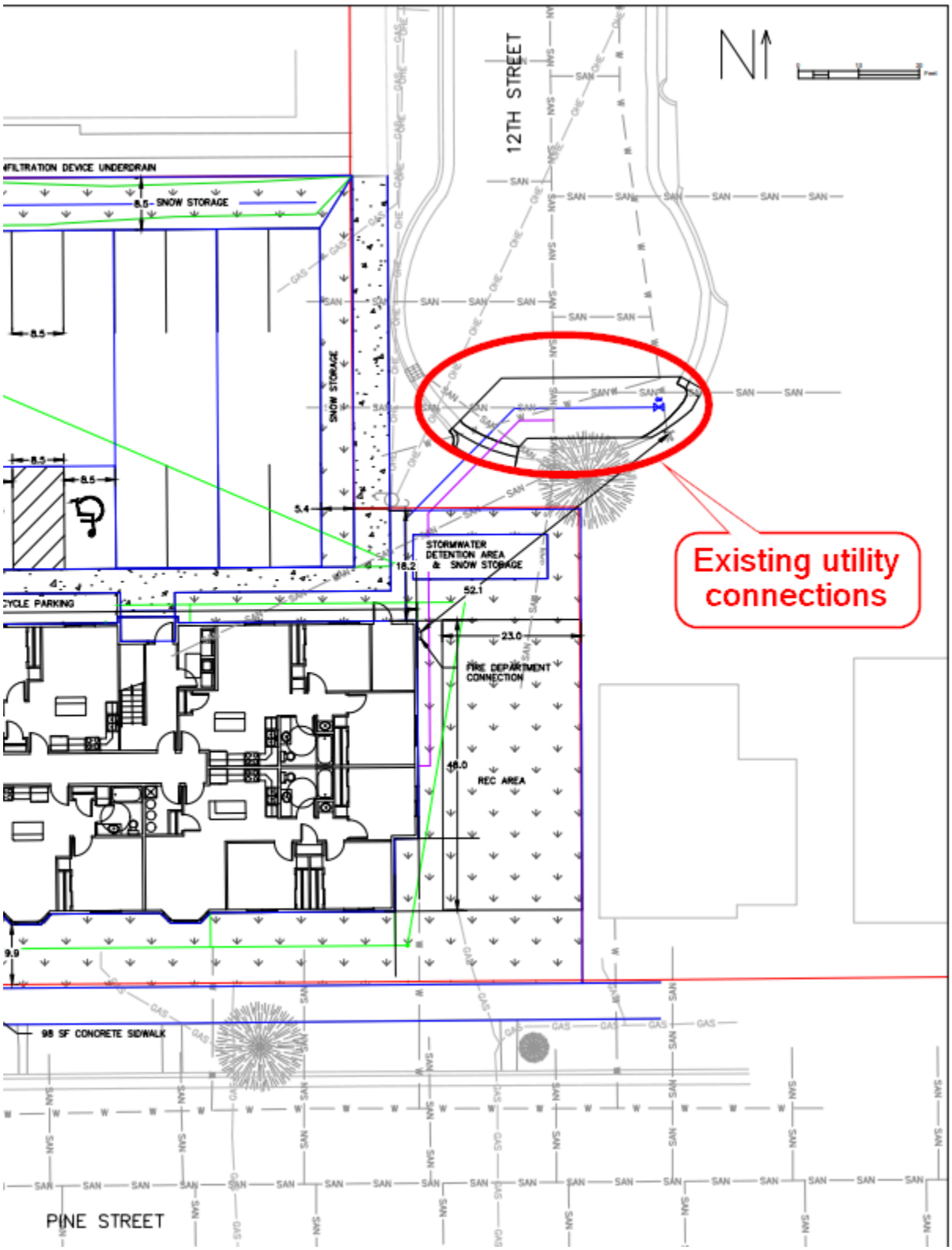


Exhibit B - Existing Utility Connections



Craig, Sondra

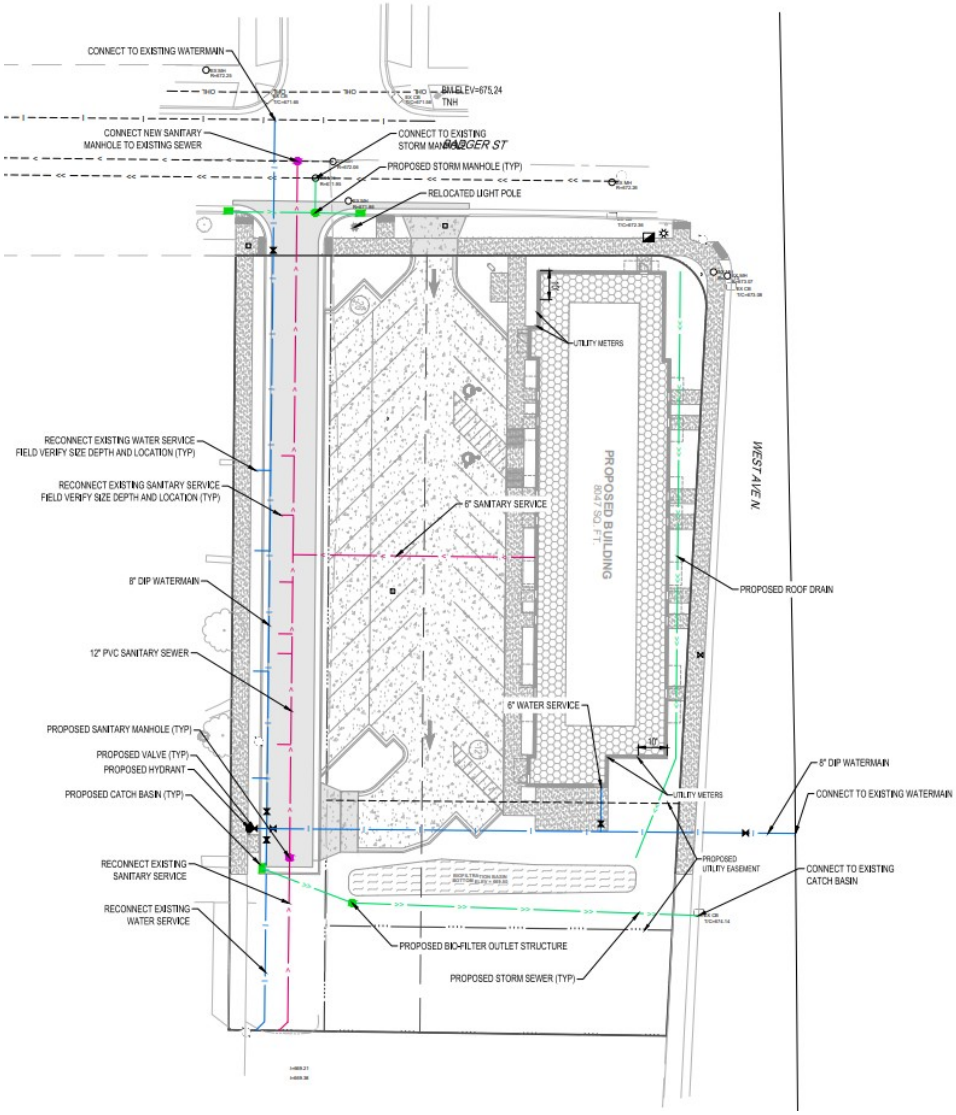
From: Eric Glamm <eric@bensonmanagement.com>
Sent: Friday, April 25, 2025 6:09 PM
To: Craig, Sondra; ZZ City Clerk External
Cc: Jeremy Novak
Subject: Re: Meeting Registration - J&A 3/4/2025

*** **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

bosshard | parke ltd.
Attorneys and Counselors at Law

Otto Bosshard (1876-1943)
John Bosshard (1920-1990)
Sabina Bosshard
George Parke III
Laura J. Seaton
Howard J. Eglash
Jason Goldstein
Darla A. Krzoska
Andrew R. Bosshard
Renee L. Dehn
Kayla C. Schmitz
Peyton K. Phillips

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

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.

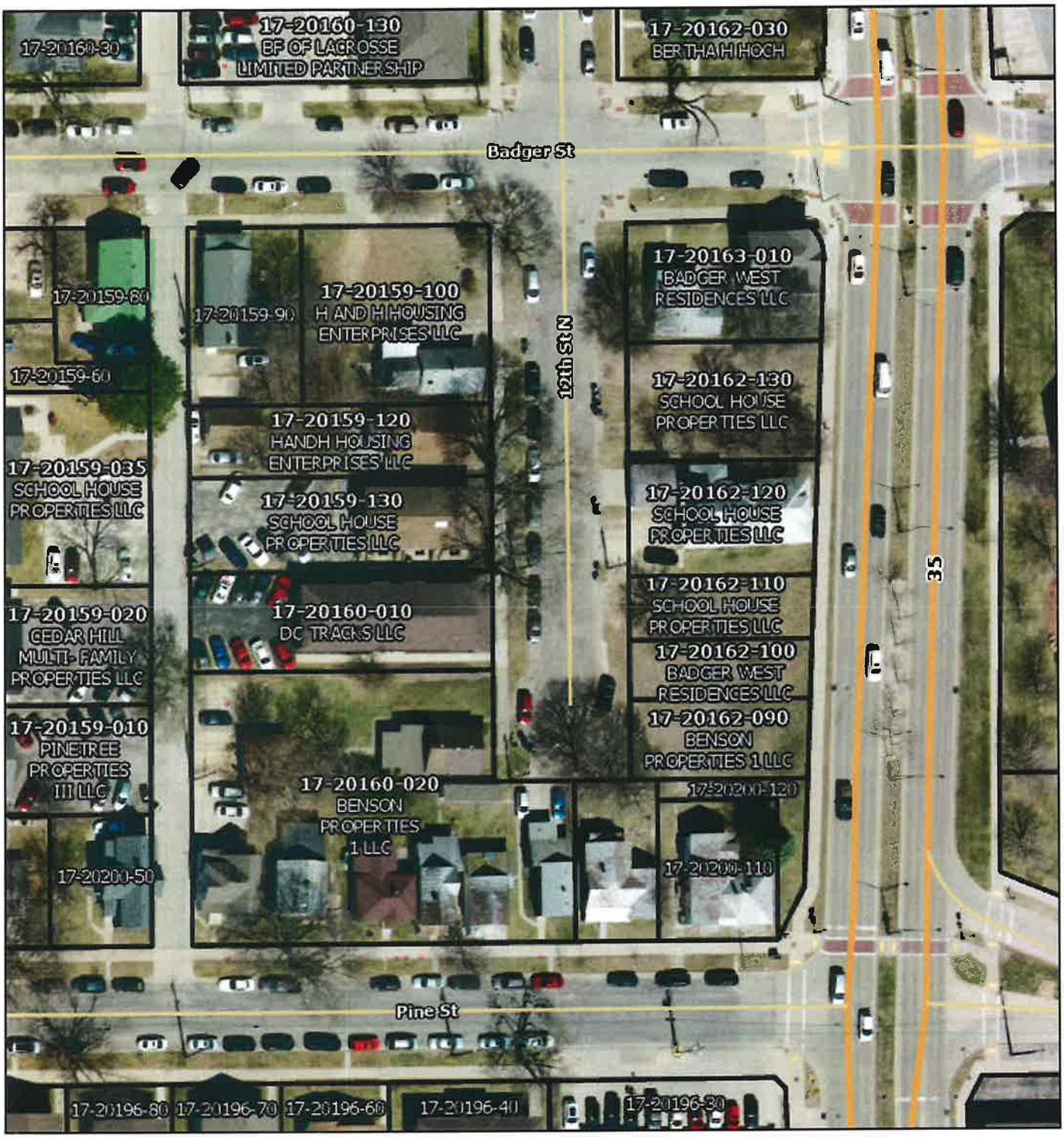
Sincerely,

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

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Municipality Limits Labels

Municipality Limits

Road Centerlines

State Highway

Local Road

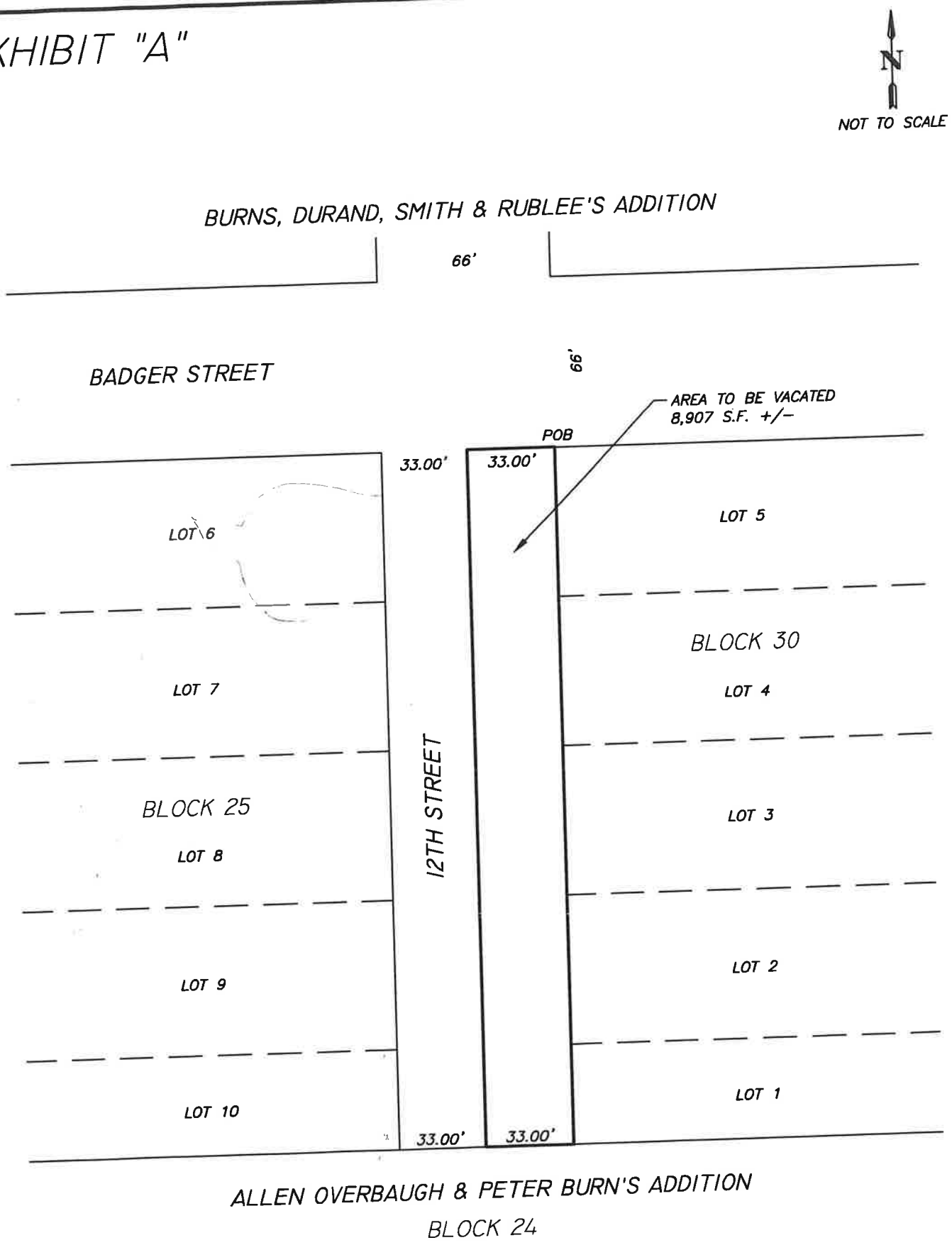
Property Owners with Assessments

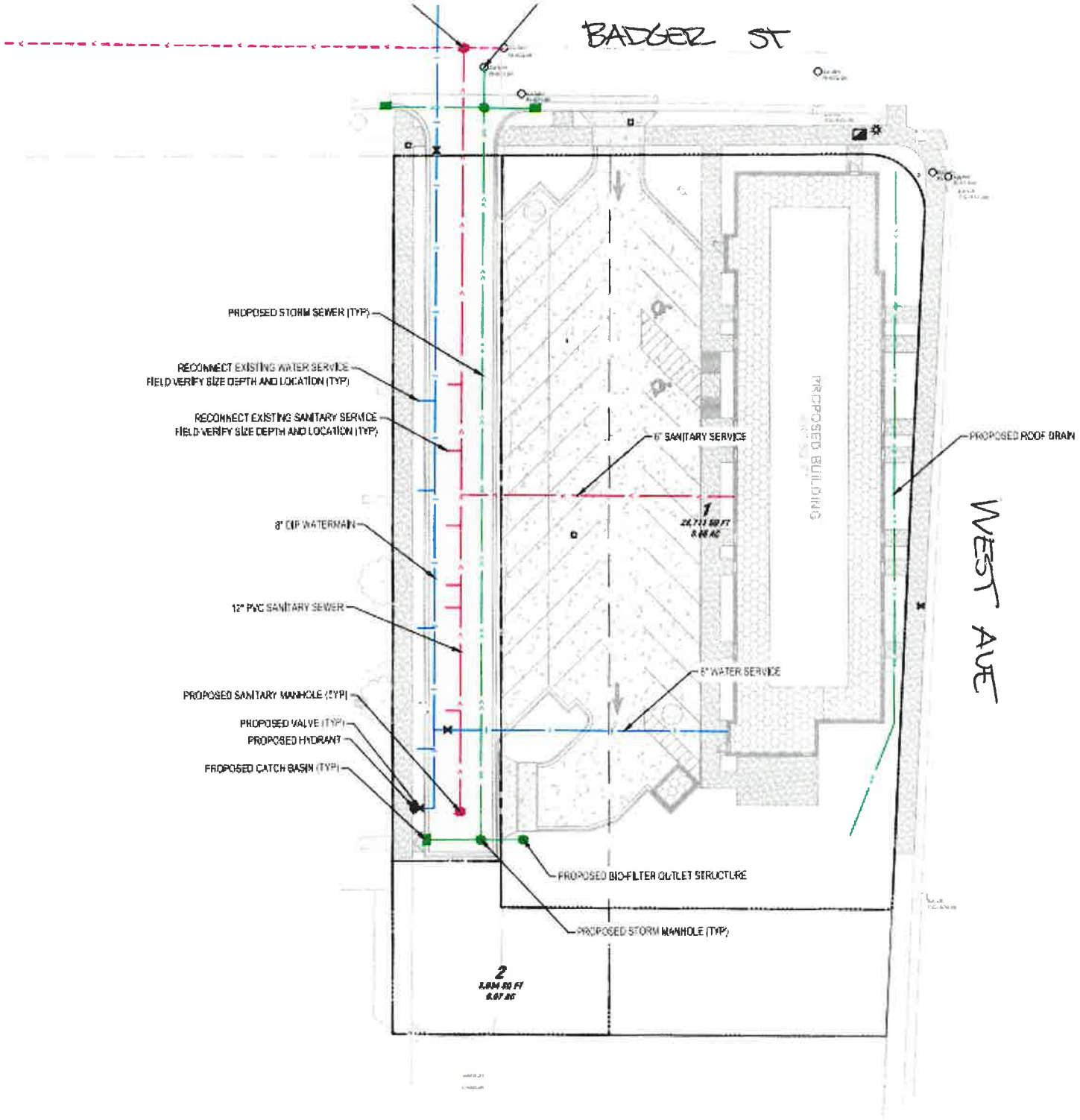
La Crosse County WI Zoning Planning and Land Information Department
212 6th St N, Suite 1300
La Crosse, WI 54601
https://lacrossecounty.org/zoning
608-785-9722

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"


N
NOT TO SCALE
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
12TH STREET
BLOCK 25
LOT 3
LOT 8
LOT 2
LOT 9
LOT 1
LOT 10
33.00'
33.00'
ALLEN OVERBAUGH & PETER BURN'S ADDITION
BLOCK 24


BADGER ST
WEST AVE
PROPOSED BUILDING
PROPOSED STORM SEWER (TYP)
RECONNECT EXISTING WATER SERVICE
FIELD VERIFY SIZE DEPTH AND LOCATION (TYP)
RECONNECT EXISTING SANITARY SERVICE
FIELD VERIFY SIZE DEPTH AND LOCATION (TYP)
8" DIP WATERMAIN
12" PVC SANITARY SEWER
PROPOSED SANITARY MANHOLE (TYP)
PROPOSED VALVE (TYP)
PROPOSED HYDRANT
PROPOSED CATCH BASIN (TYP)
6" SANITARY SERVICE
6" WATER SERVICE
PROPOSED ROOF DRAIN
PROPOSED BIO-FILTER OUTLET STRUCTURE
PROPOSED STORM MANHOLE (TYP)
1
2

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

Agenda Item 25-0177: (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Traditional Neighborhood Development District - Specific allowing for the construction of a commercial and residential mixed-use building at 413, 417, 423, 425 and 431 West Ave. N. and 1204 Badger St.

General Location

Aldermanic District 6, bounded by 12th St N, Badger St, and West Ave. It is located south of Tequila's Restaurant, north of Senior Villa Restaurant and west of a Housing Authority high rise as depicted on attached Map 25-0177. The parcel is located within the Downtown Neighborhood Association. Surrounding land uses are residential and commercial to the north, residential and public and semi-public (University of Wisconsin - La Crosse) to the east, residential to the west, and residential and commercial to the south.

Background Information

This item is also related to Item #25-0361. The applicant is requesting the property to be rezoned under Traditional Neighborhood Development zoning in order to develop the subject parcels into a three-story mixed-use apartment building containing approximately 48 units and 42-50 bedrooms. The units will be a mix of studios and 1-bedrooms. The proposed development will also include a 1,000 ft commercial tenant space that will be located on the north end of the building along Badger Street. The proposed development includes a vacation of the eastern half of 12th Street N to provide additional land for a parking lot containing twenty-six (26) off-street parking spaces.

The applicant is requesting waivers/exceptions for the setback of parking from property lines and parking lot landscaping requirements.

Recommendation of Other Boards and Commissions.

For this development the City's Design Review Committee reviewed preliminary plans at their February 21, 2025, meeting and final plans at their March 14, 2025, meeting.

The Common Council referred this item at their March 2025 meeting in order to receive final plans for the development and to coincide with the proposed request for ROW vacation.

Consistency with Adopted Comprehensive Plan

The proposed development would be considered "Medium-Density Residential" due to the proposed height and number of units and "Low-Intensity Mixed-Use" since it includes a commercial space. Either way both designations are desirable uses in the Downtown Neighborhood.

Staff Recommendation

- **Principles of Traditional Neighborhood 115-403(a)(1)**
  Due to the smaller lot size (less than 2 acres) of TND zoning, the ordinance allows for infill/redevelopment projects to consider the surrounding uses, design elements, and neighborhood when determining whether it meets the intent of the ordinance.

The subject properties are located in the Downtown Neighborhood which is centrally located in La Crosse. It is surrounded by a mix of low and higher density buildings and a variety of uses that are within walking distance. This neighborhood includes a large mix of residential types providing housing of all types within close proximity to commercial, civic spaces and parks.

Being one of the older neighborhoods in the city, it is inherently designed for human scale. The surrounding area of the subject properties maintains much of the traditional street grid interconnected with sidewalks, public transit, pedestrian lighting, and bicycle infrastructure. The proposed development is located on Badger Street which serves as a major pedestrian route crossing West Ave between the campus and downtown. There is also a bus stop located near the intersection of West Ave and Pine Street immediately south of the proposed development.

The proposed development will not retain any of the existing single-family homes. The applicant is attempting to determine if there is any interest in moving any the houses to vacant lots within the city.

The Land Use Element in the 2040 Comprehensive Plan for the Downtown Neighborhood depicts Low-Intensity Mixed-Use and Medium-Density Residential as desirable uses.

- **Applicable Design Standards 115-403(d)**
  The proposed use of the property as multi-family is a listed use in the adopted TND ordinance. While no specific commercial type has been identified for the commercial space, its location and size would indicate that it would primarily serve the surrounding community which is a key component of TND development.

  The required development density for multi-family developments is 15-40 dwelling units per acre. Stormwater facilities is excluded from this calculation. The density for this development is approximately 80 dwelling units per acre. It is approximately 75 if you were to include the stormwater facility.

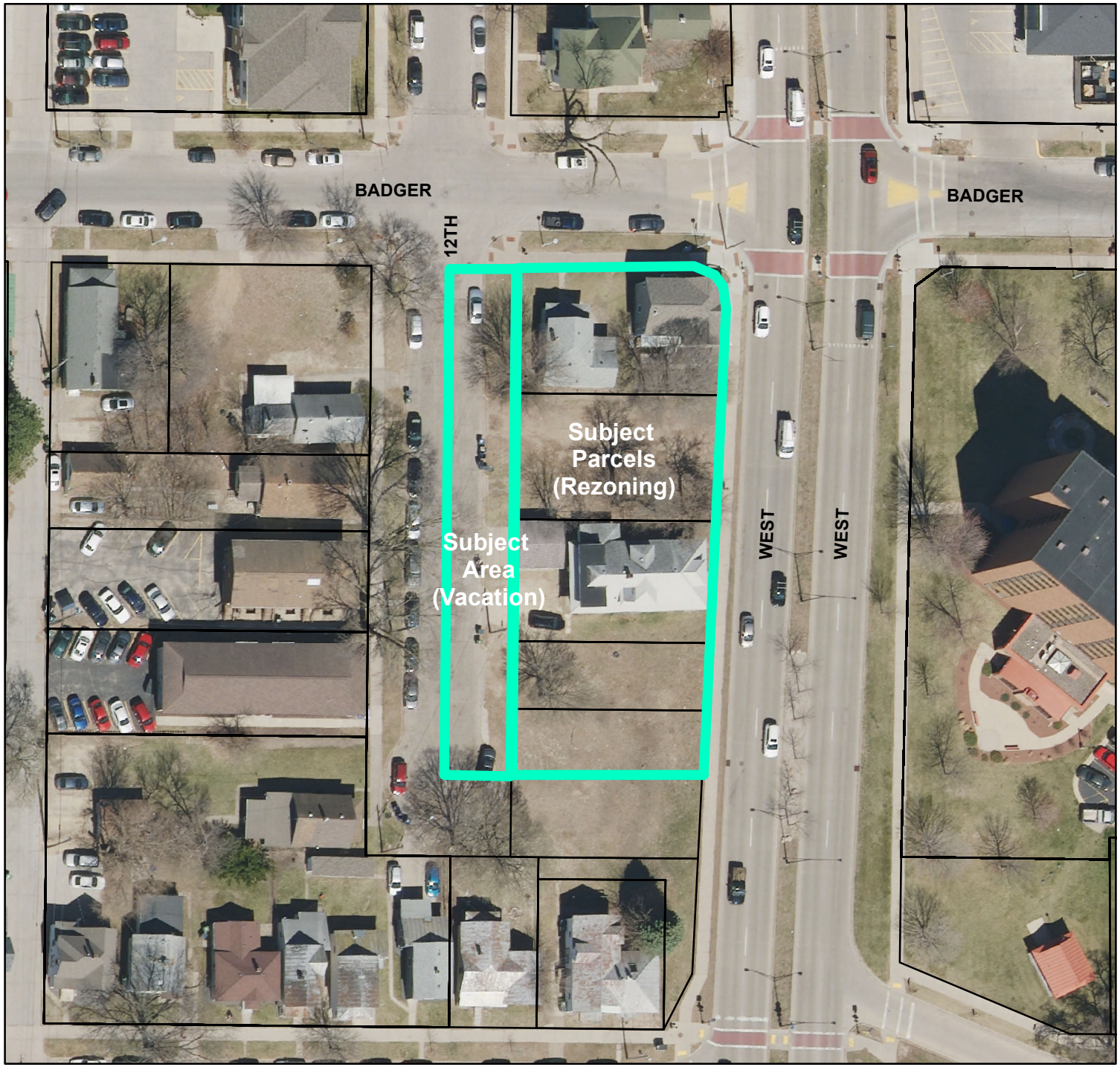
  The proposed development has gone through the City's design review process. The development does not meet the 5ft landscape buffer of parking from a property line. The applicant is requesting an exception to this requirement.

  For new structures the proposed development meets all applicable design standards in the TND ordinance.

  There are no off-street parking requirements. The property is still required to meet ADA requirements for off-street parking if applicable.

Overall staff is supportive of these parcels being developed for multi-family and utilizing TND zoning. Redevelopment of these parcels will enhance this heavily trafficked area. However, to be consistent with our new TND ordinance staff is **recommending denial** of this item as it exceeds the development density standard of 15-40 units per acre. Should the rezoning be approved by the Council the applicant will have to apply for a variance of the density requirement from the Board of Zoning Appeals.

Routing J&A 4.29.25



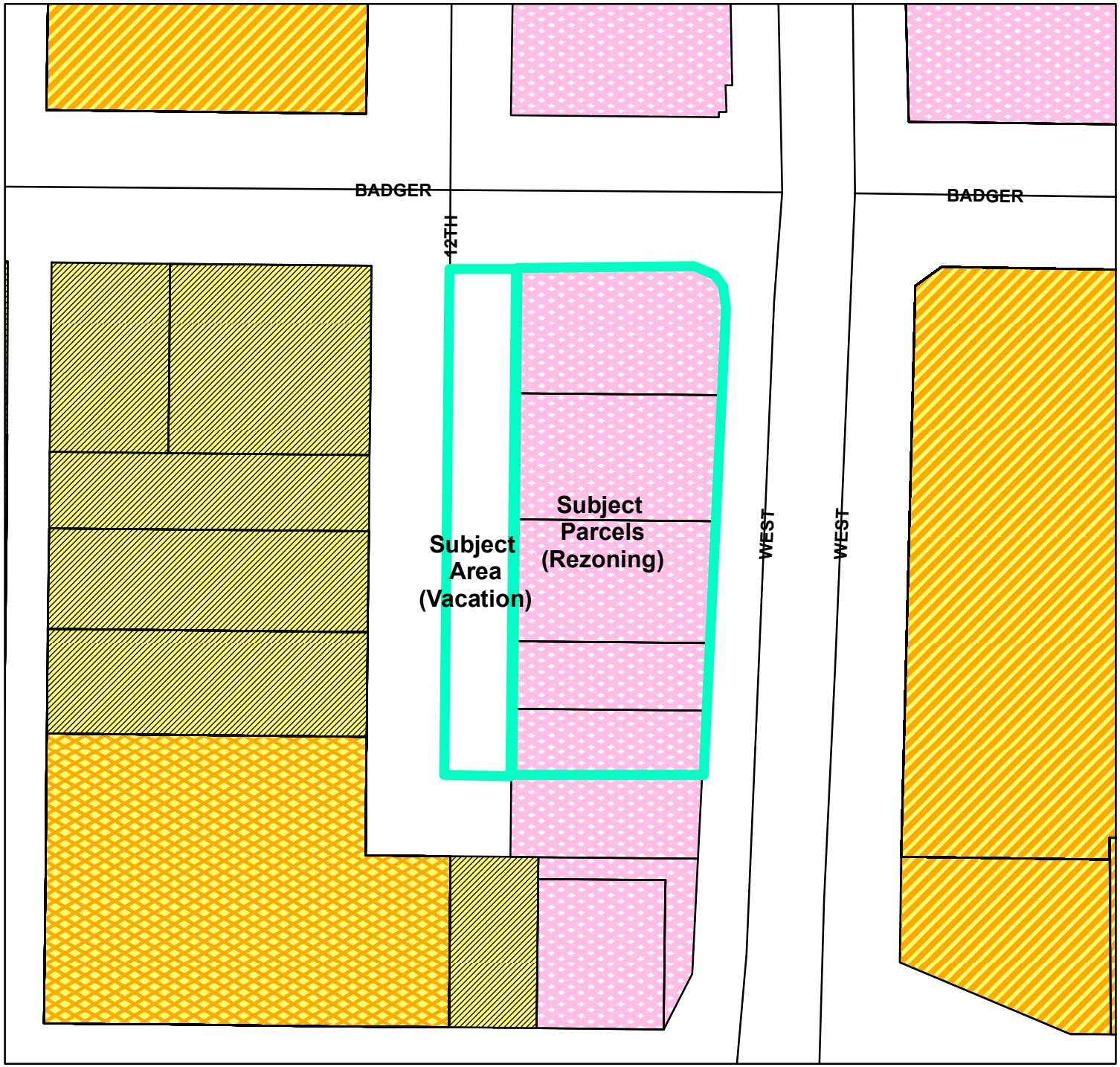
BASIC ZONING DISTRICTS

- 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

City of La Crosse Planning Department - 2025

PC 25-0177
PC 25-0361



BASIC ZONING DISTRICTS

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N W E S

0 30 60 120 Feet

City of La Crosse Planning Department - 2025

PC 25-0177
PC 25-0361

Craig, Sondra

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

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0413

Agenda Date: 4/29/2025 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District – General to the Planned Development District - Specific, allowing for the construction of 14 single-family homes at 5917 River Run Road.

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

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

Tax Parcel 17-50781-970; 5917 River Run Rd

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

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

_____
Mitch Reynolds, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

25-0413

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Little River Homes, LLC

Owner of site (name and address):

John Mazzola- P.O. Box 2813 LaCrosse WI 54601

Address of subject premises:

5917 River Run Road, LaCrosse WI 54601

Tax Parcel No.: 17-50781-970

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

Part of the NE 1/4-NW 1/4, SE 1/4-NW 1/4 and the NE 1/4-SW 1/4, Section 27, T15N-R7W, City of LaCrosse

Zoning District Classification: PDD - General

Proposed Zoning Classification: PDD - Specific

Is the property located in a floodway/floodplain zoning district? ___ Yes X No

Is the property/structure listed on the local register of historic places? ___ Yes X No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes ___ No

Is the Rezoning consistent with the policies of the Comprehensive Plan? X Yes ___ No

Property is Presently Used For:

Vacant Land- No use

Property is Proposed to be Used For:

14- single family homes(Not twin homes)

Proposed Rezoning is Necessary Because (Detailed Answer):

To create and build a more compact city lot size/style homes in a mini-subdivision.

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

Mixed use residential subdivision features apartments, condos, twinhomes and now we want to add single family homes.

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

This will provide a more affordable single family residence in a quiet neighborhood near schools. The homes will be suitable for both families and seniors..

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 6th ***day of*** June, 2019.

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

(signature)

608-721-5995 (telephone)

4-4-25 (date)

LittleRiverHomesLLC@gmail.com (email)

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

Review was made on the 7th day of April, 2025.

Signed: Deputy Director
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, John J. Mazzola, being duly sworn states:

1. That the undersigned is an adult resident of the ~~City~~ Town of ~~La~~ Shelby, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 5917 River Run Rd, La Crosse, WI 54601

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

Property Owner

Subscribed and sworn to before me this 4th day of April, 2025

Todd B Holtz
Notary Public
My Commission expires 12-15-2027

TODD B. HOLTZ
NOTARY
PUBLIC
STATE OF WISCONSIN

SF UNIT 1

BEAVER BUILDERS' SUPPLY

SCALE: As Noted

DRAWN BY: Chase G

DATE: 3/31/2025

Owner / Contractor final plan approval

Date_____ Sign_____

SF UNIT 4

BEAVER BUILDERS' SUPPLY

SCALE: As Noted

DRAWN BY: Chase G.

DATE: 3.31.2025

Owner / Contractor final plan approval:

Date:_____ Sign:_____

SF UNIT 3

BEAVER BUILDERS' SUPPLY

SCALE: As Noted

DRAWN BY: Chase G.

DATE: 3.31.2025

Owner / Contractor final plan approval:

Date_____ Sign_____

SF UNIT 2

BEAVER BUILDERS' SUPPLY

SCALE: As Noted

DRAWN BY: Chase G

DATE: 3/31/2025

Owner / Contractor final plan approval:

Date_____ Sign_____

3-4-25

To: City Council and Related Committee Members:

From: Little River Homes LLC
P.O. Box 2813
LaCrosse WI 54601
608-721-5995 Greatriverhomesllc@gmail.com

Subject: 14 Single Family Homes built on Lot-17 River Run Road of Waterview Subdivision.

1. Each home has a two-car garage and two parking spaces on their driveway.
    a. The driveway is a private driveway and not maintained by the city.
2. Legal Description will be created from the CSM once the site layouts are approved.
    a. The property already has a legal description from the existing Waterview Subdivision.
3. We built 19 twinhomes creating 38 zero lot line single family homes. We also built two 4-unit condos. This is a continuation of providing multi-use housing for the area and near schools.
    a. Our compact designs offer homeowners a great starter home or retirement home.
    b. Our site is right across the street to Southern Bluffs Elementary.
    c. Safety has been addressed from the new round-a-bot entering/existing the subdivision.
    d. This 3.2acreas is at the North end of River Run Road and it is a quiet and a private setting.
4. Our “private” driveway comes off from the end of the cul-de-sac on the north end of River Run.
    a. The subdivision was originally set up to accommodate this driveway and extension.
5. 14-single family home sites with an attached 2-car garage as shown on the designs.
6. A school is across the street and sidewalks throughout the neighborhood.
    a. We have a walking trail that extends along the rear of our existing subdivision and runs down and along the new subdivision.
    b. The front part of the entrance has open land that will be used as common space.
    c. Drainageways are shown on the designs.
7. We will have a site sign at the entrance identifying the lots and homesites available.
8. Plants and related landscaping would be from each homeowner.
    a. Lots will be purchased by a new buyer and they have one year to begin building.
    b. Homes will be customized for each buyer to fit within the defined footprint and their budget.
    c. Each buyer determines their own landscaping features-bushes/plants etc.
    d. Each home will have a common drainage design that bring water around home to drain.
9. All designs have been submitted(hard copies and electronic)
    a. We will have about 4-6 unique elevations. The home designs will stay similar to each other
        i. We will offer 3-4 different interior layouts and sizes of homes to accommodate buyers.
10. The sewer and water laterals are shown on the plans/designs.
11. Private utilities are defined on plans
    a. Xcel will be helping us determine the location of pedestals and home meter mounts.
    b. We have one transformer at the front entrance to the new private road.
    c. Sewer and Water laterals are also located at the entrances of the new subdivision.
    d. A fire hydrant and streetlight are located at the entrance.
12. Soils conditions are listed, if applicable, on the site plan.
13. All topography layouts have been shown on the site plan designs.

14. We have no/little need for using the adjoining lands.
    a. All water runoff will be maintained within this development.
    b. We will take care of our own streets and run off needs.
15. This development will not be staged.
16. There are no restrictive covenants.
17. Erosion control measures will be met and maintained and kept to City ordinances.
18. This property will have a simple HOA to take care of one main item, plowing.
    a. Each homeowner will take care of their own property and own the land they are on.

Thank you for your consideration.

John Mazzola

John Mazzola
Little River Homes, LLC

OWNER
LITTLE RIVER HOMES LLC
C/O GREAT RIVER HOMES LLC
N2244 PAMMEL PASS E
LA CROSSE, WI 54601

DESIGNER
MAKEPEACE ENGINEERING LLC
419 SAND LAKE RD STE C
ONALASKA, WI 54650
608.881.6030

CONTRACTOR
TBD

PROJECT ADDRESS
5917 RIVER RUN ROAD
CITY OF LA CROSSE
LA CROSSE COUNTY, WI

BENCHMARK
TBD

CURRENT ZONING: PD–PLANNED DEVELOPMENT
PROPOSED USE: 14–2 BR RESIDENTIAL HOMES
TOTAL BUILDING AREA: 21,224 SF

CONDITION	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	0	3.14 ACRE	3.14 ACRE
PROPOSED	1.06 ACRE	2.08 ACRE	3.14 ACRE

ADJACENT	LAND USES
NORTH	PLANNED DEVELOPMENT
EAST	HIGHWAY 35 R–O–W
SOUTH	SINGLE–FAMILY RESIDENTIAL
WEST	MISSISSIPPI RIVER BACKWATERS

0 30 60 Feet

14 – 2BR HOMES
PUD DEVELOPMENT
CONDO ASSOCIATION

FLUSHING HYDRANT
RAIN GARDEN NORTH
RAIN GARDEN SOUTH
PRIVATE SANITARY SEWER COLLECTION SYSTEM
PRIVATE WATER DISTRIBUTION SYSTEM
DOT HIGHWAY SETBACK
R40.00
BIOFILTER NORTH
BIOFILTER CENTER
BIOFILTER SOUTH
EXISTING BASE FLOOD ELEVATION 640' (DASHED DARK BLUE)
10' WETLAND PROTECTIVE AREA (ORANGE)
WETLAND BOUNDARY (GREEN)
DELINEATED WETLAND (RED)
ORDINARY HIGH WATER MARK (LIGHT BLUE)
PROPERTY LINE
PROPOSED BASE FLOOD ELEVATION 640' (SOLID DARK BLUE)
50' OHWM SETBACK (RED)
DRAINAGE EASEMENT

MAKEPEACE ENGINEERING	419 SAND LAKE RD ONALASKA, WI 54650 608.881.6030	LOT 17 WATERVIEW SUBDIVISION 5917 RIVER RUN ROAD CITY OF LA CROSSE LA CROSSE COUNTY, WI	02/10/2025	SITE PLAN	DATE / REVISION / DESCR.		1 / 9

0 30 60 Feet

RAIN GARDEN N
EL: 642.75

EX 36" RCP

EX 48" RCP

TOP BERM
EL: 643.75

BIOFILTER N
EL: 642.25

TOP BERM
EL: 643.58

RAIN GARDEN S
EL: 644.40

BIOFILTER CTR
EL: 642.90

TOP BERM
EL: 644.33

BIOFILTER S
EL: 642.90

644.35 EG

DOT HIGHWAY SETBACK

FFE: 646.30
FFE: 646.83
FFE: 646.17
FFE: 647.75
FFE: 647.75
FFE: 646.83
FFE: 647.00
FFE: 647.50
FFE: 645.17
FFE: 645.17
FFE: 645.50
FFE: 646.17
FFE: 645.50
FFE: 645.50

FL

PROPERTY LINE

PROPOSED BASE FLOOD ELEVATION
640' (SOLID DARK BLUE)

EXISTING BASE FLOOD ELEVATION
640' (DASHED DARK BLUE)

DELINEATED WETLAND (RED)

ORDINARY HIGH WATER MARK (LIGHT BLUE)

WETLAND BOUNDARY (GREEN)

MAKEPEACE ENGINEERING	419 SAND LAKE RD ONALASKA, WI 54650 608.881.6030	LOT 17 WATERVIEW SUBDIVISION 5917 RIVER RUN ROAD CITY OF LA CROSSE LA CROSSE COUNTY, WI	02/10/2025	GRADING PLAN OVERVIEW	DATE	REVISION	DESCR.

2
9

0 20 40 Feet

EX RIM 669.79
EX TOP PIPE DEEPER THAN 649.21
EX 36" RCP
EX RIM 646.18
EX TOP PIPE (W) 634.72
EX 48" RCP
643.51 EG
643.19 FL
RAIN GARDEN N
MAX STAGE
EL: 643.45
RAIN GARDEN N
EL: 642.75
TOP BERM
EL: 643.75
5' WEIR
643.72 INV
BIOFILTER N
EL: 642.25
643.66 BRM/PAV
639.66 EG
BIOFILTER N
MAX STAGE
EL: 643.27
BRM 643.58
TOP BERM
EL: 643.58
3' WEIR
643.33 INV
639.53 EG
EG 638.60
639.43 STM OUT
EG 652.37
644.41 FL
644.87 FL
FL 645.02
644.79 FL
645.32 FL
FL 646.07
649.62 EG
FL 645.68
FL 646.00
FL 646.75
FL 646.24
FL 645.34
FL 645.81
653.09 EG
EG 647.73
FL 644.74
DOT HIGHWAY SETBACK
FL 644.93
RG 644.40
RAIN GARDEN S
EL: 644.40
RAIN GARDEN S
MAX STAGE
EL: 645.10
FFE: 646.30
FFE: 646.83
FFE: 647.17
FFE: 647.75
FFE: 647.75
FFE: 646.83
FFE: 647.00
645.83 FL
646.75 FL
646.15 FL
645.62 FL
PAV 645.47
PAV 644.60
PAV 644.91
PAV 644.27
PAV 643.89
PAV 643.00
PAV 645.27
PAV 644.47
PAV 644.67
PAV 645.58
PAV 645.80
PAV 645.98
PAV 646.19
PAV 646.27
PAV 646.47
PAV 646.13
PAV 645.75
PAV 645.80
PAV 645.60
PAV 645.64
PAV 645.52
PAV 645.13
644.81 RIM
645.52 PAV
RIM 644.87
645.27 PAV
645.52 PAV
645.60 PAV
645.00 PAV
644.67
644.47
644.80
645.47
645.67
644.80
645.00 PAV
645.00
644.80
644.33
644.84 PAV
644.13 FL
647.16 EX PAV
644.00 FL
FL 643.63
FL 643.48
FL 643.20
644.10 FL
FL 643.73
FL 643.26
644.40 FL
FL 643.77
FL 643.03
645.13 FL
FL 644.55
644.15 FL
FL 643.49
FL 643.10
644.15 FL
FL 643.76
FL 643.29
645.37 EG
EX PAV 646.83
PAV 646.14
FL 645.64
FFE: 645.17
FFE: 645.17
FFE: 645.50
FFE: 646.17
BIOFILTER CTR
MAX STAGE
EL: 643.95
FFE: 645.50
FFE: 645.50
642.90 FL
BIOFILTER CTR
EL: 642.90
643.76 FL
FL 642.90
FL 642.90
BIOFILTER S
EL: 642.90
644.35 EG
BIOFILTER S
MAX STAGE
EL: 643.90
643.11 FL
644.33 BRM
EG 639.72
5' WEIR INV 644.00
STM OUT 639.92
TOP BERM
EL: 644.33
EG 640.56
EG 638.89
5' WEIR INV 644.00
STM OUT 640.00
EG 640.25
BASE FLOOD ELEVATION 640' (DARK BLUE)
PROPERTY LINE
WETLAND BOUNDARY (GREEN)
ORDINARY HIGH WATER MARK (LIGHT BLUE)
EXISTING BASE FLOOD ELEVATION
640' (DASHED DARK BLUE)

MAKEPEACE ENGINEERING	419 SAND LAKE RD ONALASKA, WI 54650 608.881.6030	LOT 17 WATERVIEW SUBDIVISION 5917 RIVER RUN ROAD CITY OF LA CROSSE LA CROSSE COUNTY, WI	02/10/2025	GRADING PLAN NORTH	DATE / REVISION / DESCR.	3 / 9

0 20 40 Feet

653.09 EG
649.62 EG
648.90 EG
EG 647.73
644.87 FL
FL 645.02
FL 645.68
FL 646.00
FL 646.75
FL 645.34
FL 644.74
FL 644.93
646.50 FL
647.00 FG
645.32 FL
FL 646.07
FL 646.24
FL 645.81
RG 644.40
RAIN GARDEN S
MAX STAGE
EL: 645.10
RAIN GARDEN S
EL: 644.40
645.54 FL
DOT HIGHWAY SETBACK
FFE: 646.17
FFE: 647.75
FFE: 647.75
FFE: 646.83
FFE: 647.00
FFE: 647.50
645.83 FL
646.75 FL
646.15 FL
645.88 FL
PAV 645.98
PAV 645.80
PAV 646.47
PAV 645.80
PAV 645.82
PAV 645.60
645.58
645.52 PAV
645.60 PAV
PAV 646.19
PAV 646.27
PAV 646.13
PAV 645.75
645.60 PAV
PAV 645.80
PAV 645.64
645.13 PAV
644.81 RIM
645.52 PAV
645.69 PAV
646.46 PAV
646.46 PAV
646.46 PAV/B-SW
646.34 F-SW
PAV 645.00
PAV 645.67
PAV 645.47
PAV 644.80
645.00 PAV
PAV 644.80
PAV 644.33
644.84 PAV
PAV 645.00
644.13 FL
647.16 EX PAV
RIM 646.03
B-SW 646.46
644.10 FL
643.73
644.40 FL
FL 643.77
645.13 FL
FL 644.55
644.15 FL
FL 643.49
644.15 FL
FL 643.76
645.37 EG
EX PAV 646.83
PAV 646.14
FL 645.64
EG 646.08
646.46 EX B-SW
646.33 EX F-SW
646.01 EX TBC
646.16 EX TBC
643.26
644.33 BRM
642.90 FL
BIOFILTER CTR
EL: 642.90
BIOFILTER CTR
MAX STAGE
EL: 643.95
FFE: 645.50
FFE: 646.17
FFE: 645.50
FFE: 645.50
FL 643.03
FL 643.10
643.76 FL
FL 643.29
644.35 EG
646.14 EX RIM
F-SW 646.11
F-SW 646.10
646.19 B-SW
646.18 EX B-SW
646.10 EX F-SW
5' WEIR INV 644.00
50' OHWM SETBACK (RED)
PROPERTY LINE
EG 640.56
FL 642.90
FL 642.90
BIOFILTER S
EL: 642.90
BIOFILTER S
MAX STAGE
EL: 643.90
5' WEIR INV 644.00
STM OUT 640.00
EG 640.25
PROPOSED BASE FLOOD ELEVATION
640' (SOLID DARK BLUE)
WETLAND BOUNDARY (GREEN)
ORDINARY HIGH WATER MARK (LIGHT BLUE)
EXISTING BASE FLOOD ELEVATION
640' (DASHED DARK BLUE)

MAKEPEACE ENGINEERING	419 SAND LAKE RD ONALASKA, WI 54650 608.881.6030	LOT 17 WATERVIEW SUBDIVISION 5917 RIVER RUN ROAD CITY OF LA CROSSE LA CROSSE COUNTY, WI	02/10/2025	GRADING PLAN SOUTH	DATE / REVISION / DESCR.		4 of 9

NOTES:
1. ALL SANITARY SERVICE PIPING SHALL HAVE A MINIMUM SLOPE OF S=-0.5%
2. ALL WATER SERVICE PIPING SHALL HAVE A MINIMUM OF 7' OF COVER

0 30 60 Feet

NEW SAN MH
RIM EL: 644.87
INV EL: 641.71 (NE, NW)
INV EL: 641.61 (S)

1-3/4" TAPPING SADDLE
23'-3/4" HDPE WTR SVC
1-3/4" CURB STOP & BOX
TYPICAL OF EAST SIDE

1-8"X2" PVC WYE
INV EL: 641.48
33'-2" SAN @ S=-0.5%
TYPICAL OF EAST SIDE

1-8"X2" PVC WYE
33'-2" SAN @ S=-0.5%
TYPICAL OF EAST SIDE

1-8"X2" PVC WYE
INV EL: 641.15

1-FLUSHING HYDRANT
1-6" GATE VALVE
6'-C900 PVC WTR
1-90° HBEND

1-3/4" TAPPING SADDLE
43'-3/4" HDPE WTR SVC
1-3/4" CURB STOP & BOX
TYPICAL OF WEST SIDE

460'-6" C900 PVC WTR
MIN 7' COVER

1-8"X2" PVC WYE
INV EL: 640.40

1-8"X2" PVC WYE
INV EL: 640.61

1-8"X2" PVC WYE
INV EL: 640.67

388'-8" SAN
@ S=-0.4%

1-8"X2" PVC WYE
INV EL: 640.94

1-8"X2" PVC WYE
INV EL: 640.88

1-8"X2" PVC WYE
33'-2" SAN @ S=-0.5%
TYPICAL OF EAST SIDE

1-8"X2" PVC WYE
INV EL: 641.42

1-8"X2" PVC WYE
INV EL: 641.21

BIOFILTER PIPING
SEE CONSTRUCTION DETAILS

1-3/4" TAPPING SADDLE
23'-3/4" HDPE WTR SVC
1-3/4" CURB STOP & BOX
TYPICAL OF EAST SIDE

1-8"X2" PVC WYE
33'-2" SAN @ S=-0.5%
TYPICAL OF EAST SIDE

1-11.25° HBEND
MIN 7' COVER

1-8"X2" PVC WYE
INV EL: 640.34

1-11.25° HBND
MIN 7' COVER

NEW SAN MH
RIM EL: 644.81
INV EL: 640.06 (N)
INV EL: 639.96 (S)

644.35 EG

BIOFILTER PIPING
SEE CONSTRUCTION DETAILS

1-3/4" TAPPING SADDLE
25'-3/4" HDPE WTR SVC
1-3/4" CURB STOP & BOX
1-8"X2" PVC WYE
INV EL: 639.82
35'-2" SAN @ S=-0.5%

91'-6" C900 PVC WTR
MIN 7' COVER

1-3/4" TAPPING SADDLE
37'-3/4" HDPE WTR SVC
1-3/4" CURB STOP & BOX

37'-6" C900 PVC WTR
MIN 7' COVER

86'-8" SAN @ S=-0.4%

CONNECT TO EX SAN
INV EL: 639.83
20'-8" PVC SAN @ S=-0.5%
1-8"X2" PVC WYE
56'-2" SAN SVC

EX SAN MH
EX RIM EL: 646.14
EX INV EL: 639.21 (N)

NEW SAN MH
RIM EL: 646.03
INV EL: 639.62 (N)
INV EL: 639.52 (S)

DOT HIGHWAY SETBACK

PROPERTY LINE

PROPOSED BASE FLOOD ELEVATION
640' (SOLID DARK BLUE)

50' OHWM SETBACK (RED)

BIOFILTER PIPING
SEE CONSTRUCTION DETAILS

DRAINAGE EASEMENT

WETLAND BOUNDARY (GREEN)

DELINEATED WETLAND (RED)

ORDINARY HIGH WATER MARK (LIGHT BLUE)

EXISTING BASE FLOOD ELEVATION
640' (DASHED DARK BLUE)

MAKEPEACE ENGINEERING	419 SAND LAKE RD ONALASKA, WI 54650 608.881.6030	LOT 17 WATERVIEW SUBDIVISION 5917 RIVER RUN ROAD CITY OF LA CROSSE LA CROSSE COUNTY, WI	02/10/2025	UTILITY PLAN	DATE	REVISION	DESCR.

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EROSION CONTROL NOTES

1. THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED AS A GUIDE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING & IMPLEMENTING AN ALTERNATE EROSION CONTROL PLAN BASED ON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES, AND SHALL BE MAINTAINED TO ENSURE PROPER FUNCTION THROUGHOUT, AND AFTER, CONSTRUCTION, UNTIL THE SITE HAS ACHIEVED 100% VEGETATION.
3. SEE SPECIFICATIONS FOR EROSION CONTROL MEASURES & RECORDING. MAINTENANCE OF EROSION CONTROL IS REQUIRED UNTIL 100% VEGETATION IS ESTABLISHED. ADDITIONAL EROSION CONTROL MAY BE NEEDED (EROSION MAT, SILT FENCE, ETC.). VERIFY WITH PROJECT MANAGER.
4. CONTRACTOR TO COORDINATE WEEKLY INSPECTION REPORTS ON ALL EROSION CONTROL MEASURES, AND AFTER A 0.5" RAIN EVENT IN ANY 24-HOUR PERIOD.
5. ADJACENT STREETS AND ROADWAYS MUST BE SWEPT TO KEEP THEM FREE OF SEDIMENT. CONTRACTOR MUST MONITOR CONDITIONS AND SWEEP AS NEEDED OR WITHIN 24 HOURS OF NOTICE BY THE CITY.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR 14 OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.
7. ALL SOIL STOCKPILES MUST BE ENCLOSED WITH SILT FENCE AND SEEDED IF LEFT INACTIVE FOR 7 OR MORE DAYS.
8. CONTRACTOR SHALL ADJUST THE APPROPRIATE STRUCTURAL AND NON-STRUCTURAL BMP'S BASED ON CONSTRUCTION PROGRESS. ADJUSTMENT SHALL BE BASED ON MEETING THE REQUIREMENTS OF THE EROSION CONTROL PERMIT. BMPS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO EROSION CONTROL WDNR TECHNICAL STANDARDS.
9. CONTRACTOR SHALL PROVIDE APPROPRIATE PLANNING AND PREVENTATIVE MEASURES TO PREVENT POLLUTION FROM CONSTRUCTION SITE OPERATIONS INCLUDING BUT NOT LIMITED TO MATERIALS, STAGING, WASTE, WASHOUT AREAS, EQUIPMENT FUELING AND MAINTENANCE, AND SPILL PREVENTION AND CONTROL
10. A COPY OF THIS EROSION CONTROL PLAN SHALL BE KEPT ON-SITE DURING ALL LAND-DISTURBING CONSTRUCTION ACTIVITIES.

0 30 60 Feet

DOT HIGHWAY SETBACK

644.35 EG

BASE FLOOD ELEVATION 640' (DARK BLUE)

50' OHWM SETBACK (RED)

WETLAND BOUNDARY (GREEN)

DELINEATED WETLAND (RED)

ORDINARY HIGH WATER MARK (LIGHT BLUE)

PROPERTY LINE

PLAN SHEET LEGEND

	SEED, MULCH & FERTILIZE TECH STDS 1058 & 1059
	SIL FENCH TECH STD 1056
	TRACKING PAD TECH STD 1057

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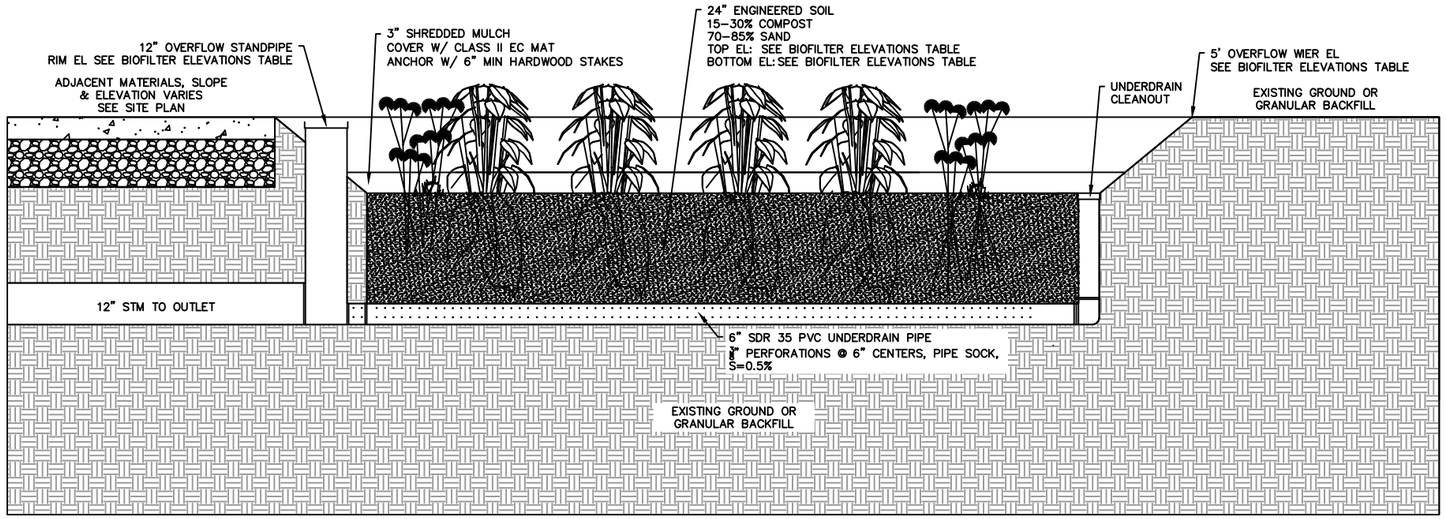
5917 RIVER RUN ROAD
CITY OF LA CROSSE
LA CROSSE COUNTY, WI

02/10/2025

EROSION CONTROL PLAN

DATE	REVISION	DESCR.

BIO-INFILTRATION DEVICE TYPICAL SECTION



BIOFILTER ELEVATIONS

BIOFILTER	BOTTOM OF ENG. SOIL EL.	TOP OF ENG. SOIL EL.	STANDPIPE EL:	WIER INV EL:
NORTH	640.25	642.25	643.25	643.33
CENTER	640.90	642.90	643.90	644.00
SOUTH	640.90	642.90	643.83	644.00

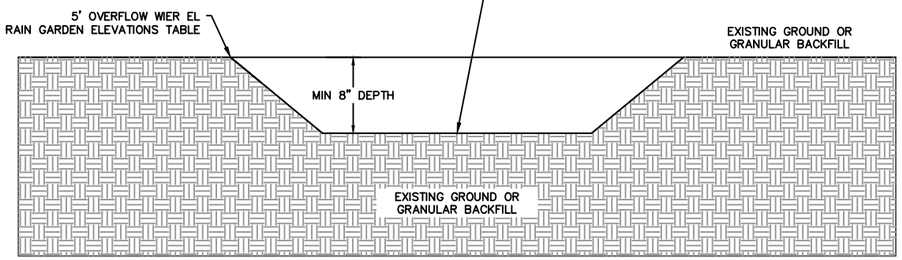
CONSTRUCTION NOTES:

- CONSTRUCT BIOFILTER IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004
- PROVIDED AS CONCEPT ONLY. ACTUAL INSTALLATION DETAILS FOR ADJACENT MATERIALS VARY AND ARE SHOWN ON THE SITE PLAN.
- GRAVEL SHALL BE COARSE AGGREGATE #2 MEETING THE STANDARDS OF THE WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION (WSSHSC), S. 501.2.5, 2003 ED.
- COARSE SAND SHALL BE USDA COARSE SAND, FINE AGGREGATE CONCRETE SAND (ASTM 05C33), OR EQUIVALENT AS SPECIFIED IN WSSHSC S. 501.2.5.3.4, 2005 ED.
- PLANT WITH NATIVE DECORATIVE GRASSES AND PLANTS.
- PLUGS SHALL BE PLACED 1' ON CENTER.
- PLANT SELECTION SHALL BE BASED ON ENGINEERED SOIL COMPOSITION AS WELL AS NATIVE SOIL CONDITIONS BENEATH THE ENGINEERED SOIL LAYER.
- SELECTED PLANTS SHALL BE DEEP ROOTED.
- SELECTED PLANTS SHALL BE APPROVED BY OWNER PRIOR TO PLANTING.

RAIN GARDEN

RAIN GARDEN ELEVATIONS

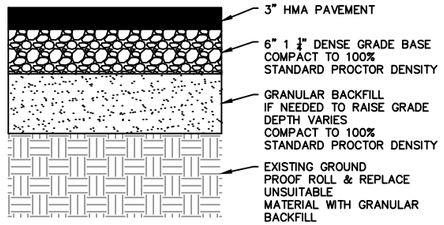
RAIN GARDEN	TOP OF INFIL. SOIL EL.	WIER INV EL:
NORTH	642.75	643.72
SOUTH	644.40	645.13



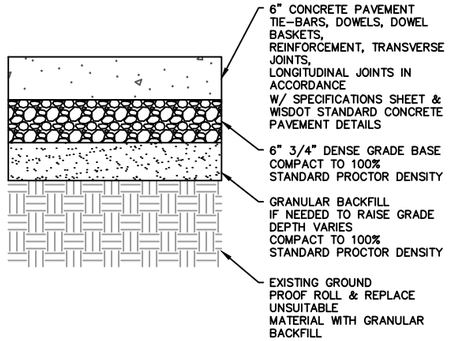
CONSTRUCTION NOTES:

- CONSTRUCT RAIN GARDEN IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1009
- PROVIDED AS CONCEPT ONLY. ACTUAL INSTALLATION DETAILS FOR ADJACENT MATERIALS VARY AND ARE SHOWN ON THE SITE PLAN.
- PLANT WITH NATIVE DECORATIVE GRASSES AND PLANTS OR TURF
- PROVIDE ADEQUATE PLUG SPACING AND/OR SEED DENSITY AS PER PROVIDER'S INSTRUCTION
- PLANT SELECTION SHALL BE BASED ON NATIVE SOIL CONDITIONS

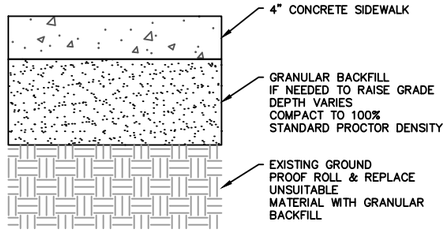
PAVEMENT TYPICAL SECTIONS



HMA PAVEMENT



CONCRETE PAVEMENT



SIDEWALK

MAKEPEACE ENGINEERING
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LOT 17 WATERVIEW SUBDIVISION
RIVER RUN ROAD
CITY OF LA CROSSE
LA CROSSE COUNTY, WI

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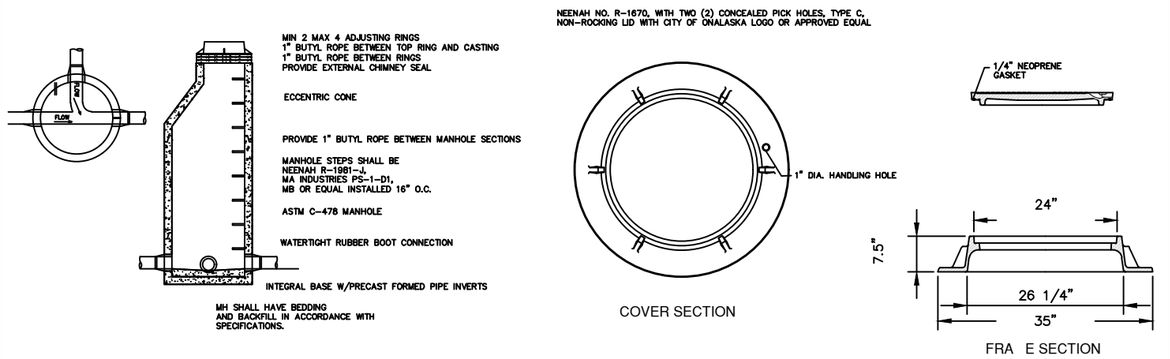
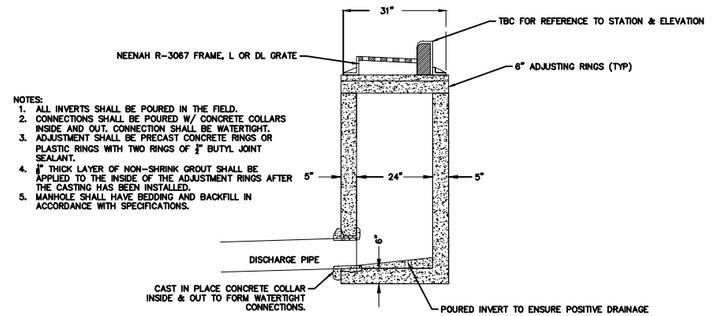
CONSTRUCTION DETAILS

DATE	REVISION	DESCR.

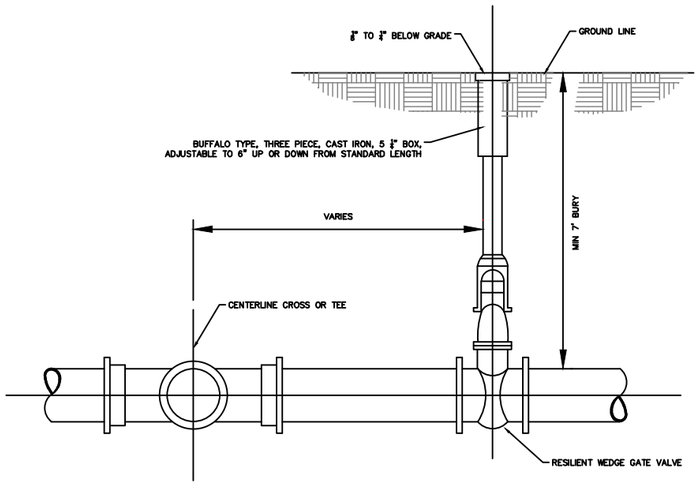
SANITARY SEWER MANHOLE



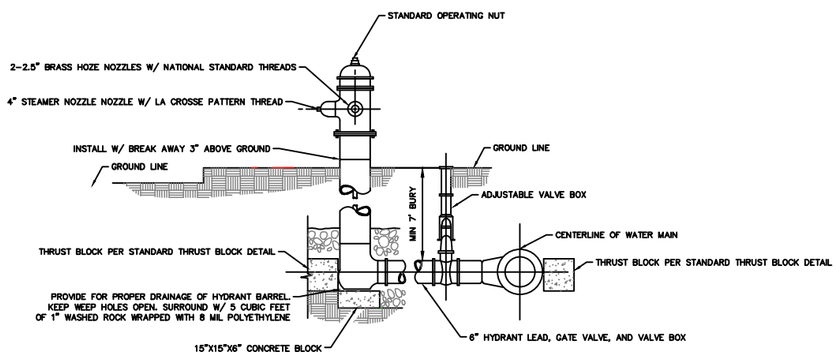
TYPICAL 24"X36" PRE-CAST CONCRETE CATCH BASIN



TYPICAL GATE VALVE

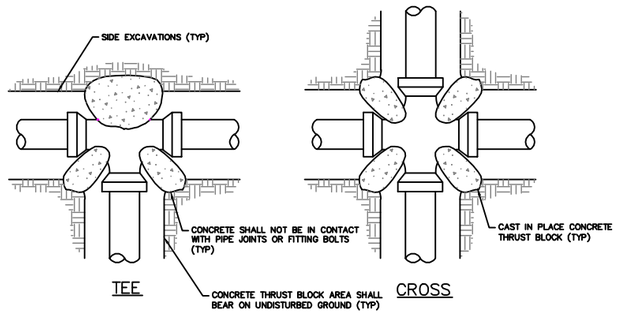


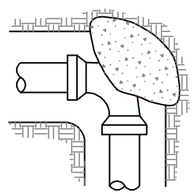
TYPICAL FIRE HYDRANT DETAIL



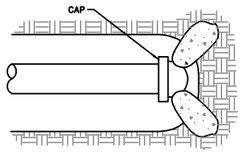
FIRE HYDRANTS SHALL BE WATEROUS PACER BREAKAWAY MODEL
N.T.S.

TYPICAL THRUST BLOCK DETAIL





BEND



DEAD END

BEARING AREAS EACH DIRECTION OF THRUST IN SQUARE FEET				
PIPE SIZE	TEES & DEADENDS	90° ELBOWS	45° ELBOW CROSSES IN DIRECTION OF FLOW	22-1/2° ELBOWS
6"	4.0	5.5	3.0	2.0
8"	7.0	9.5	5.0	3.0
10"	9.5	13.5	7.0	4.0
12"	13.5	19.0	10.0	5.0
14"	18.0	23.5	14.0	7.0
16"	23.0	33.0	18.0	9.0

IF SPECIFICATIONS ALLOW, GENERAL CONTRACTOR MAY RESTRAIN JOINTS USING MEGA-LUG JOINT RESTRAINTS. ALL JOINTS FOR THE RESTRAINED LENGTH ACCORDING TO THE MEGA-LUG JOINT RESTRAINT CALCULATOR SHALL BE RESTRAINED.

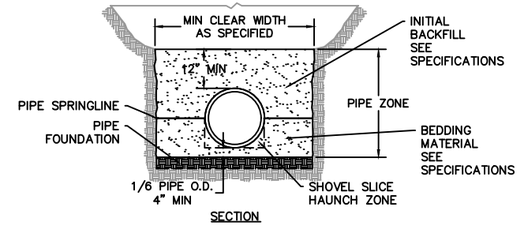
CLASS "B" EMBEDMENT

NOTES:

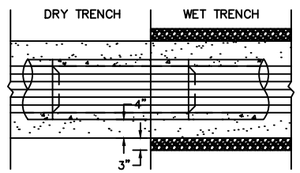
1. BEDDING DETAIL APPLIES TO BOTH WATERMAIN AND STORM SEWER.
2. ALL TRENCHES SHALL COMPLY WITH OSHA STANDARDS.

GENERAL NOTES:

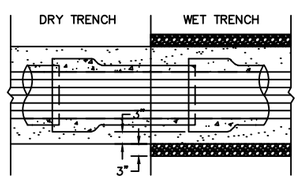
1. BEDDING MATERIAL TO BE PLACED BEFORE SETTING PIPE. 4" MIN UNDER BARREL WITH 3" MIN UNDER BELL.
2. INITIAL BACKFILL SHALL BE FREE OF DEBRIS ORGANIC MATERIAL & LARGE STONES, WITH A MAX PARTICLE SIZE OF 1".
3. IN ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVER-EXCAVATED A MIN OF 6" AND REFILLED WITH GRANULAR MATERIAL.



SECTION



TONGUE & GROOVE PIPE



BELL & SPIGOT PIPE

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LOT 17 WATERVIEW SUBDIVISION
RIVER RUN ROAD
CITY OF LA CROSSE
LA CROSSE COUNTY, WI

02/10/2025

CONSTRUCTION DETAILS

DATE	REVISION	DESCR.

SILT FENCE

GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

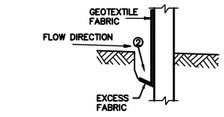
① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

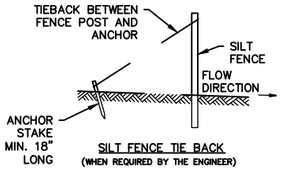
③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1⅜" X 1⅜" OF OAK OR HICKORY.

④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

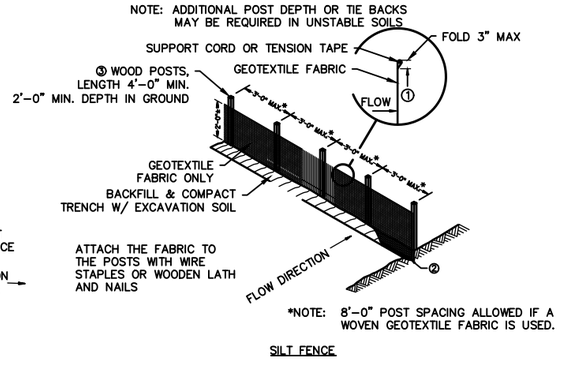
⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS;
A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES,
B) HOOK THE END OF EACH SILT FENCE LENGTH.



TRENCH DETAIL

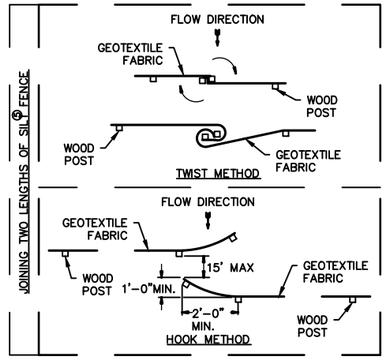


SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

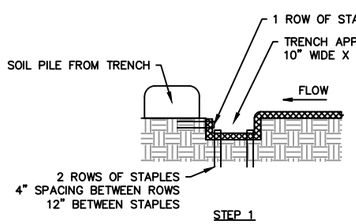


*NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

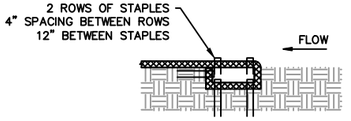
SILT FENCE



NON-CHANNEL EROSION MAT

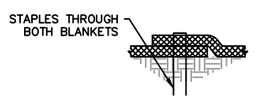


STEP 1

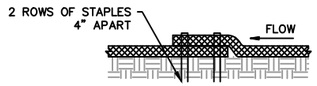


STEP 2

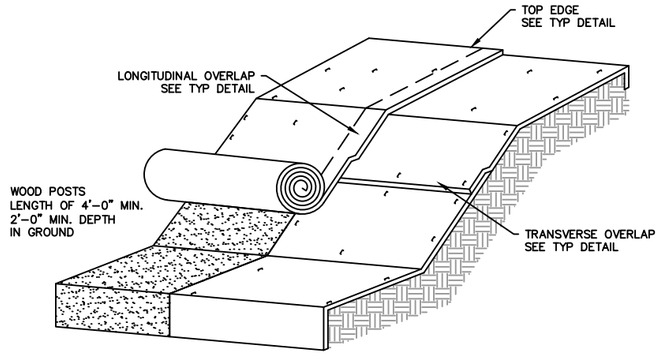
TOP EDGE TYP DETAIL



LONGITUDINAL OVERLAP TYP DETAIL



TRANSVERSE OVERLAP TYP DETAIL



TRACKING PAD

GENERAL NOTES

DETAILS OF CONSTRUCTION MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING AND THE APPLICABLE SPECIAL PROVISIONS.

TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

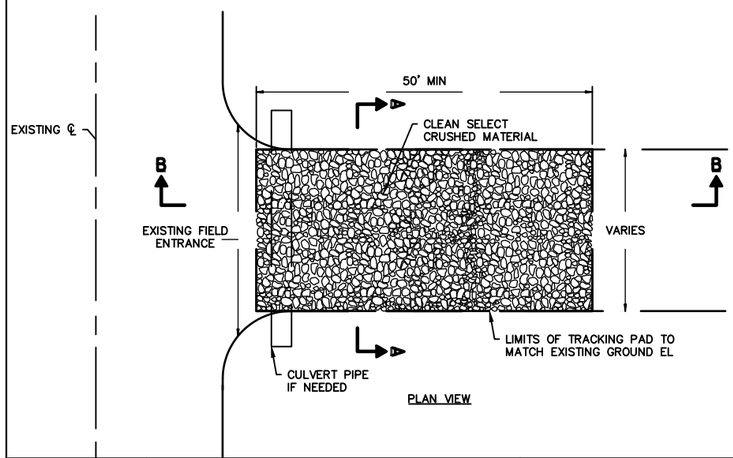
TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.

TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.

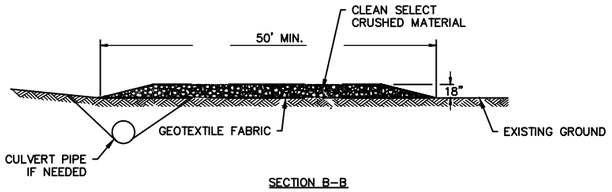
SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRAKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.

CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR-24 HOUR EVENT.

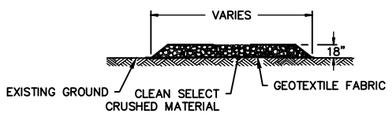
THE COST O F ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.



PLAN VIEW



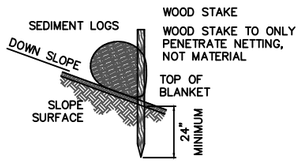
SECTION B-B



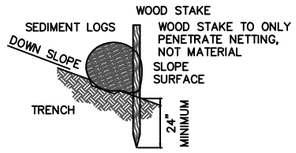
SECTION A-A

DITCH CHECKS

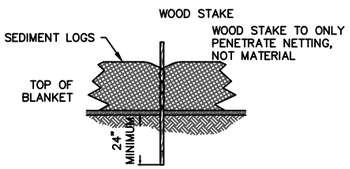
DITCH CHECKS FOR DRAINAGE SWALES



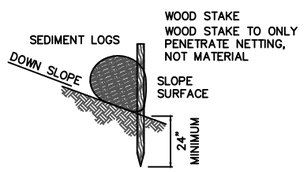
STAKE DETAILS (ON TOP OF ECB)



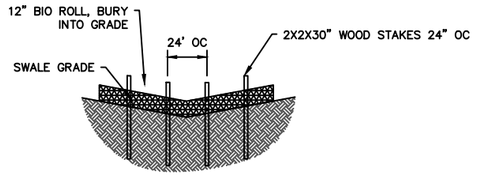
OPTIONAL TRENCH (ON BARE SOIL)



STAKE DETAILS (FRONT VIEW)



STAKE DETAILS (ON BARE SOIL)



STAKE DETAILS (FRONT VIEW)

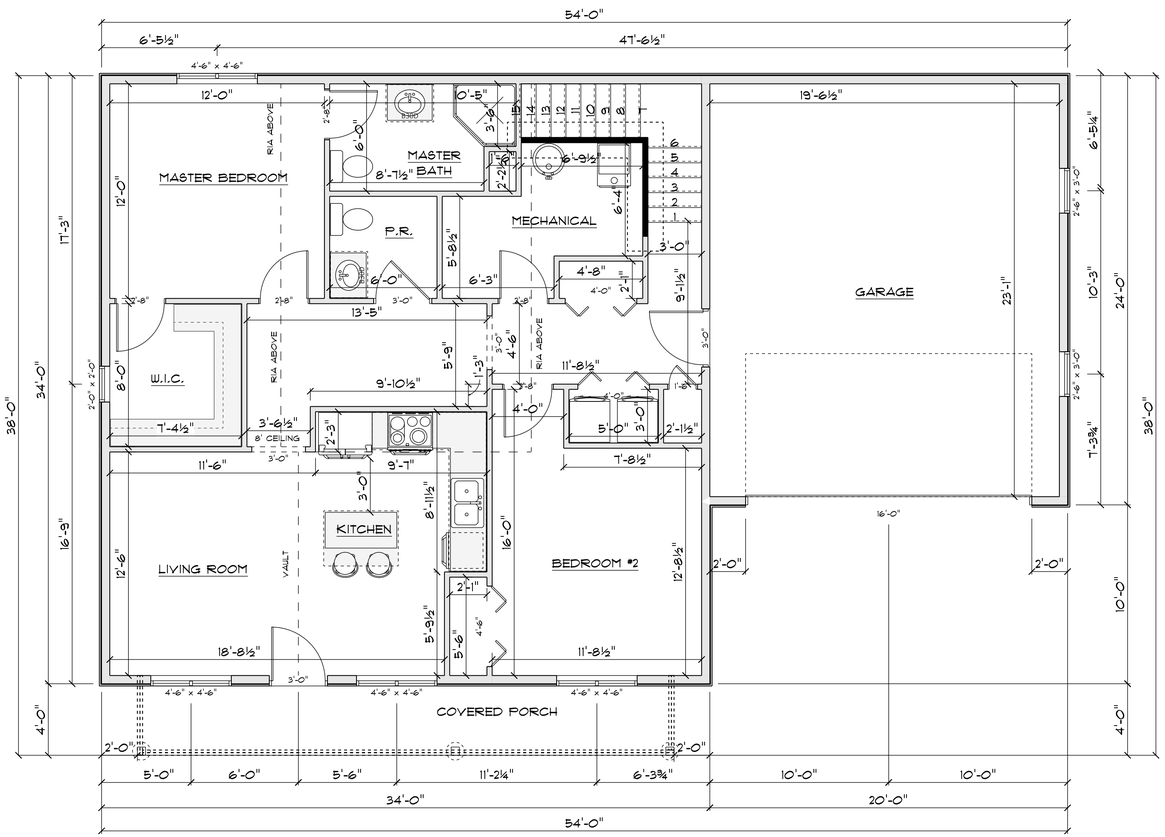
MAKEPEACE ENGINEERING
419 SAND LAKE RD
ONALASKA, WI 54650
608.881.6030

LOT 17 WATERVIEW SUBDIVISION
RIVER RUN ROAD
CITY OF LA CROSSE
LA CROSSE COUNTY, WI

02/10/2025

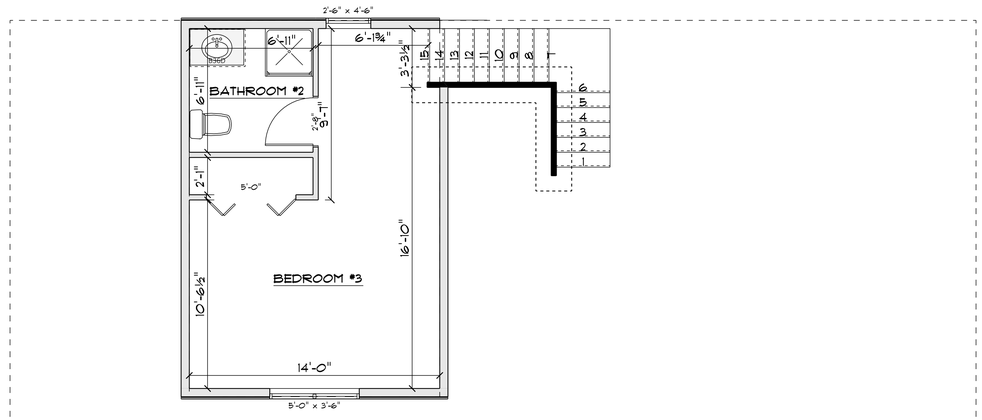
EROSION CONTROL DETAILS

DATE	REVISION	DESCR.



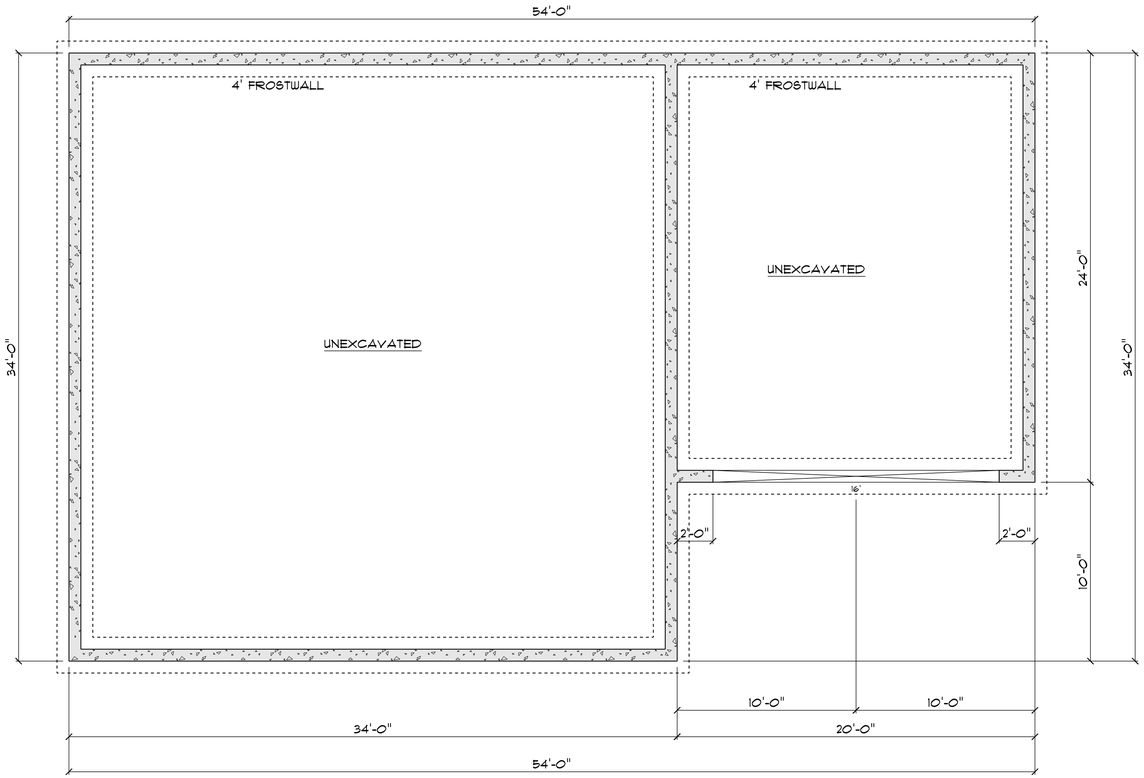
MAIN FLOOR 1

SCALE: 1/4" = 1'-0"



LOFT

SCALE: 1/4" = 1'-0"



BASEMENT

SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
COVERED PORCH	116 sq ft.
GARAGE	500 sq ft.
Main Floor	1171 sq ft.
Loft	319 sq ft.

PRELIMINARY - NOT FOR CONSTRUCTION

Owner / Contractor final plan approval:

Date_____ Sign_____

SECTION LETTER A | PAGE NUMBERS 1 1

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

DATE: 4/1/2025

LIMITATION: These plans have been prepared by a designer and not a registered architect. Any and all structural components are to be designed by a professional engineer and provided separately to conformed as an addendum to these plans and provided separately to conformed with the applicable building code. The contractor is responsible to review the plans in conjunction with the contractor and point out any missing details and/or changes that may exist inside. The contractor is responsible to field verify plan measurements to see that they are accurate and correspond with the actual conditions. The contractor is expected to build to code, review and verify plan dimensions, elevations, sections, and details prior to construction. The contractor is responsible for providing final plans to all concerned subcontractors.

BEAVER BUILDERS' SUPPLY

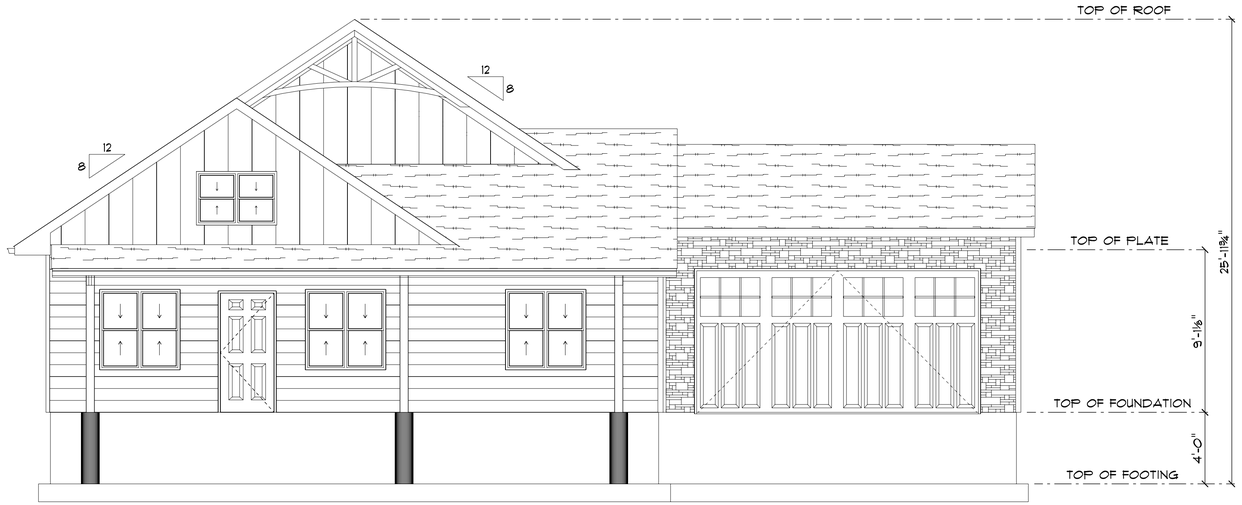
GRH-L17 2BR 2GRG

Start Date xx/xx/xxxx

Revisions:

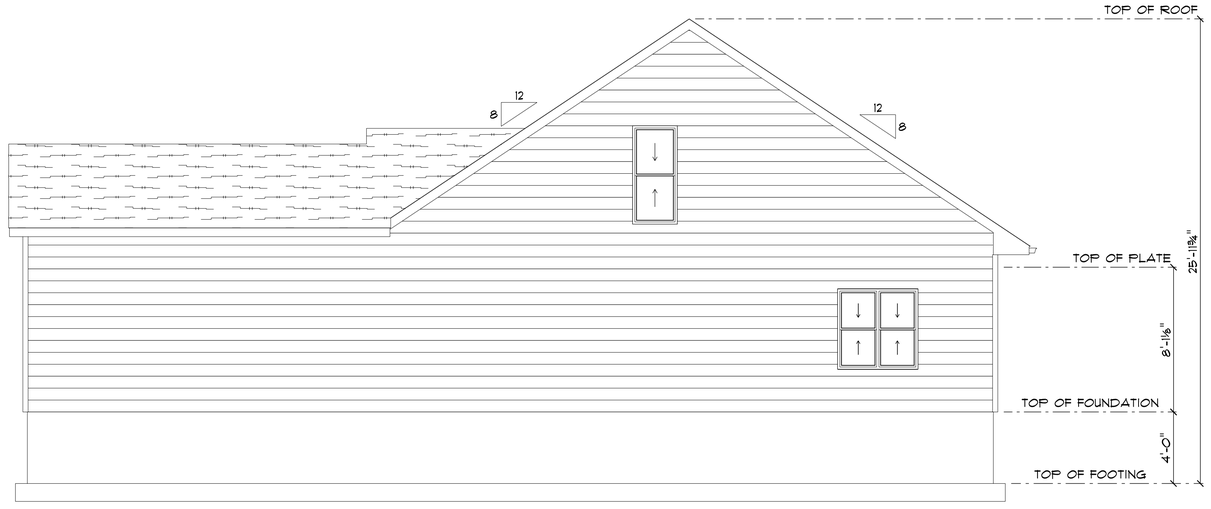
1 of 3

MAIN FLOOR



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

LIMITATION: These plans have been prepared by a designer and not a registered architect. Any design work shown is limited to the structural members of the building only and is considered as an addendum to these plans and provided separately to concerned subcontractors. The owner and contractor are responsible for reviewing these plans and comparing them with the contractor and plans out any missing details and/or changes that may exist. The contractor is responsible to field verify all plan measurements to see that they will match. The contractor is responsible to field verify plan dimensions, elevations, sections, and expected to build to code, review, and verify plan dimensions, elevations, sections, and that they will match. The contractor is responsible for providing final plans to all concerned subcontractors.

Owner / Contractor final plan approval:

Date _____ Sign _____

SECTION LETTER A | PAGE NUMBERS 1 1

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

DATE: 4/1/2025

BEAVER BUILDERS' SUPPLY

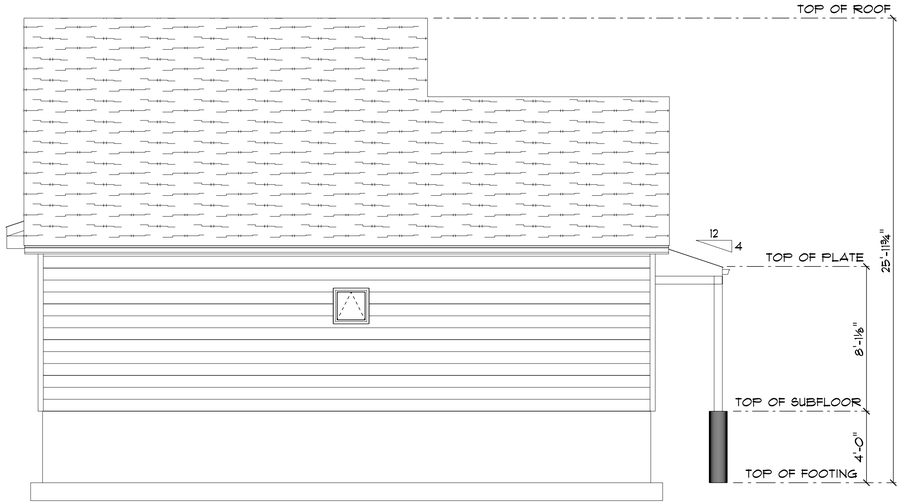
GRH-L17 2BR
2GRG

Start Date xx/xx/xxxx

Revisions:

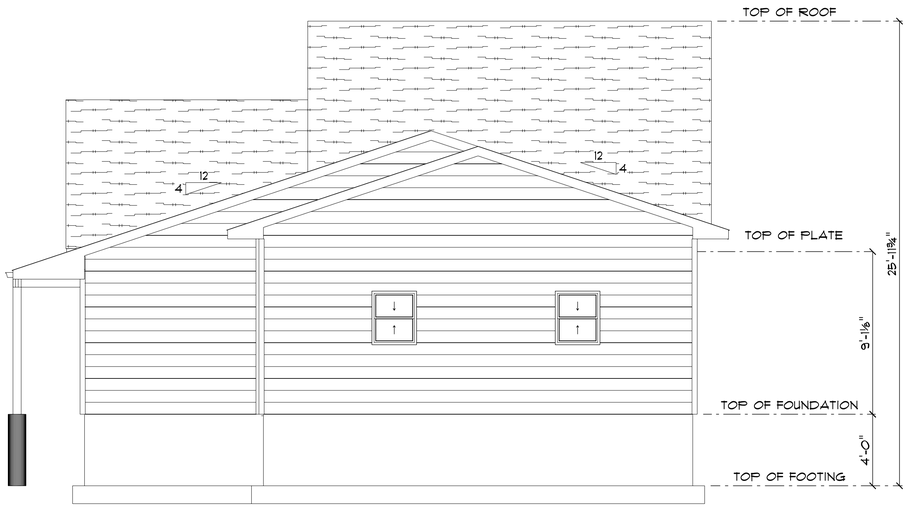
2 of 3

BASEMENT



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

LIMITATION: These plans have been prepared by a designer and not a registered architect. The designer has used reasonable care in preparing these plans but assumes no responsibility for errors or omissions contained therein. These plans are considered preliminary and should be reviewed by a registered architect or engineer before construction. Any changes, corrections or additions to these plans should be considered as an addendum to these plans and provided separately to concerned parties. Any framing details and/or changes that may be shown on these plans supersede the designer's responsibility. The contractor is responsible for providing all labor, materials, equipment and services necessary for the proper execution of the construction of the project in accordance with the contract documents and all applicable laws, codes, rules and regulations. The contractor is expected to report to the owner and the designer any errors, inconsistencies or omissions discovered in the contract documents before proceeding with the affected work. The contractor is responsible for verifying all figures before ordering materials or doing work and shall take field measurements to verify that they will match. The contractor is responsible to coordinate all portions of the work and all trades. The contractor is responsible to field verify all dimensions, elevations, sections, and conditions of existing construction that may affect the work of this project. The contractor is responsible for providing final plans to all concerned subcontractors.

Owner / Contractor final plan approval:

Date _____ Sign _____

SECTION LETTER A

PAGE NUMBERS 11

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

DATE: 4/1/2025

BEAVER BUILDERS' SUPPLY

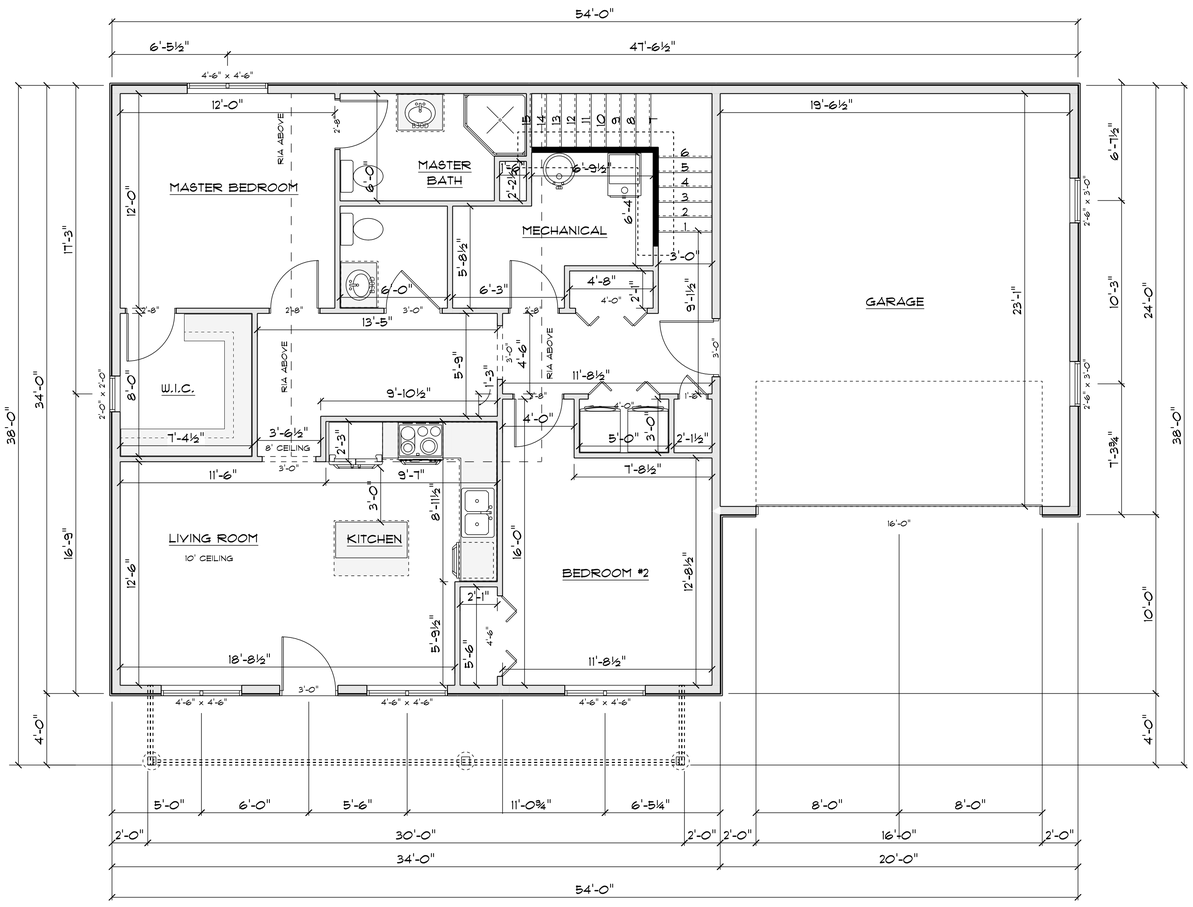
GRH-L17 2BR
2GRG

Start Date xx/xx/xxxx

Revisions:

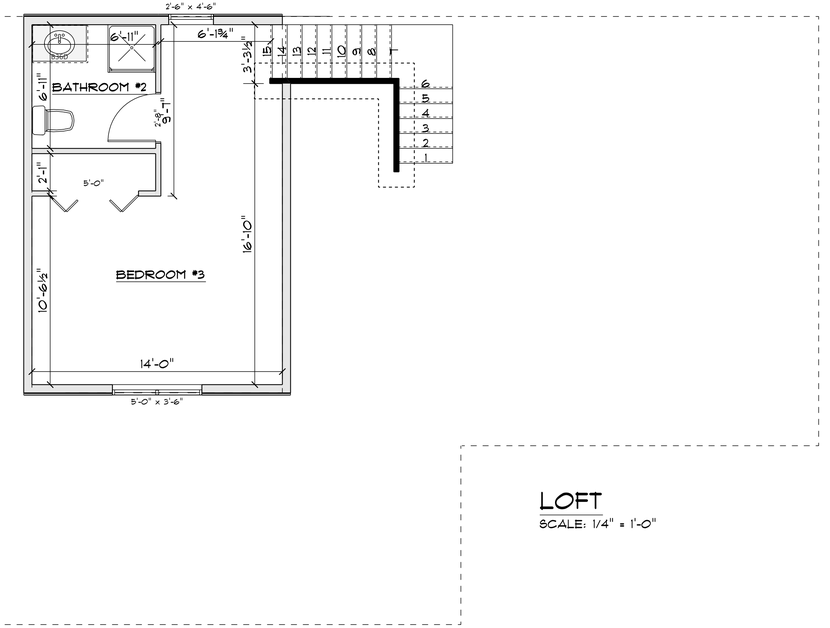
3 of 3

ELEVATIONS



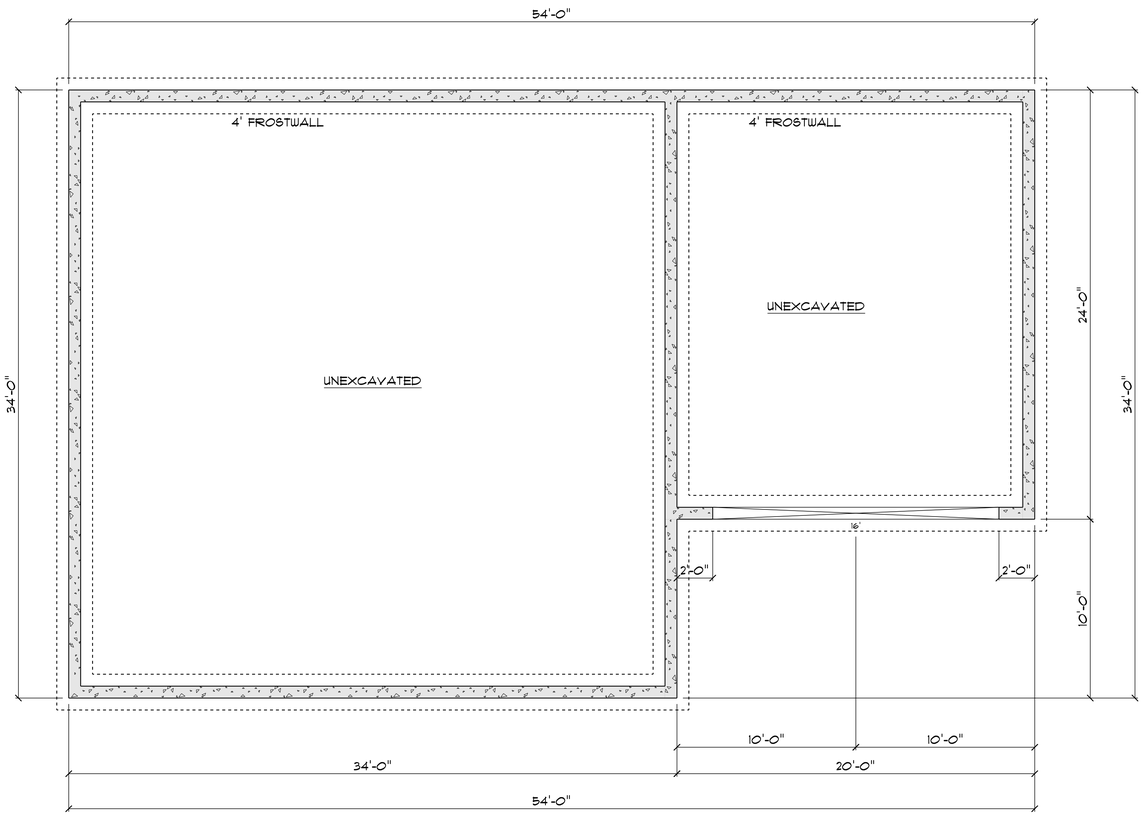
MAIN FLOOR 2

SCALE: 1/4" = 1'-0"



LOFT

SCALE: 1/4" = 1'-0"



BASEMENT

SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
COVERED PORCH	135 sq ft.
GARAGE	500 sq ft.
Main Floor	1171 sq ft.
Loft	319 sq ft.

PRELIMINARY - NOT FOR CONSTRUCTION

Owner / Contractor final plan approval:

Date_____ Sign_____

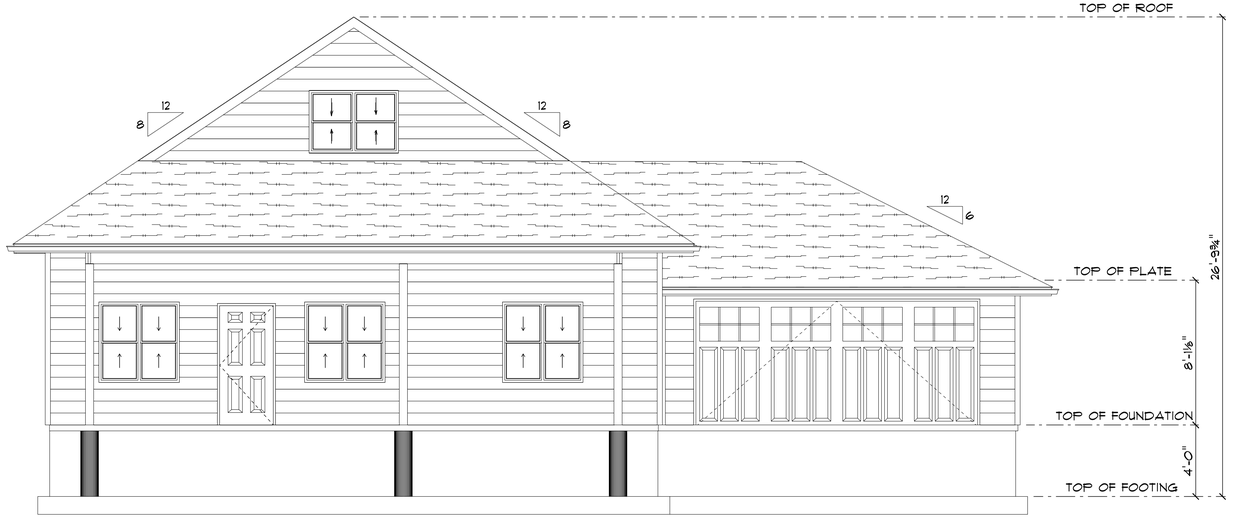
SECTION LETTER A | PAGE NUMBERS 1 1

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

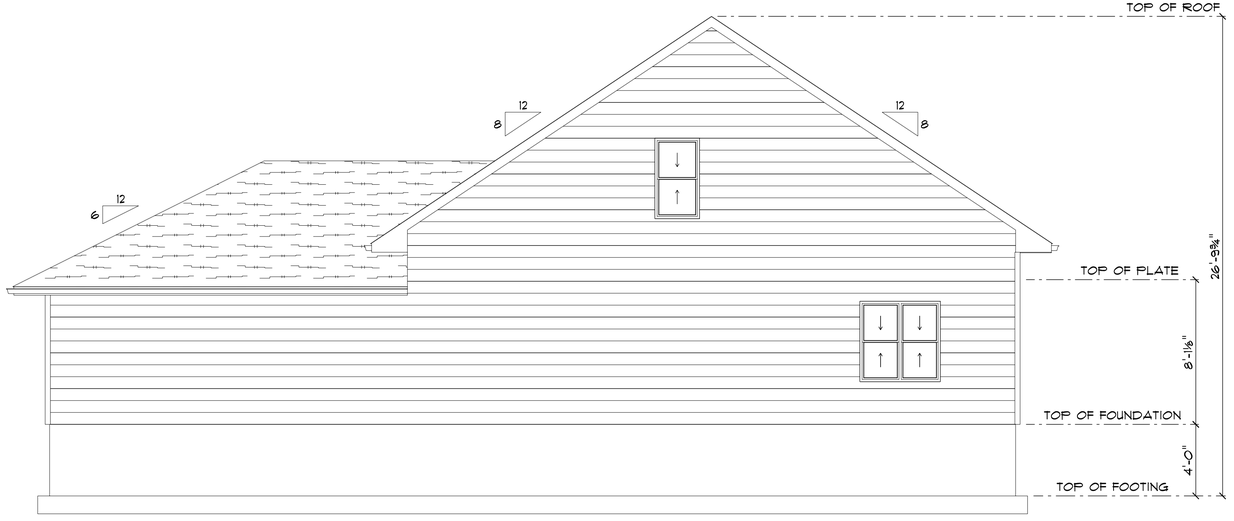
DATE: 4/1/2025

LIMITATION: These plans have been prepared by a designer and not a registered architect, engineer or surveyor. Beaver Builders Supply has not provided separately to concerned contractors, the architectural and engineering services normally provided by such professionals. Beaver Builders Supply considers the plans to be considered as an addendum to these plans and



FRONT ELEVATION 2

SCALE: 1/4" = 1'-0"



REAR ELEVATION 2

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

LIMITATION: These plans have been prepared by a designer and not a registered architect. The designer has used reasonable care in preparing these plans and to his knowledge they comply with applicable building codes, ordinances, regulations and standards. These plans are considered as an addendum to trees plans and provided separately to concerned governmental agencies for review and approval. Review and approval of these plans does not relieve the contractor from complying with all applicable codes, ordinances, regulations and standards. The contractor is responsible for providing all labor and materials necessary to complete the project in conformance with these plans. In conjunction with the contractor and plans, but any trade is to field verify plan measurements to see that they will match. The contractor is responsible to field verify plan dimensions, elevations, sections, and other conditions affecting the work. Any discrepancies found between the plans and field conditions are to be reported to the designer before any work is performed. The contractor is expected to build to code, review, and verify plan dimensions, elevations, sections, and other conditions affecting the work. Any discrepancies found between the plans and field conditions are to be reported to the designer before any work is performed. The contractor is responsible for providing final plans to all concerned subcontractors.

Owner / Contractor final plan approval:

Date _____ Sign _____

SECTION LETTER A

PAGE NUMBERS 1 1

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

DATE: 4/1/2025

BEAVER BUILDERS' SUPPLY

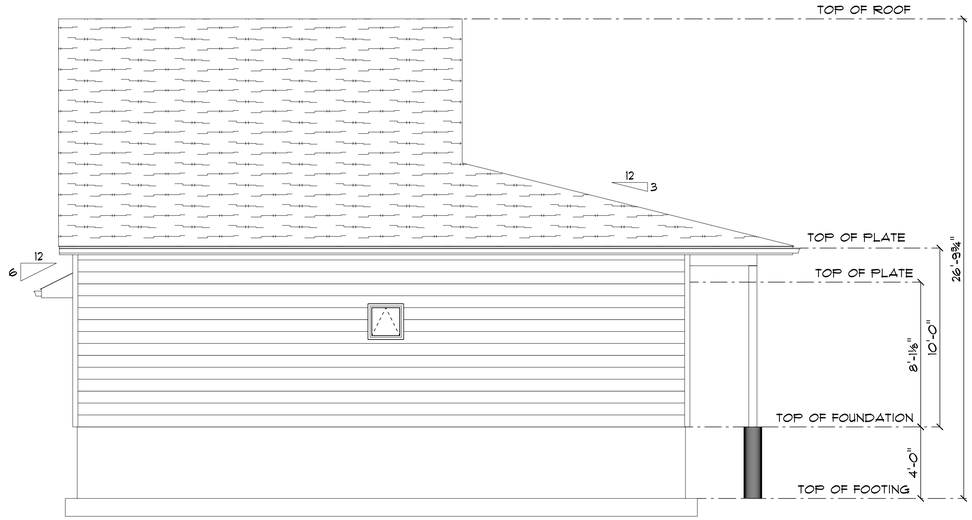
GRH-L17 2BR
2GRG

Start Date xx/xx/xxxx

Revisions:

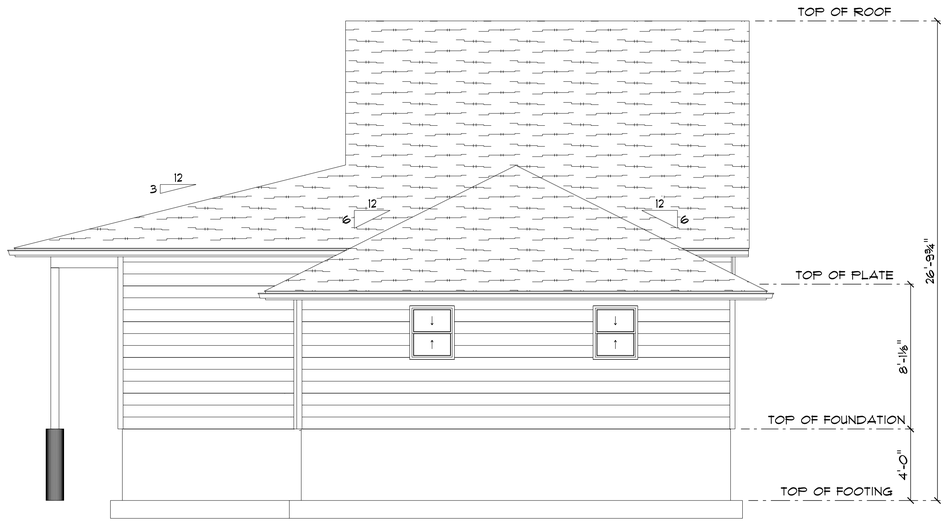
2 of 3

BASEMENT



LEFT ELEVATION 2

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 2

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

LIMITATION: These plans have been prepared by a designer and not a registered architect. Beaver Builders Supply has used reasonable skill and care in preparing these plans and considered applicable building codes at the time of preparation. These plans are considered as an addendum to these plans and provided separately to concerned authorities. The contractor is responsible to check and verify the information shown on these plans in conjunction with the contractor and point out any material discrepancies to Beaver Builders Supply before construction. The contractor is responsible to field verify plan measurements to see that they will fit. The contractor is responsible to check and verify plan dimensions, elevations, sections, and details with respect to the actual conditions and dimensions of the project. The contractor is expected to build to code, review, and verify plan dimensions, elevations, sections, and details with respect to the actual conditions and dimensions of the project. Beaver Builders Supply is not responsible for any errors or omissions in these plans. The contractor is responsible for providing final plans to all concerned subcontractors.

Owner / Contractor final plan approval:

Date _____ Sign _____

SECTION LETTER A

PAGE NUMBERS 1 1

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

DATE: 4/1/2025

BEAVER BUILDERS' SUPPLY

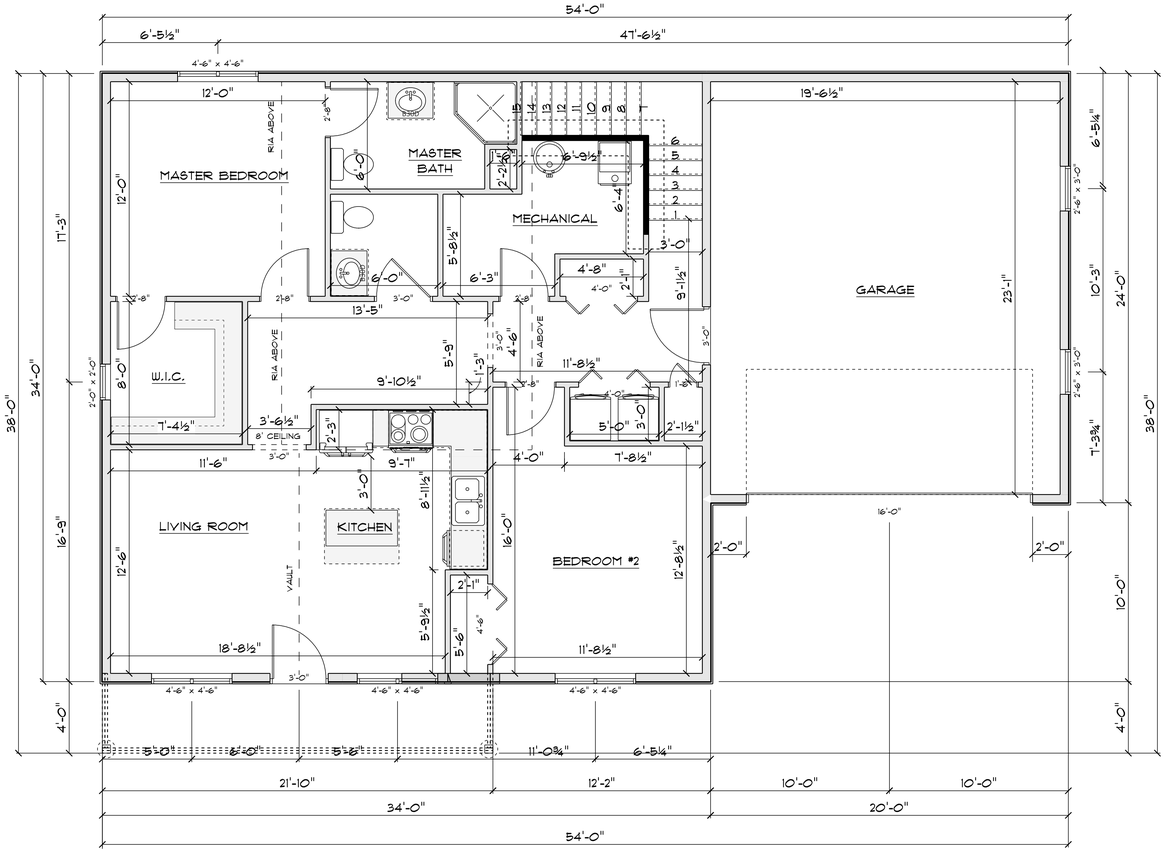
GRH-L17 2BR
2GRG

Start Date xx/xx/xxxx

Revisions:

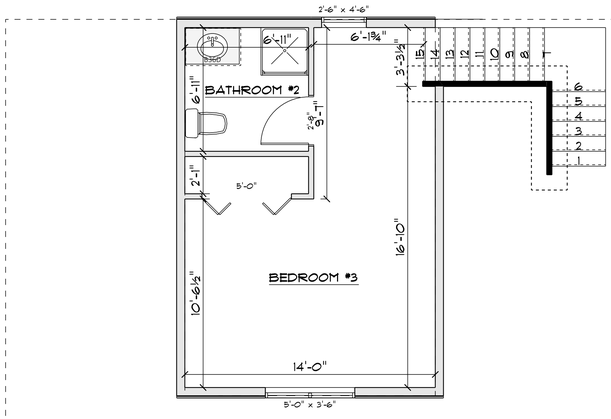
3 of 3

MAIN FLOOR



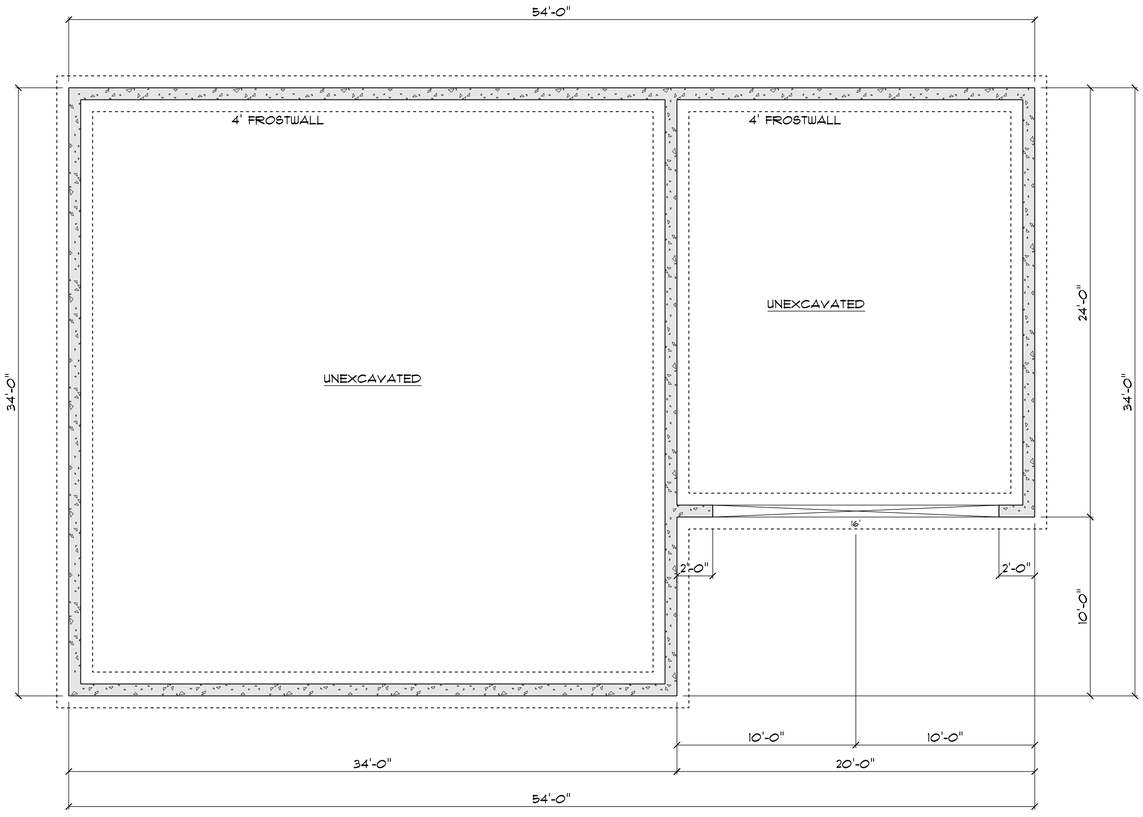
MAIN FLOOR 3

SCALE: 1/4" = 1'-0"



LOFT

SCALE: 1/4" = 1'-0"



BASEMENT

SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
FRONT PORCH	98 sq ft.
GARAGE	500 sq ft.
Main Floor	1170 sq ft.
Loft	319 sq ft.

PRELIMINARY - NOT FOR CONSTRUCTION

Owner / Contractor final plan approval:

Sign

Date

SECTION LETTER A

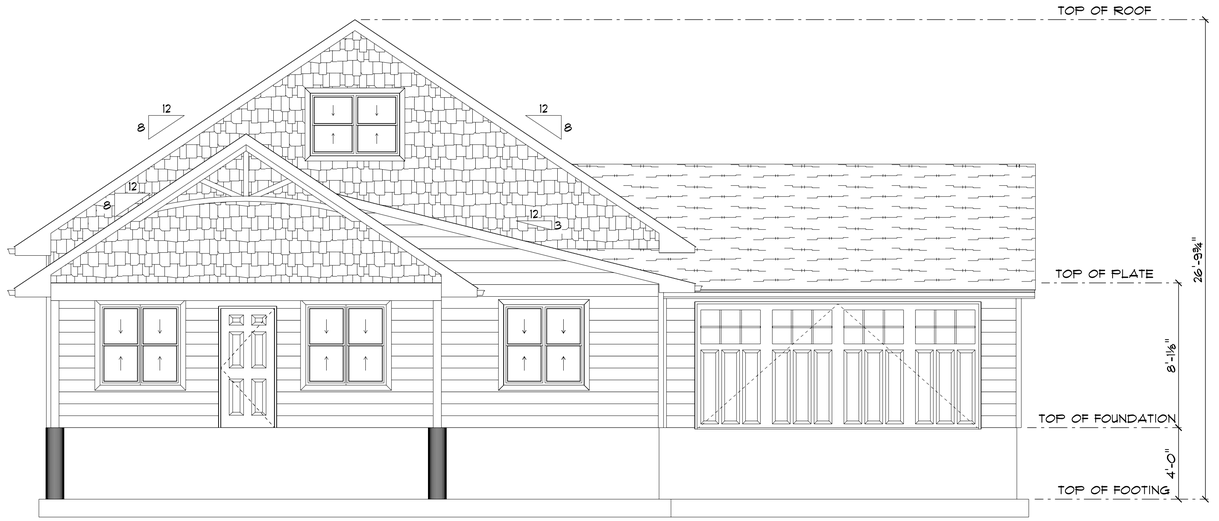
PAGE NUMBERS 1 1

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

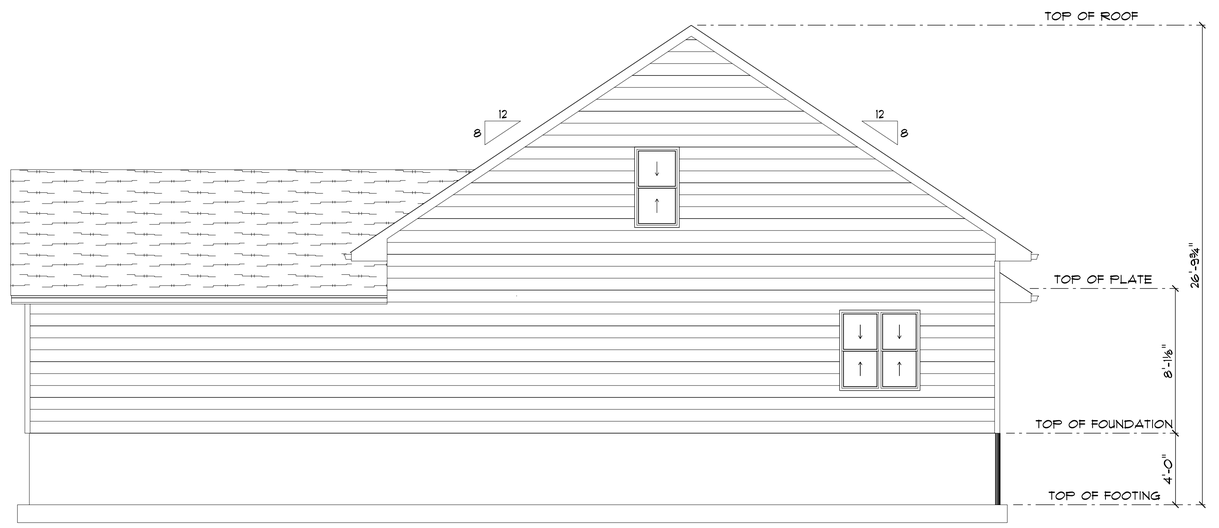
DATE: 4/1/2025

LIMITATION: These plans have been prepared by a designer and not a registered architect. Any structural members shown are suggestions only and must be reviewed separately by concerned professionals. This drawing is not to be used for construction purposes until any framing details and/or changes are considered as an addendum to these plans and provided separately by the designer. The contractor is responsible to field verify plan measurements to see that they will work. The contractor is responsible to field verify all plan dimensions, elevations, sections, and conditions before construction begins. Any discrepancies found in these plans in conjunction with the contractor and plans, put any framing details and/or changes are expected to build to code, review, and verify



FRONT ELEVATION 3

SCALE: 1/4" = 1'-0"



REAR ELEVATION 3

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Owner / Contractor final plan approval:

Date _____ Sign _____

SECTION LETTER A

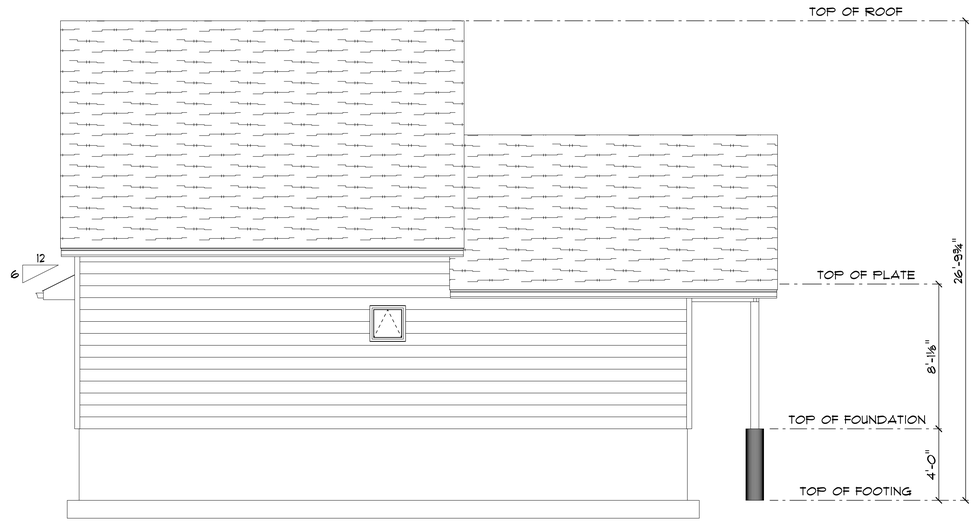
PAGE NUMBERS 1 1

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

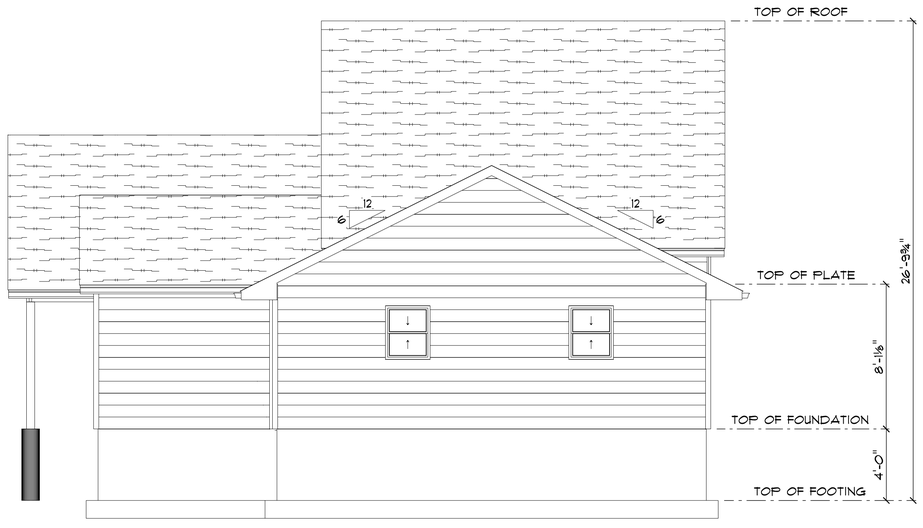
DATE: 4/1/2025

LIMITATION: These plans have been prepared by a designer and not a registered architect. Beaver Builders Supply has made every effort to provide accurate plans, but they should be considered as an aid/advice. It does not relieve the contractor, owner, or other parties from their responsibility to review plans, cut any framing details and/or changes to the plans in conjunction with the contractor and plans, cut any framing details and/or changes to the plans in conjunction with the contractor and plans, cut any framing details and/or changes to the plans in conjunction with the contractor and



LEFT ELEVATION 3

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 3

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

LIMITATION: These plans have been prepared by a designer and not a registered architect. Therefore, they are not to be considered "architectural plans" and are not to be considered as an addendum to "stock" plans and provided separately to concerned governmental agencies. It is the owner's and contractor's responsibility to review these plans in conjunction with the contractor and point out any inaccuracies or omissions to the designer. The contractor is responsible to field verify plan measurements to see that they will match. The contractor is responsible to review dimensions, elevations, sections, and details with respect to the actual conditions of the project. Any discrepancies are expected to be built to code, review, and verify plan dimensions, elevations, sections, and details with respect to the actual conditions of the project. Any discrepancies are expected to be built to code, review, and verify plan dimensions, elevations, sections, and details with respect to the actual conditions of the project. The contractor is responsible for providing final plans to all concerned subcontractors.

Owner / Contractor final plan approval:

Date _____ Sign _____

SECTION LETTER A

PAGE NUMBERS 1 1

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

DATE: 4/1/2025

BEAVER BUILDERS' SUPPLY

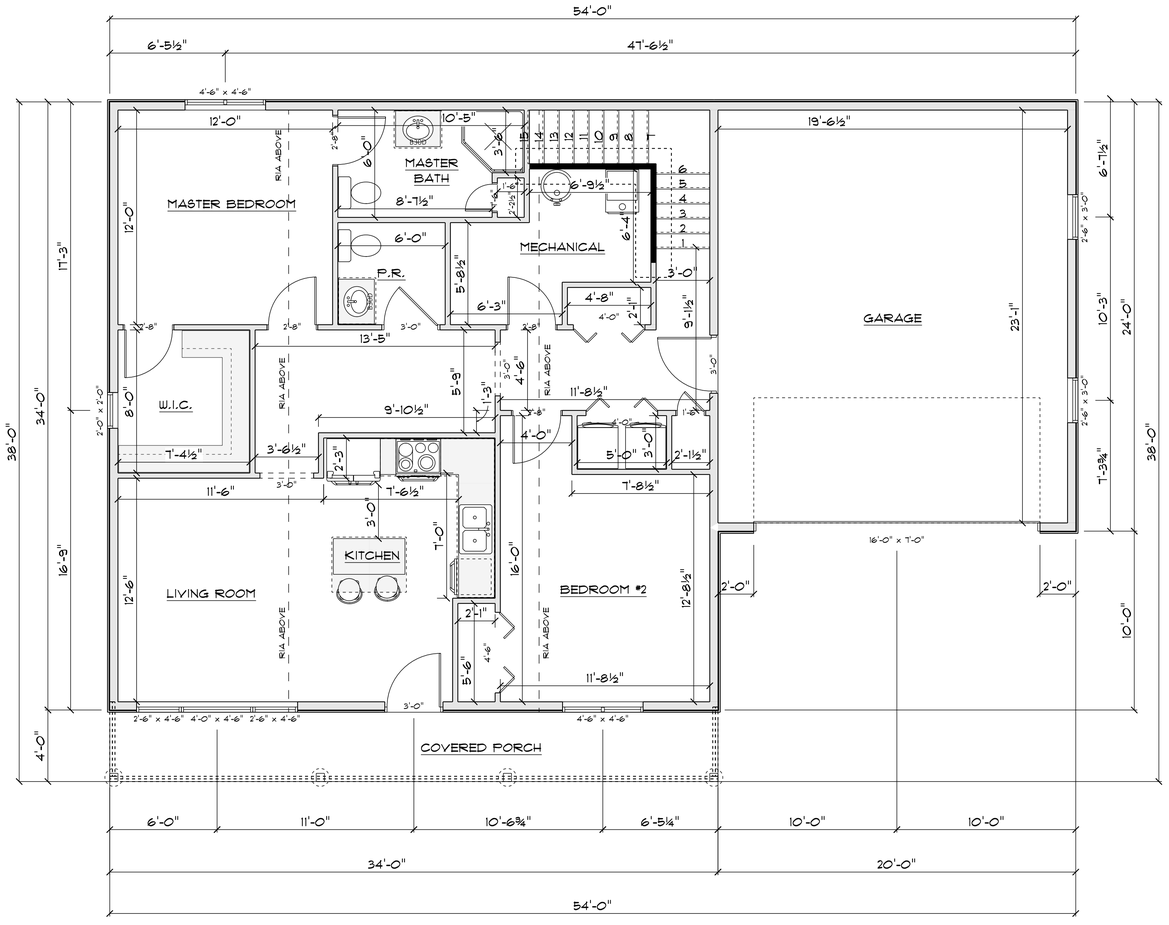
GRH-L17 2BR
2GRG

Start Date xx/xx/xxxx

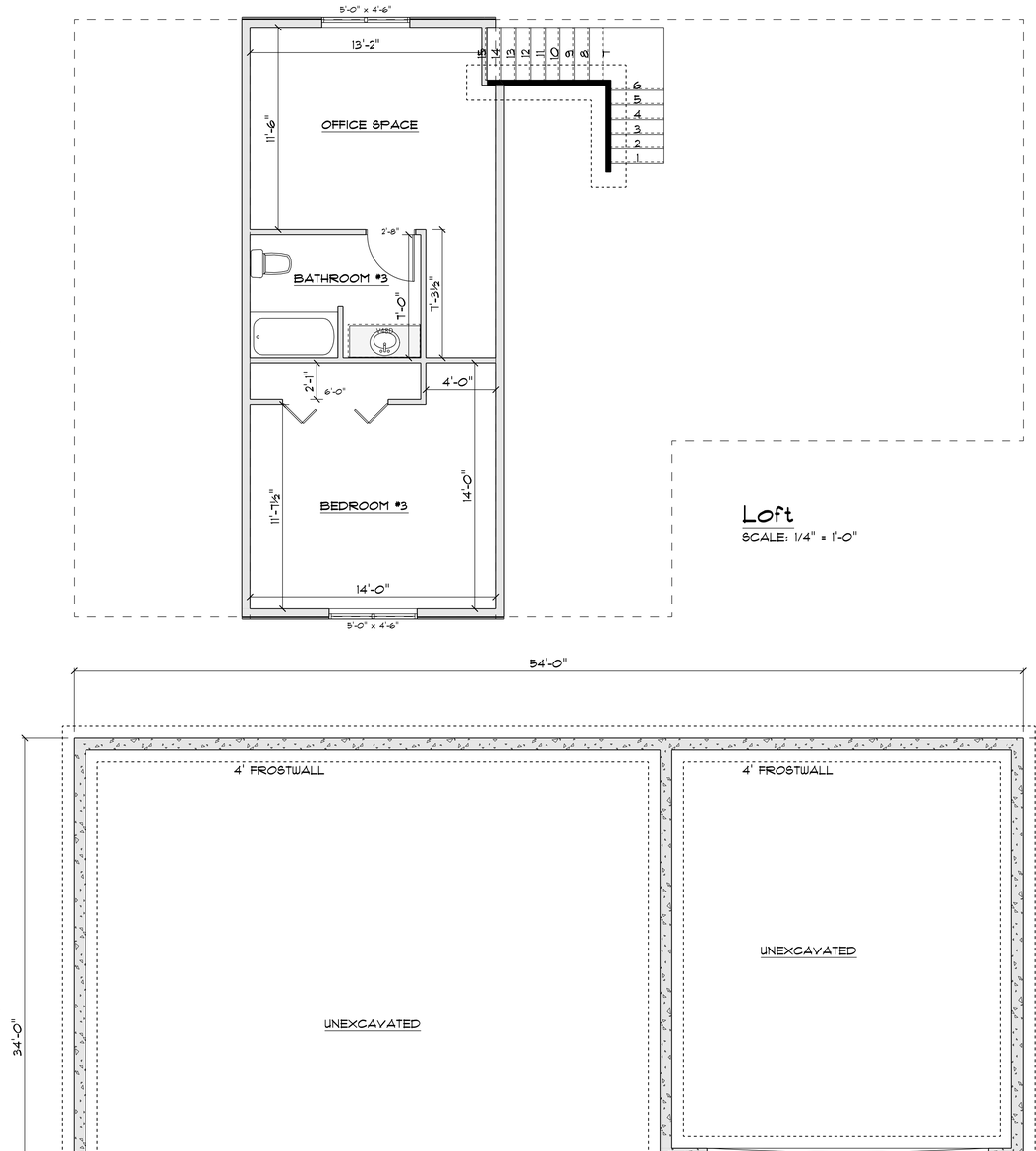
Revisions:

3 of 3

ELEVATIONS



MAIN FLOOR
SCALE: 1/4" = 1'-0"



Loft
SCALE: 1/4" = 1'-0"

FOUNDATION
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
COVERED PORCH	153 sq ft.
GARAGE	500 sq ft.
Main Floor	1171 sq ft.
Loft	509 sq ft.

PRELIMINARY - NOT FOR CONSTRUCTION

Owner / Contractor final plan approval:

Date _____ Sign _____

SECTION LETTER A | PAGE NUMBERS 1

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

DATE: 4/1/2025

LIMITATION: These plans have been prepared by a designer and not a registered architect and therefore may require additional engineering and/or review considered as an addendum to these plans and provided separately by concerned engineers or architects. The contractor is responsible to field verify plan measurements and the plans in conjunction with the contractor and point out any missing details and/or discrepancies that may exist. The contractor is responsible to field verify plan measurements to see that they work inside the exterior envelope of the structure. Any discrepancies found must be reported to and resolved by the designer before any work is performed. The contractor is responsible to build to code, review and verify plan dimensions, elevations, sections, and details prior to construction. The contractor is responsible for providing final plans to all concerned subcontractors.

BEAVER BUILDERS' SUPPLY

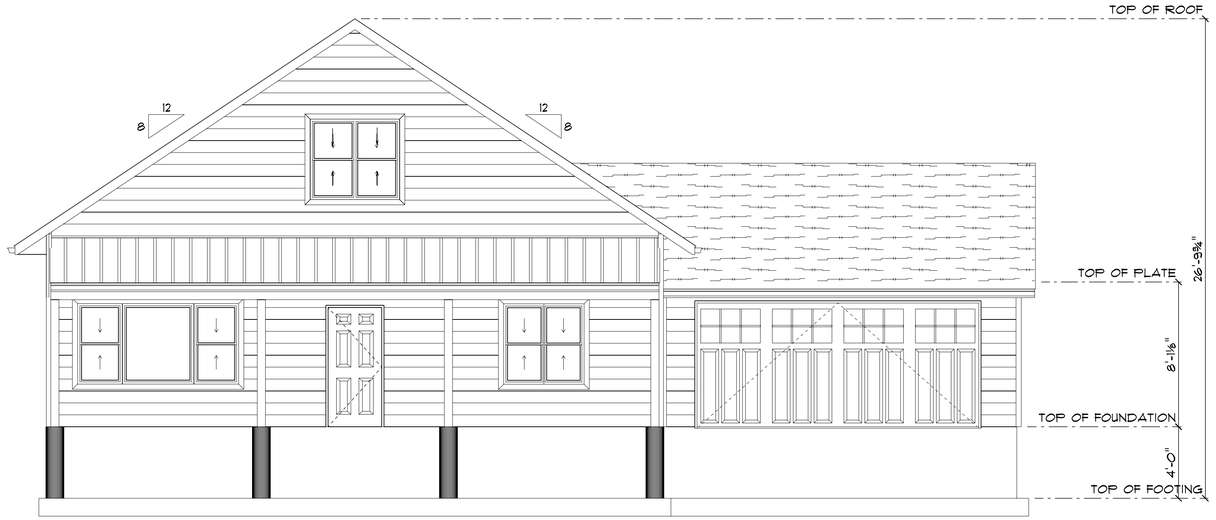
GRH-L17 2BR 2GRG

Start Date xx/xx/xxxx

Revisions:

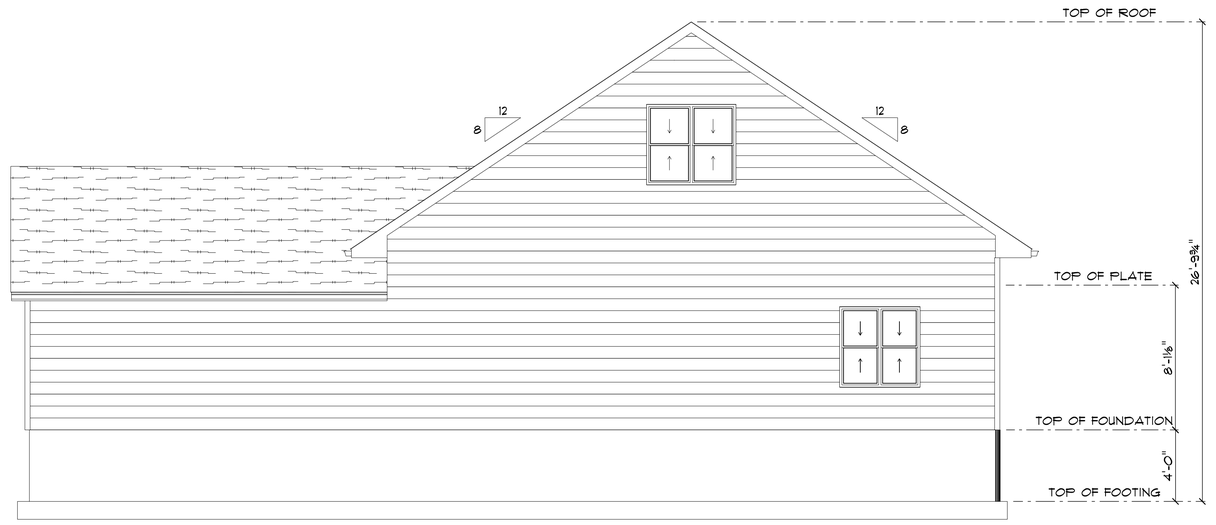
1 of 3

MAIN FLOOR



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

LIMITATION: These plans have been prepared by a designer and not a registered architect. The designer has exercised reasonable skill and care in preparing these plans and has considered applicable building codes. However, the designer does not warrant that these plans are error free. The designer is not responsible for any errors, omissions or inconsistencies in these plans. The designer is not responsible for any changes made to these plans without the designer's written consent. The designer is not responsible for any construction means, methods, techniques, sequences or procedures. The designer is not responsible for the failure of any contractor to perform its work in accordance with the plans. The designer is not responsible for any contractor's failure to carry out its work in accordance with the contract documents. The designer is not responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees or any other persons performing any of the work. The designer is not responsible for any safety precautions or programs in connection with the work. The designer is not responsible for the failure of any contractor to perform any of the work in a safe manner. The designer is not responsible for any contractor's failure to comply with any laws, rules, regulations, ordinances, codes or orders applicable to the performance of the work. The designer is not responsible for any contractor's failure to perform any of the work in accordance with the plans. The designer is not responsible for any contractor's failure to perform any of the work in accordance with the contract documents. The designer is not responsible for any contractor's failure to perform any of the work in accordance with the plans. The designer is not responsible for any contractor's failure to perform any of the work in accordance with the contract documents.

Owner / Contractor final plan approval:

Date _____ Sign _____

SECTION LETTER A

PAGE NUMBERS 1 1

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

DATE: 4/1/2025

BEAVER BUILDERS' SUPPLY

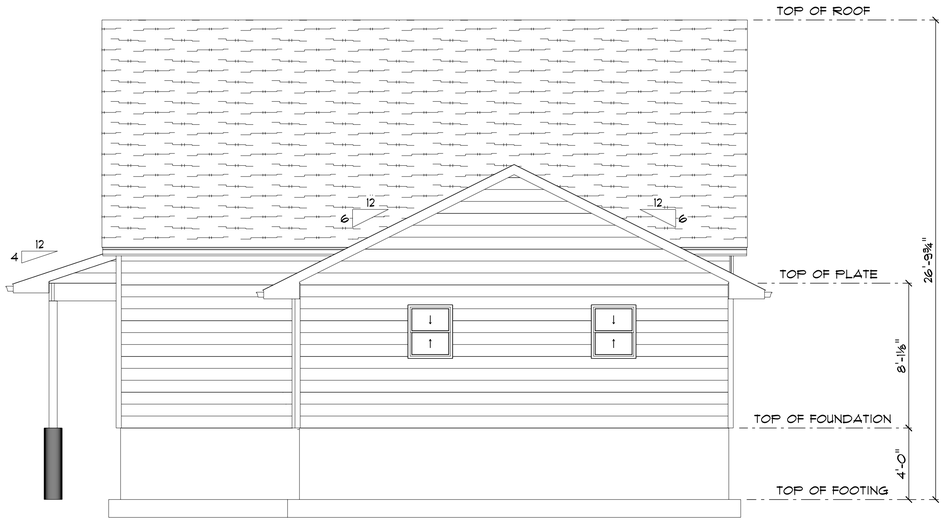
GRH-L17 2BR
2GRG

Start Date xx/xx/xxxx

Revisions:

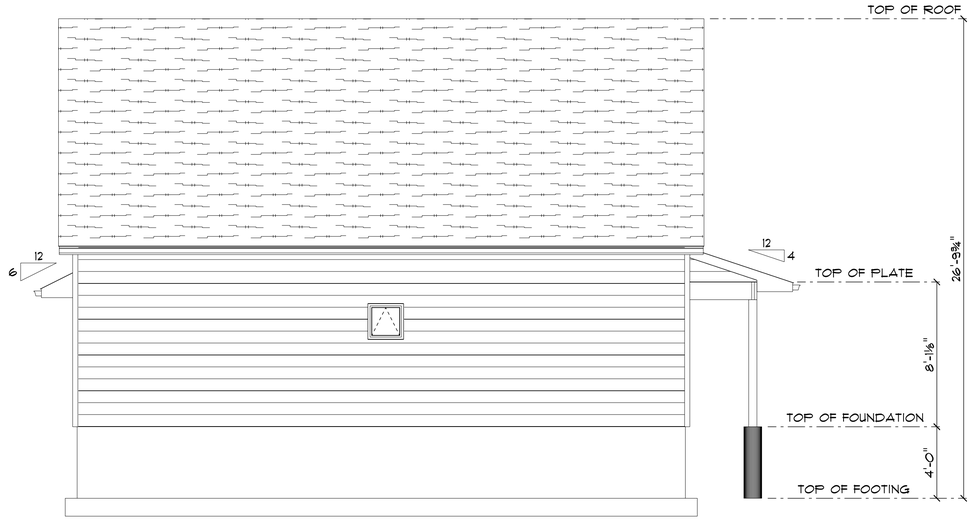
2 of 3

ELEVATIONS



RIGHT ELEVATION - FULL LOFT

SCALE: 1/4" = 1'-0"



LEFT ELEVATION - FULL LOFT

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Owner / Contractor final plan approval:

Date _____ Sign _____

SECTION LETTER A

PAGE NUMBERS 1 1

SCALE: 1/4" = 1'-0"

DRAWN BY: Chase G.

DATE: 4/1/2025

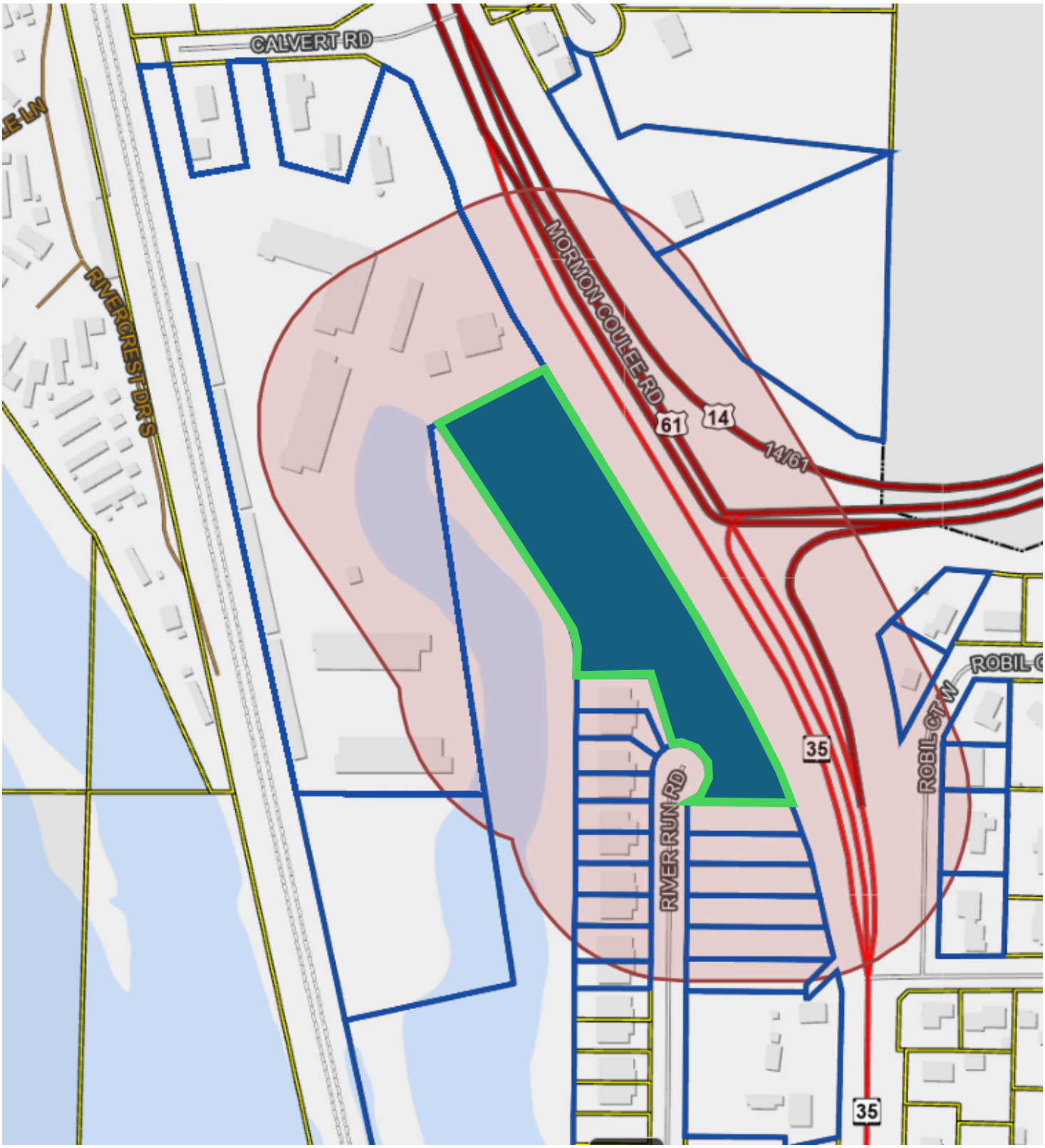
LIMITATION: These plans have been prepared by a designer and not a registered architect. Beaver Builders Supply has used reasonable care in preparing these plans but assumes no responsibility for errors or omissions contained therein. These plans are provided separately for concerned parties to review and are considered as an addendum to these plans and provided separately for review and approval. The contractor is responsible for reviewing these plans and any framing details and/or changes with the building official prior to construction. The contractor is responsible to field verify all conditions that may exist. The contractor is responsible to field verify plan measurements to see that they are correct and to report any discrepancies to Beaver Builders Supply before construction. The contractor is responsible for reviewing these plans in conjunction with the contractor and plans,

Parcels within 300 feet of 5917 River Run Rd.

Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-50465-60	BRADLEY S OCONNELL, ASHLEY A OCONNELL	5615 GARNER PL	5615 GARNER PL	LA CROSSE WI 54601
17-20781-932	DAVID ALLEN GERDTS, AMY JO GERDTS	6018 RIVER RUN RD	6018 RIVER RUN RD	LA CROSSE WI 54601
17-50781-961	DAVID E HARTMAN, JOELLEN HARTMAN	5916 RIVER RUN RD	5916 RIVER RUN RD	LA CROSSE WI 54601
17-50782-240	DAVID W HERMANN, AMANDA L ORTEGA	6025 RIVER RUN RD	6025 RIVER RUN RD	LA CROSSE WI 54601
17-50781-952	DENNIS VERDALE ODEGAARDEN, DEBORAH ANN ODEGAARDEN	5928 RIVER RUN RD	5928 RIVER RUN RD	LA CROSSE WI 54601
17-50465-655	FRANK A THORNTON	5908 ROBIL CT W	5908 ROBIL CT W	LA CROSSE WI 54601
17-50781-941	GARY SEAGO IRREVOCABLE TRUST, DEBBIE SEAGO IRREVOCABLE TRUST	6006 RIVER RUN RD	6006 RIVER RUN RD	LA CROSSE WI 54601
17-50782-250	JACQUELINE A KETTNER-SIEBER, DEBBIE L KETTNER-SIEBER	6027 RIVER RUN RD	6027 RIVER RUN RD	LA CROSSE WI 54601
17-50465-535	JOHN A KUECKER	5909 ROBIL CT W	5909 ROBIL CT W	LA CROSSE WI 54601
17-50465-520	KARL EDWARD GRANZIN, MEGAN JOY GRANZIN	6005 ROBIL CT W	6005 ROBIL CT W	LA CROSSE WI 54601
17-50465-80	LACROSSE COUNTY	5701 MORMON COULEE RD	212 6TH ST N RM 2400	LA CROSSE WI 54601
17-50781-942	MARGIE MASON REVOCABLE TRUST	6008 RIVER RUN RD	6008 RIVER RUN RD	LA CROSSE WI 54601
17-50781-982	MELANIE D PENDLETON, ROBERT J PENDLETON	6007 RIVER RUN RD	6007 RIVER RUN RD	LA CROSSE WI 54601
17-50465-510	MICHAEL J KOWALSKI, ANDREA J KOWALSKI	6019 ROBIL CT W	6019 ROBIL CT W	LA CROSSE WI 54601
17-20781-922	MICHAEL J VOSS, JEANNE P VOSS	6028 RIVER RUN RD	6026 RIVER RUN RD	LA CROSSE WI 54601
17-50465-650	MICHELLE A SCHAEFER	5902 ROBIL CT W	5902 ROBIL CT W	LA CROSSE WI 54601-2249
17-50781-962	PEGGY A LYDON	5918 RIVER RUN RD	5918 RIVER RUN RD	LA CROSSE WI 54601
17-50782-70	PROPERTY LOGIC LLC	RIVER RUN RD	PO BOX 2132	LA CROSSE WI 54602-2132
17-50782-10	PROPERTY LOGIC LLC	6103 RIVER RUN RD	PO BOX 2132	LA CROSSE WI 54602-2132
17-50781-981	RICHARD G LANSER	6005 RIVER RUN RD	6005 RIVER RUN RD	LA CROSSE WI 54601
17-50781-951	ROBERT J KOSTECKI, DONNA R KOSTECKI	5926 RIVER RUN RD	5926 RIVER RUN RD	LA CROSSE WI 54601
17-50465-530	RYAN M STENSLIEN, MICHELE L STENSLIEN	5921 ROBIL CT W	5921 ROBIL CT W	LA CROSSE WI 54601
17-50781-931	SCHNEIDER AND BETHKE FAMILY TRUST	6016 RIVER RUN RD	989 LANE AVE	MOUNTAIN VIEW CA 94040
17-50465-206	STEVEN M NICOLAI	3630, 3632, 3634, 3636 CALVERT RD	4535 MORMON COULEE RD STE 5	LA CROSSE WI 54601
17-50781-991	TONY R LETOURNEAU, ROSALIE A DEFINO	6015 RIVER RUN RD	6015 RIVER RUN RD	LA CROSSE WI 54601
17-50782-60	WATERVIEW HOA	RIVER RUN RD	6006 RIVER RUN RD	LA CROSSE WI 54601
17-50781-921	WILLIAM J OLEARY JOINT REVOCABLE TRUST FRANCES E OLEARY JOINT REVOCABLE TRUST	6026 RIVER RUN RD	6026 RIVER RUN RD	LA CROSSE WI 54601
17-50781-992	WILLIAM M KARIUKI, TANIA OFFERRALL	6017 RIVER RUN RD	6017 RIVER RUN RD	LA CROSSE WI 54601

Applicant/Owner	LITTLE RIVER HOMES LLC	5917 RIVER RUN RD	PO BOX 2813	LA CROSSE WI 54601

Properties within 300 feet of 5917 River Run Rd



NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District – General to the Planned Development District - Specific, allowing for the construction of 14 single-family homes at 5917 River Run Road.

Property is presently: vacant land

Property is proposed to be: 14 single-family homes

Rezoning is necessary: to create and build a more compact city lot size/style homes in a mini subdivision.

Tax Parcel 17-50781-970; 5917 River Run Rd

The City Plan Commission will meet to consider such application on **Monday, April 28, 2025, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, April 29, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, May 8, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-0413).

Dated this 8th day of April, 2025.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

Published: April 15 and 22, 2025
One (1) Affidavit

Office of City Clerk

April 9, 2025

MICHELLE HASE
WATER REG/ZONING ENGINEER
WI DEPT. OF NATURAL RESOURCES
141 NW BARSTOW ST SUITE 180
WAUKESHA WI 53188-3789

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of *"AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific, allowing for the construction of 14 single-family homes at 5917 River Run Road."* A copy of the hearing notice which will appear in the La Crosse Tribune on April 15 and 22, 2025 is also enclosed.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig

Sondra Craig
Deputy City Clerk
craigs@cityoflacrosse.org
608-789-7549

Enclosures

Office of City Clerk

April 9, 2025

ATTN JULIA MCCARTHY
NATURAL HAZARDS PROGRAM SPECIALIST
FEMA REGION 5
536 S CLARK ST 6TH FL
CHICAGO IL 60605

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of *"AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific, allowing for the construction of 14 single-family homes at 5917 River Run Road."* A copy of the hearing notice which will appear in the La Crosse Tribune on April 15 and 22, 2025 is also enclosed.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig

Sondra Craig
Deputy City Clerk
craigs@cityoflacrosse.org
608-789-7549

Enclosures

Craig, Sondra

From: Richard Lanser <lanserricke@gmail.com>
Sent: Tuesday, April 22, 2025 6:14 AM
To: ZZ Council Members
Subject: 25-0413
Attachments: Erosion Control Plan.jpg

Some people who received this message don't often get email from lanserricke@gmail.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. ***

Council Members,

I am the owner of 6005 River Run Road which borders the proposed development on the Southeastern corner (I am the farthest Northeast home in the current subdivision).

The purpose of this letter is to get clarification on who is responsible for any maintenance needed to be done on common space as specified in the cover letter provided with the application item 6(b) which states "The front part of the entrance has open land that will be used as common space".

The cover letter also states item 18 "This property will have a simple HOA to take care of one main item, plowing".

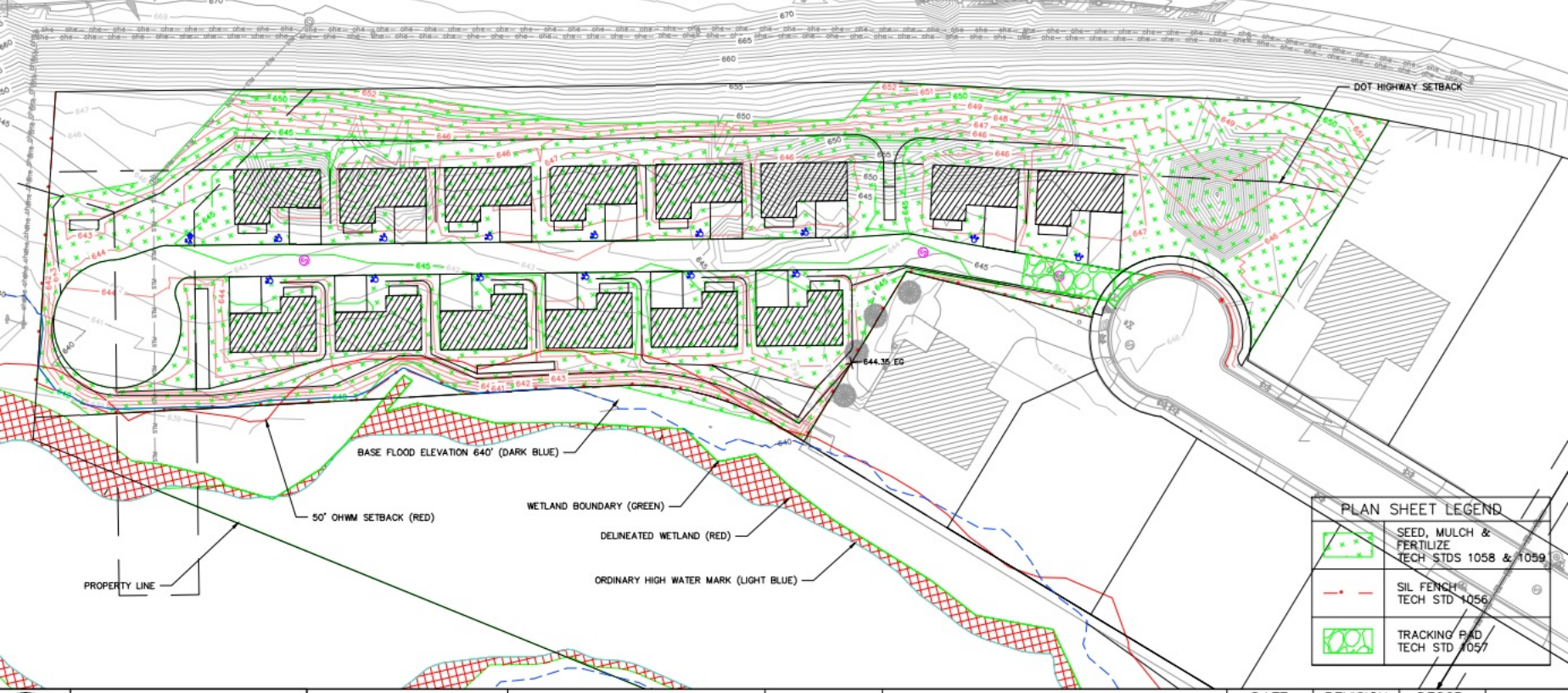
Slide 6 in the Site Plan shows the Erosion Control Plan which specifies "Seed, Mulch and Fertilize" in the common area.

Under the current proposal, the HOA is not tasked with maintaining the common area. The new homes are tasked with taking care of their landscaping and maintenance and are not responsible for maintaining the common area.

I would ask that before this plan gets approved the developer addresses how the common area is to be maintained in the future.

Sincerely,

Richard Lanser
6005 River Run Road
LaCrosse, WI 54601



MAKEPEACE ENGINEERING	419 SAND LAKE RD ONALASKA, WI 54650 608.881.6030	LOT 17 WATERVIEW SUBDIVISION 5917 RIVER RUN ROAD CITY OF LA CROSSE LA CROSSE COUNTY, WI	02/10/2025	EROSION CONTROL PLAN	DATE / REVISION / DESCR.	6	252 9

Craig, Sondra

From: Richard Lanser <lanserricke@gmail.com>
Sent: Tuesday, April 22, 2025 9:38 AM
To: ZZ Council Members
Subject: 25-0413 proposed grading
Attachments: Existing grading.jpeg; Proposed grading.jpeg

Some people who received this message don't often get email from lanserricke@gmail.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 Council Members,

I am the owner of 6005 River Run Road which abuts the proposed Common Space. I have attached jpegs which show existing grading and the proposed grading. Water currently stays in the Common Space. The grading plan of the proposed Common Space will create a low area which is partly on my property which will pond at certain times of the year. The height of the sidewalk will prevent the water from escaping.

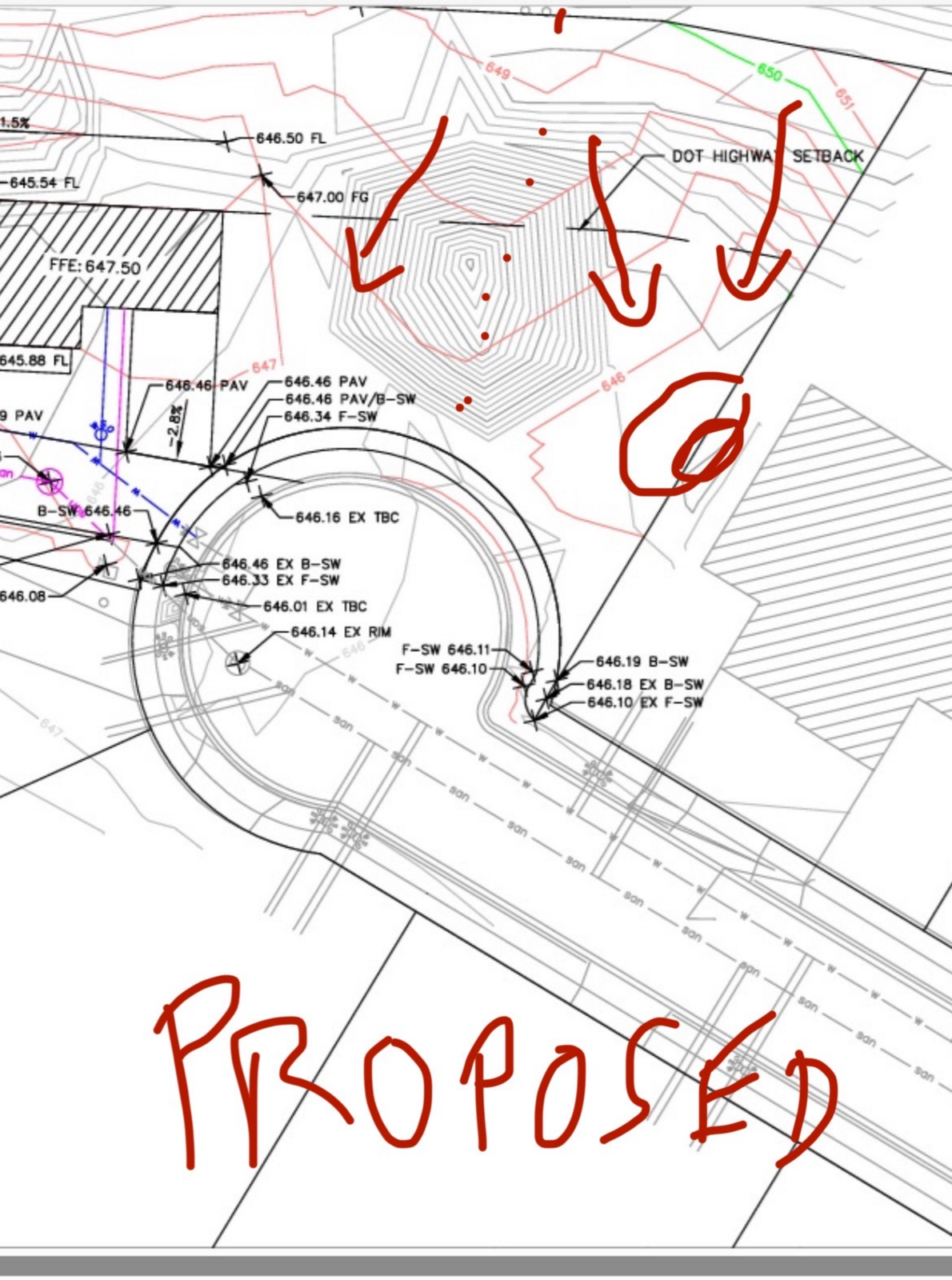
I would ask that the grading plan be altered so the low lying area be moved to the interior of the Open Space.

Thanks for your consideration.

Sincerely,

Rick Lanser
6005 River Run Road
LaCrosse, WI 54601

649
650
DOT HIGHWAY SETBACK
646.50 FL
645.54 FL
647.00 FG
FFE: 647.50
645.88 FL
646.46 PAV
646.46 PAV
646.46 PAV/B-SW
646.34 F-SW
645.69 PAV
646.03
B-SW 646.46
646.16 EX TBC
646.46 EX B-SW
646.33 EX F-SW
EG 646.08
646.01 EX TBC
646.14 EX RIM
F-SW 646.11
F-SW 646.10
646.19 B-SW
646.18 EX B-SW
646.10 EX F-SW
EXISTING


649
650
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646.50 FL
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DOT HIGHWAY SETBACK
FFE: 647.50
645.88 FL
646.46 PAV
646.46 PAV
646.46 PAV/B-SW
646.34 F-SW
647
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646.16 EX TBC
B-SW 646.46
646.46 EX B-SW
646.33 EX F-SW
646.08
646.01 EX TBC
646.14 EX RIM
F-SW 646.11
F-SW 646.10
646.19 B-SW
646.18 EX B-SW
646.10 EX F-SW
PROPOSED

Craig, Sondra

From: Rosalie DeFino <rdefino@gmail.com>
Sent: Tuesday, April 22, 2025 7:20 PM
To: ZZ City Clerk External
Cc: Tony Letourneau
Subject: Objection to rezoning proposal for 5917 River Run Rd
Attachments: Signed Objection Form_Zoning.pdf

Some people who received this message don't often get email from rdefino@gmail.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. ***

To the Common Council,

My name is Rosalie DeFino and I am writing along with my husband, Tony Letourneau, to express our objection to the proposed amendment to zoning restrictions for 5917 River Run Rd (File 25-0413). We are co-owners of 6015 River Run Rd (tax parcel 17-50781-991), which is located within 300 feet of the proposed project.

Please see the attached letter (sent July 2023), wherein we voiced our concern in response to the first notice of this rezoning petition. Since we sent that letter, there have been no changes made to the existing storm water management system. Neither the developer nor the builder have made efforts to rectify the situation, which currently has water flowing opposite the initial plans approved by the city. The current rezoning proposal would only exacerbate the situation as more soil will be displaced and there does not seem to be a plan correct the original errors.

Additionally, we as an HOA community were assured that all precautions would be taken to avoid further storm water issues and were given plans (MAKEPEACE ENGINEERING, “GENERAL DEVELOPMENT PLAN” dated 07/07/23) that included 37 rain gardens and the absence of a large mound of earth, which currently prevents water from flowing as intended, but the current proposed plan (MAKEPEACE ENGINEERING, “GRADING PLAN OVERVIEW” dated 02/10/25) has only 2 rain gardens, 3 bio filters, and a large mound of earth that will continue to prevent water from flowing as intended in the plan the city approved.

Our concerns are simple: Why should this new project move forward when 1) there have been changes made to the plans that were shared with the HOA, 2) no efforts have been made to correct past errors and deviances from city approved plans, and 3) storm water will continue to flood neighboring properties?

We remain frustrated as each rain results in a literal duck pond on our property. Furthermore the existing stormwater ditch located just south of 6017 River Run Rd, meant to handle runoff water from the highway, continues to fill with silt and will soon be completely filled and unable to serve its intended purpose as it will be level with our yard.

Please register our objections and note our concerns for the upcoming hearing.

Respectfully,
Rosalie DeFino & Tony Letourneau

OBJECTION TO
AMENDMENT OF ZONING DISTRICT BOUNDARIES
(rev. 8/2020)

I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land (include address and tax parcel number from Notice of Hearing): Tax Parcel 17-50781-970, Waterview Subdivision Lot 17 Subj to NSP ESMT in Doc No. 1723852, 5917 River Run Rd., La Crosse, WI

from the Special Multiple Dwelling District to the Planned Development - General District.

I/We object for the following reason(s): There are major issues with the storm water management plan for the existing homes in the Waterview Subdivision that the developers of subdivision have yet to address. Building up to 14 new homes on Lot ~~17 would have a significant impact on storm water and how it flows through the neighborhood (less~~ vegetation, more concrete). To our knowledge, there have been no revisions to the storm water management plan that was initially approved by the city for the Water Subdivision. We believe that ~~revisions to the storm water management plan need to be made by the developer of Lot 17, and these~~ revisions need to be reviewed and approved by water management experts before any zoning changes to Lot 17 are made.

I/We further certify that I am/we are the owner of the following described lands (include address and tax parcel number from tax bill): Tax Parcel 17-50781-991, 6015 River Run Rd, La Crosse, WI 54601

50 ft. frontage on River Run Rd Street

____ ft. frontage on ____ Street

Rosalie DeFino — Rosalie DeFino
Signature of Objector — printed name

Tony Letourneau — Tony Letourneau
Signature of Objector — printed name

6015 River Run Rd., La Crosse, WI
Address

NOTE: In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted in the protest percentage.

Completed forms should be submitted to the City Clerk prior to final action by the Common Council.
Forms can be mailed to the address below or deposited in the green drop box on the north side of City Hall.
Forms can also be emailed to cityclerk@cityoflacrosse.org.
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

LA CROSSE Tribune

AFFIDAVIT OF PUBLICATION

Lacrosse Tribune
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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 Broward, ss:

Rachel Cozart, 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. 15 2025, April. 22 2025

NOTICE ID: huDFEXKMjKUmCUHV667D
PUBLISHER ID: COL-WI-101109
NOTICE NAME: Rezoning - 5917 River Run Rd
Publication Fee: $147.75

Section: Legals
Category: 0001 Wisconsin Legals

Rachel Cozart
(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 04/23/2025

S Smith
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District – General to the Planned Development District - Specific, allowing for the construction of 14 single-family homes at 5917 River Run Road.

Property is presently: vacant land

Property is proposed to be: 14 single-family homes

Rezoning is necessary: to create and build a more compact city lot size/style homes in a mini subdivision.

Tax Parcel 17-50781-970; 5917 River Run Rd

The City Plan Commission will meet to consider such application on Monday, April 28, 2025, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on Tuesday, April 29, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, May 8, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-0413).

Dated this 8th day of April, 2025.
Nikki M. Elsen, City Clerk
City of La Crosse
4/15, 4/22 LAC
COL-WI-101109 WNAXLP

Craig, Sondra

From: Gary Seago <gseago50@gmail.com>
Sent: Thursday, April 24, 2025 7:55 AM
To: Craig, Sondra
Subject: 5917 River Run Road

You don't often get email from gseago50@gmail.com. Learn why this is important

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Dear Council Members

Residents of Waterview Subdivision had been in favor of builder John Mazzola's development proposal and zoning change in the past. Due to issues throughout our subdivision that both John Mazzola along with Carl Schilling (developer and sole officer of the Waterview HOA) have failed to address, further approval SHOULD BE DENIED until existing stormwater issues have been resolved in the Waterview Subdivision.

Mazzola and Schilling have been at apparent odds since the very start of Waterview development, neither accepting responsibility for addressing and following through with the pre-approved development plans. As far as the HOA is concerned, Mr. Schilling has yet to hold a single meeting of our HOA since 2018, as is required in the bylaws. Waterview residents have EXHAUSTED EVERY AVENUE to get the issues resolved, and to assume ownership of managing the HOA. Mr. Mazzola, for his part, took it upon himself to make many unplanned and unapproved alterations to the stormwater plans, most of which failed to improve the situation.

The most pressing problem is with the storm water ditch between lots 19 and 20. Mr. Mazzola failed to take into consideration how to deal with the storm water problem before building on lots 18 and 19. To try to remedy the problem Mr. Mazzola completely removed the north bank of the ditch to allow water from lots 18 and 19 to drain to the south. This in turn caused water from the 30 inch storm pipe from the east side of Highway 35 to route into lots 18 and 19 instead of draining into the pond as planned. Some changes were made to the north bank, but still allows water to overflow AND FLOOD into lots 18 and 19.

Mr. Mazzola's plan dated 7-07-23 shows a rain garden biofilter on lot 17 next to lot 18. This may help so that water from 18 and 19 has a place to go. THIS DOES NOT SOLVE THE STORMWATER DITCH PROBLEM HOWEVER. Mazzola's second plan dated 2-10-25 does not even appear to show a rain garden.

We respectfully request that John Mazzola and Carl Schilling SUCCESSFULLY resolve these issues before any further development on lot 17 is allowed. Any further development SHOULD NOT BE APPROVED when stormwater issues have failed to be resolved.

FIX THE OLD PROBLEMS BEFORE STARTING THE NEW. As far as Waterview residents know, even though lot 17 will create it's own HOA (like lots 3 and 4), it is still part of the Waterview Subdivision HOA also.

Gary Seago
6006 River Run Road

Agenda Item 25-0413: (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific, allowing for the construction of 14 single-family homes at 5917 River Run Road.

General Location

Council District 13, located just west of the intersection of State Hwy 35 and State Hwy 14/61 as depicted on attached MAP 25-0413. Subject property is part of the Waterview Subdivision. Adjacent uses include two and four units to the south, apartment buildings to the west and north, and single-family homes to the east across Hwy 35.

Background Information

The applicant is requesting to rezone the subject property to Planned Development-Specific to construct 14, three-bedroom, single-family homes. The applicant is requesting this zoning due to the unusual shape of the parcel and the presence of wetlands and floodway boundaries on the site. These site conditions prohibit the applicant's ability to meet minimum lot size and setback requirements. It also allows for the applicant to request to build the housing units all on one parcel which is not permitted in any of the residential zoning districts.

A private driveway would extend from the existing River Run Road cul-de-sac providing access to all the units. The applicant has stated that these homes will be part of a Condominium Association and individually be made for sale. There will be an HOA to address snow plowing, but no other restrictive covenants will be in put in place by the developer. The applicant intends to begin construction later this Spring. A site plan and elevations of the homes are attached to the legislation.

Recommendation of Other Boards and Commissions

This parcel is part of the Waterview Subdivision, which was approved by the Common Council at their March 2018 meeting. This subdivision was approved for residential development. The Common Council approved this parcel being rezoned to PDD-General at their December 2023 meeting.

Consistency with Adopted Comprehensive Plan

According to the Land Use Element of "Forward La Crosse", Low-Density Residential, which includes single-family homes, is desirable within the neighborhoods around Southern Bluffs Elementary.

Staff Recommendation

This parcel is part of the Waterview Subdivision which was approved by the Common Council in 2018 for residential development. It is consistent with the desired land use in the comprehensive plan. The applicant is proposing to develop a unique parcel of land into single-family housing units that are needed. The applicant will still need to submit a Condominium Plat to the City for approval but that will not impede the applicant starting construction. **This item is recommended for approval.**

Routing J&A 4.29.25

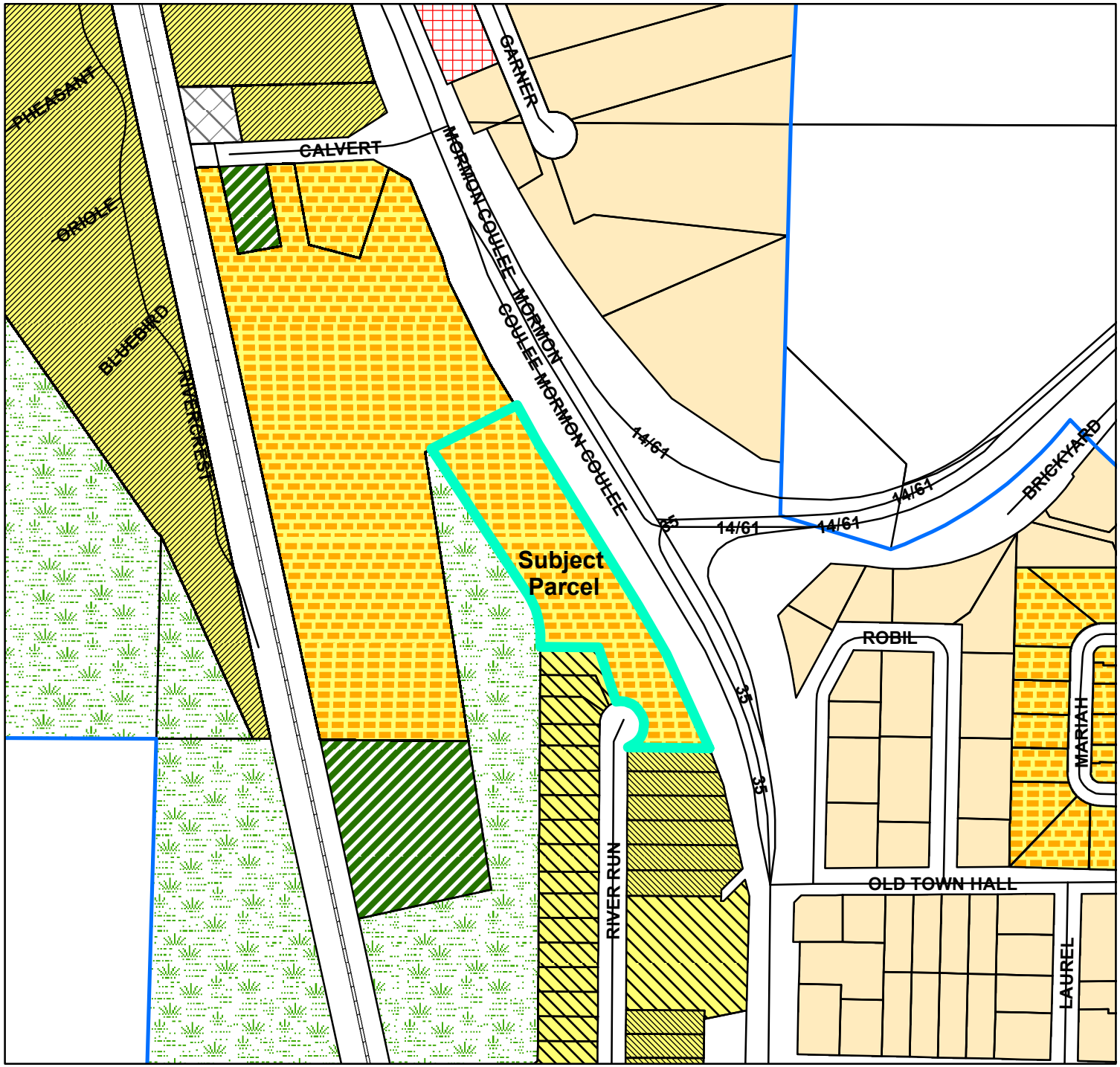
BASIC ZONING DISTRICTS

- 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

0 145 290 580 Feet

City of La Crosse Planning Department - 2025

PC 25-0413 261



BASIC ZONING DISTRICTS

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- City Limits
- SUBJECT PROPERTY

0 145 290 580 Feet

City of La Crosse Planning Department - 2025

PC 25-0413 262

Craig, Sondra

From: Margie Mason <masonmem03@yahoo.com>
Sent: Friday, April 25, 2025 6:17 PM
To: ZZ City Clerk External
Cc: Margie Mason
Subject: 25.0413 Say No to John Mazzola Lot 17 Rezoning Request

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April 27, 2025

Good morning!

As a resident of the Waterview Subdivision, I am writing to inform the City Council Members that I am not in favor of John Mazzola's proposal for rezoning Lot 17 in the Waterview Subdivision. I agree with my fellow neighbors and the statements they have provided.

Furthermore, Karl Shilling and John Mazzola have not held up to their commitments in this subdivision – Karl Shilling or John Mazzola should not be allowed to start any new development that most certainly will lead to more water concerns and many other issues.

Also, I believe a traffic study and water flow study should be done to see how this will affect the current homes in place before allowing this to move forward

My ask – vote NO on John Mazzola's proposed rezoning!

Sincerely,

Margie Mason
6008 River Run RD

Craig, Sondra

From: diana birnbaum <dianabirnbaum@gmail.com>
Sent: Sunday, April 27, 2025 9:07 PM
To: ZZ Council Members; Craig, Sondra
Subject: Objection to Item 25-0413 rezoning request at 5917 River Run Rd

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Dear Mayor, Council Members and Mr Tim Acklin,

I am writing to request that no further rezoning or new construction be allowed in the Waterview subdivision until Mr. Karl Schilling, the original Developer agrees to an amendment to the documents on file with the Register of Deeds. These documents* require the construction and maintenance of a specific storm water system under the responsibility of a Homeowners Association. However, the documents do not allow the actual individual homeowners of this development to assume legal responsibility for the HOA, only the Developer, Mr Karl Schilling is named.

The Storm Water Systems as described in documents on file have not been constructed in accordance with these detailed plans. Homeowners have made concerted efforts over months and years to assume responsibility for the HOA so that these systems are repaired and maintained. However, Mr. Karl Schilling has refused to agree to amendments which allow our authority to legally assume responsibility.

Waterview Subdivision Lot 17, now owned by John Mazzola and the subject of this zoning request is legally part of the Waterview HOA, as are all of the owners in this subdivision. Mr. Mazzola is the builder who has failed to install required Stormwater drainage systems throughout our subdivision creating serious drainage problems. Even Mr Schilling noted in his letter to owners on August 8, 2022: “In fact some of the work that was done by the property owner (Mazzola) may actually end up costing the HOA because it was done in a manner deleterious to the HOA’s storm water management system”.

As homeowners, we respectfully request that this re-zoning request be denied and no further development be allowed until Documents #1714868 and #1714869 filed August 15, 2018 are legally reviewed and amended so that documents on file are consistent with today’s status.

Thank you,
Diana Birnbaum
James Birnbaum
6218 River Run Rd

* Documents #1714868 and #1714869 filed August 15, 2018

Craig, Sondra

From: Will Kariuki <willkariuki@gmail.com>
Sent: Monday, April 28, 2025 1:07 PM
To: ZZ City Clerk External
Cc: Tania Martinez
Subject: Objection to Rezoning for Tax Parcel 17-50781-970; 5917 River Run Rd

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To the City Council,

As co-owners of 6017 River Run Rd (Tax Parcel 17-50781-992), we write to express our strong opposition to the proposed amendment to rezoning Tax Parcel 17-50781-970 (5917 River Run Rd) to build 14 single-family homes.

Currently, there has been no action taken by the developer to address the existing stormwater issues on our property. The existing stormwater ditch (south) of our property, 6017 River Run Rd, was designed to handle runoff water from the highway. However, it is currently filled with slit and is only a matter of time before it fails its intended purpose.

Furthermore, every rainfall, the stormwater ditch fills, and water flows into our backyard and our neighbor to the north, 6015 River Run Rd. This flooding renders both our backyards unusable.

In summary, our objections are as follows:

1. The existing stormwater ditch issues remain a significant concern, causing flooding with each rainfall.
2. The developer failed to address these concerns when the rezoning proposal was before the city council.
3. The prior “Erosion Control” measures at our property continue to fail, rendering their use ineffective.

These unaddressed issues remain a frustrating point for our community. If the rezoning proposal is approved, they will only be passed on to new homeowners.

We kindly thank you for your time and consideration of our objections.

Sincelry,
William Kariuki & Tania Martinez

Craig, Sondra

From: Deb Kettner-Sieber <debkettner@gmail.com>
Sent: Tuesday, April 29, 2025 11:03 AM
To: ZZ Council Members
Subject: Objection to Rezoning Proposal; File 25-0413; 5917 River Run Road

Some people who received this message don't often get email from debkettner@gmail.com. Learn why this is important

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Dear Council Members,
I am writing to respectfully express my strong opposition to the proposed rezoning and development plan currently under review for the Waterview Subdivision lot 17 (5917 River Run Road). While I recognize the importance of responsible growth, this specific proposal raises significant and unresolved concerns—particularly regarding stormwater drainage and grading—that directly affect neighboring properties and the long-term sustainability of our community.

One of the most pressing issues involves persistent stormwater drainage problems between lots 18 and 19. These concerns have gone unaddressed for years, and without proper grading and runoff mitigation, nearby properties remain at risk of flooding and are unable to use their properties fully. Before any rezoning is approved, this matter must be resolved. Unfortunately, responsibility for this issue has been repeatedly shifted between Mr. Mazzola (of Little River Homes LLC and Great River Homes LLC) and Mr. Carl Schilling, (the developer and current sole officer of the Waterview HOA—despite the HOA's objections from homeowners). Adding additional homes on Lot 17 without proper correction of drainage in all areas will impact the subdivision.

I would also like to address specific points raised by Mr. Mazzola in his cover letter related to the proposed development of Lot 17:

- **Item #6** – Sidewalks throughout the neighborhood remain incomplete. In particular, the sidewalk on Lot 21—owned by Mr. Schilling—has not been installed, despite multiple requests and emails sent to city officials and our council representative over the past two years. This poses a safety concern for families with young children and residents with mobility challenges. Additionally, there is no sidewalk connecting the public path along Highway 35 and the roundabout on the north side of Sunnyside Dr., leaving a critical gap in pedestrian access to River Run Road.
- **Item #6a** – It is unclear what walking trail Mr. Mazzola is referring to. If he is referencing the informal "natural path" behind homes on the west side of River Run Road along the drainage pond, it is incomplete and remains one of several outstanding items. While there is a walking path along the highway, it is not connected to the subdivision (see point above).
- **Item #16** – Lot 17 is subject to the existing Waterview Subdivision declarations and covenants. An additional simplified HOA for purposes such as snow removal as referenced in #18 would make sense.

Until these stormwater and grading concerns are thoroughly addressed—with updated and consistent engineering documentation for lot 17, and full implementation of environmental mitigation features on existing stormwater drainage—I urge the board to **deny the rezoning request**.

Sincerely,

Deb Kettner-Sieber

6027 River Run Road, Lot 20

--

Deb Kettner-Sieber
(608) 317-0385

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0416

Agenda Date: 4/29/2025 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for the property to be converted to a duplex at 1027 6th Street S.

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

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property Single Family Residence District to the Residence District on the Master Zoning Map, to-wit:

Tax Parcel 17-30005-10; 1027 6th St. S.

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

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

_____
Mitch Reynolds, Mayor

_____
Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

Clarke Enterprises LLC
1040 Main St
Onalaska, WI 54650
April 3, 2025

City of La Crosse Planning & Development Department
400 La Crosse St
La Crosse, WI 54601

Subject: Petition for Change to Zoning – 1027 6th St, La Crosse, WI 54601

Dear Planning & Development Committee,

We are submitting this **Petition for Change to Zoning** to request the rezoning of **1027 6th St, La Crosse, WI 54601**, from a single-family residence to a **duplex**. As experienced landlords, we recognize the importance of providing **well-maintained, high-quality housing** that benefits both tenants and the surrounding community.

The proposed rezoning will allow us to **maximize the potential of the property** by transforming it into a **modern, updated duplex** that will provide additional housing options in La Crosse. This project is in **alignment with the city's comprehensive plan**, which encourages higher-density housing to meet growing demand and improve the quality of existing neighborhoods.

The **remodeling and property management** for this project will be handled by a reputable company with a **proven track record** of revitalizing homes and **placing responsible, long-term tenants**. Their experience in property rehabilitation ensures that the finished duplex will not only meet but exceed city standards, enhancing the value and aesthetic of the neighborhood.

We are confident that this **rezoning will not be detrimental** to the area but rather will **improve property values, attract quality tenants, and contribute to the ongoing revitalization of the neighborhood**. We appreciate your time and consideration of our request and look forward to working with the City of La Crosse to bring this project to completion.

Please feel free to contact us with any questions or if additional information is needed.

Sincerely,

Sean Clarke
Clarke Enterprises LLC
612-532-9010
Clarke.enterprises.llc@gmail.com

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Sean Clarke, 1040 Main St Onalaska, WI

Owner of site (name and address):

Clarke Enterprises LLC, 1040 Main St Onalaska WI

Address of subject premises:

1027 6th St, LaCrosse WI 54601

Tax Parcel No.: 17-30005-010

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

Lot 36 in Block 3 of E.S Smith's Addition to the CIty of La Crosse, La Crosse County, Wisconsin.

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R2 - Residence

Is the property located in a floodway/floodplain zoning district? ___ Yes _x_ No

Is the property/structure listed on the local register of historic places? ___Yes _X_ No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? _X_ Yes ___ No

Is the Rezoning consistent with the policies of the Comprehensive Plan? _X_ Yes ___ No

Property is Presently Used For:

Single family

Property is Proposed to be Used For:

Duplex- Multifamily

Proposed Rezoning is Necessary Because (Detailed Answer):

See Attached

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

See Attached

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

See Attached

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 30th day of December, 2020.

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

Jean Clarke
(signature)

612-532-9019
(telephone)

4/4/25
(date)

clarke.enterprises.llc@gmail.com
(email)

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

Review was made on the 7th day of April, 20 25

Signed: _____
Director of Planning & Development

Proposed Rezoning is Necessary Because:

The proposed rezoning of **1027 6th St, La Crosse, WI 54601**, from a single-family home to a duplex is necessary to maximize the property's potential, provide additional housing, and support the city's long-term development goals.

1. **Increases Housing Availability & Affordability**
    - La Crosse faces a growing demand for housing, and rezoning this property will help address that shortage by creating an additional housing unit.
    - A duplex provides more affordable rental options compared to single-family homes, benefiting young professionals, small families, and individuals seeking housing in a desirable location.
2. **Aligns with City's Comprehensive Plan**
    - The **La Crosse County Comprehensive Plan - Envision 2050** promotes **higher-density residential development** in established urban areas.
    - The neighborhood already has other duplexes, demonstrating that this type of housing fits within the area's existing character.
    - By utilizing existing infrastructure (roads, utilities, public services), this project supports the city's goal of **smart growth and sustainable development**.
3. **Revitalizes a Neglected Property & Enhances Neighborhood Appeal**
    - The property is currently an **eyesore** and in need of significant renovations.
    - Rezoning will allow for a **complete remodel**, improving the home's exterior and interior condition, increasing property values, and making the area more attractive to residents.
4. **Promotes Economic Growth & Property Value Appreciation**
    - A well-maintained duplex will increase the property's **taxable value**, benefiting the city through higher tax revenue.
    - More housing options attract tenants and homeowners, driving **economic activity** in the surrounding area.
5. **Supports Sustainable & Efficient Land Use**
    - Rather than expanding development outward, this project **increases housing density** within an existing neighborhood.

- It makes better use of **land, utilities, and infrastructure** without requiring additional city resources for expansion.

By approving the rezoning, the City of La Crosse will gain additional housing, improved neighborhood aesthetics, increased property values, and an overall **enhanced quality of life** for residents.

Proposed Rezoning Will Not Be Detrimental to the Neighborhood or Public Welfare Because:

The proposed rezoning of **1027 6th St, La Crosse, WI 54601**, from a single-family home to a duplex will have a **positive impact on the neighborhood and public welfare** rather than being detrimental.

1. **Maintains Neighborhood Character**
    - The surrounding area already contains **multiple duplexes**, meaning this rezoning aligns with the existing housing mix.
    - The duplex will be designed and renovated in a way that complements the neighborhood's architectural style and maintains its residential appeal.
2. **Prevents Property Deterioration & Enhances Curb Appeal**
    - The property is currently in need of **significant improvements** and, if left as-is, could become a **blight** on the neighborhood.
    - By allowing the property to be rezoned and fully remodeled, it will become an **attractive and well-maintained home**, increasing curb appeal and property values in the area.
3. **Does Not Overburden Public Services**
    - The property is already served by **existing city utilities, roads, and public services**, meaning no additional infrastructure investment is required.
    - A duplex does not significantly increase demand for police, fire, or sanitation services beyond what a single-family home would require.
4. **Provides Needed Housing Without Overcrowding**
    - The duplex will be properly designed to ensure **adequate living space, parking, and yard space**, preventing overcrowding or congestion.

- The lot size and building structure can comfortably accommodate a **two-unit residence** without negatively affecting neighboring properties.

5. **Does Not Create Traffic or Parking Issues**
   - The property will include **adequate off-street parking**, ensuring that the duplex does not contribute to street congestion.
   - The neighborhood is already **designed to support multi-unit residences**, and adding one additional unit will not significantly impact traffic flow.
6. **Supports Public Welfare by Increasing Safe & Affordable Housing**
   - La Crosse has a **strong demand for rental housing**, and this project will help meet that need by creating **two safe and modern living units**.
   - Additional housing opportunities contribute to **housing stability**, reducing the risk of homelessness or unsafe living conditions.
7. **Promotes Sustainable Development**
   - The project **makes efficient use of land** in an urban setting rather than promoting urban sprawl.
   - Renovating and repurposing existing properties is more environmentally friendly than developing new housing on undeveloped land.

By rezoning the property, the city will **enhance the neighborhood, improve public welfare, and contribute to La Crosse's long-term growth goals**—without creating any negative impacts on the community.

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

Converting the property at 1027 6th St, La Crosse, WI 54601, from a single-family home to a duplex aligns with several objectives outlined in La Crosse County's Comprehensive Plan—Envision 2050. Here's how the proposed rezoning supports the plan's goals:

1. Addressing Housing Demand

The Comprehensive Plan emphasizes the need to increase the housing supply to accommodate a growing population. A housing study presented to the La Crosse Economic & Community Development Commission highlighted that the city needs to build approximately 200 new housing units annually through 2030 to meet demand. Converting the property into a duplex contributes to this objective by adding an additional housing unit within the city.

2. Promoting Sustainable Urban Development

The plan advocates for smart growth strategies that promote sustainable urban development. This includes increasing population density within the city to prevent urban sprawl. By converting a single-family home into a duplex, the project increases housing density in an existing urban area, utilizing current infrastructure and reducing the need for expansion into undeveloped land.

3. Enhancing Neighborhood Revitalization

Improving existing housing stock and revitalizing neighborhoods are key components of the Comprehensive Plan. The proposed conversion involves a complete remodel of a property currently considered an eyesore, thereby enhancing the aesthetic and functional quality of the neighborhood. This aligns with the city's goals of neighborhood revitalization and improving the quality of life for residents.

4. Diversifying Housing Options

The plan supports diversifying housing options to cater to various demographics, including families, young professionals, and older adults. By creating a duplex, the property can accommodate different household types, offering flexible housing solutions that meet the community's evolving needs.

5. Utilizing Existing Infrastructure

Focusing development within areas already served by public infrastructure is a priority in the Comprehensive Plan. The property's location within an established neighborhood ensures that

the additional housing unit will utilize existing roads, utilities, and services efficiently, aligning with the plan's emphasis on cost-effective and sustainable development.

In summary, the proposed rezoning and conversion of 1027 6th St into a duplex align with La Crosse County's Comprehensive Plan by increasing housing supply, promoting sustainable urban development, revitalizing the neighborhood, diversifying housing options, and efficiently using existing infrastructure.

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Sean Clarke, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 1027 6th St LaCrosse WI 54601

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

Sean Clarke
Property Owner

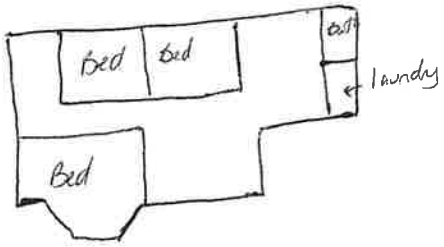
Subscribed and sworn to before me this 4 day of April, 2025

Jadah Zeh
Notary Public
My Commission expires 4/30/28.

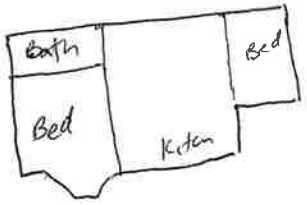
JADAH ZEH NOTARY PUBLIC STATE OF WISCONSIN

La Crosse County Interactive Map Viewer
Maps Home
Land Information Home
FEMA Flood Map Home
County Home
Emai
17-30004-140
SAMANTHA A
GOBLER &ROCK
REDWARDS
17-30005-010
CLARKE
ENTERPRISES LLC
S 1S 419
61h St S

upstairs



downstairs



Properties within 300 feet of 1027 6th St S.

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-30005-120	A&J FAMILY PROPERTIES LLC	1117 5TH AVE S	PO BOX 131	VIROQUA WI 54665
17-30091-40	A&J FAMILY PROPERTIES LLC	1117 5TH AVE S	PO BOX 131	VIROQUA WI 54665
17-30005-70	ALEXANDER BRIAN WELLSFRY	1024 & 1026 6TH ST S	1032 JOHN ST	WEST SALEM WI 54669
17-30007-110	ANNA DURESKY	1112 7TH ST S	1112 7TH ST S	LA CROSSE WI 54601
17-30091-30	AUSTEN SCHALOW, PEYTON ROTHERING	1115 5TH AVE S	1115 5TH AVE S	LA CROSSE WI 54601
17-30007-10	BRUCE E MASHAK	1103 6TH ST S	1103 6TH ST S	LA CROSSE WI 54601
17-30004-60	CHOU XIONG, KIA VANG	1018 7TH ST S	1018 7TH ST S	LA CROSSE WI 54601
17-30004-90	CHRISTOPHER J WARD	1005 6TH ST S	1005 6TH ST S	LA CROSSE WI 54601
17-30091-20	CHRISTOPHER R BROWN, RAE L BROWN	1109 5TH AVE S	1109 5TH AVE S	LA CROSSE WI 54601
17-30005-40	CMKJ PROPERTIES LLC	1008 6TH ST S	S1411 BUELLS VALLEY RD	MONDOVI WI 54755
17-30004-70	DANIEL MANKE, ANGELA MANKE	1028 7TH ST S	1028 7TH ST S	LA CROSSE WI 54601
17-30006-20	DANIEL J FITZSIMMONS, BARBARA C FITZSIMMONS	514 JOHNSON ST	4801 STANLEY CT	LA CROSSE WI 54601-2906
17-30006-30	DANIEL J FITZSIMMONS, BARBARA C FITZSIMMONS	510 JOHNSON ST	4801 STANLEY CT	LA CROSSE WI 54601-2906
17-30007-40	DANIEL L KANE, ELIZABETH A KANE	1113 6TH ST S	1113 6TH ST S	LA CROSSE WI 54601
17-30007-20	DAVID DONALDSON	614 JOHNSON ST	614 JOHNSON ST	LA CROSSE WI 54601
17-30091-60	DAVID J SCHROEDER, SANDRA D SCHROEDER	1127 5TH AVE S	W2351 KAMMEL COULEE RD	COON VALLEY WI 54623
17-30004-30	DAVID P ORR	1008 7TH ST S	417 S MCKENDRIE RD	MT MORRIS IL 61054
17-30006-120	DENNIS HOLLAND	1116 6TH ST S	1116 6TH ST S	LA CROSSE WI 54601-5308
17-30004-120	EDWARD MOORE, CRYSTAL MOORE	1013 6TH ST S	1013 6TH ST S	LA CROSSE WI 54601-5358
17-30007-30	ESTHER L SCHROEDER	1105 6TH ST S	1105 6TH ST S	LA CROSSE WI 54601
17-30005-60	GB INVESTMENTS LLC	1018 6TH ST S	3540 JEFFERS RD	EAU CLAIRE WI 54703
17-30005-50	HD RENTALS LLC	1010, 1012, 1014, 1016 6TH ST S	112 11TH AVE N	ONALASKA WI 54650
17-30003-130	HIGHER HOUSE PROPERTIES LLC	1017 7TH ST S	PO BOX 3692	LA CROSSE WI 54602-3692
17-30003-120	HOWARD D WALTON	1013 & 1015 7TH ST S	1013 7TH ST S	LA CROSSE WI 54601
17-30006-100	HRISTO T ANDONOVA, SONIA S ANDONOVA	520 JOHNSON ST	520 JOHNSON ST	LA CROSSE WI 54601-5359
17-30005-80	JAMES G ZILL	1028 6TH ST S	1028 6TH ST S	LA CROSSE WI 54601-5307
17-30006-10	JEFFREY HAZAEL DAINES	513 JOHNSON ST	513 JOHNSON ST	LA CROSSE WI 54601
17-30007-100	JUAN A GARCIA HERNANDEZ, SELENA R GARCIA	1108 7TH ST S	1108 7TH ST S	LA CROSSE WI 54601
17-40381-740	LENNEL V ANDERSON III, KELLY J ANDERSON	618 JACKSON ST	618 JACKSON ST	LA CROSSE WI 54601-5374
17-30007-120	LOUISE LAWRYNK, PAT LAWRYNK	1114 7TH ST S	2641 HACKBERRY LN	LA CROSSE WI 54601
17-30006-110	MARY BETH HENSEL	1112 6TH ST S	1112 6TH ST S	LA CROSSE WI 54601-5308
17-30096-60	MICHAEL J WENDT	1215 5TH AVE S	1215 5TH AVE S	LA CROSSE WI 54601
17-30004-130	MICHAEL P MOEN	1019 6TH ST S	310 IRENE PL	HOLMEN WI 54636-9773
17-30005-20	MICHAEL W RHODES, PATRICIA K RHODES	522 JACKSON ST	522 JACKSON ST	LA CROSSE WI 54601-5373
17-30007-60	NAO PAO MOUA, LOR X MOUA	1123 6TH ST S	1123 6TH ST S	LA CROSSE WI 54601
17-30004-100	NATHAN A BISE	1003 6TH ST S	1311 PARK ST N	LA CROSSE WI 54601-5640
17-30003-90	NICKELATTI REAL ESTATE INC	1007, 1009, 1011 7TH ST S	1400 PINE ST	LA CROSSE WI 54601
17-30005-130	NICKELATTI REAL ESTATE INC C/O MUNSON REALTY	1121 5TH AVE S	1400 PINE ST	LA CROSSE WI 54601
17-30091-50	NICKELATTI REAL ESTATE INC C/O MUNSON REALTY	1121 & 1123 5TH AVE S	1400 PINE ST	LA CROSSE WI 54601
17-40381-770	NOAH LOOS, MOLLY ROBERTS	1002 7TH ST S	1002 7TH ST S	LA CROSSE WI 54601
17-40381-760	PATRICK T HELFENBEIN, ANN E HELFENBEIN	624 JACKSON ST	624 JACKSON ST	LA CROSSE WI 54601
17-30007-130	PE RENTALS LLC	1122 7TH ST S	PO BOX 534	LA CROSSE WI 54601
17-40381-750	PETER M RYDBERG, TERRY L RYDBERG, MARK M RYDBERG	622 JACKSON ST	622 JACKSON ST	LA CROSSE WI 54601
17-30006-90	PHILLIP A OSTREM	1104 6TH ST S	1104 6TH ST S	LA CROSSE WI 54601
17-30006-130	RIVERLAND INVESTMENTS LLC	1120 6TH ST S	1231 EAST AVE S	ONALASKA WI 54650
17-30004-80	ROBERT J HAMPE, SHELLY A HAMPE	1022 7TH ST S	1022 7TH ST S	LA CROSSE WI 54601-5401
17-30007-50	RYAN J ANDERSON, KATHERINE A ANDERSON	1117 6TH ST S	1117 6TH ST S	LA CROSSE WI 54601
17-30005-30	RYAN J GRAY	518 JACKSON ST	3540 JEFFERS RD	EAU CLAIRE WI 54703
17-30004-140	SAMANTHA A GOBLER, BROCK R EDWARDS	1023 6TH ST S	1023 6TH ST S	LA CROSSE WI 54601-5358
17-30008-10	SCHOOL DISTRICT OF LA CROSSE C/O BUILDINGS & GROUNDS	1111 7TH ST S	807 EAST AVE S	LA CROSSE WI 54601
17-30003-140	SCOTT N ARENZ	1021 7TH ST S	1021 7TH ST S	LA CROSSE WI 54601-5477
17-30004-10	SHEA EALEY RENTALS LLC	1025, 1027, 1029 7TH ST S 701 JOHNSON ST	W8052 AUGUST AVE	HOLMEN WI 54636
17-30005-90	STEVEN T EIDE	512 JACKSON ST	2520 LOSEY CT	LA CROSSE WI 54601-3938
17-30096-50	TAYLOR H HALEY, RAYANE L HALEY	1211 5TH AVE S	1211 5TH AVE S	LA CROSSE WI 54601
17-30004-110	VICKI A MAGADANZ	1007 6TH ST S	1007 6TH ST S	LA CROSSE WI 54601
17-30007-90	WARD C DOBBS	622 JOHNSON ST	622 JOHNSON ST	LA CROSSE WI 54601
17-30004-50	WARREN CASEY INVESTMENTS LLC	1012 & 1014 7TH ST S	3244 CLIFFSIDE DR	LA CROSSE WI 54601

Applicant/Owner:	ATTN: SEAN CLARKE CLARKE ENTERPRISES LLC	1040 MAIN ST	ONALASKA WI 54650

Properties within 300 feet of 1027 6th St S.

NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for the property to be converted to a duplex at 1027 6th Street S.

Property is presently: a single family home

Property is proposed to be: a duplex

Rezoning is necessary: to maximize the property's potential, provide additional housing, and support the city's long-term development goals

Tax Parcel 17-30005-10; 1027 6th St. S.

The City Plan Commission will meet to consider such application on **Monday, April 28, 2025, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, April 29, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, May 8, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-0416).

Dated this 8th day of April, 2025.

Nikki M. Elsen, City Clerk
City of La Crosse

- -

Published: April 15 and 22, 2025
One (1) Affidavit

LA CROSSE Tribune

AFFIDAVIT OF PUBLICATION

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

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

State of Florida, County of Broward, ss:

Rachel Cozart, 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. 15 2025, April. 22 2025

NOTICE ID: Sgf0ABVk2M1BmQErTYI8
PUBLISHER ID: COL-WI-101110
NOTICE NAME: Rezoning - 1027 6th St S
Publication Fee: $147.75

Section: Legals
Category: 0001 Wisconsin Legals

Rachel Cozart
(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 04/23/2025

S Smith
Notary Public
Notarized remotely online using communication technology via Proof.

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Dated this 8th day of April, 2025.
Nikki M. Elsen, City Clerk
City of La Crosse
4/15, 4/22 LAC
COL-WI-101110 WNAXLP

Agenda Item 25-0416: (Andrea Trane)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for the property to be converted to a duplex at 1027 6th Street S.

General Location

1027 6th Street South, corner of 6th and Johnson Street, Powell-Poage-Hamilton Neighborhood Association, Council District 9.

Background Information

The current owner has owned this property for approximately 3 years. He would like to do significant improvements to the property and change it from a single family home to a duplex.

Recommendation of Other Boards and Commissions

None

Consistency with Adopted Comprehensive Plan

Low density residential use is allowable in this neighborhood. Medium-Density and High-Density Residential are desirable uses.

Staff Recommendation

Approval

Routing

BASIC ZONING DISTRICTS

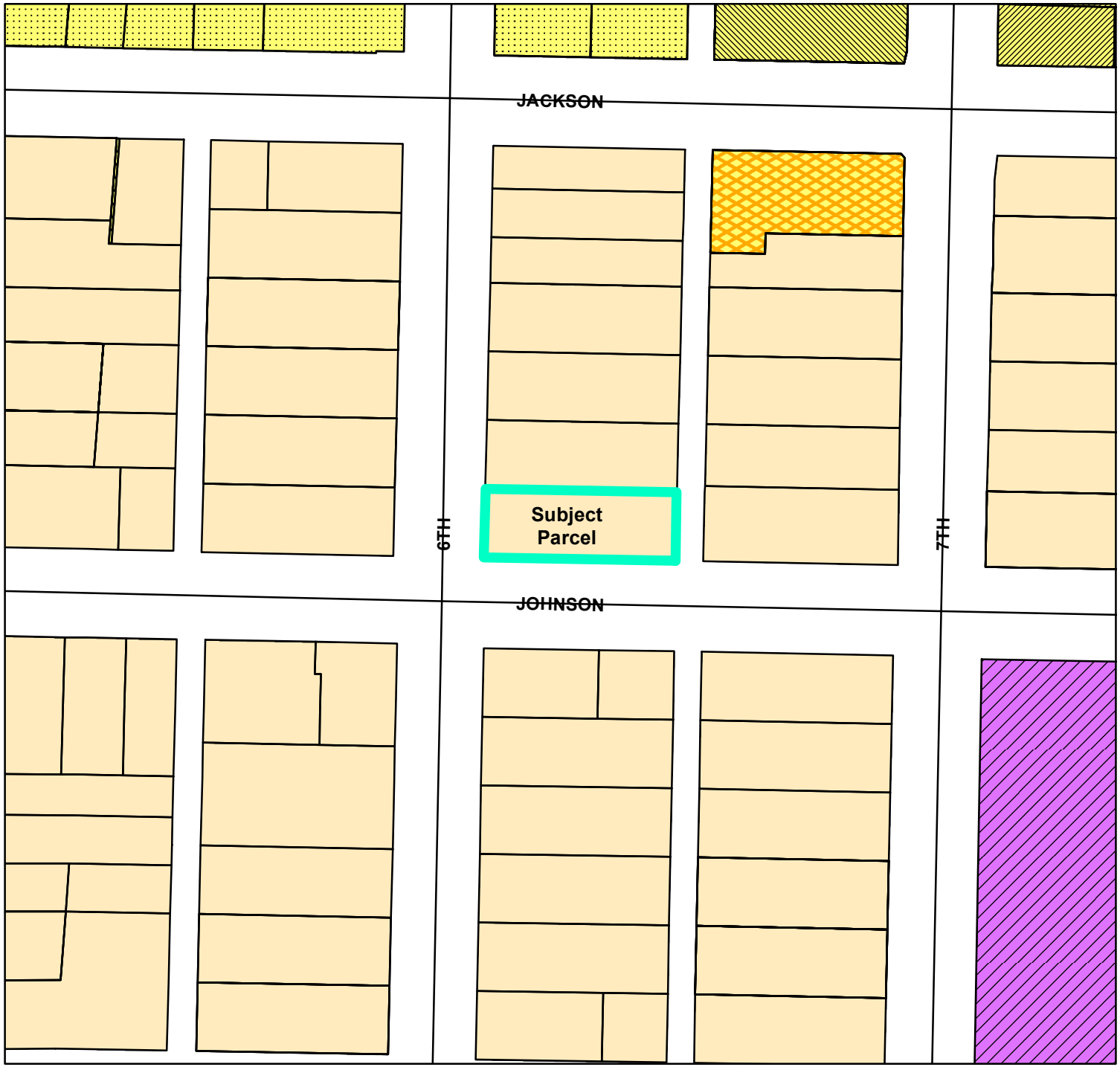
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

N W E S

0 50 100 200 Feet

City of La Crosse Planning Department - 2025

PC 25-0416 286



BASIC ZONING DISTRICTS

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0 50 100 200 Feet

City of La Crosse Planning Department - 2025

PC 25-0416 287

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0426

Agenda Date: 4/29/2025 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Application

Agenda Number:

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses to be considered by your committee April 29, 2025.

Chickens
April 30, 2025 through December 31, 2025

KATHRYN THOMPSON	346 23RD ST S
NATHAN LECHTENBERG	2405 13TH ST S
JAKE & KALI ROESLER	1331 DENTON ST
MARK HANSON	2421 13TH ST S

Outdoor Dining Renewals
April 1, 2025 through October 31, 2025

Benchmark Redevelopment Inc	Buzzard Billy's Café/Starlite Lounge	222 Pearl St
Bodega Brew Pub Inc	Bodega Brew Pub	122 4th St S
Charmant Hotel LLC (The)	The Charmant Hotel	101 State St
Dream Once LLC	Fork & Fable Crafthouse	1003 16th St S
Houghton's Jackson Street Pub Inc	Houghton's Jackson Street Pub	1002 Jackson St
Moonshine On Vine LLC	Del's Bar	229 3rd St N
Old Crow La Crosse LLC (The)	The Crow	100 3rd St S

License Fee: _____

Invoice No.: _____

APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, ____ to December 31, ____

Use Conditions:

- One property is limited to the keeping or harboring of up to eight (8) chickens.
- A person may only own, keep or harbor chickens on property be ing used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure that measures a minimum of three (3) square feet per bird, and all chickens must be kept in the covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

Kathryn Thompson

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

346 23rd St. S

PROPERTY OWNER(S):

Kathryn Thompson, Sara Hanssen

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property X ONE-FAMILY dwelling or _____ TWO-FAMILY dwelling? (Check One)

If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

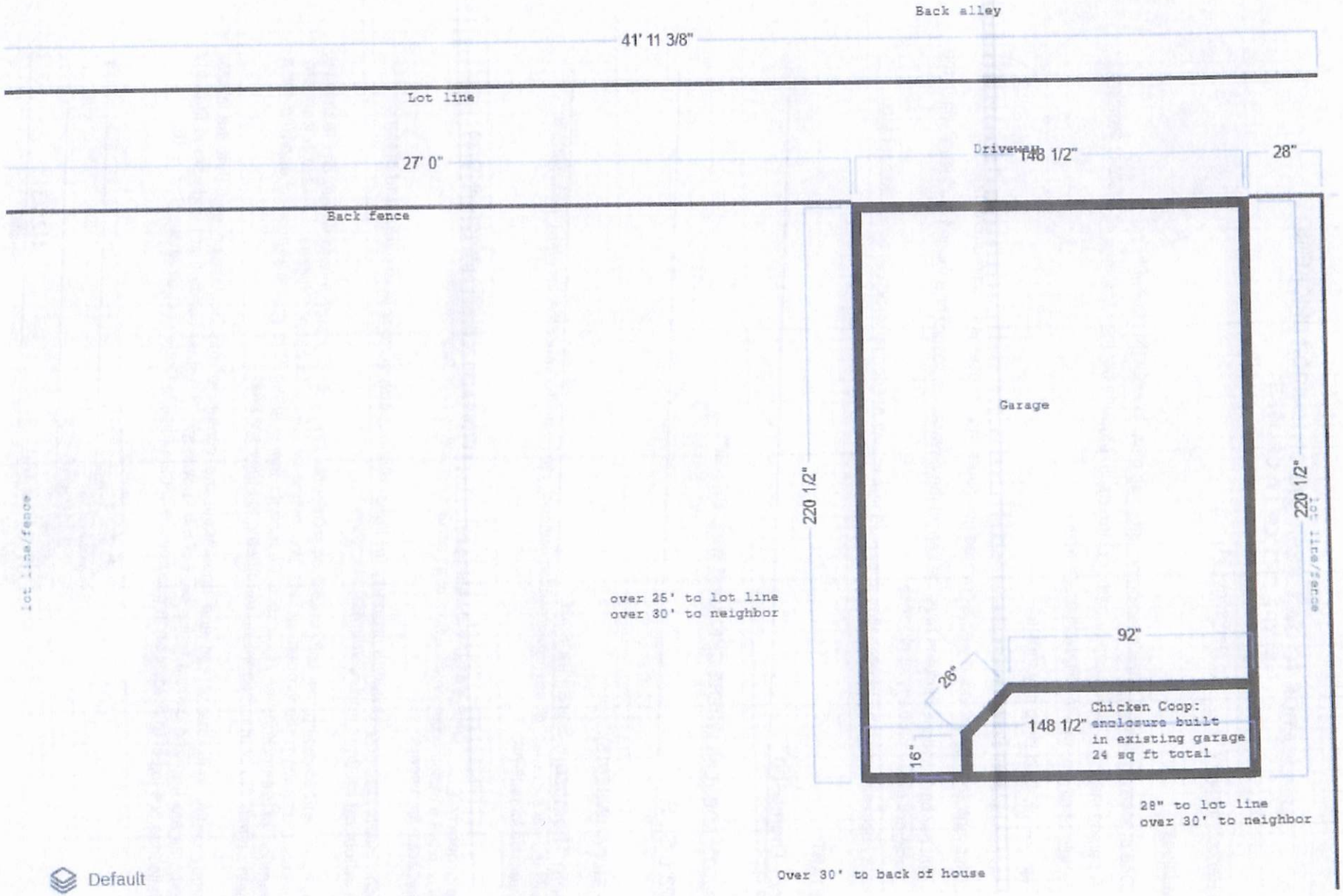
I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

(signature)

(signature)

507-319-4460
(telephone)

4/2/25
(date)



Default

346 23rd St. S
La Crosse, WI 54601

Scale ¼"= 1'

License Fee: _____

Invoice No.: _____

APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 25 to December 31, 25

Use Conditions:

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- A person may only own, keep or harbor chickens on property be ing used as a one-family dwelling (single family) or two-family dwelling (duplex).
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- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

Nathan Lechtenberg

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

2405 13th St S La Crosse WI 54601

PROPERTY OWNER(S):

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property _X_ ONE-FAMILY dwelling or ____ TWO-FAMILY dwelling? (Check One)
If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

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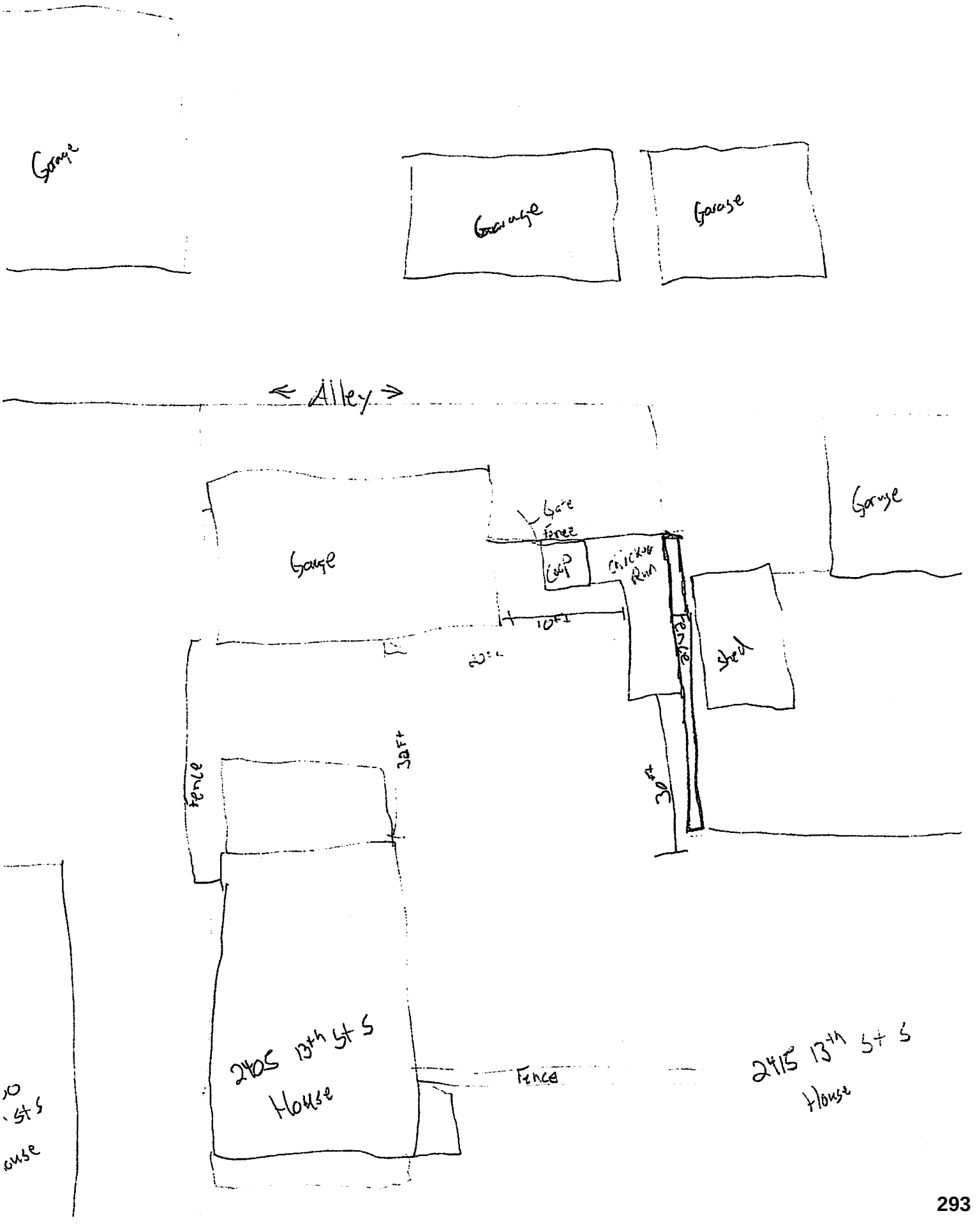
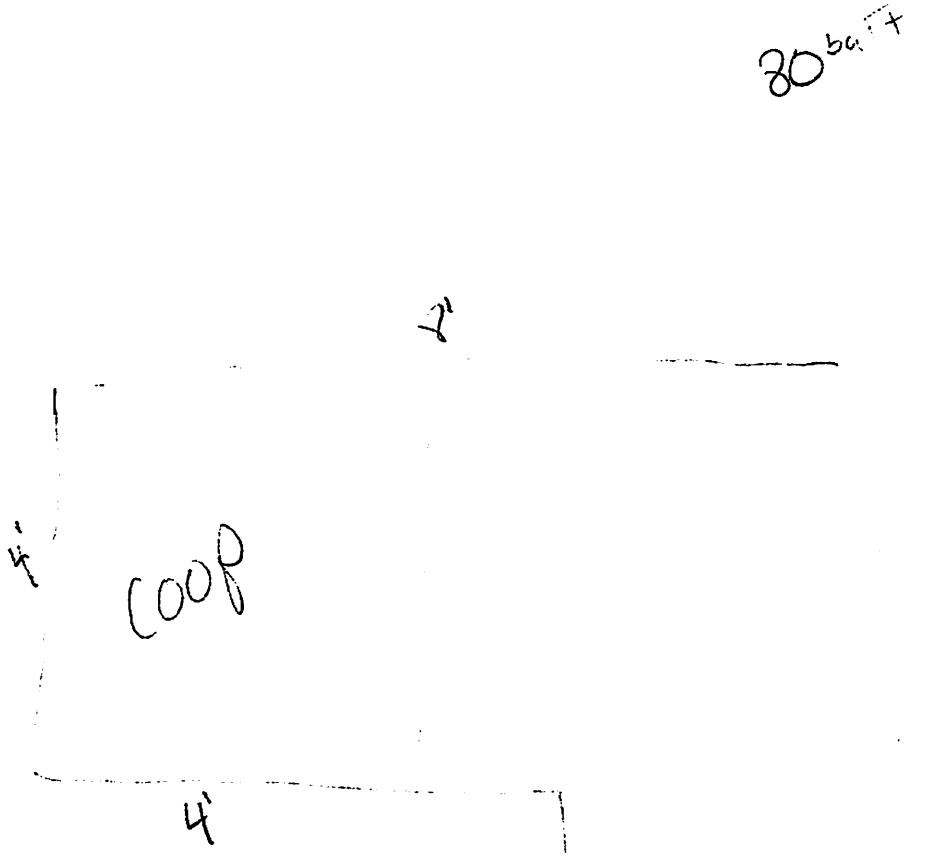
(signature)

(signature)

507-459-4262 (telephone)

20250404 (date)


Garage
Garage
Garage
Alley
Garage
Gate
Fence
Coop
Chicken Run
Garage
10ft
Fence
Shed
30ft
Fence
30ft
2405 13th St S
House
Fence
2415 13th St S
House



Coop – Menards SKU 1920171
model coop8

Overall size 122"L x 59"W x 59" H

Main House 29.5"L x 29.5"W x 39.5"H

Ext Run 90.5"L x 29.5"W x 39.5" H

16'

12'

License Fee: _____

Invoice No.: _____

Cash

RECEIVED
APR 10 2025
City Clerk's Office

APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, ____ to December 31, ____

Use Conditions:

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- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

Jake and Kali Roesler

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

1331 Denton Street La Crosse, WI 54601

PROPERTY OWNER(S):

Jake and Kali Roesler

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property _X_ ONE-FAMILY dwelling or _____ TWO-FAMILY dwelling? (Check One)
If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

(signature)

Kali Roesler
(signature)

608-790-1664 (telephone) 4/7/25 (date)

Sec. 6-16 of the La Crosse Municipal Code
Rev. 12/2023

Fence
Sidewalk
Fence
Driveway
Garage
Garage
Garage
Tree
Fence
Fence
Fence
1325
1331
Driveway
Driveway
FD
FD
Tree
25 ft
Fence
Fence
Denton St.
14Th

License Fee: 25.00

Invoice No.: _____

APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 25 to December 31, 25

Use Conditions:

- One property is limited to the keeping or harboring of up to eight (8) chickens.
- A person may only own, keep or harbor chickens on property be ing used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure that measures a minimum of three (3) square feet per bird, and all chickens must be kept in the covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

APPLICANT:

Mark Hanson

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

2421 13th St. S.

PROPERTY OWNER(S):

n/a

If applicant is not the owner, please provide written documentation from the owner that they have been notified. Not applicable for renewal.

Is the property 1 ONE-FAMILY dwelling or _____ TWO-FAMILY dwelling? (Check One)
If duplex, provide written documentation from other occupant that they have been notified. Not applicable for renewal.

Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.

*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

(signature)

(signature)

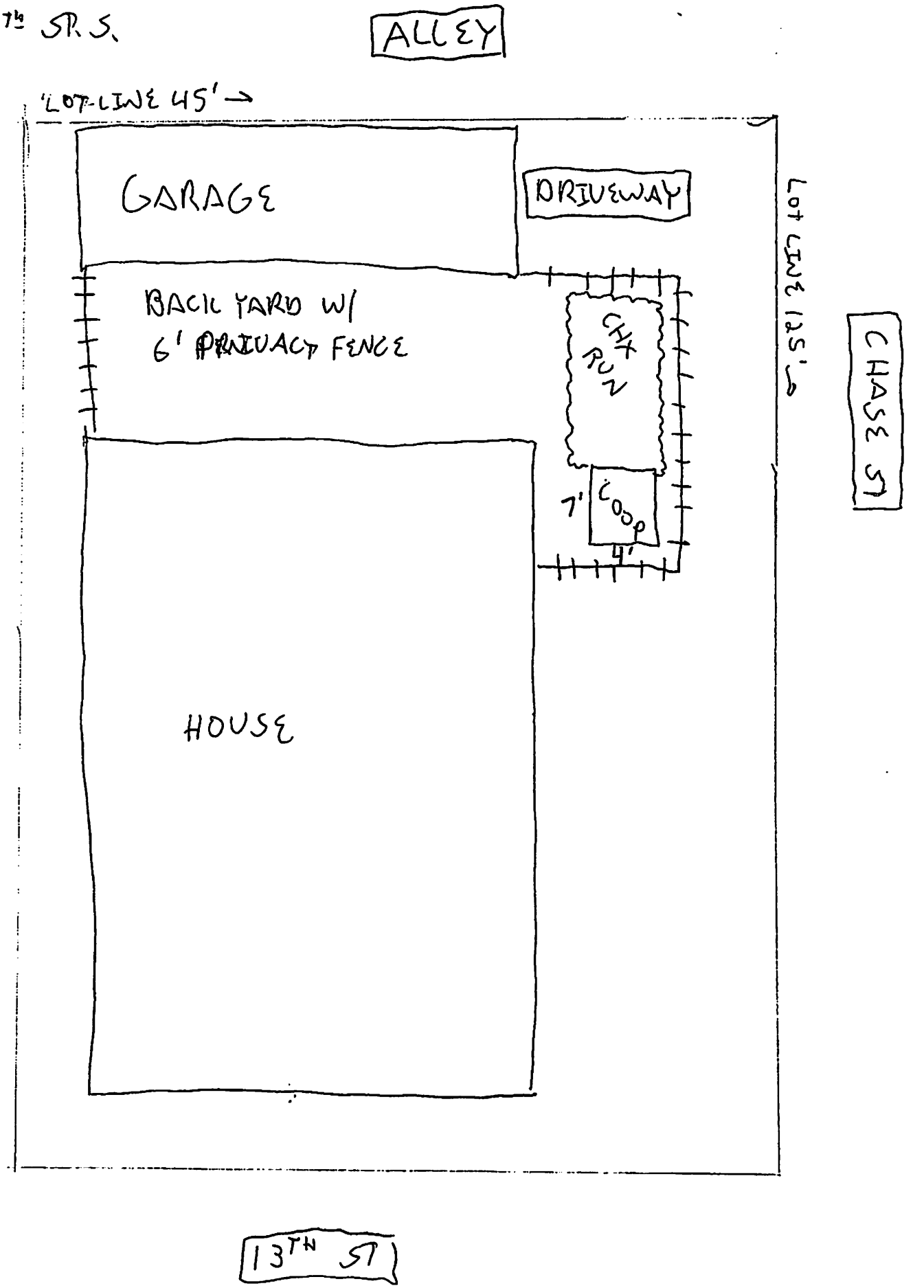
(608) 397-0624 (telephone)

4/21/25 (date)

Sec. 6-16 of the La Crosse Municipal Code

Rev. 12/2023

MARK HANSON
2421 13TH ST. S.



City of La Crosse, Wisconsin

APPLICATION FOR *EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA*

Fee: $ 150.00

The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply.

- ☑ Combination "Class B" Beer & Liquor
- ☐ Class "B" Beer
- ☐ "Class C" Wine

BUSINESS INFORMATION

Legal/Real Name of Business:
Benchmark Redevelopment Inc

Business Address:
222 Pearl Street, LaCrosse, WI, 54601

Business Phone Number:	Business Email:
608-796-2277	buzzardbillys@yahoo.com

PREMISES INFORMATION

Trade Name of Business:
Buzzard Billy's

Address of Premise:
222 Pearl Street, LaCrosse, WI, 54601

EXPANSION INFORMATION

Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works)
04/01/2025 - 10/31/2025

Description of Proposed Expansion – Where Alcohol Will be Present (square feet, physical location, etc.):
Two outdoor dining areas - a sidewalk cafe & a parklet cafe; both directly in front of business building. Total square footage of dining areas = 577.22. Total dining capacity = 28 people.

AGENT INFORMATION

Agent Name:	First	Middle	Last
	Heather	K	Young

Agent Home Address:	Street	City	State	Zip Code
	W4921 Troy Road	LaCrosse	WI	54601

Phone Number:	Email:
608-385-0544	buzzardbillys@yahoo.com

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages and adherence to noise levels.

Heather Young — Signature of Applicant

1-28-2025 — Date

2/2023

City of La Crosse, Wisconsin

APPLICATION FOR *EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA*

Fee: $ 150.00

The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply.

- ☒ Combination "Class B" Beer & Liquor
- ☐ Class "B" Beer
- ☐ "Class C" Wine

BUSINESS INFORMATION

Legal/Real Name of Business: Bodega Brew Pub Inc

Business Address: 122 South 4th Street

Business Phone Number: 608-782-0677

Business Email: admin@bodegabrewpub.com

PREMISES INFORMATION

Trade Name of Business: Bodega Brew Pub

Address of Premise: 122 South 4th Street

EXPANSION INFORMATION

Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works)

April 4 - October 31

Description of Proposed Expansion – Where Alcohol Will be Present (square feet, physical location, etc.):

Ten tables up against the front of bar on the outside of building on the sidewalk.

AGENT INFORMATION

Agent Name: First	Middle	Last
Kristopher	Jon David	Thingvold

Agent Home Address: Street	City	State	Zip Code
3430 Cliffside Dr	La Crosse	WI	54601

Phone Number:	Email:
608-792-8342	Kristhingvold.bodega@gmail.com

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages and adherence to noise levels.

Signature of Applicant — Date: 4-10-25

City of La Crosse, Wisconsin

APPLICATION FOR *EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA*

RECEIVED 2/2023 MAR 12 2025 City Clerk's Office

Fee: $ 150.00

The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply.

- ☑ Combination "Class B" Beer & Liquor
- ☐ Class "B" Beer
- ☐ "Class C" Wine

BUSINESS INFORMATION	
Legal/Real Name of Business: The Chakmant Hotel, LLC	
Business Address: 101 State St. La Crosse, WI 54601	
Business Phone Number: 608-519-8800	**Business Email:** KKRueger@thechakmanthotel.com

PREMISES INFORMATION
Trade Name of Business: The Chakmant Hotel
Address of Premise: 101 State St. La Crosse, WI 54601

EXPANSION INFORMATION
Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works) May 1 - October 31
Description of Proposed Expansion – Where Alcohol Will be Present (square feet, physical location, etc.): See attached

AGENT INFORMATION					
Agent Name:	First	Middle	Last		
	Kalynn	Elizabeth	Krueger		
Agent Home Address:	Street		City	State	Zip Code
	2021 Prairie Pl		Holmen	WI	54636
Phone Number:			**Email:**		
	608-519-8815		KKRueger@thechakmanthotel.com		

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages and adherence to noise levels.

Signature of Applicant — Date: 03/04/25

INV# 201582

2/2023

City of La Crosse, Wisconsin

APPLICATION FOR *EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA*

Fee: $ 150.00

The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply.

- ☒ Combination "Class B" Beer & Liquor
- ☐ Class "B" Beer
- ☐ "Class C" Wine

Renewal - same as last year

BUSINESS INFORMATION

Legal/Real Name of Business:
Dream Onxe LLC - Fork + Fable Crafthouse

Business Address:
1003 16th St S, La Crosse, WI 54601

Business Phone Number:	**Business Email:**
608-881-9877	forkandfablecrafthouse@gmail.com

PREMISES INFORMATION

Trade Name of Business:
Fork + Fable Crafthouse

Address of Premise:
1003 16th St S, La Crosse, WI 54601

RECEIVED
APR 01 2025
City Clerk's Office

EXPANSION INFORMATION

Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works)
April 1 - October 31

Description of Proposed Expansion – Where Alcohol Will be Present (square feet, physical location, etc.):

AGENT INFORMATION

Agent Name:	First	Middle	Last
	Mark	R	Brawson

Agent Home Address:	Street	City	State	Zip Code
	N2065 Valley Rd	La Crosse	WI	54601

Phone Number:	**Email:**
608-397-7348	Brawsonm82@yahoo.com

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages and adherence to noise levels.

Signature of Applicant — Date: 3/29/25

2/2023

City of La Crosse, Wisconsin

APPLICATION FOR *EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA*

Fee: $ 150.00

RECEIVED MAR 27 2025 City Clerk's Office

The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply:

- ☒ Combination "Class B" Beer & Liquor
- ☐ Class "B" Beer
- ☐ "Class C" Wine

Renewal

BUSINESS INFORMATION	
Legal/Real Name of Business: Houghton's Jackson Street Pub LLC	
Business Address: 1002 Jackson St. La Crosse WI 54601	
Business Phone Number: 608-784-9770	**Business Email:** HoughtonsJSP@gmail.com

PREMISES INFORMATION
Trade Name of Business: Houghton's Jackson Street Pub LLC
Address of Premise: 1002 Jackson St. La Crosse WI 54601

EXPANSION INFORMATION
Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works): 4/1/25 – 10/31/25
Description of Proposed Expansion – Where Alcohol Will be Present (square feet, physical location, etc.): Covered patio on property

AGENT INFORMATION					
Agent Name:	First: Keith	Middle: S.	Last: Carson		
Agent Home Address:	Street: W2580 Shorewood Ct.		City: West Salem	State: WI	Zip Code: 54669
Phone Number: 608-784-9770			**Email:** HoughtonsJSP@gmail.com		

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages and adherence to noise levels.

Signature of Applicant — Date: 3/27/25

2/2023

City of La Crosse, Wisconsin

APPLICATION FOR *EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA*

Fee: $ 150.00

The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply.

- [X] Combination "Class B" Beer & Liquor
- [ ] Class "B" Beer
- [ ] "Class C" Wine

BUSINESS INFORMATION	
Legal/Real Name of Business: MoonShine on Vine LLC dba Del's Bar	
Business Address: 229 N 3rd St	
Business Phone Number: 608-385-2505	**Business Email:** tomsbar229@gmail.com
PREMISES INFORMATION	
Trade Name of Business: Del's Bar	
Address of Premise: 229 N. 3rd St	
EXPANSION INFORMATION	
Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works) 4/1/2025 - 10/31/2025	
Description of Proposed Expansion – Where Alcohol Will be Present (square feet, physical location, etc.): MAP ATTACHED	
AGENT INFORMATION	
Agent Name: First: Tami Middle: Mee Yong Last: Plourde	
Agent Home Address: Street: 1024 Pettibone Dr N H6 City: La Crosse State: WI Zip Code: 54601	
Phone Number: 608-385-2505	**Email:** tomsbar229@gmail.com

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages and adherence to noise levels.

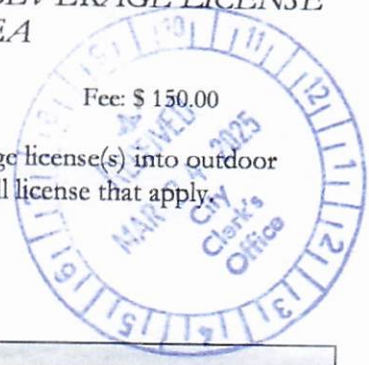
Signature of Applicant — Date: 3/17/2025

2/2023

City of La Crosse, Wisconsin

APPLICATION FOR *EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA*

Fee: $ 150.00



The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply.

- ☑ Combination "Class B" Beer & Liquor
- ☐ Class "B" Beer
- ☐ "Class C" Wine

BUSINESS INFORMATION

Legal/Real Name of Business:
Old Crow La Crosse LLC

Business Address:
307 Main St. Suite 301 LaCrosse, WI 54601

Business Phone Number:
608-881-6555

Business Email:
office@608investmentgroup.com

PREMISES INFORMATION

Trade Name of Business:
The Crow

Address of Premise:
100 3rd St S LaCrosse WI 54601

EXPANSION INFORMATION

Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works)
April 1, 2025 - October 31, 2025

Description of Proposed Expansion – Where Alcohol Will be Present (square feet, physical location, etc.):
See Attached

AGENT INFORMATION

Agent Name:	First	Middle	Last
	Michael		Gorder

Agent Home Address:	Street	City	State	Zip Code
	1108 Newport Ln	Holmen	WI	54636

Phone Number:	Email:
608 881-6555	mike@608investmentgroup.com

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages and adherence to noise levels.

Signature of Applicant — Date: 3-17-25

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0456

Agenda Date: 4/29/2025 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Resolution

Agenda Number:

Resolution to support the designation of the Mississippi River Trail within the limits of the City of La Crosse.

RESOLUTION

WHEREAS bicycle tourism is a growing industry in North America, contributing $47 billion a year to the economies of communities that provide facilities for such tourists; and

WHEREAS the Mississippi River Trail is a national bicycle route, along the length of the Mississippi River, through ten states, from the headwaters at Lake Itasca to the Gulf of Mexico; and

WHEREAS the Mississippi River Trail was designated as one of only 16 National Millennium Trails which honor the past and imagine the future by preserving and commemorating major events and aspects of America's history and culture; and

WHEREAS the Mississippi River Trail provides access to and promotes the scenic, historic, archaeological, cultural, recreational and natural qualities of the Mississippi River and its amenities; and

WHEREAS the Mississippi River Trail is located primarily on the Wisconsin All-American Great River Road National Scenic Byway (WIS 35) between Prescott and Illinois State Line, but also routed on other state and county highways, local roads or alternative routes for bicycling; and

WHEREAS the Wisconsin Mississippi River Parkway Commission and City of La Crosse, with the cooperation of the Wisconsin Department of Transportation, Wisconsin Department of Natural Resources and other stakeholders, have proposed a specific route to be designated as Mississippi River Trail; and

WHEREAS the Mississippi River Trail implements Wisconsin Statutes Chapters 1.11, 84.01(35), 84.60, and 85.02, 349.23and Wisconsin Administrative Code Chapter Trans 400 which required that “due consideration to establishing bikeways and pedestrian ways in all new highway construction and reconstruction projects”; and

WHEREAS the Mississippi River Trail adds value to existing roads and trails; and

WHEREAS the Mississippi River Trail is largely ready to sign and market, and many suggested improvements are already planned; and

WHEREAS the Mississippi River Trail will contribute to sustainable economic development in 33 Wisconsin Mississippi River communities; and

WHEREAS the proposed route for the Mississippi River Trail comes through City of La Crosse and can therefore provide a benefit to our residents and businesses; and

WHEREAS the Mississippi River Trail will provide increased recreational and transportation choices for individuals to enjoy the outdoors as well as provide health, economic, and quality of life benefits; and

WHEREAS the Mississippi River Trail continues Wisconsin's tradition of honoring and enhancing the Mississippi River by offering multiple bicycling experiences, each in a unique river landscape; and

WHEREAS we have investigated the proposed route and found it to be a suitable route, and desire that the route be designated so that it can be mapped and signed, thereby promoting bicycle tourism in our area; and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of La Crosse that in order to receive full benefit of the Mississippi River Trail they hereby express approval and support for the development of the Mississippi River Trail, and requests that the appropriate officials see to it that the route is officially designated along the following segments within the limits of City of La Crosse:

SOUTHBOUND: Multi-use path along the west side of WIS 35 from the north city limits south to the intersection with Livingston Street, turn left and continue east on Livingston Street to the intersection with Avon Street, turn right and continue south on Avon Street to the intersection with Monitor Street, turn left and continue east on Monitor Street approximately 500-feet to the intersection with the Jim Asfoor, La Crosse River Marsh Trail, turn right and continue southwest on the Jim Asfoor, La Crosse River Marsh Trail to the intersection with the Vietnam Veterans, La Crosse River Marsh Trail, turn right and continue west on the Vietnam Veterans, La Crosse River Marsh Trail to the intersection with Veterans Memorial Drive, turn right and continue south on Veterans Memorial Drive to the intersection with La Crosse River Walk, turn right and continue south on La Crosse River Walk to the intersection with Front Street/King Street, stay straight and continue east on King Street to the intersection with 2nd Street, turn right and continue south on 2nd Street to the intersection with Market Street, turn right on Market Street and continue west on Market Street until it ends, stay straight and continue south on Houska Park Trail to the intersection with Marco Drive, turn left and continue east on the trail/bridge to the intersection with Cook Street, turn right and continue south and east on the trail until the trail splits, turn right and continue east on the trail to the intersection with Maple Street, stay straight and continue east on Maple Street to the intersection with West Avenue, turn right and continue south on West Avenue to the intersection with Bennett Street, turn left and continue east on Bennett Street to the intersection with 13th Street, turn right and continue south on 13th Street to the intersection with Chase Street/Riverside Drive, stay straight and continue south on Riverside Drive to the intersection with Thompson Street, turn left and continue east on Thompson Street to the intersection with 15th Street, turn right and continue south on 15th Street to the intersection with Gladys Street, turn slight left and continue south and east on Gladys Street to the intersection with East Avenue, turn right and continue south on East Avenue to the intersection with Shelby Road, stay straight and continue south on East Avenue/Bank Drive to the intersection with East Burr Oak Street, turn left and continue east on East Burr Oak Street to the intersection with Markle Road, turn right and continue south on Markle Road to the intersection with South Richard Drive, turn left and continue east on South Richard Drive to the intersection with Robin Hood Drive, turn right and continue southeast on Robin Hood Drive to the intersection with Nottingham Avenue, turn right and continue south on Nottingham Avenue to the intersection with Scarlett Drive, turn left and continue east on Scarlett Drive to the intersection with Regional Route 1/Pammel Creek Bridge, turn right and continues south on Regional Route 1/Pammel Creek Bridge to the intersection with Rivercrest Drive North, turn left and continue south on Rivercrest Drive North to the intersection with 33rd Street South, turn left and continue east on 33rd Street South to the intersection with WIS 35/Mormon Coulee

Road, turn right on the multi-use path along the west side of WIS 35/Mormon Coulee Road and continue south on the multi-use path to the south city limits.

NORTHBOUND: Multi-use path along the west side of WIS 35/Mormon Coulee Road from the south city limits north to the intersection with 33rd Street South, turn left and continue west on 33rd Street South to the intersection with Rivercrest Drive North, turn right and continue north on Rivercrest Drive North to the intersection with Regional Route 1/Pammel Creek Bridge, turn right and continue north on Regional Route 1/Pammel Creek Bridge to the intersection with Scarlett Drive, turn left and continue west on Scarlett Drive to the intersection with Nottingham Avenue, turn right and continue north on Nottingham Avenue to the intersection with Robin Hood Drive, turn left and continue northwest on Robin Hood Drive to the intersection with South Richard Drive, turn left and continue west on South Richard Drive to the intersection with Markle Road, turn right and continue north on Markle Road to the intersection with East Burr Oak Street, turn left and continue west on East Burr Oak Street to the intersection with Bank Drive, turn right and continue north on Bank Drive/East Avenue South to the intersection with Shelby Road, stay straight and continue north on East Avenue to the intersection with Gladys Street, turn left and continue north and west on Gladys Street to the intersection with 15th Street, turn slight right and continue north on 15th Street to the intersection with Thompson Street, turn left and continue west on Thompson Street to the intersection with Riverside Drive, turn right and continue north on Riverside Drive to the intersection with Chase Street/13th Street, stay straight and continue north on 13th Street to the intersection with Bennett Street, turn left and continue west on Bennett Street to the intersection with West Avenue, turn right and continue north on West Avenue to the intersection with Maple Street, turn left and continue west on Maple Street until it ends, stay straight and continue west on the trail until the trail splits, turn left and continue north and west on the trail to the intersection with Cook Street, turn left and continue west on the trail/bridge to the intersection with Marco Drive, turn right and continue north on Houska Park Trail to the intersection with Market Street, stay straight and continue east on Market Street to the intersection with 2nd Street, turn left and continue north on 2nd Street to the intersection with King Street, turn left and continue west on King Street to the intersection with Front Street/La Crosse River Walk, turn right and continue north on La Cross River Walk to the intersection with Veterans Memorial Drive, turn left and continue north on Veterans Memorial Drive to the intersection with Vietnam Veterans, La Crosse River Marsh Trail, turn left and continue east on Vietnam Veterans, La Crosse River Marsh Trail to the intersection with the Jim Asfoor, La Crosse River Marsh Trail, turn left and continue northeast on the Jim Asfoor, La Crosse River Marsh Trail to the intersection with Monitor Street, turn left and continue west on Monitor Street to the intersection with Avon Street, turn right and continue north on Avon Street to the intersection with Livingston Street, turn left and continue west on Livingston Street to the intersection with WIS 35, cross WIS 35 to the multi-use path along the west side of WIS 35, turn right on the multi-use path along the west side of WIS 35 and continue north on the path to the north city limits.

CONNECTION TO MN-MRT (connections #1-2 are in Pierce County, connections #3-4 are in Buffalo County):

#5 La Crosse County/City of La Crosse (near La Crescent, MN):

Eastbound (from MN-MRT): From Minnesota state line on US 14, proceed east on US 14/Wagon Wheel Trail to the intersection with US 53/61/3rd Street, take right on US 14 East/US 61 South/3rd Street and proceed south to the intersection with Division Street, take right on Division Street and proceed west to the intersection with 2nd Street/WI-MRT.

Westbound (from WI-MRT): From the intersection of WI-MRT/2nd Street/King Street, proceed east on King Street to the intersection with US 14/53/61 and 3rd Street, take right and proceed south on 3rd Street to the intersection with US 14 East/US 61 South/WIS 16 East & Cameron Street, take right and proceed on south shoulder of US 14/Wagon Wheel Trail to the Minnesota state line.

BE IT FURTHER RESOLVED that the Director of Engineering and Public Works, Director of Planning and Development, and Director of Parks and Recreation 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: 25-0456

Caption: Resolution to support the designation of the Mississippi River Trail within the limits of the City of La Crosse.

Staff/Department Responsible for Legislation

Department of Planning and Development

Requestor of Legislation

Department of Planning and Development

Location, if applicable

Citywide

Summary/Purpose

The purpose of this resolution is to identify and support the local route for the Mississippi River Trail through the City of La Crosse. This resolution also provides formal support for a statewide effort to sign and designate the Mississippi River Trail.

Background

The Wisconsin Mississippi River Parkway Commission and the Wisconsin Department of Transportation have been working together to get the Mississippi River Trail officially designated as a State of Wisconsin and United States route. In order for these routes to be designated, they request resolutions from each community that the route passes through. This route passes through eight counties and 64 municipalities and the City of La Crosse is one of those municipalities. This resolution is coming back through the Council Cycle to establish the local route from the Wisconsin Mississippi River Trail to the Minnesota Mississippi River Trail.

Fiscal Impact

The intent would be for the Wisconsin Mississippi River Parkway Commission and their legislative members to fully fund the purchase and installation of the route signs.

Staff Recommendation

Staff Recommends Approval.

STATE OF WISCONSIN
WISCONSIN DEPARTMENT OF TRANSPORTATION

CITY OF
LA CROSSE
COUNTY: LA CROSSE

	DATE	MILEAGE FOR LOCAL ROADS/STREETS	LOCAL ROADS/STREETS Certified in accordance with sec. 86.30 Wis. stat.
(1)	4-1-20	194.09	
(2)	1-1-21	-	Name: Title:
(3)	4-1-21	-	Signature: Date:

MILEAGE FOR COUNTY TRUNKS	MILEAGE FOR COUNTY OTHER ROADS
4.91	00.00

(1) THIS DATA REPRESENTS THE LAST CERTIFIED MILEAGE AS CORRECTED BY WISDOT WHICH MAY HAVE BEEN USED FOR PAST TRANSPORTATION AIDS.

(2) THE TOWN CHAIRMAN OR CITY/VILLAGE CLERK IS TO FILL IN THE MILEAGE TO BE CERTIFIED AS OPEN TO THE PUBLIC AS OF THE FOLLOWING JANUARY, INCLUDING THE NEW CHANGES THAT ARE MADE ON THE PLAT.

(3) THIS DATA REPRESENTS MILEAGE ADJUSTMENTS MADE BY WISDOT DUE TO FIELD VERIFICATION, INVENTORY, ANNEXATION, ETC. TRANSPORTATION AID PAYMENTS MAY BE MADE BASED ON THIS FIGURE.

T17N
R08W
CITY OF ONALASKA
R07W
TOWN OF ONALASKA
TOWN OF HAMILTON
TOWN OF MEDARY
CITY OF ONALASKA
T16N
TOWN OF CAMPBELL
Black River
Black River Channel
Mississippi River
Mississippi River
Lacrosse River
Lacrosse River
Lacrosse

STATE OF WISCONSIN
WISCONSIN DEPARTMENT OF TRANSPORTATION

32-246
(SHEET 2 OF 2)

CITY OF
LA CROSSE
COUNTY: LA CROSSE

R08W | R07W

CITY OF LA CROSSE | TOWN OF MEDARY

TOWN OF MEDARY
T16N

T16N

TOWN OF SHELBY
T15N

TOWN OF SHELBY
R07W

EXISTING ROUTE ------

APPROVED ROUTE ------

LEGEND:

- County Trunk Highway
- Rustic Road-County
- Local Road
- Park Road-Local
- US Highway
- State Trunk
- State On/Off Ramp
- State Connector
- US Connecting Highway
- State Connecting Highway
- Railroad
- CVT Border
- PLSS Border
- Bridge

N W E S

0 0.125 0.25 0.5 Miles

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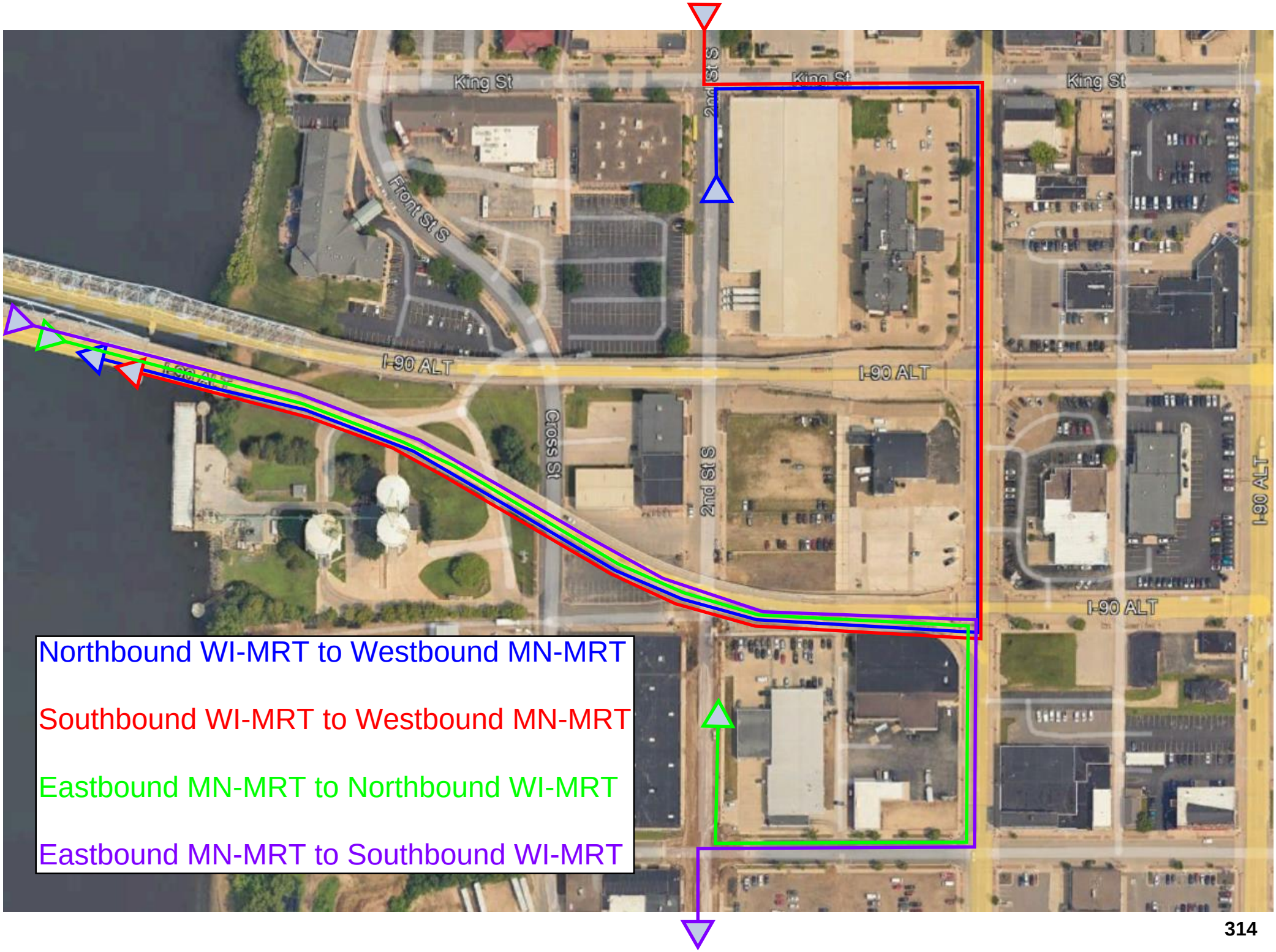
King St
King St
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I-90 ALT
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Cross St
2nd St S
Northbound WI-MRT to Westbound MN-MRT
Southbound WI-MRT to Westbound MN-MRT
Eastbound MN-MRT to Northbound WI-MRT
Eastbound MN-MRT to Southbound WI-MRT

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0478

Agenda Date: 4/29/2025 **Version:** 1 **Status:** New Business

In Control: Judiciary & Administration Committee **File Type:** Resolution

Agenda Number:

Resolution to contest the WisDOT's proposed modifications, including closure, of the existing public railroad crossings at Liberty Street/St. Cloud Street and Avon Street/Hagar Street.

RESOLUTION

WHEREAS, on February 6, 2025, the Department of Transportation of the State of Wisconsin (WisDOT) filed a petition with the Wisconsin Office of the Commissioner of Railroads (OCR) to alter two public at-grade railroad crossings: one at the intersection of Liberty and St. Cloud Streets (Liberty/St. Cloud), and one at the intersection of Avon and Hagar Streets (Avon/Hagar);

WHEREAS, the WisDOT petition requests closure of the Liberty/St. Cloud railroad crossing, which will eliminate roadway through-access at this intersection;

WHEREAS, the petition requests extension of the medians surrounding the Avon/Hagar railroad crossing intersection, as well as installation of a four-way stop;

WHEREAS, historic platting of the City's streets is based on a grid of north-south and east-west streets for necessary access to neighborhoods, homes, businesses, and the safe distribution of multiple motor vehicle and pedestrian routes of travel;

WHEREAS, historic closures of platted at-grade railroad crossings have reduced the average density of available at-grade public railroad crossings to one every two miles, substantially hindering public access for the community;

WHEREAS, the proposed location for closure and alteration is located in an area considered to be environmentally burdened and socially vulnerable, and would further contribute to this area's disenfranchisement;

WHEREAS, the current number of at-grade crossings meets neither federal recommendations for closures (reference Highway-Rail Crossing Handbook 3rd Edition) nor accessibility minimums, and closure of the Liberty/St. Cloud crossing would further distance the City from such standards;

WHEREAS, the City of La Crosse Comprehensive Plan, adopted via Ordinance 5264 (Item #23-0977), recommends in Action 6-3 that the City work with WisDOT and local railroad operators to maintain the viability of existing rail corridors while protecting connectivity for existing neighborhoods;

WHEREAS, the closure of the public at-grade railroad crossing would result in traffic redistribution and therefore increase the average daily traffic at the other available crossing, resulting in an increase in points of conflict at other neighborhood intersections and a permanent increase in the density of vehicle traffic at the remaining at-grade crossing;

WHEREAS, the current configuration allows for alternative access crossing, and a reduction in the number of at-grade railroad crossings would result in only one crossing being available to the public, leaving the entire neighborhood without any available crossing when maintenance or construction is done on the streets adjacent to the crossings;

WHEREAS, the City of La Crosse has an interest in maintaining public access to emergency services, and the lack of an available crossing or a reduction in the number of currently available crossings in this neighborhood would affect response times and efficiency of such services;

WHEREAS, the City of La Crosse Bicycle and Pedestrian Master Plan, adopted via Resolution (Item #24-0957), prioritizes the development of the Avon Street Greenway, and the closure of the Liberty-St. Cloud intersection would be detrimental to its development;

WHEREAS, the City of La Crosse Safe Routes to School Plan, adopted via Resolution (Item #21-1276), establishes Avon Street as one of the few north-south connections for walking and bicycling to school for students living south of the railroad tracks;

WHEREAS, the City of La Crosse HWY 53 Corridor Study, adopted via Resolution (Item #18-0498), highlights Avon Street as a key connection for crossing the railroad tracks for people bicycling north-south, and expresses the need for improved safe and convenient north-south and east-west crossings and access;

WHEREAS, the City of La Crosse 2015 Transportation Vision, adopted via Resolution (Item # 15-0386), outlines the need for street network restoration, specifically referencing the goal to reconnect the City's street network at rail ways;

WHEREAS, the reduction in number of public at-grade railroad crossings would negatively impact access to neighborhood schools, parks, places of employment, local businesses, and more;

WHEREAS, Soo Line Railroad petitioned the OCR in 2015 to add an additional track at the same two at-grade railroad crossings, Liberty/St. Cloud and Avon/Hagar, but did not request closure of either at-grade crossing. The written decision acknowledges that these crossings provide the only north-south access for this part of the City. Further, the OCR's decision included no recommendation for closure and ordered both at-grade crossings to remain open to and be maintained for motor vehicle traffic and ADA compliant pedestrian use. The OCR specified that the Railroad could only close one crossing at a time when performing work, indicating the importance of keeping both crossings open;

WHEREAS, the request for closure is not reasonable and is detrimental to public safety and convenience.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby opposes the closure of the public railroad crossing at Liberty Street and St. Cloud Street.

BE IT FURTHER RESOLVED for all the reasons identified above that the Common Council recommends the public railroad crossing at Liberty Street and St. Cloud Street remain open to motor vehicles and pedestrian access via sidewalks.

BE IT FURTHER RESOLVED that while the Common Council recognizes that the WisDOT petition does not currently request closure of public railroad crossing at Avon Street and Hagar Street, the Common Council opposes the closure of that crossing nonetheless.

BE IT FURTHER RESOLVED that City of La Crosse staff are to assess whether the proposed modifications to the public railroad crossing at Avon Street and Hagar Street promote public safety and convenience and identify alternatives to the OCR if necessary.

BE IT FURTHER RESOLVED that City of La Crosse staff are hereby authorized and directed to take all necessary steps to effectuate this resolution, including participating in any and all applicable OCR proceedings.

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 25-0478 Caption Resolution to contest the WisDOT's proposed modifications, including closure, of the existing public railroad crossings at Liberty Street/St. Cloud Street and Avon Street/Hagar Street.

Staff/Department Responsible for Legislation

Legal, Engineering & Public Works, and Planning

Requestor of Legislation

CMs Goggin and Jansen

Location, if applicable

Liberty & Saint Cloud crossing of the CPKC railroad.

Summary/Purpose

To oppose the WisDOT proposal to the Office of the Commissioner of Railroads to close the Liberty/Saint Cloud crossing of the CPKC railroad.

Background

The Wisconsin Department of Transportation is ignoring the request of the Local Road authority and Municipality, the City of La Crosse, and is proposing to close to all vehicle access the intersection of Liberty Street & Saint Cloud Street at the crossing of the CPKC railroad, proposing to install four (4) cul-de-sacs and dead-end the streets. This would sever one of only two remaining at-grade crossings on the north side of La Crosse, and would force all traffic to either the one remaining crossing or the adjacent State/U.S. Highways (via bridges).

Fiscal Impact

Priceless.

Staff Recommendation

Approval

PSC REF#:532164

Division of Transportation Investment Management
Bureau of Transit, Local Roads, Railroads & Harbors
PO Box 7913
Madison, WI 53707-7913

Tony Evers, Governor
Kristina Boardman, Secretary
wisconsindot.gov

Telephone: 608-266-3341
E-mail: Kristen.sommers@dot.wi.gov

Public Service Commission of Wisconsin
RECEIVED: 2/6/2025 2:28:26 PM

February 6, 2025

Office of the Commissioner of Railroads
P.O. Box 7854
Madison, WI 53707-7854

Dear Commissioner:

Project ID 1000-77-50 (Signals) & -51 (Surface)
Avon Street & Hagar Street, City of La Crosse
SOO Crossing Signals & Surface
La Crosse County
Crossing No. 390935R, MP 281.070

Project ID 1000-77-52 (Signals) & -53 (Surface)
Liberty Street & St. Cloud Street, City of La Crosse
SOO Crossing Signals & Surface
La Crosse County
Crossing No. 390934J, MP 280.950

This is a petition being filed with your office in accordance with Sections 195.28 and 195.29 of the Wisconsin Statutes.

The State of Wisconsin will be adding a second mainline track in the City of La Crosse from the La Crosse Yard to just West of the USH 53 (Copeland Avenue) bridge as part of the Twin Cities – Milwaukee – Chicago (TCMC) Intercity Passenger Rail Project. This work will include the reconfiguration of two at-grade railroad crossings: the Avon Street & Hagar Street (390935R) intersection and the Liberty Street & St. Cloud Street (390934J) intersection. The project will be LET on November 11, 2025, to be constructed during the 2026 construction season.

Avon Street & Hagar Street Grade Crossing

The FRA database reports that rail traffic on this line consists of two day through freight trains, two night through freight trains, one freight switching train, and two passenger trains per day. Starting on May 21, 2024, the Borealis Intercity Service began, increasing the daily passenger train count to four total. However, event log data collected between November 2022 and January 2023 indicated the crossing had on average 47 crossing activations per day. The reported maximum timetable speed is 40 mph with reported typical speeds ranging from ten-40 mph. On Wednesday, April 28, 2021, the City of La Crosse collected 24-hr counts for Avon Street and Hagar Street. There was a total of 513 vehicles

counted on Avon Street and 491 vehicles on Hagar Street. The speed limit is 25 mph. There are three crashes at this crossing in the FRA database. The first occurred October 27, 1985, resulting in a fatality; the second on January 29, 2018, resulting in a fatality; and the most recent on October 2, 2019, resulting in an injury.

A City of La Crosse Traffic Analysis was completed by WisDOT in 2023. The traffic analysis found 17 vehicular-vehicular crashes between January 1, 2018, and December 31, 2022, at the Avon Street & Hagar Street intersection. Ten crashes were a result of the intersection being uncontrolled. Four crashes involved drivers navigating a turn and striking the median next to their receiving lane. Two crashes involved a driver attempting to back up to turn around due to the crossing gates being down. One crash involved a hit-and-run vehicle striking a parked car near the intersection. The analysis also noted there was on average 47 crossing activations per day, with a daily activation average of four hours, 24 minutes, and six seconds. More switching trains activate this grade crossing per day than FRA reports due to the nearby CPKC La Crosse Yard.

The existing cross section for Avon Street consists of a six-foot sidewalk, seven to eight-foot terrace, 30-inch curb and gutter, 20-foot approaching lane, four-foot median, 14-foot receiving lane, 30-inch curb and gutter, five to eight-foot terrace, and six-foot sidewalk. The existing cross section for Hagar Street consists of a six-foot sidewalk, six-foot terrace, 30-inch curb and gutter, 14-foot approaching lane, four-foot median, 14-foot receiving lane, 30-inch curb and gutter, six-foot terrace, and six-foot sidewalk. The existing roadway width is approximately 67-70 feet at the crossing on Avon Street and 60 feet on Hagar Street. The proposed cross sections will remain the same. The proposed design is expected to improve safety by adding detectable warning fields, moving the pedestrian crosswalks away from the crossing and intersection, realigning the sidewalk crossings to a better angle, and extending the medians to 100 feet from where the railroad gate is located. The department also requests that this intersection of the roadway and railway becomes four-way stop controlled, which is anticipated to significantly reduce the number of crashes at the intersection between vehicles, bicyclists, and pedestrians.

The existing length of the north crossing surface is 195 feet, and the south crossing surface is 162 feet. In the proposed condition, the existing southern track will be shifted slightly north, with a third track being added to the south. The new crossing surface lengths from north to south are proposed to be 224 feet, 216 feet, and 208 feet. Due to the project, the existing crossing surfaces will be replaced, and a third crossing surface will be installed to the south. We propose the surface work be funded fully by the project.

The existing crossing warning devices consist of mast-mounted flashing light signals and gates with median channelization at all approaches to the tracks. In order to accommodate the project, we propose to relocate the existing warning devices to maintain required offsets from railroad track centerlines. We propose the signal relocation be funded fully by the project.

We propose the crossing signal and surface work be completed by December 31, 2026, to accommodate the construction project.

Liberty Street & St. Cloud Street Grade Crossing

The FRA database reports that rail traffic on this line consists of two day through freight trains, two night through freight trains, one freight switching train, and two passenger trains per day. Starting on May 21, 2024, the Borealis Intercity Service began, increasing the daily passenger train count to four total. However, event log data collected between November 2022 and January 2023 indicated the

crossing had on average 56 crossing activations per day. The reported maximum timetable speed is 40 mph with reported typical speeds ranging from ten-40 mph. On Wednesday, April 28, 2021, the City of La Crosse collected 24-hr counts for Liberty Street and St. Cloud Street. There was a total of 521 vehicles counted on Liberty Street and 184 vehicles on St. Cloud Street. The speed limit is 25mph. There are eight crashes at this crossing in the FRA database. The first occurred September 15, 1979, resulting in property damage; the second on December 7, 1979, resulting in an injury; the third on August 8, 1981, resulting in property damage; the fourth on April 14, 1987, resulting in an injury; the fifth on November 28, 1992, resulting in property damage; the sixth on April 1, 1999, resulting in a fatality; the seventh on February 7, 2009, resulting in property damage; and the most recent on September 11, 2016, resulting in property damage.

A City of La Crosse Traffic Analysis was completed by WisDOT in 2023. The traffic analysis found nine vehicular-vehicular crashes between January 1, 2018, and December 31, 2022, at the Liberty Street & St. Cloud Street intersection. Three crashes were the result of the intersection being uncontrolled. Three crashes involved a vehicle striking the median. Three crashes involved a driver attempting to back up to turn around due to the crossing gates being down. The analysis also noted there was on average 56 crossing activations per day, with a daily activation average of five hours, two minutes, and 44 seconds. More switching trains activate this grade crossing per day than FRA reports due to the nearby CPKC La Crosse Yard.

The project will reconstruct the Liberty Street & St. Cloud Street intersection by constructing cul-de-sacs on all four existing roadway approaches, thus eliminating roadway through-access at this intersection. The project will construct a multi-use pathway grade crossing for pedestrians and bicyclists.

The existing cross section for Liberty Street consists of a six-foot sidewalk, eight-foot terrace, 30-inch curb and gutter, 20-foot approaching lane, four-foot median, 14-foot receiving lane, 30-inch curb and gutter, eight-foot terrace, and six-foot sidewalk. The existing cross section for St. Cloud Street consists of a six-foot sidewalk, three-foot terrace, 30-inch curb and gutter, 20-foot receiving lane, four-foot median, 14-foot approaching lane, 30-inch curb and gutter, three-foot terrace, and six-foot sidewalk. The existing roadway width is approximately 70 feet at the crossing on Liberty Street and 60 feet on St. Cloud Street. The proposed cross section consists of a ten-foot multi-use pathway.

The existing length of the north crossing surface is 114 feet, and the south crossing surface is 146 feet. In the proposed condition, a third track will be added south of the existing tracks. The new crossing surface lengths are proposed to be 16 feet for each track. Due to the project, the existing crossing surfaces will be replaced, and a third crossing surface will be installed to the south. We propose the surface work be funded fully by the project.

The existing crossing warning devices consist of mast-mounted flashing light signals and gates with median channelization at all approaches to the tracks. In order to accommodate the project, we propose to replace the existing signals with two mast-mounted automatic flashing light signals, a bell on each mast, and a bungalow with constant warning time circuitry. We propose the signal installation be funded fully by the project.

We propose the crossing signal and surface work be completed by December 31, 2026, to accommodate the construction project.

If the proposed alterations for the Liberty Street & St. Cloud Street intersection are not deemed acceptable by your Office, the Department would recommend the extension of medians and the installation of stop signs on all four roadway approaches in similar fashion to the proposed alterations at the Avon Street & Hagar Street intersection mentioned above.

We request your office conduct an investigation to determine the appropriate warning devices for crossings 390935R and 390934J and to rule on the roadway alterations at these crossings.

Attached for your information are the following:

1. Ex.-WisDOT-Sommers-1-1 – Avon Street & Hagar Street Crossing Exhibit
2. Ex.-WisDOT-Sommers-1-2 – Liberty Street & St. Cloud Street Crossing Exhibit
3. Ex.-WisDOT-Sommers-1-3 – City of La Crosse Traffic Analysis Report
4. Ex.-WisDOT-Sommers-1-4 – 390935R Avon Street Railroad Crossing Report
5. Ex.-WisDOT-Sommers-1-5 – 390935R Hagar Street Railroad Crossing Report
6. Ex.-WisDOT-Sommers-1-6 – 390935R Crash Report
7. Ex.-WisDOT-Sommers-1-7 – 390934J Liberty Street Railroad Crossing Report
8. Ex.-WisDOT-Sommers-1-8 – 390934J St. Cloud Street Railroad Crossing Report
9. Ex.-WisDOT-Sommers-1-9 – 390934J Crash Report

Sincerely,

Kris Sommers

Kristen Sommers, P.E.
Railroad Engineering & Safety Supervisor

KS: cmj

cc: Brian Osbourne – CPKC
Scott Willinger, Art Sommerfield – WisDOT SW Region
Lisa Stern, Brian Brunmeier, Maithili Dey – WisDOT RHS
Tom Domres – FRA

Agenda Item 25-0478 (Tim Acklin)

Resolution to contest the WisDOT's proposed modifications, including closure, of the existing public railroad crossings at Liberty Street/St. Cloud Street and Avon Street/Hagar Street.

General Location

Aldermanic District 2, railroad crossings at the intersections of Avon and Hagar Streets and Liberty and St Cloud Streets just east of the Amtrak Depot.

Background Information

This Resolution opposes the Wisconsin Department of Transportation's petition to close to all vehicle access the intersection of Liberty Street & Saint Cloud Street at the crossing of the CPKC railroad, proposing to install four (4) cul-de-sacs and dead-end the streets. This would sever one of only two remaining at-grade crossings on the north side of La Crosse and would force all traffic to either the one remaining crossing or the adjacent State/U.S. Highways (via bridges).

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

The Comprehensive Plan recommends in Action 6-3 that the City work with WisDOT and local railroad operators to maintain the viability of existing rail corridors while protecting connectivity for existing neighborhoods.

The Bicycle and Pedestrian Master Plan prioritizes the development of the Avon Street Greenway, and the closure of the Liberty-St. Cloud intersection would be detrimental to its development.

The Safe Routes to School Plan establishes Avon Street as one of the few north-south connections for walking and bicycling to school for students living south of the railroad tracks.

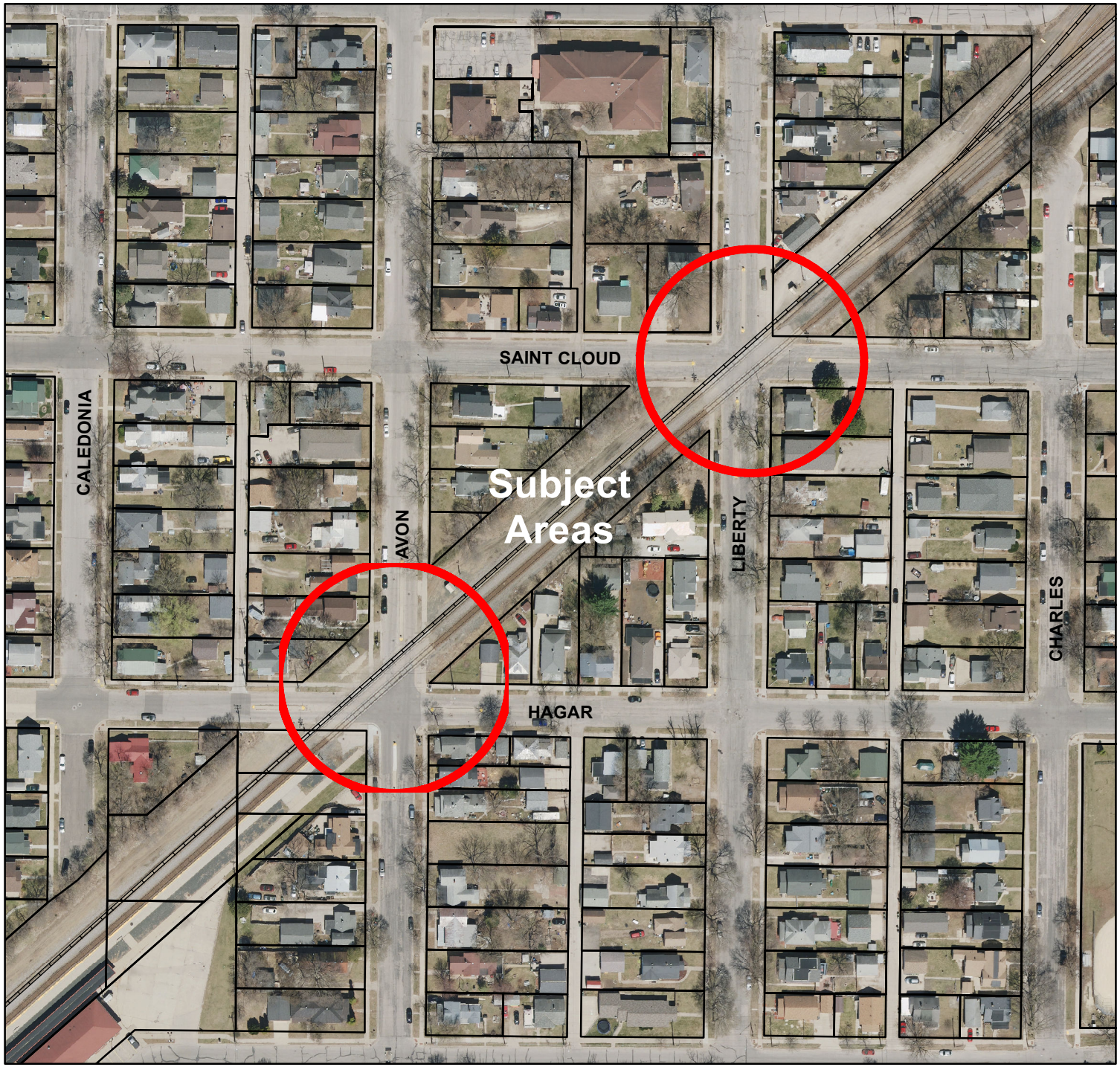
The HWY 53 Corridor Study highlights Avon Street as a key connection for crossing the railroad tracks for people bicycling north-south and expresses the need for improved safe and convenient north-south and east-west crossings and access.

The 2015 Transportation Vision outlines the need for street network restoration, specifically referencing the goal to reconnect the City's street network at railways.

Staff Recommendation

This action by the WisDOT is not consistent with several of the City's adopted plans and staff **recommends approval** of this Resolution.

Routing J&A 4.29.25



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

N W E S

0 80 160 320 Feet

City of La Crosse Planning Department - 2025

PC 25-0478 325

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0502

Agenda Date: 4/29/2025 **Version:** 1 **Status:** Agenda Ready

In Control: Judiciary & Administration Committee **File Type:** Resolution

Agenda Number:

Resolution clarifying the membership and continuing duties of a City Administrator Working Group and outlining its current recommendation.

RESOLUTION

WHEREAS, on October 10, 2024, Legistar File No. 24-1287, “A CHARTER ORDINANCE to create Section 19 of Appendix A of the Code of Ordinances of the City of La Crosse creating the position, duties and responsibilities of the Office of the City Administrator and removing duties from the Office of the Mayor” was referred by the Common Council to its May 2025 meetings; and

WHEREAS, on October 10, 2024, the Common Council approved Resolution 24-1376, creating a City Administrator Working Group and defining its membership and duties; and

WHEREAS, Resolution 24-1376 appointed five Council Members to the City Administrator Working Group and directed that the working group report its summary findings and recommendations at or before the April 2025 Common Council meeting; and

WHEREAS, on April 23, 2025, the City Administrator Working Group met and recommended that the Common Council refer Legistar File No. 24-1287 to the February 2026 meetings in order to enable the City Administrator Working Group to continue to perform its duties and fill its vacancies; and

WHEREAS, the membership of the City Administrator Working Group recently changed, leaving two vacant positions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that the City Administrator Working Group continues performing its duties as set forth in Resolution 24-1376, and that it continues until such time that Legistar File No. 24-1287 has a final disposition, or the working group is otherwise abolished by the Common Council.

BE IT FURTHER RESOLVED that the City Administrator Working Group fills its current two vacancies and any future vacancies, and by using the same selection process as previously utilized. Specifically, Common Council members may express their interest to the City Clerk in filling a vacancy of the working group, and the City Clerk will select the replacement members by a random drawing.

BE IT FURTHER RESOLVED that the City Administrator Working Group submits its summary findings and recommendations at or before the February 2026 Common Council meeting or as otherwise directed by the Common Council.

OFFICE OF THE MAYOR
LA CROSSE

25-0502

April 25, 2025

I hereby approve the submitting of the attached Legislation "Resolution concerning the membership and continuing duties of the City Administrator Working Group" to be considered at the Judiciary and Administration Committee meeting. This approval is given due to the time element necessitating consideration of the attached Legislation at the earliest possible date.

Mayor Shaundel Washington-Spivey

400 La Crosse Street * La Crosse, WI 54601 * Phone (608) 789-7500 * washingtonspiveys@cityoflacrosse.org * www.cityoflacrosse.org

CITY OF LA CROSSE

400 La Crosse Street
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LEGISLATION STAFF REPORT FOR COUNCIL

File ID: 25-0502

Caption: Resolution clarifying the membership and continuing duties of a City Administrator Working Group and outlining its current recommendation.

Staff/Department Responsible for Legislation

Council Member Larry Sleznikow

Requestor of Legislation

Council Member Larry Sleznikow

Location, if applicable

Summary/Purpose

Approval of this resolution would allow the City Administrator Working Group (CAWG) to recommend a referral until February 2026 of 24-1287, A CHARTER ORDINANCE to create Section 19 of Appendix A of the Code of Ordinances of the City of La Crosse creating the position, duties and responsibilities of the Office of the City Administrator and removing duties from the Office of the Mayor.

It would also enable the refilling of two vacant working group member positions with two council members via random drawing. The work of the City Administrator Working Group would then be able to continue with five council members.

Background

The City Administrator Working Group was established in November 14, 2024 (24-1376) to gather further information about the benefits and challenges of creating a city administrator position for La Crosse and initiate public engagement about this topic prior to the original resolution coming back to the council during the May 2025 meetings. Two of the original City Administrator Working Group members were not re-elected to the city council leaving two empty positions and a quorum of three council members remaining.

Fiscal Impact

None

Staff Recommendation

Approval