

REQUEST FOR EXCEPTION TO STANDARDS

Pd \$300.00
Inv 171387

(Check One)

MULTI-FAMILY HOUSING DESIGN
 COMMERCIAL DESIGN

Applicant (name and address):

Trueline Inc.
124 Division St, La Crosse, WI 54601

Owner of site (name and address):

Trueblood Properties, LLC c/o Trueline, Inc.
124 Division St, La Crosse, WI 54601

Architect (name and address), if applicable:

N/A

Professional Engineer (name and address), if applicable:

David Holstrom
411 La Crosse Street, La Crosse Wisconsin 54601

Contractor (name and address), if applicable:

N/A

Address of subject premises:

604 2nd St S., La Crosse Wisconsin 5460

Tax Parcel No.:

17-30103-30

Legal Description:

CAMERONS ADDITION LOT 1 & PRT LOT 2 BLOCK 23 BEG NE COR BLK 23 S 92.5FT W 64.3FT S 21.6FT W 117.7FT N TO NW COR BLK 23 E TO POB EX COM SE COR LOT 3 N0D20M14SE 89.79FT ALG W R/W 2ND ST S89D37M13SW 64.3FT TO POB S0D20M14SW 21.6FT S89D37M13SW 14.13FT N0D20M14SE 21.6FT N89D37M13SE 14.13FT TO POB SUBJ TO ESMT IN DOC NO. 1598629 LOT SZ IRR

Details of Exception Request:

Exception to the requirement that the first-floor facade include windows equaling at least 20% of total area of facade along 2nd Street South.

Please explain why the standards of this ordinance should not apply to your property:

1. The building will be used for industrial purpose. Windows on the first floor are uncommon in such buildings, cause structural weakness in the building in which stamping may be done and allows public to review Trueline proprietary processes.
2. Not having windows is consistent with the neighboring blocks as the buildings start having industrial uses. See Pictures 1-
3. With respect to Cass Street, the Cass Street wall of the building will be taking the brunt of the snow, salt and muck pushed off the overhead Cass Street Bridge. Windows would be dirty, in danger of being broken and cause maintenance problems areas for dirt and water to collect.

What other options have you considered and why were they not chosen:

On 2nd Street the Owner has enlarged the second-floor windows and added other aesthetically pleasing elements in lieu of windows. On Cass Street the Owner has designed panels consistent with other East-West streets in the area.

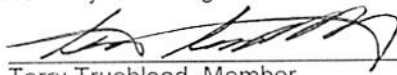
Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

A brick façade and other architectural features along 2nd Street are consistent with the improvements made by Trueline, Inc to the adjacent property which was formerly the run down and decrepit Jacobson Storage building. As 2nd Street continues south the masonry buildings are built directly to the sidewalk that provides a smooth transition to the buildings to the south. The façade on the Cass Street side is best able to withstand the conditions of being underneath the Cass Street bridge. The public interest is maintained by having a clean, well maintained building that does not have any unusual maintenance issues along that side.

Please explain the granting of the requested waiver(s) is consistent with the spirit and intent of the Ordinance; in particular, how will it meet the purpose of the Commercial District in which your property is located:

The City of La Crosse sold this parcel to Trueblood Properties, LLC in part to allow Trueline, Inc. to continue to operate and grow within the City of La Crosse. Trueline, Inc. has improved the former Jacobson Storage Building to be aesthetically pleasing and has designed this building in a manner that is consistent with the design of the Jacobson building. On several occasions Planning Director Jason Gilman has indicated that design standards are not as stringent in the southern portion of this commercial district because the uses become increasingly industrial. As a manufacturer Trueline, Inc. is operating in an industrial manner. The brick façade with second story windows in other architectural features along the 2nd Street side near the Jacobson Building and are more aesthetically pleasing than the remainder of the buildings that occur as 2nd Street moves south. Along the Cass Street side of this property, the proposed façade will be able to weather the runoff from the bridge all being consistent with concrete panels that are seen throughout the east west street throughout this commercial district. Mostly, granting of this request is consistent with the original purpose of the sale of the property for the purpose of allowing Trueline, Inc. to continue to operate and expand within the City of La Crosse.

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 request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.



Terry Trueblood, Member

(608) 782-6445 ext. 322
(telephone)


April 1, 2020
(date)

Terry@trueline-inc.com
(email)

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

Personally appeared before me this 2nd day of April, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Sean O'Flaherty
Notary Public, State of Wisconsin


Notary Public
My Commission Expires: Permanent

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 3rd day of April, 2020.

Signed:  Sean Plummer
Director of Planning & Development

TRUEBLOOD PROPERTIES, LLC
TRUELINE BUILDING #2 - NORTH MFG ADDITION
612 SECOND STREET SOUTH
LACROSSE, WISCONSIN

CONSTRUCTION EXPRESS INC
 411 LA CROSSE STREET
 LA CROSSE, WI 54601
 (608) 784-5292

TRUEBLOOD PROPERTIES, LLC
 TRUELINE BUILDING #2 - NORTH MFG ADDITION
 612 SECOND STREET SOUTH
 LACROSSE, WISCONSIN

LOT 1 AND PART OF LOT 2, BLOCK 23 OF PETER CAMERON'S ADDITION TO THE CITY OF LA CROSSE, IN SECTION 6, TOWNSHIP 15 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN.

LOT 1 AND PART OF LOT 2, BLOCK 23 OF PETER CAMERON'S ADDITION TO THE CITY OF LA CROSSE, IN SECTION 6, TOWNSHIP 15 NORTH, RANGE 7 WEST, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S0°15'21"W 92.04 FEET; THENCE S89°37'13"W 78.43 FEET; THENCE S2°02'14"W 21.60 FEET; THENCE S89°37'13"W 103.39 FEET TO THE EASTERLY RIGHT OF WAY OF CROSS STREET; THENCE N0°32'19"E ALONG SAID EASTERLY RIGHT OF WAY 113.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°38'14"E ALONG THE NORTH LINE THEREOF 165.00 FEET TO THE POINT OF BEGINNING.

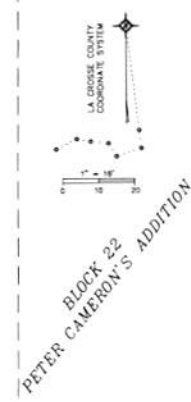
SUBJECT TO EASEMENTS OF RECORD PARCEL CONTAINS APPROXIMATELY 19,919 S.F. OR 0.43 ACRES.

2 STRUCTURAL NOTES

1. DESIGN NOTES - (ALL LATEST EDITIONS)
 - AMERICAN CONCRETE INSTITUTE (ACI)
 - CONCRETE REINFORCING STEEL CONSTRUCTION (COMP)
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
 - 2015 INTERNATIONAL BUILDING CODE
 - 2015 WISCONSIN BUILDING CODE
2. DESIGN LIVE LOADS
 - ROOF = 30 P SF + APPLICABLE DRIFT LOADS (SEE SHEET 010)
 - WIND = 90 P SF @ ROOF & WALLS
 - FLOOR = 125 P SF
3. SOIL
 - 2008 PLS (1984 EDITION)
 - 2008 PLS SHALL BE USED FOR DESIGN
 - FOUNDATIONS SHALL BEAR ON UNSATURATED SAND, SILT OR CLAY WITH FINES 15% OR LESS. FOUNDATION SHALL BE A WELL DRAINED GRANULAR MATERIAL, CONTACTED TO THE UNDERLAINING FLEXIBLE SURFACE.
4. CAST-IN-PLACE CONCRETE
 - APPROXIMATIONS, GENERAL DETAILING AND SUPPORT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
 - WALLS TO BE CONSTRUCTED USING 3000 PSI CONCRETE.
 - REINFORCEMENT STEEL SHALL BE ACTA ACTS CRANK 60 LB 100.
 - MINIMUM SIZE OF REINFORCEMENT IS 1/2".
 - MINIMUM SLAB THICKNESS IS 4".
5. COMPLETION
 - CONCRETE STRENGTH IS 28 DAYS.
 - REINFORCING STEEL SHALL BE 3000 PSI.
 - FORMWORK & BRACING SHALL BE 4000 PSI.
6. WEATHERING
 - WEATHERING RESISTANCE - NORMAL WEATHER.
 - WEATHERING RESISTANCE TO BE 1.5 TIMES THE DESIGN WIND SPEED.
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3 CODE INFORMATION

2015 INTERNATIONAL COMMERCIAL BUILDING CODE
 USE & OCCUPANCY CLASSIFICATION:
 GROUP: UNF
 BUILDING HEIGHTS & AREA: (TABLE 504.4 & 506.2)
 TYPE OF CONSTRUCTION: (TABLE 503)
 FIRE PROTECTION SYSTEMS: (CHAPTER 9)
 FIRE RESISTIVE RATINGS: (TABLE 601)
 EOT DISTANCE: (TABLE 1017.2)
 OCCUPANT LOAD: (TABLE 1004.1.2)
 MEANS OF EGRESS: (1005.3)
 SANITARY FACILITIES: (TABLE 2902.1)



- LEGEND**
- FOUND 1.5" SQUARE BOLT
 - ▲ FOUND 3/4" IRON BARM
 - FOUND DRILL HOLE
 - FOUND 1" I.D. I.P. (UNLESS NOTED)
 - SET 3/4" x 18" IRON BARM, 1.5 LB/FT
 - SET DRILL HOLE
 - () RECORDED AS
 - - - UNDERGROUND FIBER OPTIC
 - - - UNDERGROUND GAS MAIN
 - - - UNDERGROUND ELECTRIC
 - CATCH BASIN
 - MANHOLE
 - LIGHT POLE

4 DRAWING INDEX

NO	DESCRIPTION
A001	SITE PLAN, CODE & STRUCT INFO
A100	FLOOR PLAN
A101	FOUNDATION PLAN & DETAILS
A102	FRAMING & ROOF PLANS W/ SNOW LOADS
A200	BUILDING ELEVATIONS
A300	BUILDING WALL SECTIONS

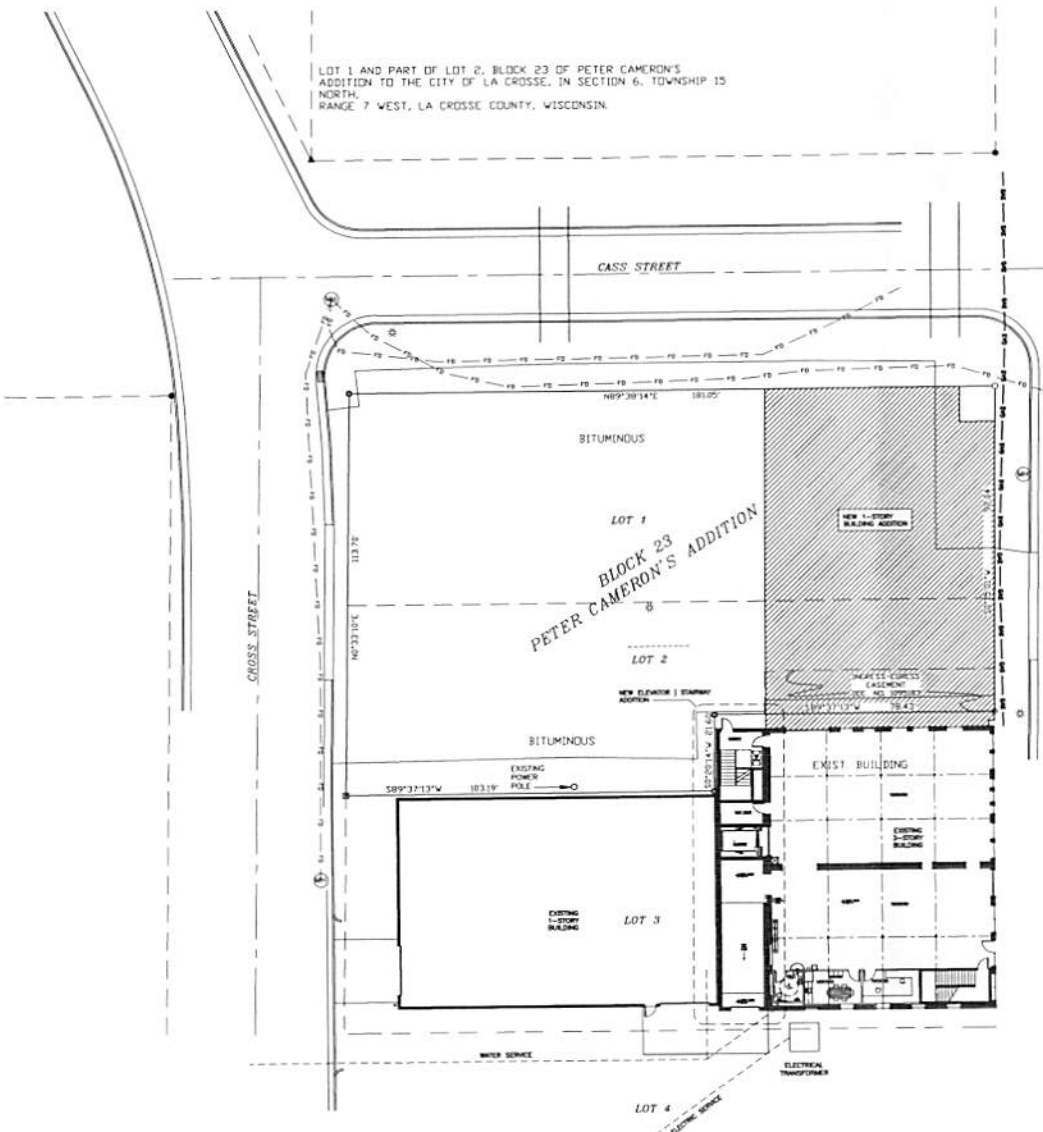
JOB # 19020
 MAR 13, 2020
 REVISIONS

PL01 1/16"=1'-0"

SITE PLAN
 STRUCTURAL INFO
 CODE INFO

A001

1 SITE | LOCATION PLAN



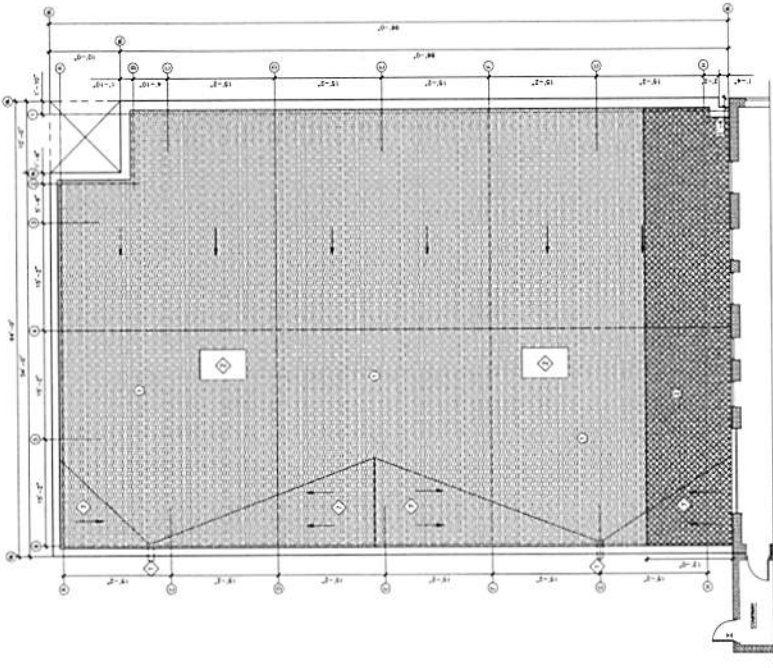
2 STRUCTURAL SCHEDULE

SECTION	DESCRIPTION	REMARKS
1-1	1" X 12" JOIST	SPACING @ 16" O.C.
2-2	2" X 12" GIRDER	SPACING @ 16" O.C.
3-3	2" X 12" GIRDER	SPACING @ 16" O.C.
4-4	2" X 12" GIRDER	SPACING @ 16" O.C.
5-5	2" X 12" GIRDER	SPACING @ 16" O.C.
6-6	2" X 12" GIRDER	SPACING @ 16" O.C.
7-7	2" X 12" GIRDER	SPACING @ 16" O.C.
8-8	2" X 12" GIRDER	SPACING @ 16" O.C.
9-9	2" X 12" GIRDER	SPACING @ 16" O.C.
10-10	2" X 12" GIRDER	SPACING @ 16" O.C.
11-11	2" X 12" GIRDER	SPACING @ 16" O.C.
12-12	2" X 12" GIRDER	SPACING @ 16" O.C.
13-13	2" X 12" GIRDER	SPACING @ 16" O.C.
14-14	2" X 12" GIRDER	SPACING @ 16" O.C.
15-15	2" X 12" GIRDER	SPACING @ 16" O.C.
16-16	2" X 12" GIRDER	SPACING @ 16" O.C.
17-17	2" X 12" GIRDER	SPACING @ 16" O.C.
18-18	2" X 12" GIRDER	SPACING @ 16" O.C.
19-19	2" X 12" GIRDER	SPACING @ 16" O.C.
20-20	2" X 12" GIRDER	SPACING @ 16" O.C.
21-21	2" X 12" GIRDER	SPACING @ 16" O.C.
22-22	2" X 12" GIRDER	SPACING @ 16" O.C.
23-23	2" X 12" GIRDER	SPACING @ 16" O.C.
24-24	2" X 12" GIRDER	SPACING @ 16" O.C.
25-25	2" X 12" GIRDER	SPACING @ 16" O.C.
26-26	2" X 12" GIRDER	SPACING @ 16" O.C.
27-27	2" X 12" GIRDER	SPACING @ 16" O.C.
28-28	2" X 12" GIRDER	SPACING @ 16" O.C.
29-29	2" X 12" GIRDER	SPACING @ 16" O.C.
30-30	2" X 12" GIRDER	SPACING @ 16" O.C.
31-31	2" X 12" GIRDER	SPACING @ 16" O.C.
32-32	2" X 12" GIRDER	SPACING @ 16" O.C.
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40-40	2" X 12" GIRDER	SPACING @ 16" O.C.
41-41	2" X 12" GIRDER	SPACING @ 16" O.C.
42-42	2" X 12" GIRDER	SPACING @ 16" O.C.
43-43	2" X 12" GIRDER	SPACING @ 16" O.C.
44-44	2" X 12" GIRDER	SPACING @ 16" O.C.
45-45	2" X 12" GIRDER	SPACING @ 16" O.C.
46-46	2" X 12" GIRDER	SPACING @ 16" O.C.
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49-49	2" X 12" GIRDER	SPACING @ 16" O.C.
50-50	2" X 12" GIRDER	SPACING @ 16" O.C.
51-51	2" X 12" GIRDER	SPACING @ 16" O.C.
52-52	2" X 12" GIRDER	SPACING @ 16" O.C.
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57-57	2" X 12" GIRDER	SPACING @ 16" O.C.
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61-61	2" X 12" GIRDER	SPACING @ 16" O.C.
62-62	2" X 12" GIRDER	SPACING @ 16" O.C.
63-63	2" X 12" GIRDER	SPACING @ 16" O.C.
64-64	2" X 12" GIRDER	SPACING @ 16" O.C.
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82-82	2" X 12" GIRDER	SPACING @ 16" O.C.
83-83	2" X 12" GIRDER	SPACING @ 16" O.C.
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91-91	2" X 12" GIRDER	SPACING @ 16" O.C.
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99-99	2" X 12" GIRDER	SPACING @ 16" O.C.
100-100	2" X 12" GIRDER	SPACING @ 16" O.C.

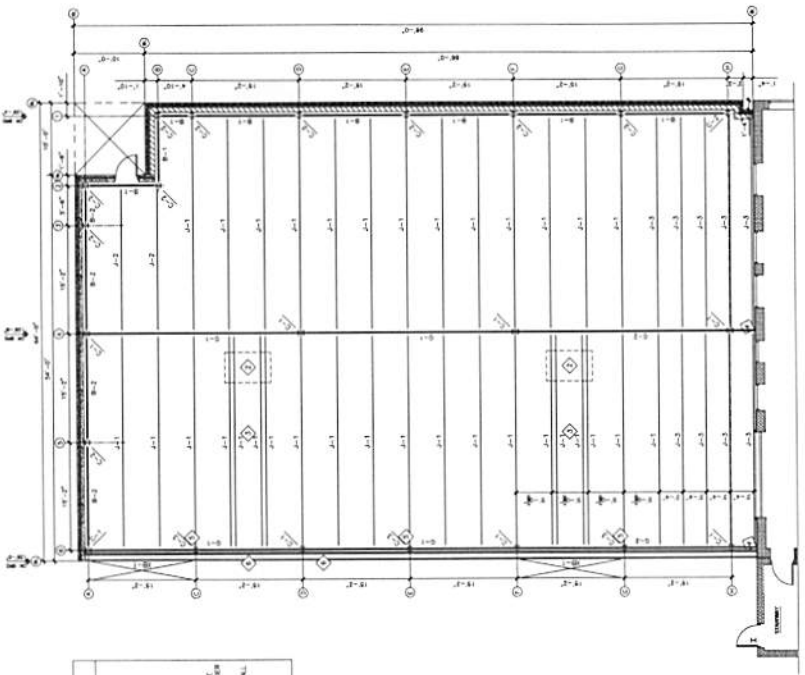
2

6 ROOF PLAN SNOW LOAD NOTES:

NOTES
1. UNIFORM SNOW & ICE LOAD = 20.0 PSF
2. GABLES, UNIFORM SNOW (HEAVY OVERCAST) TRANSCVERSE SNOW LOAD = 35.0 PSF
3. GABLE DRIFT = 12.0 PSF

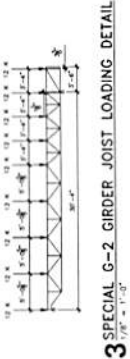


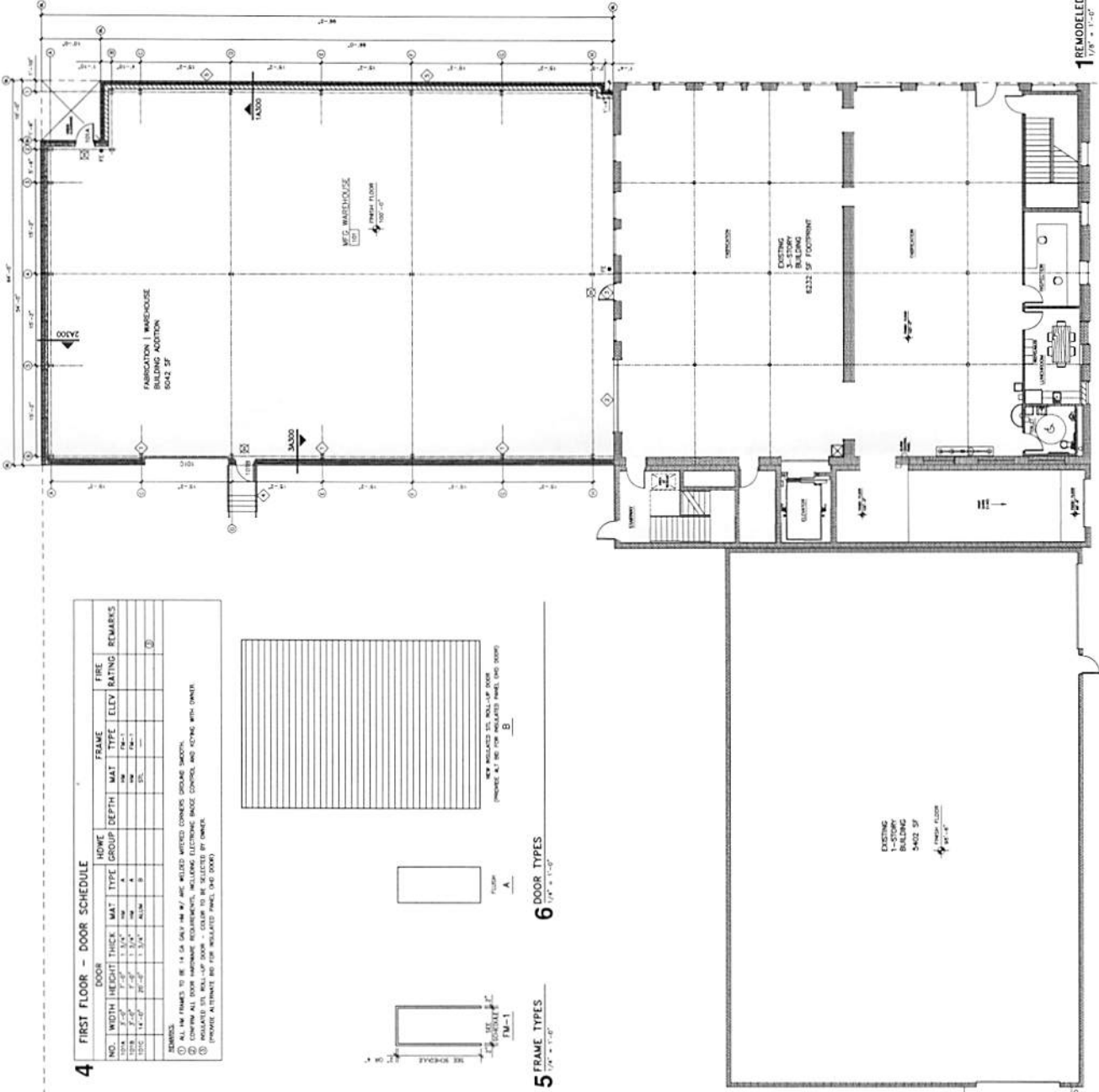
4 ROOF PLAN WITH SNOW DRIFT LOADS
1/8" = 1'-0"



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

- ### 5 ROOF & FRAMING PLAN NOTES
- 1. SUPPLY & INSTALL COMPASS TO GABLE
 - 2. APPROXIMATE PFD LOCATION
 - 3. ADDITIONAL WOOD RM JOISTS @ EACH ROOFTOP
 - 4. SEE CASE DRAWING WITH "N" SYMBOLS TO G-2
 - 5. ALL GIRDER JOISTS TO BE REMOVED FOR FUTURE
 - 6. ALL GIRDER JOISTS TO BE REMOVED FOR FUTURE
 - 7. ALL GIRDER JOISTS TO BE REMOVED FOR FUTURE
 - 8. ALL GIRDER JOISTS TO BE REMOVED FOR FUTURE
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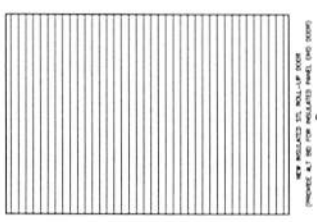
- 3 PLAN KEY**
- INTERY POWERED EMERGENCY LIGHT
 - EXIT LIGHT
 - EXIT LIGHT WITH DIRECTIONAL ARROW
 - ELECTRONIC CARD READER FOR DOOR OPERATION
 - 24-100C FIRE EXTINGUISHER IN CABINET
 - 24-100C FIRE EXTINGUISHER ON BRACKET
 - W

- 2 REMODELED PLAN NOTES**
- ⬠ SYMBOLS TO MARK TO BE REMOVED FOR FUTURE BUILDING CONSTRUCTION
 - ⬠ EXISTING INSULATED SW. ROLL-UP DOOR
 - ⬠ EXISTING WOOD DOOR
 - ⬠ EXISTING DOORWAY WITH HANDRAIL WITH SEES AND HANDCUP NOTING DETAIL
 - ⬠ SEE EXISTING FOR CLEARANCE WINDOW LOCATIONS
 - ⬠ SEE SHEET A300

4 FIRST FLOOR - DOOR SCHEDULE

NO.	DOOR	HEIGHT	THICK	HOWE		FRAME		FIRE	REMARKS
				GROUP	DEPTH	MAT	TYPE		
1	10'-0"	1'-0"	1'-0"	A	1'-0"	1'-0"	1'-0"		
2	10'-0"	1'-0"	1'-0"	A	1'-0"	1'-0"	1'-0"		
3	10'-0"	1'-0"	1'-0"	A	1'-0"	1'-0"	1'-0"		
4	10'-0"	1'-0"	1'-0"	A	1'-0"	1'-0"	1'-0"		
5	10'-0"	1'-0"	1'-0"	A	1'-0"	1'-0"	1'-0"		

REMARKS:
 (1) ALL HW FRAMES TO BE 14 GA. ONLY HW W/ AWG WELDED INTERIOR CORNERS DOUBLE SMOOTH.
 (2) CORNER ALL DOORS AND WINDOWS TO BE ALUMINUM BRASS. CORNERS AND STOPS WITH CENTER.
 (3) CORNER ALL DOORS AND WINDOWS TO BE ALUMINUM BRASS. CORNERS AND STOPS WITH CENTER.
 (4) PROVIDE ALTERNATE RFD FOR INSULATED PANEL (AND DOORS)



NEW INSULATED SW. ROLL-UP DOOR
 PROVIDED AT THE TOP PANELS PANEL AND DOORS

5 FRAME TYPES
 1/4" = 1'-0"

6 DOOR TYPES
 1/4" = 1'-0"

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

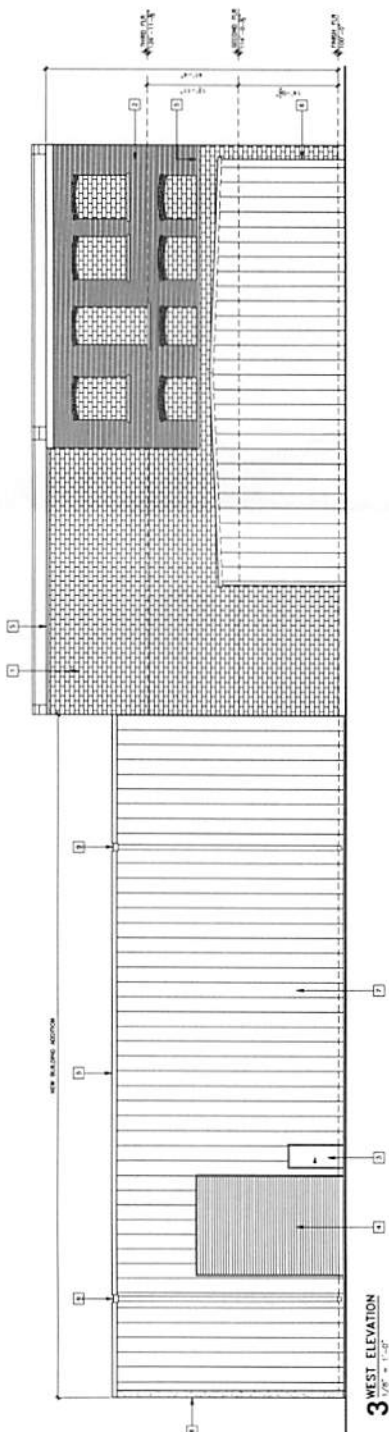
CONSTRUCTION EXPRESS INC
 411 LA CROSSE STREET
 LA CROSSE, WI 54601
 (608) 784-4000

TRUEBLOOD PROPERTIES, LLC
 612 SECOND STREET SOUTH
 LA CROSSE, WISCONSIN

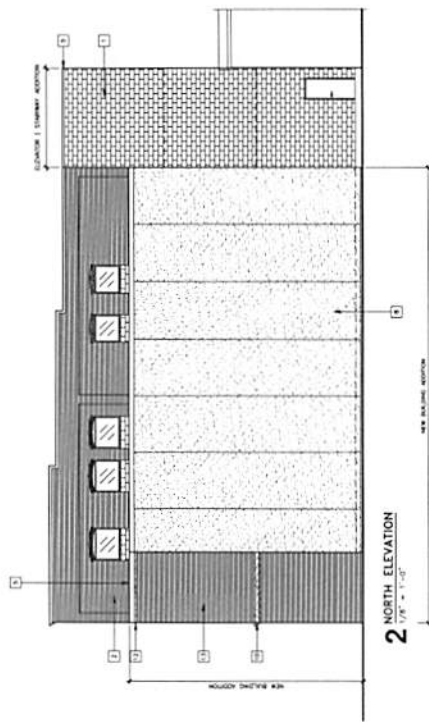
DATE: 06/11/2020
 DATE: 11.13.2020
 PROJECT: 190200
 DRAWING: BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

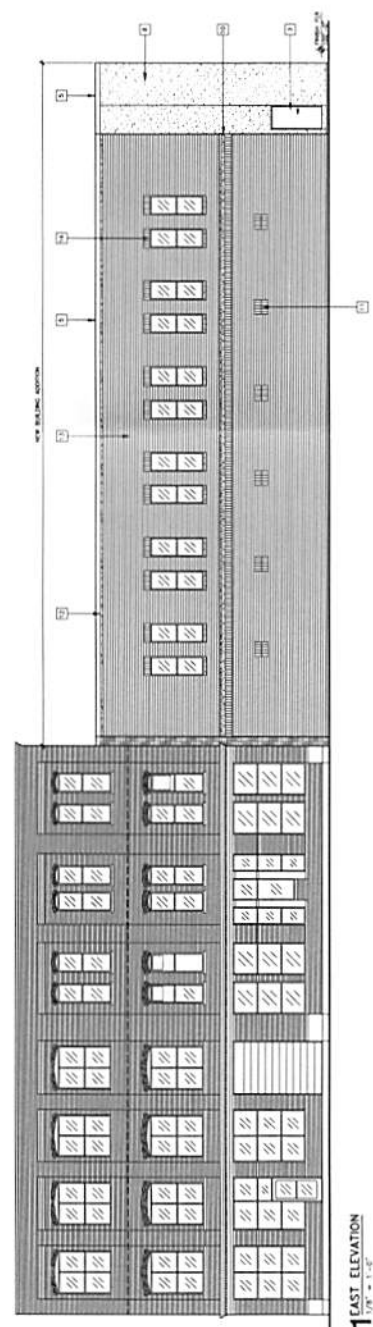
A200



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



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



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

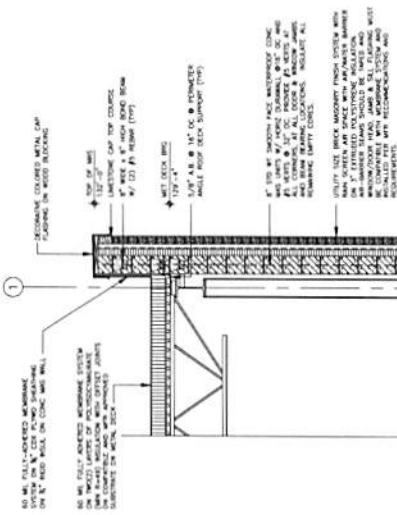
- 4 ELEVATION NOTES & SPECIFICATIONS**
- 1 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH. MATCH EXISTING UNFINISHED PARTS. MATCH EXISTING COLOR AND MANUFACTURE OF PAINT.
 - 2 EXISTING BUILDING WITH RED BRICK FINISH.
 - 3 NEW BRICK FINISH INSULATED FULL-UP DOOR OR RELATED PANEL AND DOOR.
 - 4 NEW BRICK FINISH INSULATED FULL-UP DOOR OR RELATED PANEL AND DOOR.
 - 5 NEW BRICK FINISH INSULATED FULL-UP DOOR OR RELATED PANEL AND DOOR.
 - 6 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 7 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 8 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 9 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 10 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 11 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 12 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 13 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 14 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 15 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 16 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 17 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 18 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 19 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.
 - 20 FINISH EXTERIOR ELEVATION NOTES FROM EXISTING BLVD TO MATCH EXISTING BUILDING COLOR AND FINISH.

CONSTRUCTION EXPRESS INC
 411 LA CROSSE STREET
 LA CROSSE, WI 54601
 (608) 784-8290

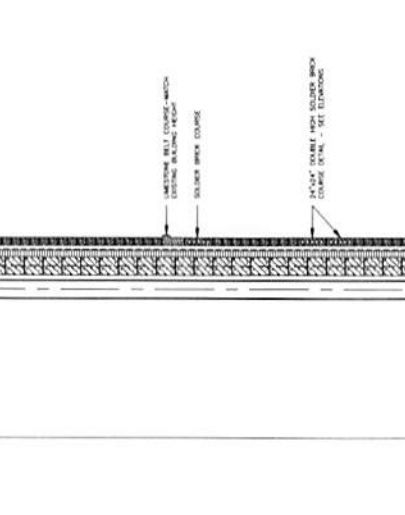
TRUEBLOOD PROPERTIES, LLC
 TRUPLINE BUILDING #2 - NORTH MFG ADDITION
 612 SECOND STREET SOUTH
 LACROSSE, WISCONSIN

DATE: 03/11/2020
 DRAWN: [blank]
 CHECKED: [blank]
 JOB: 10000
 PROJECT: 10000
 PLOT: 1/2" = 1'-0"
 WALL SECTIONS & DETAILS

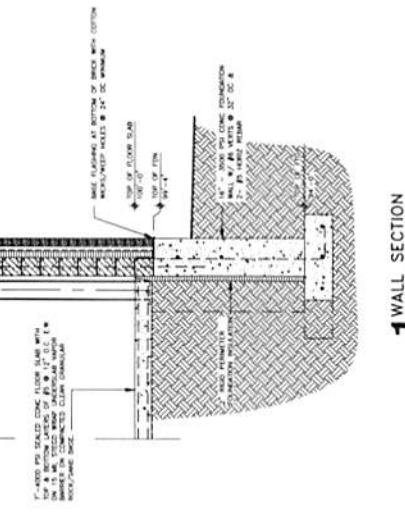
A300



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



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



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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/31/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER McGriff, Seibels & Williams of Missouri, Inc. 7711 Bonhomme Avenue Suite 900 St. Louis, MO 63105	CONTACT NAME: PHONE (A/C, No, Ext): 314-854-5200 FAX (A/C, No): E-MAIL ADDRESS:	
INSURED J.F. Brennan Company, Inc. Brennan Marine, Inc. P.O. Box 2557 818 Bainbridge St. La Crosse, WI 54602-2557	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A :US Specialty Insurance Company	
	INSURER B :Atlantic Specialty Insurance Company	27154
	INSURER C :Arch Insurance Company	11150
	INSURER D :	
	INSURER E :	
	INSURER F :	



COVERAGES **CERTIFICATE NUMBER:** 9F9TNQLR **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$50,000 deductible GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			41PKG8957701	04/01/2020	04/01/2021	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			41PKG8957701 Hired Physical Damage \$1,000 Comp/\$1,000 Coll	04/01/2020	04/01/2021	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			US Specialty #CXS10967.040 Atlantic Specialty #B5JH03884, Stratford # VMX8000448, and XL Specialty #UM00084264MA20A	04/01/2020	04/01/2021	EACH OCCURRENCE	\$ 19,000,000
							AGGREGATE	\$ 19,000,000
								\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	41WCI8957501 44WCI8957601 Includes USL&H	04/01/2020	04/01/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
								\$
								\$
								\$
								\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate holder is added to the above referenced General Liability and Automobile Liability policy as an additional insured on a primary basis to any other insurance to certificate holder but only with regards to the operations of the named insured and as required by written contract. XCU is not excluded from the General Liability Policy. Subject to Policy Terms, Conditions and Exclusions.

CERTIFICATE HOLDER **CANCELLATION**

The City of La Crosse, its elected and appointed officials, officers, employees, authorized representatives or volunteers 400 La Crosse Street La Crosse, WI 54601	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

CONFIDENTIAL

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