



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Board of Public Works

Monday, June 9, 2025

10:00 AM

Council Chambers
City Hall, First Floor

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

Call to Order

Roll Call

Shaundel Washington-Spivey, Tamra Dickinson, Erin Goggin, Matt Gallagher, Andrea Trane.

Approval of Minutes

Minutes from June 2, 2025.

Agenda Items:

- [25-0100](#) Bidder's Proof of Responsibility.
- [25-0649](#) Construction Contract Change Orders.
- [25-0644](#) Charter Communications Street Privilege Permit request for communications in right-of-way near 3200 block of George St.
- [25-0645](#) Charter Communications Street Privilege Permit request for communications in right-of-way near 3200 East Ave S.
- [25-0646](#) Charter Communications Street Privilege Permit request for communications in right-of-way near 500 and 600 block of King St.
- [25-0647](#) Charter Communications Street Privilege Permit request for communications in right-of-way near 2200 Cunningham St.
- [25-0483](#) Resolution approving the vacation of the 1800 block of Winnebago and associated land interests for redevelopment of the Hogan Administration site of the La Crosse School District.

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.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0100

Agenda Date: 6/9/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0649

Agenda Date: 6/9/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

CONTRACT CHANGE ORDERNo. 4Date 6/3/2025EDF # 23-038

Contract No. LIGT- 2024-010 for the following public work: Downtown Streetscaping & Tree Planting between Eco Concrete Company and the City of La Crosse, dated 3/7/24, is hereby changed in the following particulars, to-wit:

The following specific work is hereby eliminated from such contract:

Line 16 Deduct 5526.4 CY (5526.4 @ \$17.39 CY) – \$96,104.10

Line 17: Deduct 250 CY (250@ \$75.00 CY) – \$18,750.00

The following specific work is hereby added to such contract:

Line 18: Add line **Pavement Support System Adjusted** \$63.50 CF (1663 Cf @ \$63.50 CF) - \$105,600.00

Line 19: Add line **Install Engineered Soil Adjusted** \$150.00 CY (61.6 CY @ \$150.00 CY) - \$9,240.00

By virtue of such changes in the contract, the following revisions shall be made:

Contract -----	<u>\$622,729.68</u>
Contingency -----	<u>\$0.00</u>
Net Previous Change Orders -----	<u>\$0.00</u>
Decrease by eliminations (this C.O.) -----	<u>\$114,854.10</u>
Increase by additions (this C.O.) -----	<u>\$114,840.00</u>
Net Deductions or Additions (Strike out one) -----	<u>\$14.10</u>
Revised Contract Total -----	<u>\$622,715.58</u>

Eco Concrete Company LLC
NAME OF CONTRACTOR


CONTRACTOR SIGNATURE

BOARD OF PUBLIC WORKS

I HEREBY CERTIFY that there are sufficient funds in the treasury to meet the liability assumed by the foregoing addenda to contract, or that provision has been made to pay the liability that will accrue thereunder. (WS 62.15-12; 62.09-10-f)

Signed by:

David Tauscher

B7509F2EE0F24E5...

Budget Analyst

DocuSigned by:

Chadwick Hawkins

A93F306A40954A6...

Controller



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0644

Agenda Date: 6/9/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



**REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION
FOR COMMUNICATIONS (FIBER OPTICS, TELEPHONE, CABLE, ETC.)**

City of La Crosse Engineering Department

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

Encroachment Owner: Perry McClellan - Charter Communications # 5909234

Address: 1228 12th Ave S City: Onalaska State: WI Zip: 54650

Phone # 715-519-0033 608-783-8122 Email Address Perry.McClellan@charter.com

Application Preparer (if different from above) Michael DeBauche - TAK Communications WI LLC

Relationship with Owner: Contractor for Design, Permitting and Construction

Phone # 920-615-1109 Email Address mdebauche@takbroadband.com

Description of Proposed Encroachment:

Directional bore ~250' at 36" deep in ROW and 48" deep under the roadway.
Place 2" HDPE conduit with .625 coax within the ROW ~21' from the back of the curb

Encroachment Addresses (List by Street and 100 blocks):

3200 Block of George Street on east and west side of roadway

I certify that I have reviewed the Municipal Code and understand all that is related to this permit request. I further certify that I have the full authority to make the foregoing application; the information in the application and the required submittals are complete and correct; the Work or Use performed shall comply with all the laws of the State of Wisconsin, and all ordinances, rules, regulations, policies and special conditions of the City of La Crosse. The applicant agrees to perform the work covered by an approved permit with diligence and convenience to the public. **See Sheet 2 of 2 for Additional Conditions.**

Signature of Owner or designee: Perry McClellan Date: 5/28/25
Print Name and Title: Perry McClellan - Construction Coordinator

Please return this completed application along with required information and fees noted on checklist below to: City of La Crosse, Engineering Department, 400 La Crosse Street, La Crosse, WI 54601. You will then be given notice of when your request will be on the Board of Public Works agenda for consideration. **Average completion time for validation 45 days.**

BELOW THIS LINE TO BE COMPLETED BY CITY STAFF ONLY

Required items to be provided by Applicant:

Scale Drawing of encroachments (City Utilities, Lighting and Signals must be shown on Proposed Communications Plan)	<input type="checkbox"/>
Certificate of Insurance (City as additional Insured)	<input type="checkbox"/>
Initial Application Fee \$ <u>100.00</u>	<input type="checkbox"/>
City Utility Potential Conflict Notification and Sign-Off	<input type="checkbox"/>

Board of Public Works

Approval Date:

Encroachment Type:

Permit Number:

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

SHEET 1 OF 2



REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION

City of La Crosse Engineering Department

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

STREET PRIVILEGE PERMIT CONDITIONS FOR COMMUNICATIONS INSTALLATIONS

1. The applicant shall be primarily liable for damages to person or property by reason of the granting of this street privilege permit.
2. The applicant shall obtain an excavation permit from the City of La Crosse Engineering Department prior to performing installation or any maintenance on the cable in the City right-of-way that requires excavation or disruption of pavement, sidewalk, curb and gutter, or other structure.
3. The applicant agrees that tracer wires shall be used and final cable location within the street right-of-way shall be approved by the City Engineer. Cable shall be installed not less than 36 inches deep, unless otherwise approved by the City Engineer.
4. Applicant agrees to provide the City of La Crosse with final "as-built" plans when installation is complete.
5. Applicant agrees that any pavement, concrete or green space disturbed during drilling activities shall be restored to its prior condition.
6. Applicant agrees that said installation shall not interfere with the City's water, sanitary sewer, or storm sewer underground infrastructure that may be in the area.
7. Applicant further agrees that they will make arrangements with the public utility companies and the City of La Crosse to clear all public underground utilities prior to initiating such work, and if necessary, applicant will make arrangements with the City of La Crosse to ensure proper traffic control.
8. Applicant waives any and all rights to contest in any way or manner the validity of Sec. 66.0425 of the Wisconsin Statutes and the amount of compensation charged.
9. Applicant agrees to become a member of Diggers Hotline for marking / locating of utility.
10. The applicant for a permit to encroach on the public right-of-way shall procure and maintain for the duration of the permit a minimum liability and contractual liability policy in the amount of \$100,000.00 each person, \$300,000.00 each accident for bodily injury and \$100,000.00 for property damage. A certificate of such insurance shall be filed with the City Attorney as part of the application. The insurance shall name the City, its officials, employees and agents as additional insureds. The Board may approve greater insurance protection on a case-by-case basis.
11. Applicant further agrees to hold harmless the City for any damage to said cable while the City, its agents or contractors are conducting construction for maintenance activities in or upon such area in which said cable lies; provided, however, the City shall make a good faith effort to notify applicant of any maintenance or work in the area of the street privilege permit which may damage applicant's cable.
12. Applicant agrees to remove the cable and return the area to its original condition upon ten (10) days' notice by the Board of Public Works. The applicant further agrees that if it does not remove the cable within ten (10) days after receiving notice, the City is authorized to remove the same and applicant agrees to pay the City for all costs of such removal.
13. Applicant further agrees that the obligations and conditions of this street privilege permit shall be binding upon all heirs, successors and assigns of applicant.
14. The person(s) signing this Permit warrant that they have the authority to sign as, or on behalf of, the party for whom they are signing.

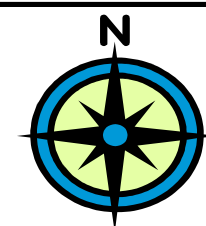


Address:	George Street
Fielded By:	
Drafted By:	
---	Spectrum Proposed

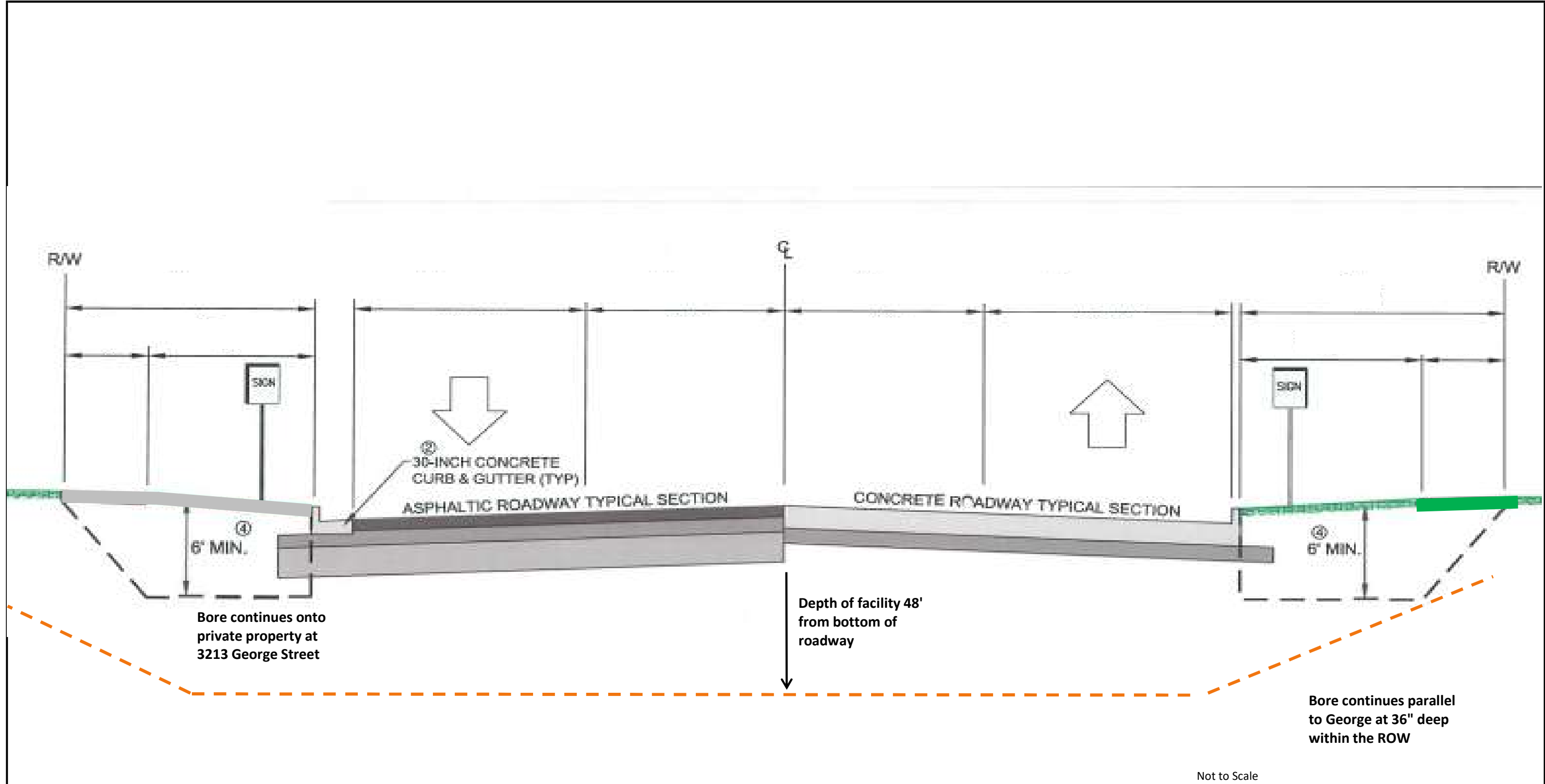
Route Map Prism 6057705

Legend

	Power
	Water
	Communications
	Sewer
	Gas



TAK Communications WI
1886 Commerce Dr
De Pere, WI 54115



	Address:	Crossing at George St	Road Crossing Prism 6057705	Legend			 TAK Communications WI 1886 Commerce Dr De Pere, WI 54115
	Fielded By:						
	Drafted By:				Power		
					Water		
					Communications		
					Sewer		
					Gas		



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0645

Agenda Date: 6/9/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item

See Sheet 2

Sheet 3 of 3

All New 2" duct will be placed Minimum 24" from any existing Utility and at a Minimum Depth of 30"

Sheets Not to Scale

Dairyland Power
3200 East Ave. S
PID 5942088

Proposed 2" Duct
8' from Back of Curb
330' Vault to Vault

Gas 6" Back from Curb

Proposed 2" Duct
3' Back from Curb

Water 10' Back from Curb

Existing
Vault

3439 East Ave. South



**REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION
FOR COMMUNICATIONS (FIBER OPTICS, TELEPHONE, CABLE, ETC.)**

City of La Crosse Engineering Department

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

Encroachment Owner: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone # _____ Email Address _____

Application Preparer (if different from above) _____

Relationship with Owner: _____

Phone # _____ Email Address _____

Description of Proposed Encroachment:

Encroachment Addresses (List by Street and 100 blocks):

I certify that I have reviewed the Municipal Code and understand all that is related to this permit request. I further certify that I have the full authority to make the foregoing application; the information in the application and the required submittals are complete and correct; the Work or Use performed shall comply with all the laws of the State of Wisconsin, and all ordinances, rules, regulations, policies and special conditions of the City of La Crosse. The applicant agrees to perform the work covered by an approved permit with diligence and convenience to the public. **See Sheet 2 of 2 for Additional Conditions.**

Signature of Owner or designee: _____ Date: _____

Print Name and Title: _____

Please return this completed application along with required information and fees noted on checklist below to: City of La Crosse, Engineering Department, 400 La Crosse Street, La Crosse, WI 54601. You will then be given notice of when your request will be on the Board of Public Works agenda for consideration. **Average completion time for validation 45 days.**

BELOW THIS LINE TO BE COMPLETED BY CITY STAFF ONLY

Required items to be provided by Applicant:

Scale Drawing of encroachments ☐

(City Utilities, Lighting and Signals must be shown on
Proposed Communications Plan)

Certificate of Insurance (City as additional Insured) ☐

Initial Application Fee \$ _____ ☐

City Utility Potential Conflict Notification and Sign-Off ☐

Board of Public Works

Approval Date:

Encroachment Type:

Permit Number:

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

SHEET 1 OF 2



REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION

City of La Crosse Engineering Department

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

STREET PRIVILEGE PERMIT CONDITIONS FOR COMMUNICATIONS INSTALLATIONS

1. The applicant shall be primarily liable for damages to person or property by reason of the granting of this street privilege permit.
2. The applicant shall obtain an excavation permit from the City of La Crosse Engineering Department prior to performing installation or any maintenance on the cable in the City right-of-way that requires excavation or disruption of pavement, sidewalk, curb and gutter, or other structure.
3. The applicant agrees that tracer wires shall be used and final cable location within the street right-of-way shall be approved by the City Engineer. Cable shall be installed not less than 36 inches deep, unless otherwise approved by the City Engineer.
4. Applicant agrees to provide the City of La Crosse with final "as-built" plans when installation is complete.
5. Applicant agrees that any pavement, concrete or green space disturbed during drilling activities shall be restored to its prior condition.
6. Applicant agrees that said installation shall not interfere with the City's water, sanitary sewer, or storm sewer underground infrastructure that may be in the area.
7. Applicant further agrees that they will make arrangements with the public utility companies and the City of La Crosse to clear all public underground utilities prior to initiating such work, and if necessary, applicant will make arrangements with the City of La Crosse to ensure proper traffic control.
8. Applicant waives any and all rights to contest in any way or manner the validity of Sec. 66.0425 of the Wisconsin Statutes and the amount of compensation charged.
9. Applicant agrees to become a member of Diggers Hotline for marking / locating of utility.
10. The applicant for a permit to encroach on the public right-of-way shall procure and maintain for the duration of the permit a minimum liability and contractual liability policy in the amount of \$100,000.00 each person, \$300,000.00 each accident for bodily injury and \$100,000.00 for property damage. A certificate of such insurance shall be filed with the City Attorney as part of the application. The insurance shall name the City, its officials, employees and agents as additional insureds. The Board may approve greater insurance protection on a case-by-case basis.
11. Applicant further agrees to hold harmless the City for any damage to said cable while the City, its agents or contractors are conducting construction for maintenance activities in or upon such area in which said cable lies; provided, however, the City shall make a good faith effort to notify applicant of any maintenance or work in the area of the street privilege permit which may damage applicant's cable.
12. Applicant agrees to remove the cable and return the area to its original condition upon ten (10) days' notice by the Board of Public Works. The applicant further agrees that if it does not remove the cable within ten (10) days after receiving notice, the City is authorized to remove the same and applicant agrees to pay the City for all costs of such removal.
13. Applicant further agrees that the obligations and conditions of this street privilege permit shall be binding upon all heirs, successors and assigns of applicant.
14. The person(s) signing this Permit warrant that they have the authority to sign as, or on behalf of, the party for whom they are signing.



3200 East Ave. South

Proposed 2" Duct

760

Fiber Optic Cable
3' Back from Curb

Gas 6" Back from Curb

Proposed 2" Duct
8' from Back of Curb
390' Vault to Vault

Water 10" Back from Curb

See Sheet 2

Sheet 1 of 3

All New 2" duct will be
placed Minimum 24" from
any existing Utility and at
a Minimum Depth of 30"

Sheets Not to Scale

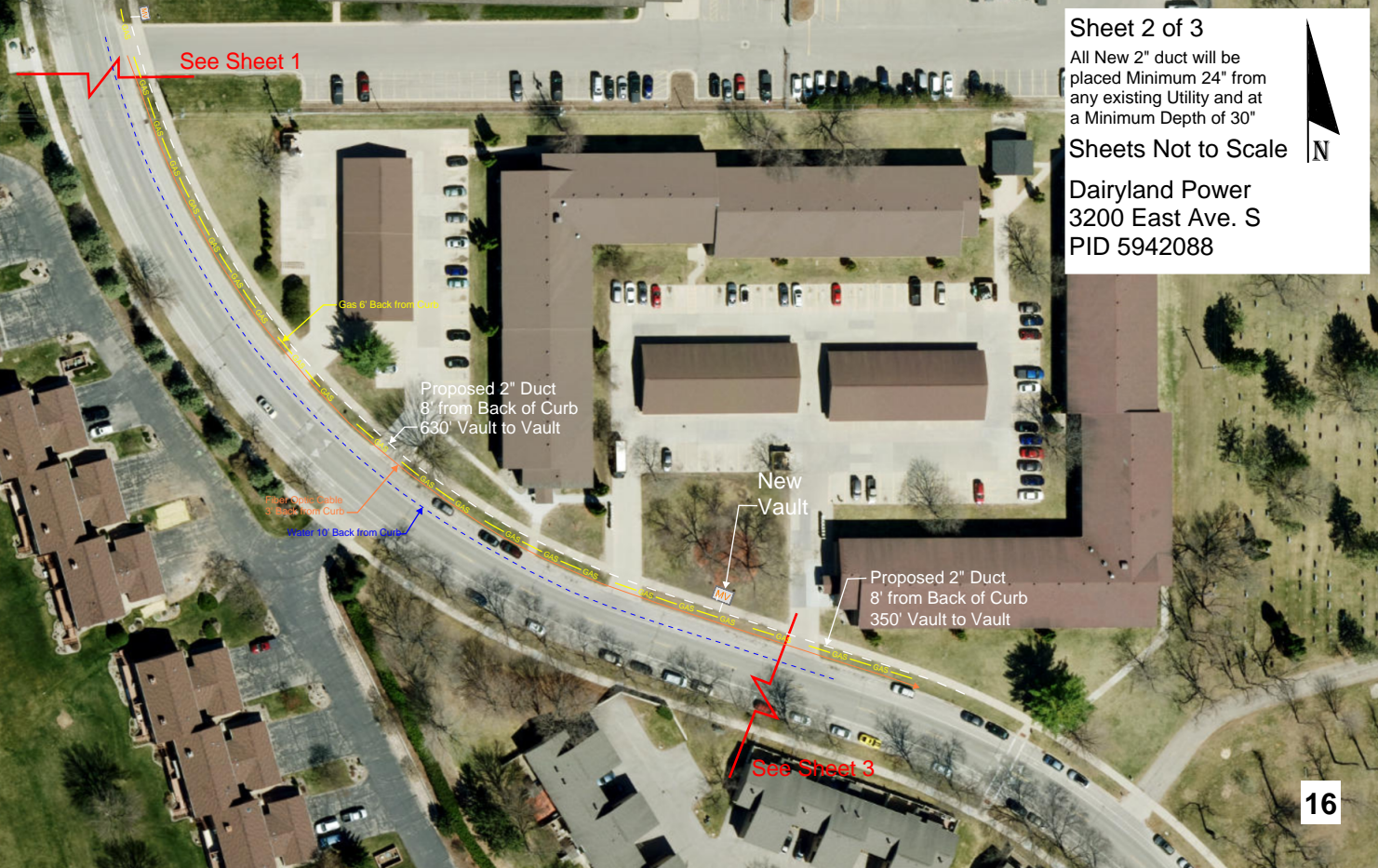


Dairyland Power
3200 East Ave. S
PID 5942088

All New 2" duct will be placed Minimum 24" from any existing Utility and at a Minimum Depth of 30"

Sheets Not to Scale

Dairyland Power
3200 East Ave. S
PID 5942088



See Sheet 1

Gas 6' Back from Curb

Proposed 2" Duct
8' from Back of Curb
630' Vault to Vault

Fiber Optic Cable
3' Back from Curb

Utility 10' Back from Curb

New
Vault

MV

Proposed 2" Duct
8' from Back of Curb
350' Vault to Vault

See Sheet 3



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0646

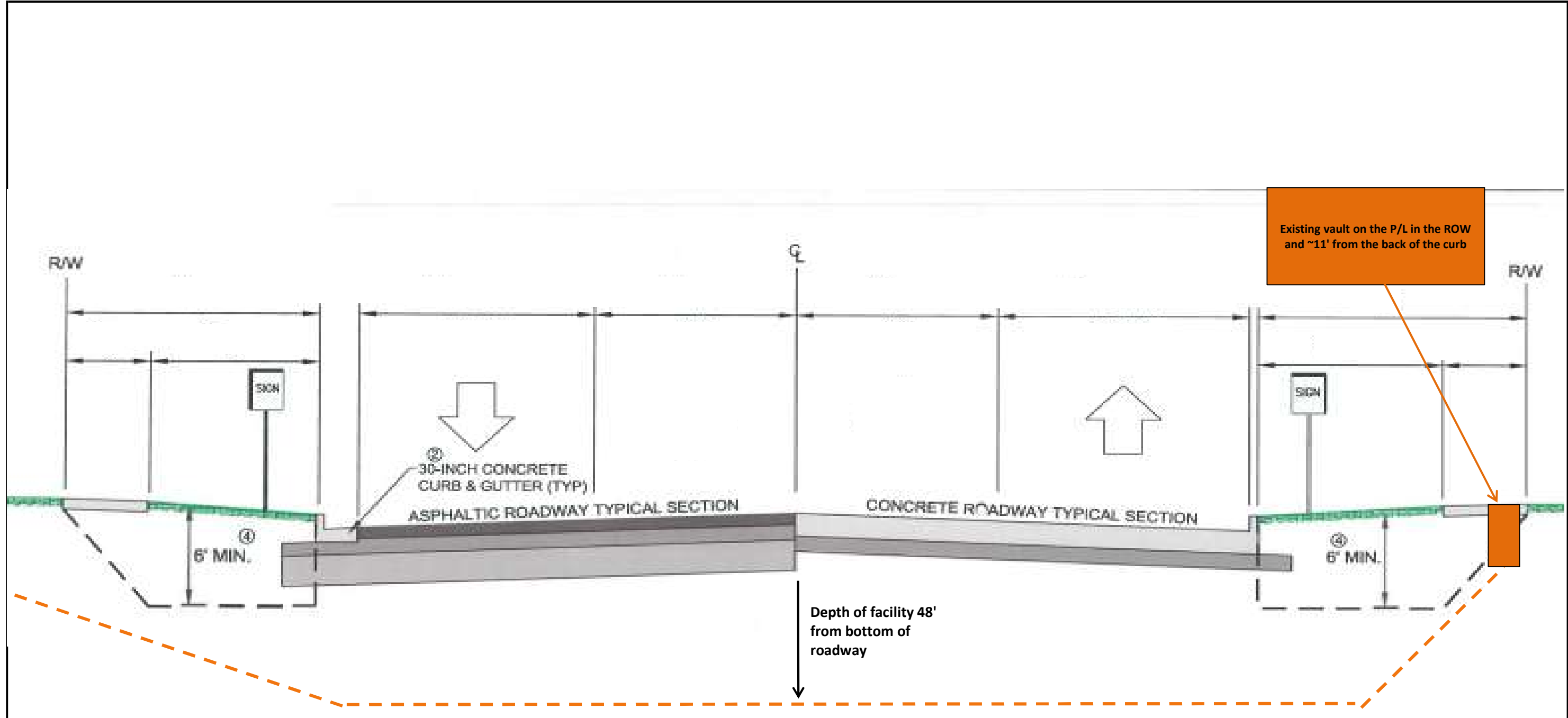
Agenda Date: 6/9/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

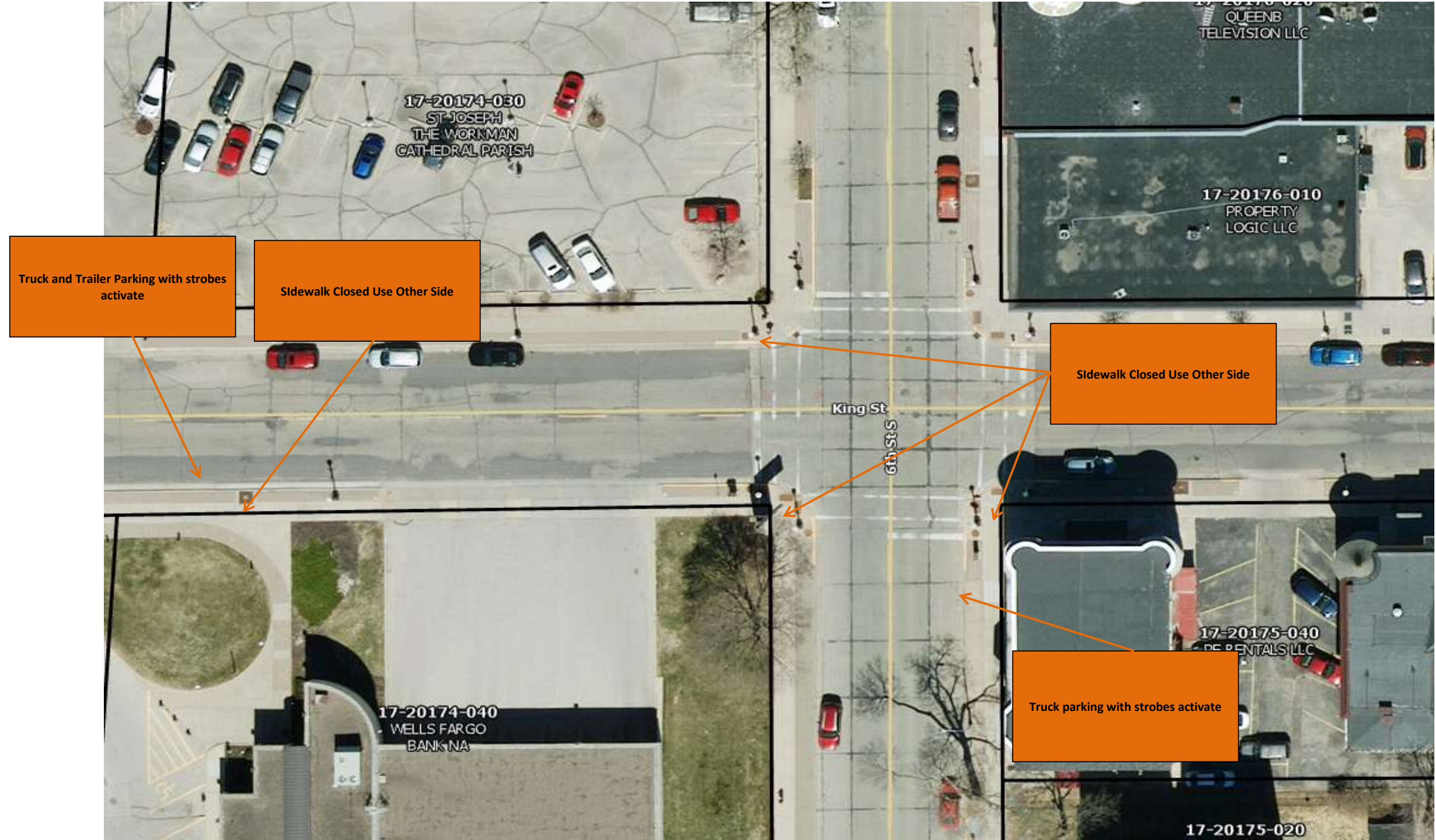
File Type: General Item



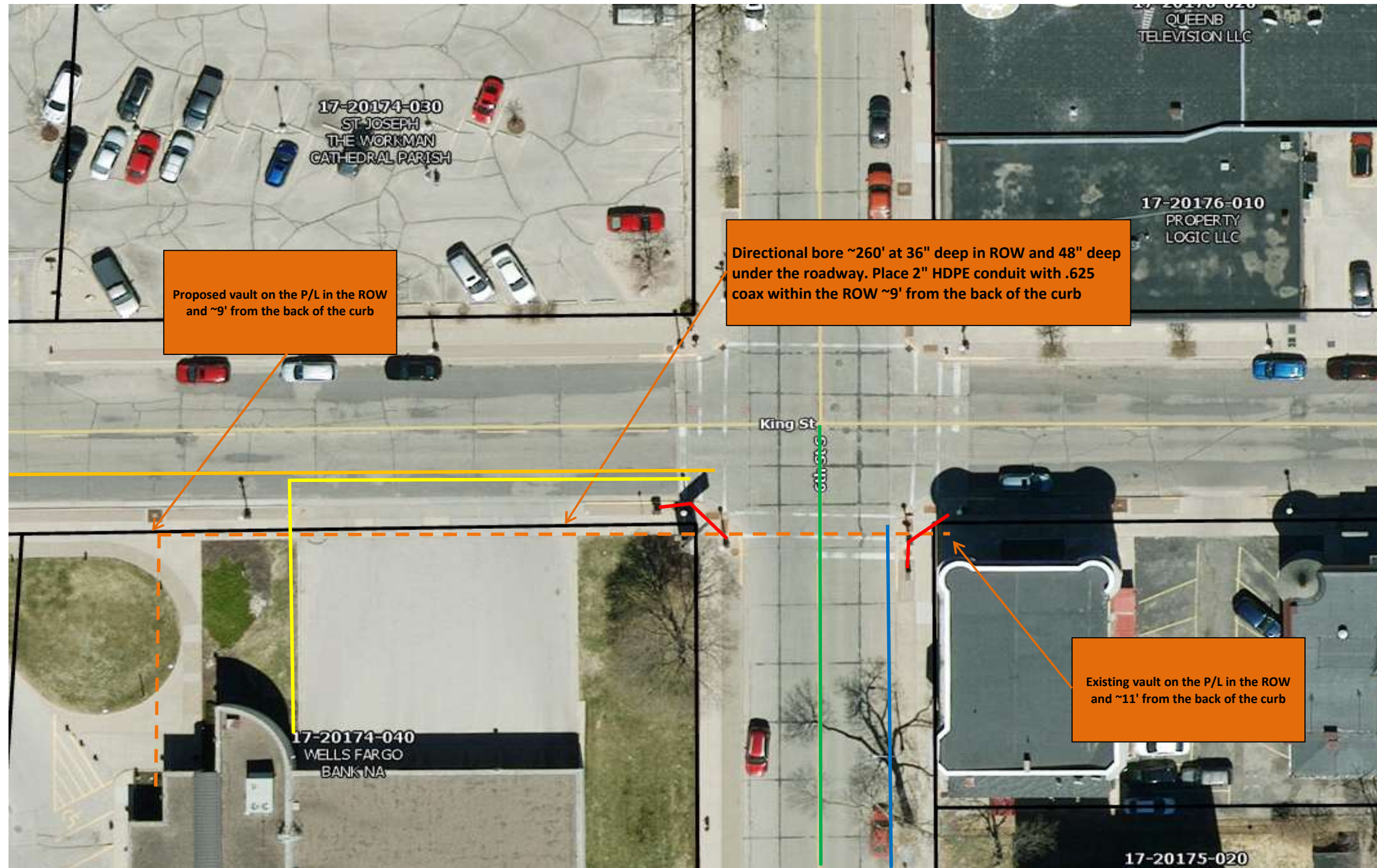
Bore continues parallel to King St on the P/L at 36" deep

Not to Scale

	Address:	Crossing at 6th St S	Route Map Prism 5989322	Legend			 TAK Communications WI 1886 Commerce Dr De Pere, WI 54115
	Fielded By:						
	Drafted By:				Power		
		Spectrum Proposed			Water		
					Communications		
					Sewer		
					Gas		



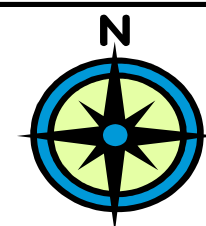
	Address:	200 6th St S - King St	Traffic Control Map Prism 5989322	Legend			 TAK Communications WI 1886 Commerce Dr De Pere, WI 54115
	Fielded By:						
	Drafted By:			 Power	 Water		
					 Communications		
					 Sewer		
				 Gas			



Address:	200 6th St S - King St
Fielded By:	
Drafted By:	
	Spectrum Proposed

Route Map Prism 5989322

Legend	
	Power
	Water
	Communications
	Sewer
	Gas



TAK Communications WI
1886 Commerce Dr
De Pere, WI 54115



**REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION
FOR COMMUNICATIONS (FIBER OPTICS, TELEPHONE, CABLE, ETC.)**

City of La Crosse Engineering Department

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

Encroachment Owner: Perry McClellan - Charter Communications # 5909234
Address: 1228 12th Ave S City: Onalaska State: WI Zip: 54650
Phone # 715-519-0033 608-783-8122 Email Address Perry.McClellan@charter.com

Application Preparer (if different from above) Michael DeBauche - TAK Communications WI LLC
Relationship with Owner: Contractor for Design, Permitting and Construction
Phone # 920-615-1109 Email Address mdebauche@takbroadband.com

Description of Proposed Encroachment:

Directional bore ~260' at 36" deep in ROW and 48" deep under the roadway.
Place 2" HDPE conduit with .625 coax within the ROW ~9' from the back of the curb

Encroachment Addresses (List by Street and 100 blocks):

500 and 600 Block of King St and 200 Block of 6th St S

I certify that I have reviewed the Municipal Code and understand all that is related to this permit request. I further certify that I have the full authority to make the foregoing application; the information in the application and the required submittals are complete and correct; the Work or Use performed shall comply with all the laws of the State of Wisconsin, and all ordinances, rules, regulations, policies and special conditions of the City of La Crosse. The applicant agrees to perform the work covered by an approved permit with diligence and convenience to the public. **See Sheet 2 of 2 for Additional Conditions.**

Signature of Owner or designee: Perry McClellan Date: 5/13/25
Print Name and Title: Perry McClellan - Construction Coordinator

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(City Utilities, Lighting and Signals must be shown on
Proposed Communications Plan)

Certificate of Insurance (City as additional Insured) ☐

Initial Application Fee \$100.00 ☐

City Utility Potential Conflict Notification and Sign-Off ☐

Board of Public Works

Approval Date:

Encroachment Type:

Permit Number:

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

SHEET 1 OF 2



REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION

City of La Crosse Engineering Department

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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0647

Agenda Date: 6/9/2025

Version: 1

Status: Agenda Ready

In Control: Board of Public Works

File Type: General Item



**REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION
FOR COMMUNICATIONS (FIBER OPTICS, TELEPHONE, CABLE, ETC.)**

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Application Preparer (if different from above) Michael DeBauche - TAK Communications WI LLC
Relationship with Owner: Contractor for Design, Permitting and Construction
Phone # 920-615-1109 Email Address mdebauche@takbroadband.com

Description of Proposed Encroachment:

Bore conduit within ROW of Cunningham Street and Hemlock St

Encroachment Addresses (List by Street and 100 blocks):

2200 Cunningham Street West of Hemlock Street

I certify that I have reviewed the Municipal Code and understand all that is related to this permit request. I further certify that I have the full authority to make the foregoing application; the information in the application and the required submittals are complete and correct; the Work or Use performed shall comply with all the laws of the State of Wisconsin, and all ordinances, rules, regulations, policies and special conditions of the City of La Crosse. The applicant agrees to perform the work covered by an approved permit with diligence and convenience to the public. **See Sheet 2 of 2 for Additional Conditions.**

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Print Name and Title: Perry McClellan - Construction Coordinator

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Scale Drawing of encroachments (City Utilities, Lighting and Signals must be shown on Proposed Communications Plan)	<input type="checkbox"/>
Certificate of Insurance (City as additional Insured)	<input type="checkbox"/>
Initial Application Fee \$ <u>100.00</u>	<input type="checkbox"/>
City Utility Potential Conflict Notification and Sign-Off	<input type="checkbox"/>

Board of Public Works

Approval Date:

Encroachment Type:

Permit Number:

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

SHEET 1 OF 2



REVOCABLE OCCUPANCY / STREET PRIVILEGE PERMIT APPLICATION

City of La Crosse Engineering Department

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

STREET PRIVILEGE PERMIT CONDITIONS FOR COMMUNICATIONS INSTALLATIONS

1. The applicant shall be primarily liable for damages to person or property by reason of the granting of this street privilege permit.
2. The applicant shall obtain an excavation permit from the City of La Crosse Engineering Department prior to performing installation or any maintenance on the cable in the City right-of-way that requires excavation or disruption of pavement, sidewalk, curb and gutter, or other structure.
3. The applicant agrees that tracer wires shall be used and final cable location within the street right-of-way shall be approved by the City Engineer. Cable shall be installed not less than 36 inches deep, unless otherwise approved by the City Engineer.
4. Applicant agrees to provide the City of La Crosse with final "as-built" plans when installation is complete.
5. Applicant agrees that any pavement, concrete or green space disturbed during drilling activities shall be restored to its prior condition.
6. Applicant agrees that said installation shall not interfere with the City's water, sanitary sewer, or storm sewer underground infrastructure that may be in the area.
7. Applicant further agrees that they will make arrangements with the public utility companies and the City of La Crosse to clear all public underground utilities prior to initiating such work, and if necessary, applicant will make arrangements with the City of La Crosse to ensure proper traffic control.
8. Applicant waives any and all rights to contest in any way or manner the validity of Sec. 66.0425 of the Wisconsin Statutes and the amount of compensation charged.
9. Applicant agrees to become a member of Diggers Hotline for marking / locating of utility.
10. The applicant for a permit to encroach on the public right-of-way shall procure and maintain for the duration of the permit a minimum liability and contractual liability policy in the amount of \$100,000.00 each person, \$300,000.00 each accident for bodily injury and \$100,000.00 for property damage. A certificate of such insurance shall be filed with the City Attorney as part of the application. The insurance shall name the City, its officials, employees and agents as additional insureds. The Board may approve greater insurance protection on a case-by-case basis.
11. Applicant further agrees to hold harmless the City for any damage to said cable while the City, its agents or contractors are conducting construction for maintenance activities in or upon such area in which said cable lies; provided, however, the City shall make a good faith effort to notify applicant of any maintenance or work in the area of the street privilege permit which may damage applicant's cable.
12. Applicant agrees to remove the cable and return the area to its original condition upon ten (10) days' notice by the Board of Public Works. The applicant further agrees that if it does not remove the cable within ten (10) days after receiving notice, the City is authorized to remove the same and applicant agrees to pay the City for all costs of such removal.
13. Applicant further agrees that the obligations and conditions of this street privilege permit shall be binding upon all heirs, successors and assigns of applicant.
14. The person(s) signing this Permit warrant that they have the authority to sign as, or on behalf of, the party for whom they are signing.





Address:	Cunningham St - Hemlock St
Fielded By:	
Drafted By:	
	Spectrum Proposed

Route Map Prism 5909234

Legend	
	Power
	Water
	Communications
	Sewer
	Gas





TAK Communications WI
1886 Commerce Dr
De Pere, WI 54115



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0483

Agenda Date: 6/5/2025

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

Resolution approving the vacation of the 1800 block of Winnebago and associated land interests for redevelopment of the Hogan Administration site of the La Crosse School District.

RESOLUTION

WHEREAS, the public interest requires the partial or full vacation of certain public ways, the dedication of lands as public ways, and the establishment of easements for public utilizes within the corporate limits of the City of La Crosse, and

WHEREAS, such vacations, dedications, and establishments should be done as expeditiously as possible, and

WHEREAS, facilitating the redevelopment of the Hogan Administration site of the School District of the city of La Crosse involves such vacations, dedications, and establishments.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council, City of La Crosse that it hereby declares that the public interest requires the vacation of the street and alley, dedication of conveyed land(s) as public Right-of-Way, and establishment of public utility easement(s) as described on attached Exhibit "VACATION EXHIBIT," subject to any conditions herein.

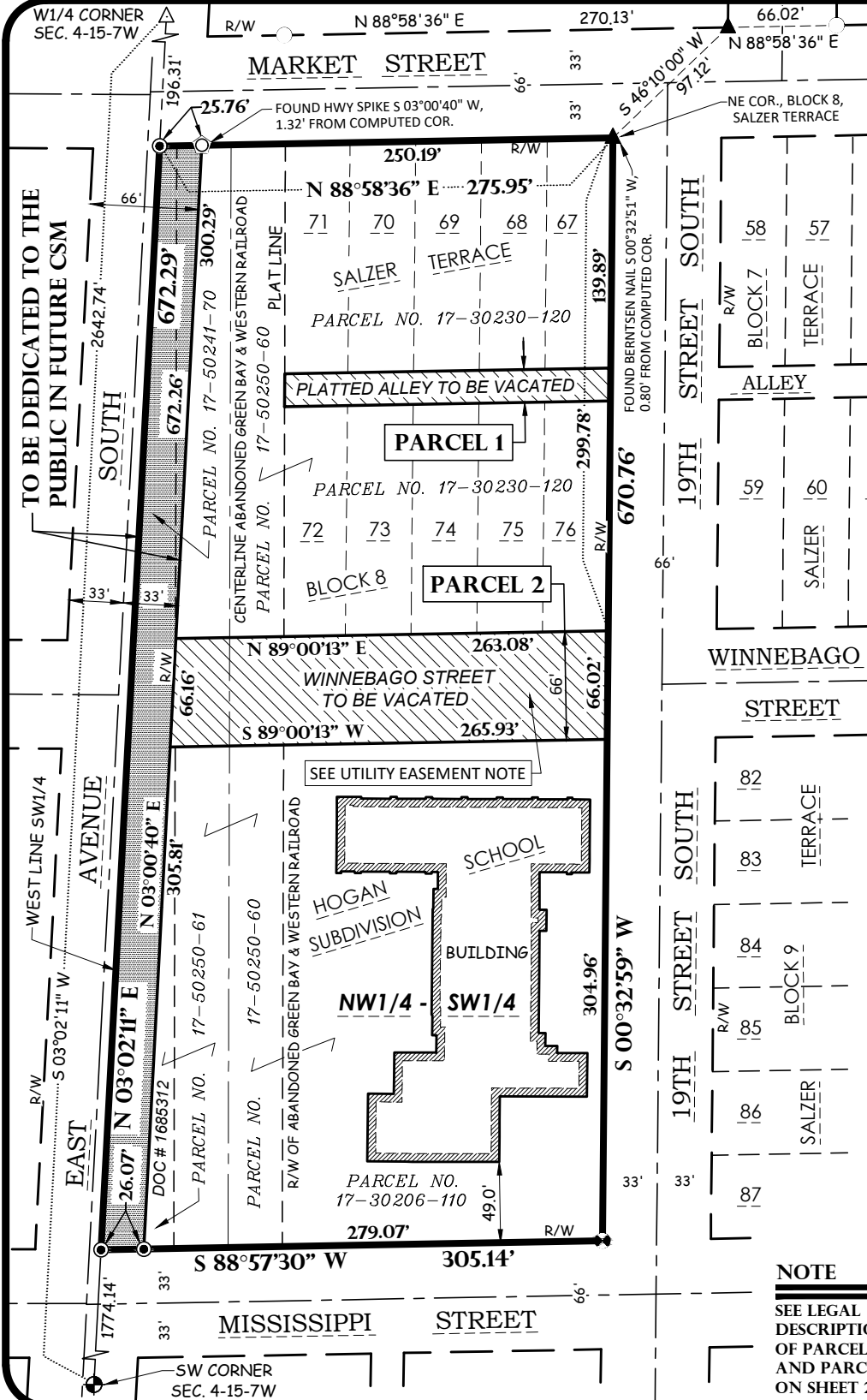
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BE IT FURTHER RESOLVED that legal and survey documents shall not be recorded at La Crosse County until the following three (3) conditions are met: The developer shall facilitate and fund at its expense, the removal, adjustment, and installation of facilities within the above-described areas, and adjacent to them, including but not limited to existing sidewalk, curb & gutter, and roadway pavement; storm water structures, pipes, and castings; new sidewalk; and replacement boulevard trees, subject to Standard Specifications and Procedures and Details of the City of La Crosse, and approval of the Engineering Department. The developer shall, by separate legislative process, submit and have approved at its expense a Certified Survey Map to the Common Council for the dedication of above-described public ways, dedication of above-described easement(s), and combination of parcels under common ownership and zoning within project site. The developer shall complete the Design Review process for the proposed development, satisfying all comments and requirements to obtain building permits.

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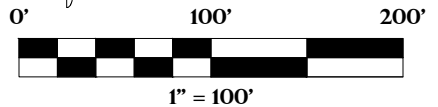
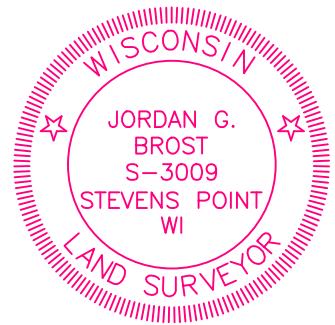
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UTILITY EASEMENT NOTE

AFTER VACATION OF STREET IS APPROVED, A UTILITY EASEMENT FOR ANY EXISTING UTILITIES BY THE CITY OF LA CROSSE WILL BE DESCRIBED AND RECORDED BY OTHER INSTRUMENT.



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- 3/4" X 18" IRON REBAR SET WEIGHING 150 LBS/LIN. FT.
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- ✱ BERNTSEN NAIL FOUND
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- ▲ PK NAIL FOUND
- ⊙ HIGHWAY SPIKE FOUND
- ⊕ SECTION CORNER PER TIES
- () RECORDED AS
- ▨ AREA TO BE VACATED
- ▨ TO BE DEDICATED TO THE PUBLIC PER FUTURE CSM

NOTE

SEE LEGAL DESCRIPTIONS OF PARCEL 1 AND PARCEL 2 ON SHEET 2.



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009

4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED 12-11-24

DRAWN: JGB CHECKED: JGB

FIELD BOOK PAGE #

JOB NO: 24.4050

CLIENT / OWNER
SCHOOL DISTRICT OF
LA CROSSE
807 EAST AVENUE SOUTH
LA CROSSE, WI 54601

SHEET 1 OF 2

VACATION EXHIBIT

Surveyor's Notes:

1. Prior attempts of this vacation of Winnebago Street and the platted alleys as shown and described on this map were previously submitted per Lis Pendens recorded in Document No. 933445 (dated Jan. 10, 1983), Document No. 933441 (dated Jan. 10, 1983), Document No. 904860 (dated Feb. 14, 1980) and Document No. 904861 (dated Feb. 14, 1980). No formal Resolution of record was recorded to formally vacate these platted public right-of-ways. The purpose of this submittal is to vacate what was originally intended, for the use of the current school grounds and future development.

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A 20 foot alley located and platted in Block 8 of Salzer Terrace Addition, as platted and lying South of the South line of Lots 67, 68, 69, 70 and 71 of said Block 8, lying North of the North line of Lots 72, 73, 74, 75 and 76, bounded on the West side by the East right-of-way line of the abandoned Green Bay and Western Railroad and bounded on the East side by the West right-of-way line of 19th Street South and the northerly and southerly extensions thereof.

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Thence S $03^{\circ}02'11''$ W along the West line of the Southwest $\frac{1}{4}$ of said Section 4, 196.31 feet to the intersection of said West line and the westerly extension of the South right-of-way line of Market Street;

Thence N $88^{\circ}58'36''$ E along said westerly extension line, the South right-of-way line of Market Street and the North line of Block 8 of Salzer Terrace Addition, 275.95 feet to the Northeast corner of said Block 8 and the intersection of said South right-of-way line and the West right-of-way line of 19th Street South;

Thence S $00^{\circ}32'59''$ W along the East line of said Block 8 and the West right-of-way line of 19th Street South, 299.78 feet to the intersection of said West right-of-way line of 19th Street South and the North right-of-way line of Winnebago Street, said point also being the Point of Beginning of the vacated area to be described:

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Thence S $89^{\circ}00'13''$ W along the South right-of-way line of Winnebago Street, 265.93 feet to the intersection of said South right-of-way line and the East right-of-way line of East Avenue South;

Thence N $03^{\circ}00'40''$ E along said East right-of-way line of East Avenue South, 66.16 feet to the intersection of said East right-of-way line and the North right-of-way line of Winnebago Street;

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FIELDWORK COMPLETED 12-11-24

DRAWN: JGB CHECKED: JGB

FIELD BOOK _____ PAGE _____ # _____

JOB NO: 24.4050

CLIENT / OWNER
SCHOOL DISTRICT OF
LA CROSSE
807 EAST AVENUE SOUTH
LA CROSSE, WI 54601

SHEET 2 OF 2



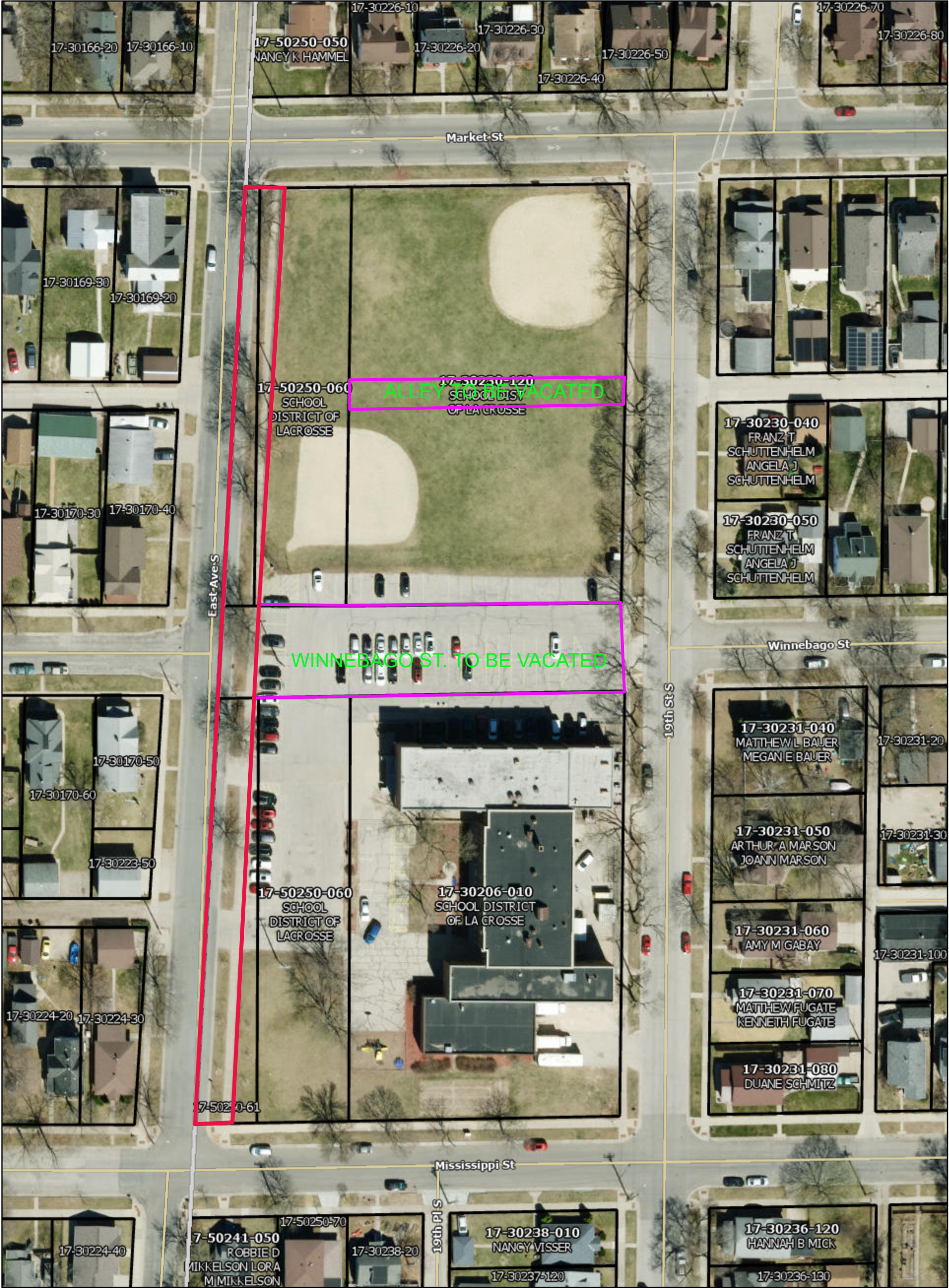
DISCONTINUANCE/VACATION OF PUBLIC RIGHT-OF-WAY

City of La Crosse - Engineering Department

Phone: 608-789-7505 Email: engineering@cityoflacrosse.org

Property Owner Name: SCHOOL DISTRICT OF LA CROSSE		Date: 4/14/25
Mailing Address: 867 EAST AVE S LA CROSSE WI 54601		
Phone:	Email:	
Description of street/alley sought to vacate: E800 BLOCK OF WINNEBAGO ST, BETWEEN EAST AVE & 19TH ST, PLATTED ALLEY FROM 19TH ST TO WEST, BETWEEN WINNEBAGO ST & MARKET ST.		
Reason for Request: NEW SCHOOL		
PREVIOUS ATTEMPT TO VACATE WAS NOT PROPERLY RECORDED, 1983.		
<p>A vacation of a public way is the process of discontinuing public use and returning dedicated public right-of-way to private property. Upon discontinuance, the right-of-way reverts to the owners of the adjoining land where the discontinued land originated or is equally divided between the owners on either side of the centerline of the discontinued public way. See statutory requirements (§66.1003, Wis. Stats) and the City's process.</p>		
<p>Required Items to submit:</p> <ul style="list-style-type: none">• Application fee (nonrefundable) of \$750 (partial) or \$1,500 (full) payable to the "City of La Crosse"		
<p>I certify that I have reviewed the Municipal Code and understand all that is related to this permit request. I further certify that I have the full authority to make the foregoing application; the information in the application and the required submittals are complete and correct.</p>		
SUBMITTED BY ENGINEERING DEPT. (KJL)		
Signature of Owner:	Print Name of Owner:	Date:

Street / Alley Vacation



4/11/2025, 8:26:45 AM

Municipality Limits Labels

Municipality Limits

Sections

Section Labels

Road Centerlines

Local Road

Property Owners with Assessments

1:1,128

00.010.010.03

00.010.030.05

La Crosse County, WI

La Crosse County WI Zoning Planning and Land Information

Department

212 6th St N, Suite 1300

La Crosse, WI 54601



CITY OF LA CROSSE

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

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

Joe Ledvina
Director of Facilities
JLedvina@lacrossesd.org
Hogan Administrative Center
807 East Avenue South, La Crosse, WI 54601
Ph: (608) 789-7627



February 28, 2025

Mathew Gallagher
Director of Engineering and Public Works
City Hall
400 La Crosse St.

Mr. Gallagher,

This letter is a follow up to our meeting on Thursday, February 20th. Thank you once again to the Engineering and Planning Department staff for meeting with us. I know our Architects found the meeting extremely helpful.

In our research it appears the alley and Winnebago Street vacation at 807 East Avenue South was approved many years ago but never recorded. As we prepare for a new elementary school at this site, we would like to get this taken care of, so it does not delay future construction. Also, at this time we would like to clean up several district parcels at this site that go into what is traditionally a city right away.

Jim Lundberg at Point of Beginning, Inc. is the person of contact and currently working on a CSM. His contact information is as follows: jiml@pobinc.com, 715-310-3271. Please feel free to contact him at your convenience.

Thank you for your help with this great project. If you have any questions, please do not hesitate to call me. Thank you and have a great day!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joe Ledvina', with a long, sweeping horizontal line extending to the right.

Joe Ledvina



DocId:8514474

Tx:4192990

1832593LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMASRECORDED ON
04/25/2025 08:53 AM
PAGE COUNT: 4
EXEMPT #:

RECORDING FEE 30.00

In the Matter of the vacation of the 1800
block of Winnebago and associated land
interests for redevelopment of the Hogan
Administration site of the La Crosse School
District.

LIS PENDENS

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

LEGAL DESCRIPTION ATTACHED
and shown on the map attached hereto as Exhibit ^{vacation} ~~A~~
^{sic}
showing the location thereof, is sought to be vacated.

Dated this 22nd day of April, 2025.

CITY OF LA CROSSE

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

Drafted by:

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

This space is reserved for recording data

Return to

City Clerk
400 La Crosse St
La Crosse WI 54601

Parcel Identification Number/Tax Key Number

Resolution approving the vacation of the 1800 block of Winnebago and associated land interests for redevelopment of the Hogan Administration site of the La Crosse School District.

RESOLUTION

WHEREAS, the public interest requires the partial or full vacation of certain public ways, the dedication of lands as public ways, and the establishment of easements for public utilizes within the corporate limits of the City of La Crosse, and

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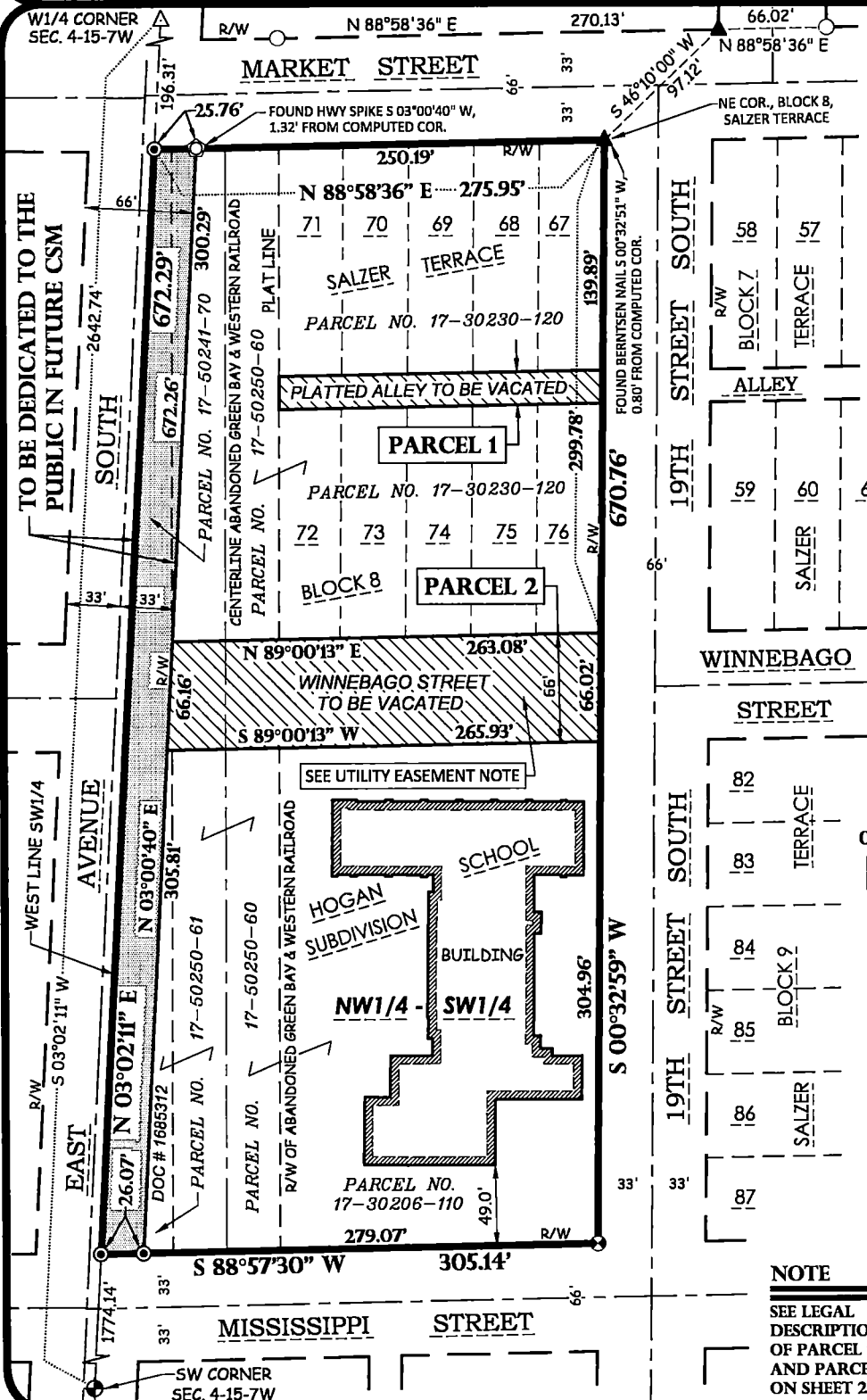
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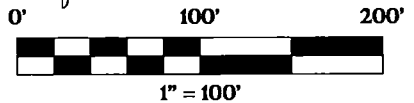
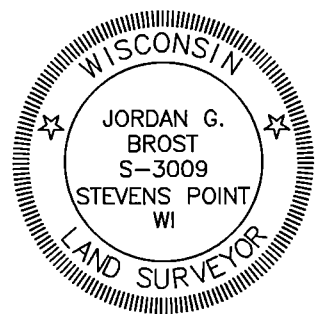
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Land Surveying
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 Landscape Architecture
Jordan G. Brost, PLS #3009
 4941 Kirschling Court
 Stevens Point, WI 54481
 715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED 12-11-24
 DRAWN: JGB CHECKED: JGB

FIELD BOOK _____ PAGE # _____
 JOB NO: 24.4050

CLIENT / OWNER
 SCHOOL DISTRICT OF
 LA CROSSE
 807 EAST AVENUE SOUTH
 LA CROSSE, WI 54601
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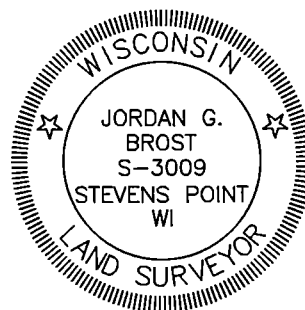
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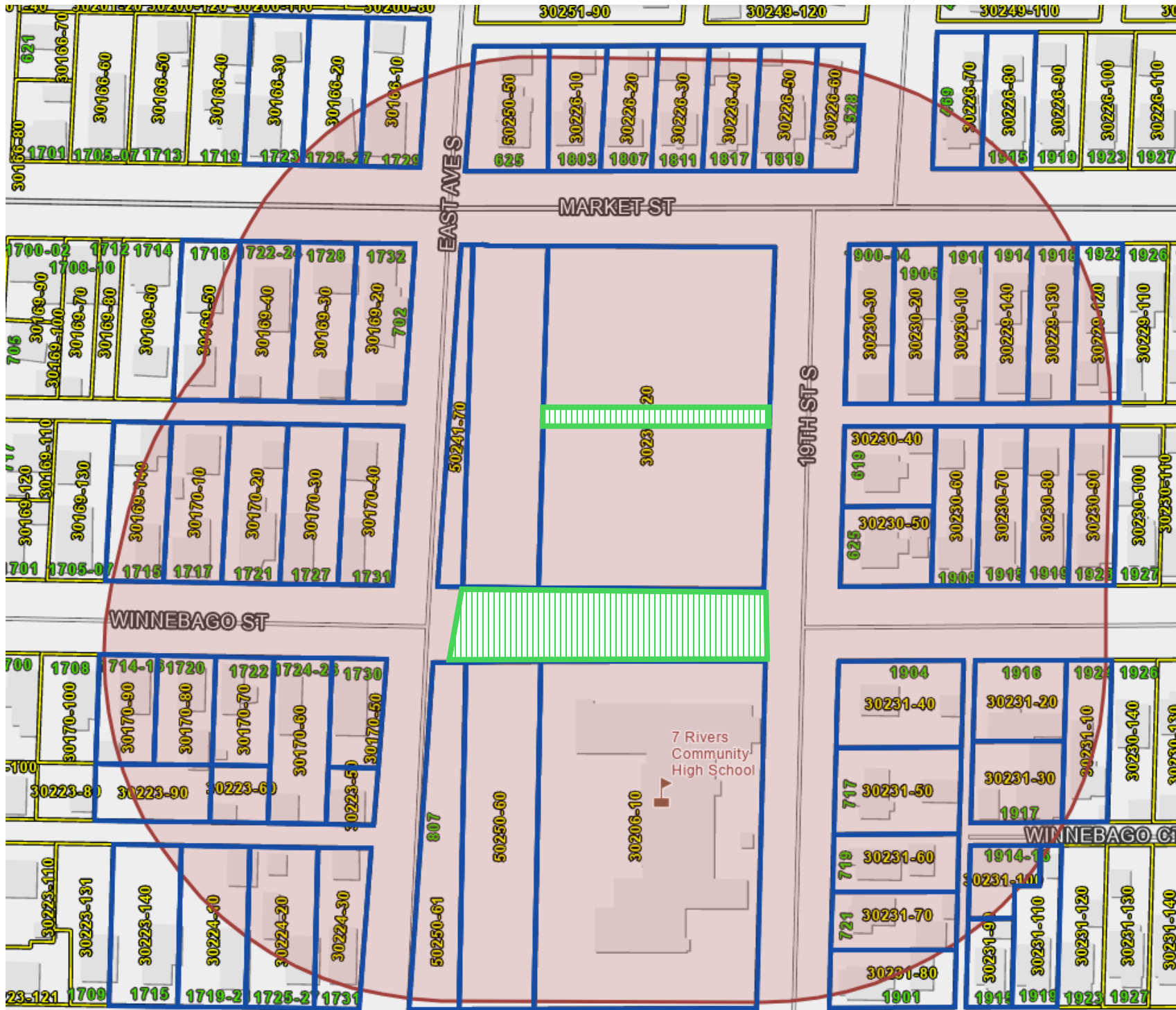
CLIENT / OWNER
SCHOOL DISTRICT OF
LA CROSSE
807 EAST AVENUE SOUTH
LA CROSSE, WI 54601
SHEET 2 OF 2

Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip	Abutting Property	Requires Personal Service
17-30166-20	ALEC T BROWN	1725 & 1727 MARKET ST	1601 ADAMS ST	LA CROSSE WI 54601		NO
17-30231-60	AMY M GABAY	719 19TH ST S	719 19TH ST S	LA CROSSE WI 54601		NO
17-30229-140	DELANE SWANSON, AHRIEL BOAK	1914 MARKET ST	1914 MARKET ST	LA CROSSE WI 54601-5055		NO
17-30230-70	ANN L ENDRES	1915 WINNEBAGO ST	1915 WINNEBAGO ST	LA CROSSE WI 54601-5073		NO
17-30226-40	ANTHONY Q DIX, BETH L DIX	1817 MARKET ST	1817 MARKET ST	LA CROSSE WI 54601		NO
17-30231-50	ARTHUR A MARSON, JOANN MARSON	717 19TH ST S	717 19TH ST S	LA CROSSE WI 54601-5002		NO
17-30170-20	BRADLEY A WALKER, ERICA K WALKER	1721 WINNEBAGO ST	1721 WINNEBAGO ST	LA CROSSE WI 54601-4965		NO
17-30169-140	COULEE PROPERTIES LLC	1715 WINNEBAGO ST	251 KEVIN CT	ONALASKA WI 54650		NO
17-30169-30	COULEE REGION DEVELOPERS LLC	1728 MARKET ST	3815 MORMON COULEE RD	LA CROSSE WI 54601		NO
17-30170-90	COULEE REGION DEVELOPERS LLC	1714 & 1716 WINNEBAGO ST	3815 MORMON COULEE RD	LA CROSSE WI 54601		NO
17-30223-140	CULLAN BAYNES LUCAS, LEISHA LUCAS	1715 MISSISSIPPI ST	1715 MISSISSIPPI ST	LA CROSSE WI 54601-4968		NO
17-30231-80	DUANE SCHMITZ	1901 MISSISSIPPI ST	1901 MISSISSIPPI ST	LA CROSSE WI 54601-5076		NO
17-30224-30	ELAINE R MARCOU	1731 MISSISSIPPI ST	1731 MISSISSIPPI ST	LA CROSSE WI 54601-4968		NO
17-30230-80	ELIZABETH A TABORDA TRUST	1919 WINNEBAGO ST	1919 WINNEBAGO ST	LA CROSSE WI 54601		NO
17-30230-40	FRANZ T SCHUTTENHELM, ANGELA J SCHUTTENHELM	619 19TH ST S	619 19TH ST S	LA CROSSE WI 54601-5001		NO
17-30230-50	FRANZ T SCHUTTENHELM, ANGELA J SCHUTTENHELM	625 19TH ST S	619 19TH ST S	LA CROSSE WI 54601-5001		NO
17-30224-10	GABRIEL PATROS	1719 & 1721 MISSISSIPPI ST	2152 23RD ST S	LA CROSSE WI 54601		NO
17-30169-40	HAWKEYE LLC	1722 & 1724 MARKET ST	N7068 MOONLIGHT AVE	HOLMEN WI 54636		NO
17-30170-60	J & S OF LACROSSE LLC	1724 & 1726 WINNEBAGO ST	3334 BAYSIDE CT	LA CROSSE WI 54601-7281		NO
17-30226-80	JAMES E KREMENSKI	1915 MARKET ST	1915 MARKET ST	LA CROSSE WI 54601-5019		NO
17-30231-90	JAMIEE OTTUM	1915 MISSISSIPPI ST	1915 MISSISSIPPI ST	LA CROSSE WI 54601-5076		NO
17-30231-30	JENNIFER ERBE, MATTHEW PORTELL	1917 WINNEBAGO CT	1917 WINNEBAGO CT	LA CROSSE WI 54601		NO
17-30230-20	JENNIFER A TERPSTRA	1906 MARKET ST	1906 MARKET ST	LA CROSSE WI 54601		NO
17-30226-60	JENNIFER E FREDRICKSON	528 19TH ST S	528 19TH ST S	LA CROSSE WI 54601-5024		NO
17-30166-10	JEREMY GROVE, STEPHANIE D BAKA	1729 MARKET ST	1729 MARKET ST	LA CROSSE WI 54601-4971		NO
17-30230-10	JOHATHAN T PARKHURST, SAMANTHA E PARKHURST	1910 MARKET ST	1910 MARKET ST	LA CROSSE WI 54601-5055		NO
17-30230-90	MACKENZIE BORIS	1923 WINNEBAGO ST	1923 WINNEBAGO ST	LA CROSSE WI 54601		NO
17-30170-10	KATHRYN WALKER	1717 WINNEBAGO ST	1717 WINNEBAGO ST	LA CROSSE WI 54601		NO
17-30231-110	BRADEN MILLER, NAOMI MILLER	1919 MISSISSIPPI ST	1919 MISSISSIPPI ST	LA CROSSE WI 54601-5076		NO
17-30170-40	KENNETH R KIRCHNER	1731 WINNEBAGO ST	1731 WINNEBAGO ST	LA CROSSE WI 54601		NO
17-30230-30	KEVIN J HERMAN, RENEE E HERMAN	1900, 1902, 1904 MARKET ST	7992 IDLEDALE AVE	SPARTA WI 54656		NO
17-30226-10	KRISTA L SHULKA	1803 MARKET ST	1803 MARKET ST	LA CROSSE WI 54601		NO
17-30230-60	MALLORY L HAYE	1909 WINNEBAGO ST	1909 WINNEBAGO ST	LA CROSSE WI 54601-5073		NO
17-30226-20	MARIE STEVENSON	1807 MARKET ST	1807 MARKET ST	LA CROSSE WI 54601-4913		NO
17-30170-50	MARK P CLASSEN, BONNIE R CLASSEN	1730 WINNEBAGO ST	1730 WINNEBAGO ST	LA CROSSE WI 54601-4920		NO
17-30223-50	MARK P CLASSEN, BONNIE R CLASSEN	1730 WINNEBAGO ST	1730 WINNEBAGO ST	LA CROSSE WI 54601-4920		NO
17-30226-50	MARY A HURLEY, BRANT A MAYER	1819 MARKET ST	1819 MARKET ST	LA CROSSE WI 54601-4913		NO
		1732 MARKET ST				
17-30169-20	MARY D PRINDLE	702 EAST AVE S	2636 VAN LOON RD	LA CROSSE WI 54601		NO
17-30229-120	MATT WENTHE, JILL WENTHE	1922 MARKET ST	1922 MARKET ST	LA CROSSE WI 54601		NO
17-30231-70	MATTHEW FUGATE, KENNETH FUGATE	721 19TH ST S	721 19TH ST S	LA CROSSE WI 54601-5002		NO
17-30231-10	MATTHEW SMITH, ELISE SMITH	1924 WINNEBAGO ST	1924 WINNEBAGO ST	LA CROSSE WI 54601-5014		NO
17-30231-40	MATTHEW L BAUER, MEGAN E BAUER	1904 WINNEBAGO ST	1904 WINNEBAGO ST	LA CROSSE WI 54601-5014		NO
17-50250-50	NANCY K HAMMEL	625 EAST AVE S	625 EAST AVE S	LA CROSSE WI 54601		NO
17-30229-130	OMAR GRANADOS	1918 MARKET ST	1918 MARKET ST	LA CROSSE WI 54601-5055		NO
17-30226-30	PAMELA M CHENIER	1811 MARKET ST	1811 MARKET ST	LA CROSSE WI 54601-4913		NO
17-30231-20	SARAH C MEYER	1916 WINNEBAGO ST	1916 WINNEBAGO ST	LA CROSSE WI 54601-5014		NO
17-30170-80	SARAH J MOE	1720 WINNEBAGO ST	1720 WINNEBAGO ST	LA CROSSE WI 54601-4920		NO
17-30223-90	SARAH J MOE	1720 WINNEBAGO ST	1720 WINNEBAGO ST	LA CROSSE WI 54601-4920		NO
17-30230-120	SCHOOL DIST OF LA CROSSE	807 EAST AVE S	807 EAST AVE S	LA CROSSE WI 54601-4982	X	YES
17-30206-10	SCHOOL DISTRICT OF LA CROSSE	807 EAST AVE S	807 EAST AVE S	LA CROSSE WI 54601-4982	X	YES
17-50241-70	SCHOOL DISTRICT OF LACROSSE	1739 WINNEBAGO ST	807 EAST AVE S	LA CROSSE WI 54601	X	YES
17-50250-60	SCHOOL DISTRICT OF LACROSSE	803 EAST AVE S	807 EAST AVE S	LA CROSSE WI 54601	X	YES
17-50250-61	SCHOOL DISTRICT OF LACROSSE	807 EAST AVE S	807 EAST AVE S	LA CROSSE WI 54601	X	YES
17-30231-100	SOARING BLUFF PROPERTIES LLC	1914 & 1916 WINNEBAGO ST	1743 2ND AVE SE	ROCHESTER MN 55904		NO
17-30226-70	STEPHANIE A BURNS	469 19TH ST S	469 19TH ST S	LA CROSSE WI 54601-5068		NO
17-30224-20	SWING ENTERPRISES LLC	1725 & 1727 MISSISSIPPI ST	20416 MCKINLEY AVE	GALESVILLE WI 54630		NO
17-30166-30	TERRENCE M COLLINS	1723 MARKET ST	1723 MARKET ST	LA CROSSE WI 54601-4971		NO
17-30170-70	THOMAS IRWIN	1722 WINNEBAGO ST	1722 WINNEBAGO ST	LA CROSSE WI 54601-4920		NO
17-30223-60	THOMAS IRWIN	1722 WINNEBAGO ST	1722 WINNEBAGO ST	LA CROSSE WI 54601-4920		NO
17-30170-30	TIMOTHY J COUGHLIN, KATHLEEN A COUGHLIN	1727 WINNEBAGO ST	1727 WINNEBAGO ST	LA CROSSE WI 54601		NO
17-30169-50	TOP PROPERTY LLC	1718 MARKET ST	325 PEARL ST	LA CROSSE WI 54601		NO

Properties within 300 feet of proposed areas to be vacated.

Notice also mailed to WI Dept of Transportation due to the vacation being within .25 mile of HWY 33 (a State Connecting HWY).

Properties within 300 feet of areas requested to be vacated.



NOTICE OF HEARING TO VACATE A PORTION OF ALLEY AND STREET

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

Being all of the East-West alley as platted and located in Block 8 of Salzer Terrace Addition, located in part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, said alley being more particularly described as follows: A 20 foot alley located and platted in Block 8 of Salzer Terrace Addition, as platted and lying South of the South line of Lots 67, 68, 69, 70 and 71 of said Block 8, lying North of the North line of Lots 72, 73, 74, 75 and 76, bounded on the West side by the East right-of-way line of the abandoned Green Bay and Western Railroad and bounded on the East side by the West right-of-way line of 19th Street South and the northerly and southerly extensions thereof.

And the vacation of the following described portion of street, to-wit:

Being a part of platted Winnebago Street lying between Block 8 of Salzer Terrace Addition and Hogan School Subdivision, bounded on the West side by the East right-of-way line of East Avenue South and bounded on the East side by the West right-of-way line of 19th Street South and the northerly and southerly extensions thereof, located in part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, being more particularly described as follows: Commencing at the West $\frac{1}{4}$ corner of Section 4, Township 15 North, Range 7 West; Thence S $03^{\circ}02'11''$ W along the West line of the Southwest $\frac{1}{4}$ of said Section 4, 196.31 feet to the intersection of said West line and the westerly extension of the South right-of-way line of Market Street; Thence N $88^{\circ}58'36''$ E along said westerly extension line, the South right-of-way line of Market Street and the North line of Block 8 of Salzer Terrace Addition, 275.95 feet to the Northeast corner of said Block 8 and the intersection of said South right-of-way line and the West right-of-way line of 19th Street South; Thence S $00^{\circ}32'59''$ W along the East line of said Block 8 and the West right-of-way line of 19th Street South, 299.78 feet to the intersection of said West right-of-way line of 19th Street South and the North right-of-way line of Winnebago Street, said point also being the Point of Beginning of the vacated area to be described: Thence continuing S $00^{\circ}32'59''$ W along said southerly extension of the West right-of-way line of 19th Street South, 66.02 feet to the intersection of said West right-of-way line and the South right-of-way line of Winnebago Street; Thence S $89^{\circ}00'13''$ W along the South right-of-way line of Winnebago Street, 265.93 feet to the intersection of said South right-of-way line and the East right-of-way line of East Avenue South; Thence N $03^{\circ}00'40''$ E along said East right-of-way line of East Avenue South, 66.16 feet to the intersection of said East right-of-way line and the North right-of-way line of Winnebago Street; Thence N $89^{\circ}00'13''$ E along said North right-of-way line, 263.08 feet to the point of beginning.

YOU ARE FURTHER NOTIFIED THAT a public hearing thereon will be held before the Finance and Personnel Committee of the Common Council on June 5, 2025 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St. La Crosse St., at which time any and all may be heard for or against the vacation of said alley and street.

Such matter will also be acted upon by the City Plan Commission at 4:00 p.m. on June 2, 2025 (public speaking is allowed), and by the Common Council on June 12, 2025 at 6:00 p.m., both meetings will take place in the Council Chambers at City Hall, 400 La Crosse St.

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

The above referenced Resolution and relevant attachments may be examined in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for file 25-0483).

Dated this 29th day of April, 2025.

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

Published in the La Crosse Tribune on May 15, 22, 29, 2025

AFFIDAVIT OF PERSONAL SERVICE

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

C. Helling, being first duly sworn on oath, deposes and states as follows:

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

2. That on the 4/20 day of April, 2025, at 10:15 a.m., La Crosse, Wisconsin, I personally served a copy of the following documents:

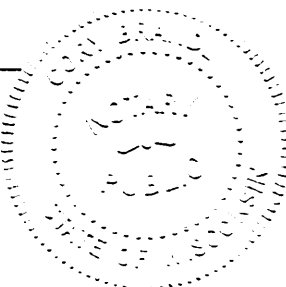
Notice of Hearing to Vacate a Portion of Street or Alley

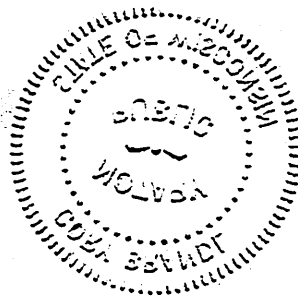
upon Herli A. Johnston
(name of person served)

[Signature]
(Officer Serving Notice — must sign here in front of notary)

Subscribed and sworn to before me
this 30 day of April, 2025

Cay Broehl, Notary Public
La Crosse County, State of Wisconsin
My Commission expires: 12-28-25





1948

[Handwritten signature]

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Agenda Item 25-0483: (Jenna Dinkel)

Resolution approving the vacation of the 1800 block of Winnebago and associated land interests for redevelopment of the Hogan Administration site of the La Crosse School District.

General Location

Council District 7, Weigent Hogan Neighborhood Association. Located on the Market and Mississippi between East Ave and 19th St. The property is surrounded by R1 – Single Family and R2 – Residence District.

Background Information

The School District of La Crosse has requested to vacate the alley parallel to Winnebago Street between East Ave and 19th St. The School District is planning to redevelop the Hogan Administration site for a new elementary school. The City of La Crosse has an interest to retain sanitary and storm sewer facilities on the 1800 block of Winnebago but otherwise supports the street vacation. Retaining sanitary and storm sewer facilities will be done through a utility easement as noted on the vacation exhibit. The Resolution notes three conditions the applicant must meet before this vacation can be recorded with La Crosse County.

This area currently serves the Hogan Administration Building for parking. The surveyor noted that there was a previous attempt to vacate in 1983 and no formal resolution was recorded.

Recommendation of Other Boards and Commissions.

The application for vacation went to the Board of Public Works on April 21, 2025, for initial approval. It will go to Board of Public Works on June 2, 2025, for final approval.

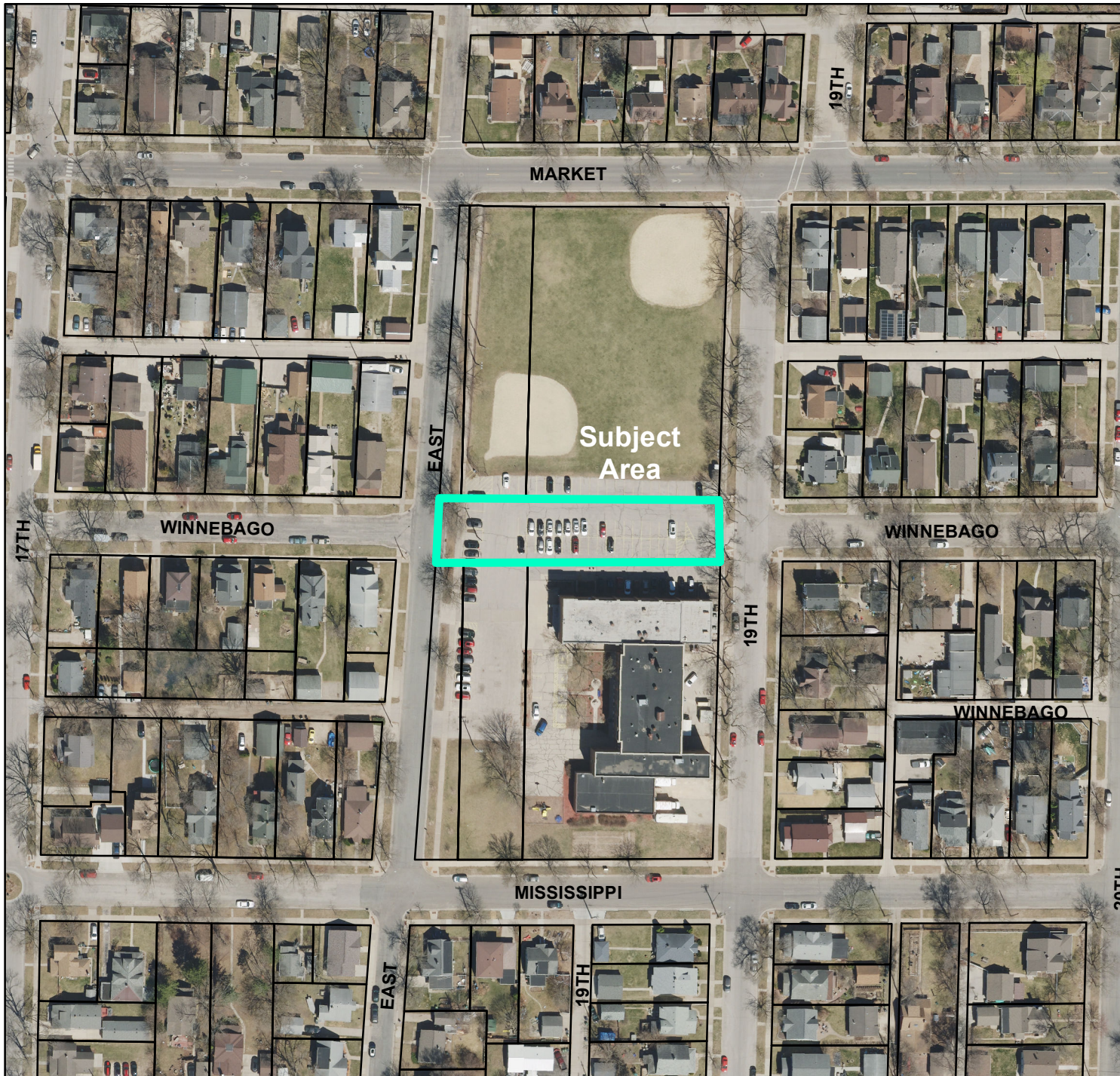
Consistency with Adopted Comprehensive Plan

Although the Comprehensive Plan does not specifically address road vacations, this resolution will vacate this space for the development of a community school. This vacation will add more land for development while still allowing necessary and standard space for public amenities which is consistent with the Comprehensive Plan.

Staff Recommendation

Approval – Staff recommends approval of the vacation.

Routing F&P 6.5.25



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 70 140 280 Feet

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 Orange, ss:

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

PUBLICATION DATES:

May. 15 2025, May. 22 2025, May. 29 2025

NOTICE ID: fTqwHMHX2zHPT7YXWXIA

PUBLISHER ID: COL-WI-101190

NOTICE NAME: Vacation - Alley & Street - School Dist.

Publication Fee: \$383.35

Section: Legals

Category: 0001 Wisconsin Legals

Ankit Sachdeva

(Signed) _____

VERIFICATION

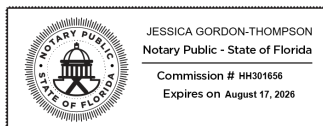
State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 06/02/2025

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF HEARING TO VACATE A PORTION OF ALLEY AND STREET

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Thence N 03°00'40" E along said East right-of-way line of East Avenue South, 66.16 feet to the intersection of said East right-of-way line and the North right-of-way line of Winnebago Street; Thence N 89°00'13" E along said North right-of-way line, 263.08 feet to the point of beginning.

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Dated this 29th day of April, 2025.

Per Order of the Common Council

Nikki Elsen

City Clerk of the City of

La Crosse, Wisconsin

5/15, 5/22, 5/29 LAC

COL-WI-101190 WNAXLP

CONTRACT CHANGE ORDERNo. 4Date 6/3/2025EDF # 23-038

Contract No. LIGT- 2024-010 for the following public work: Downtown Streetscaping & Tree Planting between Eco Concrete Company and the City of La Crosse, dated 3/7/24, is hereby changed in the following particulars, to-wit:

The following specific work is hereby eliminated from such contract:

Line 16 Deduct 5526.4 CY (5526.4 @ \$17.39 CY) – \$96,104.10

Line 17: Deduct 250 CY (250@ \$75.00 CY) – \$18,750.00

The following specific work is hereby added to such contract:

Line 18: Add line **Pavement Support System Adjusted** \$63.50 CF (1663 Cf @ \$63.50 CF) - \$105,600.00

Line 19: Add line **Install Engineered Soil Adjusted** \$150.00 CY (61.6 CY @ \$150.00 CY) - \$9,240.00

By virtue of such changes in the contract, the following revisions shall be made:

Contract -----	<u>\$622,729.68</u>
Contingency -----	<u>\$0.00</u>
Net Previous Change Orders -----	<u>\$0.00</u>
Decrease by eliminations (this C.O.) -----	<u>\$114,854.10</u>
Increase by additions (this C.O.) -----	<u>\$114,840.00</u>
Net Deductions or Additions (Strike out one) -----	<u>\$14.10</u>
Revised Contract Total -----	<u>\$622,715.58</u>

Eco Concrete Company LLC
NAME OF CONTRACTOR


CONTRACTOR SIGNATURE

BOARD OF PUBLIC WORKS

I HEREBY CERTIFY that there are sufficient funds in the treasury to meet the liability assumed by the foregoing addenda to contract, or that provision has been made to pay the liability that will accrue thereunder. (WS 62.15-12; 62.09-10-f)

Signed by:

David Tauscher

B7509F2EE0F24E5...

Budget Analyst

DocuSigned by:

Chadwick Hawkins

A93F306A40954A6...

Controller